

2020-24 CONSOLIDATED PLAN ANNUAL ACTION PLAN

PROGRAM YEAR 2021: June 1, 2021 – May 31, 2022

CITY OF SAINT PAUL
1100 CITY HALL ANNEX
425 WEST FOURTH STREET
SAINT PAUL, MN 55102

Approved by City Council
Resolution No. 21-490, 04/07/2021



**SAINT PAUL
MINNESOTA**

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

Amendments:

1. Add HOME Investment Partnerships American Rescue Plan (HOME-ARP) Allocation Plan.
2. Funding adjustments - decreasing funding in the amount of \$247,825.01 from Goal #4/Project #7 Single Unit Rehabilitation, decreasing funding in the amount of \$145,639 from Goal #8/Project #9 Economic Development, decreasing funding in the amount of \$56,355.45 from Goal #5/Project #3 - Neighborhood Non-Profits, decreasing funding in the amount of \$20,683.84 from Project #12 - Planning and Administration. and increasing CDBG funding in the amount of \$470,503.30 to Project #1 - Acquisition 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 (PY) 2021-22 to be submitted to the U.S. Department of Housing and Urban Development (HUD). The AAP includes the City's application for 2021 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 and services 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 16, 2021.

Saint Paul 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 by 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 received a corrected funding allocation for CDBG of \$6,969,838 and received \$1,873,435 in HOME funding, and \$587,816 in ESG funding from HUD in 2021. In addition, the City estimates using about \$731,379 in CDBG program income and approximately \$36,137 in HOME program income. Program income is income directly generated from a CDBG or HOME program funded activity, such as loan repayments. Should the City receive an increase in CDBG and/or HOME program funding from the estimated allocation, the City will increase the Housing Construction project proportionate to the increase. Should the City receive less than estimated amount of CDBG program funding, the reduction in the amount actually awarded will be

applied proportionately to the Administration and Commercial Corridor and Citywide Economic Development projects. Should the City receive less than the estimated amount of HOME program funding, the reduction in the amount actually awarded will be applied to the Administration and Housing Construction projects. Any increase or decrease in ESG will be applied in direct proportion to the difference in actual allocations.

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 need's assessment and market analysis, citizen participation process, and agency consultation during the consolidated planning process, the City of Saint Paul has identified priorities to assist low- to moderate-income households/persons for PY 2021-22. These include:

1. Homeless prevention assisting approximately 125 households with tenant-based rental assistance (TBRA)/rapid re-housing (RRH); 3,000 persons in overnight shelters; and 400 persons with supportive services to help keep households housed.
2. Development of new affordable housing with an estimated 15 rental units and 5 homeowner units;
3. Preservation of existing affordable housing-rental housing rehabilitation an estimated 26 rental units;
4. Preservation of existing affordable housing – homeowner housing rehabilitation an estimated 51 owner units;
5. Public service needs will benefit approximately 3,000 persons;
6. Community engagement and outreach to underserved populations will benefit an estimated 181,300 persons;
7. Youth Employment will benefit approximately 258 persons.
8. Economic development and job growth will benefit 3 businesses with façade improvements, creation of approximately 5 jobs, and an estimated 2 businesses will be assisted.
9. Acquisition, demolition, and clearance of property an estimated 17 structures; and
10. Public facilities and infrastructure improvements benefiting approximately 8,960 persons;

The City of Saint Paul will allow, but not require, owners of HOME-funded housing developments to limit the beneficiaries or give preferences to a segment of the low-income population. This includes limiting units or giving preferences to the following low-income population segments: elderly and/or disabled, victims of domestic violence, and chronically homeless.

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 2019-20 program year, the City and its partners provided housing assistance to 78 households at or below 30% of AMI, 78 households with incomes from 31% to 50% of AMI, and 55 households with income from 51% to 80% of AMI. Of the households served, 55 were Asian, 85 Black, 49 White, 8 were American Indian/Native American and 16 were mixed-race households. Fourteen of the households identified as Hispanic and 95 were female-headed households.

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

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 the 2019-20 program year, the City's ESG program served 6,072 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. Currently, the CIB committee is comprised of 18 Saint Paul 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. Whereas 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, as shown in Attachment A.

A public hearing was held during the CIB funding cycle to solicit comments regarding 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 development process.

The City also sought input from public and private agencies that provide health, social, and fair housing services, including agencies focused on services to children, elderly, persons with disabilities, and the homeless. The 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 of the Annual Action Plan.

The public comment period for this document is March 2 through March 31, 2021. Notification of the availability of the draft document was sent out through the City's Early Notification System (ENS) and a public notice was published in the *Legal Ledger*. The notice included information for persons needing special accommodations and assistance for non-English speaking residents. The document is made available for review at the Department of Planning and Economic Development's website. The City will hold a virtual public hearing on March 15, 2021 via Skype. All comments received will be considered and will be included in Attachment A. Copies of the document were also made available at PED and on the Bookmobile. A poster was displayed at all Saint Paul Public library branches with instructions to access the draft plan using a library or a home computer.

Additional opportunities to comment on the City's overall budget for 2021, which includes the CIB budget, were provided through an online budget survey available August 27 through December 8, 2020; a budget Committee public hearing on September 3, 2020; a Truth in Taxation public hearing on December 2, 2020; and at a City Council meeting approving the budget on December 9, 2020. A summary of comments received is included in Attachment A.

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 public hearings held during the CIB funding cycle and City budget cycle for 2020 through 2021, are included in Attachment A. Notice of the availability of this document was made through publication in a newspaper of general circulation and sent through the City ENS. The public comment period for this document was March 2 through March 31, 2021, and a virtual public hearing for comment was held on March 15, 2021, via Skype. An additional opportunity was provided for public comment at the April 7, 2021, City Council meeting to authorize acceptance of the HUD award and submission of AAP to HUD. Copies of the document were made available via the City's website, at PED, and on the Bookmobile. A poster was displayed at all Saint Paul Public library branches with instructions for how to access the draft plan using a library or a home computer. All comments received were considered.

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

The public comment period for this document was March 2 through March 31, 2021 and a virtual public hearing was held March 15, 2021, via Skype. Copies of the document were made available via the City's website, at PED, and on the Bookmobile. A poster was displayed at all Saint Paul Public library branches with instructions to access the draft plan using a library or a home computer. An additional opportunity was provided for public comment at the April 7, 2021, City Council meeting to authorize acceptance of the HUD award and submission of AAP to HUD. All comments received on recent City budget decisions are summarized in Attachment A. All comments received were considered.

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 PY 2021-22 Annual Action Plan for HUD grant funds. PED's Housing Division administers programmatic investments utilizing HOME program funding. Under a Joint Powers Agreement with the City of Saint Paul, Ramsey County administers ESG program funding allocated to Saint Paul.

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. This 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 each subsequent Annual Action Plan provides 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.

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 with the City of Saint Paul, Ramsey County administers ESG program funding allocated to Saint Paul. 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: \$18 million for the City's Sales Tax Revitalization (STAR) programs, approximately \$2 million annually budgeted from HRA earned income funds, Low-Income Housing Tax Credits, Housing Revenue Bonds, and 46 tax increment financing (TIF) districts generating approximately \$28 million annually. In 2019, the City created a new Housing Trust Fund capitalized with \$10 million in one-time HRA funds and additional ongoing funding of approximately \$2 million annually.

Consolidated Plan Public Contact Information

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

- Beth Ulrich, Grants Manager – (651) 266-6689 or Beth.Ulrich@ci.stpaul.mn.us
- Julie Hostak, Grants Specialist – (651) 266-8545 or Julie.Hostak@ci.stpaul.mn.us

Written comments should be sent to the following address:

City of Saint Paul, Planning and Economic Development

Attn: Julie Hostak, Grants Specialist

1100 City Hall Annex

25 West Fourth Street

Saint Paul, MN 55102

(651) 266-8545

Julie.Hostak@ci.stpaul.mn.us

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 Plan process. The City held two community meetings and requested information via phone, e-mail, online survey, and face-to-face interviews with organizations.

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 participated in *Forward Together* virtual community conversations during October 2020, as a means to encourage community engagement. It provided 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. Through 12 sessions a total of 75 citizens participated, on average, 6 per session. Participants were asked what topics should be addressed over the next year in Saint Paul, participants were allowed more than one response. The top 5 responses were public safety, housing, the economy, climate, and COVID-19. When asked to prioritize funding in 6 specific areas the results were: 1) affordable housing, 2) jobs and economic development, 3) youth and family supports, 4) public safety, 5) climate action and resilience, and 6) improving roads and bikeways. These rankings closely matched the responses given for priorities which should be addressed by the City in 2021.

The City's Emergency Solutions Grant (ESG) funds are administered by Ramsey County under a Joint Powers Agreement (JPA). Ramsey County allocates ESG funds 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; and 4) address City concerns while meeting HUD's national housing objectives.

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 and local government agencies that provide affordable and supportive housing and a variety of health and mental health services. The City consults with these organizations on an on-going basis. Specifically, throughout the year, the City's Housing staff consults with Ramsey County, Ramsey County Continuum of Care (CoC), Saint Paul PHA, community housing development organizations/community development corporations (CHDOs/CDCs) and housing developers to ensure residents have access to quality affordable housing citywide.

Through its ESG grant the City funds, in part, mental health and community service providers to assist homeless residents challenged with mental illness through street outreach to residents experiencing homelessness and living in places unfit for human habitation. Beginning program year 2020, the City has a Joint Powers Agreement with the County to allocate its ESG funds consistent with recommendations of the CoC.

The City has recently restructured its street outreach program from an enforcement-based approach to a service-based approach to strategically address the needs of those experiencing homelessness. In coordination with the County and other service providers, the new approach aligns City and County resources to ensure that every individual can be connected to services. In coordination with the County and other service providers, the new approach aligns City and County resources to ensure that every individual can be connected to services. The program includes a new response strategy to receiving calls and managing encampments, and increased coordination among service agencies to provide assessments, support, and resources. The City, County, and partner organizations continue to look for better ways to work collaboratively, efficiently and align strategies to comprehensively approach outreach and service gaps.

The City, through the Saint Paul Police Department (SPPD), is a committed partner in encouraging and supporting mental health and wellness. Through SPPD's Community Outreach and Stabilization Unit (COAST) and its sub-teams, specialized officers conduct proactive and reactive services citywide to connect residents in need of services with available community resources, significantly reducing mental-health-crisis-related arrests and repeat calls for service.

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.

City leadership staff are active participants with the CoC Governing Board and Steering Committee, which now includes the Ramsey County Family Homeless Prevention Assistance Program (FHPAP). 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 in relation to the CoC strategies. In addition to attending monthly meetings, City staff consult with the CoC Coordinator on a regular basis. 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 to ensure that City and CoC funding is aligned. In accordance with the CoC Governing Board, the highest service priority is families with dependent children experiencing homelessness. Priorities include rapid re-housing and permanent supportive housing projects, assessors and navigators for the Coordinated Entry System, shelter capacity, street outreach, and prevention.

The CoC brings together the services and knowledge of several local agencies to support and guide the development of programming, shelter, and housing in Ramsey County; account for the specific needs of

sub-populations experiencing homelessness such as veterans, unaccompanied youth, families with children, and chronically homeless individuals and families; and connect residents with services appropriate to their situation. Coordinated Entry is the process to access supportive housing for individuals (adults and unaccompanied youth) and families experiencing homelessness that prioritizes those most in need. Households are prioritized by 1) during COVID-19, those that are HUD homeless with medical conditions as identified by the CDC as more at risk for COVID infection and serious illness; 2) chronically homeless households, individuals and families, being highest priority; 3) length of time homeless (LOTH); 4) Veteran status; and 5) minor youth.

Services available for families with children are coordinated with United Way and the Ramsey County Homeless Services Unit which manage the family shelter waitlist and assign families to the Family Service Center, Project Home, or an emergency hotel system. Shelter space is reserved for families with minor children. Services available for unaccompanied youth are coordinated with the Youth Services Network, SafeZone Drop-In Center for Homeless Youth, and YMCA Youth Resource Line. Services available for veterans are available through Ramsey County's Veterans Services, Veterans Assistance office, and Homeless Veteran Registry. Homeless prevention resources include mortgage foreclosure prevention programs, emergency assistance programs, energy assistance programs, HouseCalls, and FHPAP. The City continues work with Re-directing Users of Shelter to Housing (RUSH), a collaborative group comprised of public and private organizations focused on chronically homeless. Additional collaboration with Metro Transit's Homeless Action Team provides street outreach, support, and resources to help homeless find housing and emergency shelter.

In the past, after consultation with the CoC, the City increased funding to make street outreach a higher priority – to assist residents experiencing homelessness living outside, sleeping in downtown skyways, or using transit vehicles as nightly shelter. Safe Space, a 64-bed emergency overnight shelter in the Ramsey County Government East Building, operated by Model Cities, is fully funded by County levy dollars. Outreach workers engage residents sheltering at the Safe Space to inform and connect them with social services and more permanent housing and shelter beds.

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 has a Joint Powers Agreement with the Ramsey County to allocate its ESG funds 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; and 4) address City concerns while meeting HUD's national housing objectives.

The annual ESG budget is presented to the CoC Governing Board for a community discussion on each ESG program component-emergency shelter, street outreach, homelessness prevention, rapid re-

housing, and HMIS. This conversation occurred in November 2020 and will occur again at least once per year. Establishing the proposed ESG budget allocations reflects the continued recognition of the need for additional street outreach to residents experiencing homelessness living outside or in areas unfit for human habitation. Final approval for allocation of ESG funds is given by Ramsey County after consulting with City staff and the CoC Governing Board.

City and CoC staff work together to establish performance standards for ESG, CoC, and FHPAP programs. Currently, CoC staff continues to develop and refine performance metrics that apply to CoC and ESG funded activities. Project outcomes are also discussed with ESG/CoC/FHAP service providers. During program year 2020-21, the CoC Coordinator will conduct HUD program-related training for CoC, ESG, and FHPAP providers, and provide additional training on the established performance metrics 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 that focuses on improving data quality.

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

Table 2 – Agencies, groups, organizations who participated

| | | |
|---|--|---|
| 1 | Agency/Group/Organization | RAMSEY COUNTY, MN |
| | Agency/Group/Organization Type | Other government - County |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The City consults with Ramsey County Community and Economic Development staff in the areas of employment and training initiatives, regional fair housing initiatives, affordable housing development, economic development initiatives, and public service programs addressing public health services, tenant advocacy and landlord training. An anticipated outcome is that the County provides comments on the City's draft Consolidated Plan Annual Action Plan. |
| 2 | Agency/Group/Organization | Ramsey County Continuum of Care |
| | Agency/Group/Organization Type | Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Other government - County |

| | | |
|---|--|---|
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | City ESG staff consults with Ramsey County Continuum of Care (CoC) Coordinator and attends the quarterly CoC Governing Board and monthly Steering Committee 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 service coordination. |
| 3 | Agency/Group/Organization | St Paul Public Housing Agency |
| | Agency/Group/Organization Type | PHA Services - Housing Services-Children Services-Elderly Persons Services-homeless Service-Fair Housing Other government - Local |

| | | |
|---|--|--|
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | City and PHA staff participate on an on-going basis with the CoC and 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 include an understanding of the PHAs Rental Assistance Demonstration, capital improvement needs, and the high demand for subsidized rental units demonstrated by extensive waiting lists for public housing and housing vouchers; and PHA's Project-Based Section 8 Housing Choice Vouchers will assist eligible affordable housing projects financed by the City. |
| 4 | Agency/Group/Organization | DISTRICT COUNCILS |
| | Agency/Group/Organization Type | Planning organization Neighborhood Organization |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis Economic Development Non-housing Community Development Needs |

| | | |
|---|--|--|
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Seventeen distinct 501(c)3 organizations make up the collective District Councils. The City contracts with these organizations to engage residents and businesses in community development planning and decision making, provide planning and advising on the physical, economic, and social development of their areas; identifying needs; and initiating community programs. |
| 5 | Agency/Group/Organization | MINNESOTA HOME OWNERSHIP CENTER |
| | Agency/Group/Organization Type | Housing Regional organization |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | City's housing staff participates with the Minnesota Home Ownership Center (MNHOC) to implement home ownership programs such as home buyer counseling/education, mortgage foreclosure prevention counseling, and home buyer initiative for underserved communities. The anticipated outcome is the continual development of multi-lingual and multi-cultural homeownership classes and mortgage foreclosure counseling services. City staff also participates with MNHOC's Home Ownership Center's Home Ownership Alliance. Anticipated outcomes are long-term homeownership strategies that may reduce the racial disparity in homeownership. |
| 6 | Agency/Group/Organization | Independent School District #625 |
| | Agency/Group/Organization Type | Services-Education Other government - Local |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children |

| | | |
|---|--|---|
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | City staff and Saint Paul Public Schools (SPPS) Homeless Liaison serve as committee members of the CoC Governing Board and the Ramsey County Family Homelessness Prevention Assistance Program (FHPAP). Staff also consulted SPPS on efforts related to data collection on children experiencing homelessness. Anticipated outcomes are more shelter beds for families, particularly those with school-aged homeless children, and unaccompanied youth. |
| 7 | Agency/Group/Organization | Capital Improvement Budget Committee |
| | Agency/Group/Organization Type | Planning organization Civic Leaders |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Economic Development |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The Capital Improvement Budget (CIB) Committee, a volunteer organization made up of citizens, reviews and ranks all proposals for CDBG funds over the course of several public meetings. After thorough 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 comment. The CIB budget is then incorporated into the City's budget cycle where a second public hearing is held before adoption. Anticipated outcomes of this process include thorough review and community engagement of the applications received for CDBG funding. |

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 | City ESG funding priorities and Ramsey County CoC strategic priorities have similar goals and priorities are complementary. Starting in FY2020 ESG funding priorities Ramsey County management of Saint Paul ESG grant dollars under the terms of a Joint Powers Agreement will ensure alignment with Ramsey County CoC priorities. |
| Thrive MSP 2040 | Metropolitan Council | The City's strategic priorities for anti-poverty measures, fair housing, equal economic opportunity, business development, economic development and job creation are in line with the strategies identified in the Metropolitan Council's Thrive MSP 2040 plan document. |
| Saint Paul 2040 Comprehensive Plan | City of Saint Paul | The City's Comprehensive Plan is in line with the City's strategic priorities for HUD-funded activities |
| Analysis of Impediments to Fair Housing Choice (AI | Fair Housing Implementation Council and consultant | The priority need, Fair Housing and Anti-Discrimination efforts, and the Affirmative Fair Housing actions in the City's strategic plan will be in coordination with the Analysis of Impediments to Fair Housing Choice. |
| City Council Resolution 18-1204 | City of Saint Paul | This resolution calls for action to create and preserve housing that is affordable at all income levels, address racial, social and economic disparities in housing, and create infrastructure needed to stabilize housing for all in Saint Paul, which is in line with the City's strategic priorities for HUD-funded activities. |

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City of Saint Paul is one of 19 municipalities located within Ramsey County, and represents approximately 40% of the county's land area. Ramsey County is the lead human service agency in these jurisdictions. Both Saint Paul and Ramsey County participate in the Community Development Block Grant (CDBG) program, and consistently keep each other informed in all areas of the program, including non-housing community development needs. This includes ongoing communication and dialogue, and collaborations in the delivery of health care, senior

services, and employment programs. Ramsey County is required to prepare its own five-year Consolidated Plan. For consistency, Ramsey County will review Saint Paul's Consolidated Plan Annual Action Plan and Saint Paul review Ramsey County's Consolidated Plan Annual Action Plan.

The Saint Paul Public Housing Agency (PHA) is the principal direct provider of housing assistance to the City's low- and moderate-income residents. In Saint Paul, the PHA is a separate legal entity, and not a part of City government. The City works closely with the PHA to develop housing goals, strategies, and program implementation. This close relationship is based on mutual goals, staff cooperation, joint planning, and program development.

The City of Saint Paul works closely and cooperatively with the Minnesota Housing Finance Agency (Minnesota Housing) through programs that fund all types of housing needs. Both Minnesota Housing and the City of Saint Paul offer allocations of Low-Income Housing Tax Credits through annual competitive application processes that coordinate and rank housing priorities. During this application process, City and Minnesota Housing staff have routine meetings and on-going conversations to discuss project rankings and work together to determine funding priorities in order to match limited funding resources with projects that meet the highest local affordable rental housing needs. In addition to cooperation with the tax credit program, City and Minnesota Housing staff meets monthly as part of the Intergovernmental Stabilization Group (ISG) that includes other funding partners such as HUD, Family Housing Fund and Local Initiatives Support Corporation (LISC) to collaborate on preserving existing affordable rental housing projects. For single-family home ownership needs, the City collaborates and receives funding from Minnesota Housing through their homeowner rehabilitation loan programs and foreclosure prevention programs. For acquisition, rehabilitation, and new construction of single-family properties, Minnesota Housing provides the City funding through their competitive application process for Community Housing Impact Funds (CHIF).

The City actively participates in the activities of the Metropolitan Council, the state authorized policy-making body, planning agency, and provider of essential services, including transportation and infrastructure, for the Twin Cities metropolitan region.

The City of Saint Paul also works closely with the City of Minneapolis. Together, the Saint Paul HRA and the Minneapolis Community Development Agency (MCDA) form the Minneapolis/Saint Paul Joint Housing Finance Board with the purpose of providing decent, safe, sanitary, and affordable housing to residents of the Twin Cities.

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 Capital Improvement Budget (CIB) process is the primary citizen participation effort for annual CDBG allocation. The Committee is comprised of 18 City residents representing Minnesota senate districts within the City. The Committee hears project proposals, scores and recommends project funding to Mayor and City Council. A public hearing was held for comments on funding selection prior to the Committee making its formal recommendations. Committee recommendation letters are included, Attachment A. The CIB process is done bi-annually and projects are approved for 2 years; Attachment C has details.

CIB recommendations were based on the City receiving the same level of funding from HUD in PY2021 as received in PY2020. The City received a corrected funding allocation for CDBG of \$6,969,838 and received \$1,873,435 of HOME, \$587,816 of ESG; and estimates using CDBG program income of \$731,379 and \$36,137 of HOME program income. If the City receives an increase in CDBG and/or HOME program funding from the estimated allocation, the City will increase the Housing Construction project proportionate to the increase. If the City receives less than the estimated CDBG funding, the reduction will be applied proportionately to the Administration and Commercial Corridor and Citywide Economic Development projects. If the City receive less than the estimated HOME program funding, the reduction will be applied to the Administration and Housing Construction projects. Any increase or decrease in ESG will be applied in direct proportion to the difference in actual allocations.

City residents were provided opportunities to comment on the 2021 City and CIB budget. Efforts included a budget survey from August 27 to December 8, 2020 that asked several questions: 1) What do you like most about the proposed budget? 2) What do you like least about the budget? 3) What would you change about the budget and why? 4) What services would you reduce to help balance the budget? 5) What services and investments are most important to you? 6) What other comments would you like to share? Responses relating to HUD eligible activities are summarized, Attachment A.

Along with the CIB committee budget public hearing on June 17, 2019, for fiscal years 2020 and 2021, the public could provide input on the 2021 budget through public hearings: September 3, 2020 City Budget Committee; December 2, 2020 Truth in Taxation; and December 9, 2020 City Council adoption of the full budget, comments are in Attachment A.

Public comment period for this plan was March 2 - March 31, 2021. Public notice was published in the *Legal Ledger*; notice of the availability of the draft document was sent through the City's Early Notification System (ENS); the document was available for review on the City website and at the Saint Paul Public Library Bookmobile; a virtual public hearing via Skype was held March 15, 2021. Included was information for persons needing special accommodations and assistance for non-English speaking residents. Further opportunity for comment and review was provided at the April 7, 2021 City Council hearing to authorize submission of the AAP and application for funds to HUD. All comments received were considered, Attachment A.

During October 2020, the City held 12 virtual community conversations, *Forward Together*, for community input. Roughly 75 residents participated and were asked what issues should be addressed over the next year. Top 5 responses were public safety, housing, the economy, climate, and COVID-19. When asked to prioritize funding in 6 specific areas the results were affordable housing, jobs and economic development youth and family supports, public safety, climate action and resilience, and improving roads and bikeways. These rankings closely match responses given for 2021 priority issues.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|--|--|--|---|
| 1 | Public Hearing | Non-targeted/broad community | On June 17, 2019, the Capital Improvement Budget (CIB) Committee held a Public Hearing to solicit comments regarding funding selection and priorities for CDBG allocations. Eleven people spoke. | Comments at the Public Hearing focused on the City's great need for affordable housing, housing rehabilitation, and economic development. A summary of the comments is included in Attachment A. | All comments were considered. | https://www.stpaul.gov/departments/mayors-office/committees-boards-and-commissions/capital-improvement-budget-cib |

| | | | | | | |
|---|----------------|------------------------------|---|--|-------------------------------|---|
| 2 | Public Meeting | Non-targeted/broad community | During October 2020, the Mayor's office conducted 12 virtual community conversations, Forward Together, to seek feedback and input about community needs in 2021. | Through 12 sessions 75 citizens participated. Participants were asked what topics should be addressed over the next year in Saint Paul, participants were allowed more than one response. The top 5 responses were public safety, housing, the economy, climate, and COVID19. Funding priorities in 6 areas were: 1) affordable housing, 2) jobs and | All comments were considered. | https://www.stpaul.gov/departments/mayors-office/forward-together-virtual-community-conversations-with-mayor-carter |
|---|----------------|------------------------------|---|--|-------------------------------|---|

| 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) |
|------------|-------------------|------------------------------|--|--|--|---|
| | | | | economic development, 3) youth and family supports, 4) public safety, 5) climate action and resilience, and 6) improving roads and bikeways. | | |
| 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. | | All comments were considered. | https://www.stpaul.gov/departments/financial-services/saint-pauls-budget |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|-------------------|------------------------------|--|--|--|---------------------------------------|
| 4 | Internet Outreach | Non-targeted/broad community | An online budget survey was open from August 27 through December 8, 2020 and received 159 responses. | Respondents were asked to answer questions regarding the budget - likes/dislikes/, priorities for balancing the budget and provide additional comments. Responses relating to CDBG eligible activities are summarized in Attachment A. | All comments were considered. | City of Saint Paul 2021 Budget Survey |

| 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 | Budget Committee held a virtual Public Hearing on the proposed 2021 City budget inclusive of CDBG allocations, September 3, 2020 at 6 p.m. | Comments were received via email and those relating to CDBG eligible activities are summarized in Attachment A. | All comments were considered. | https://stpaul.legistar.com/Calendar.aspx |
| 6 | Public Hearing | Non-targeted/broad community | City Council reviewed the recommended CDBG allocations as part of the complete city budget review process at a Budget and Levy Public Hearing December 2, 2020 at 10 a.m.; virtual meeting. | A total of 135 email comments were received; those relating to CDBG eligible activities are summarized in Attachment A. | All comments were considered. | https://stpaul.legistar.com/Calendar.aspx |

| 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) |
|------------|------------------|------------------------------|---|---|--|---|
| 7 | Public Meeting | Non-targeted/broad community | City Council approved 2021 City Budget and Capital Improvement budget, includes CDBG allocations. | Comments were received via email and those relating to CDBG eligible activities are summarized in Attachment A. | All comments were considered. | https://stpaul.legistar.com/Calendar.aspx |

| 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) |
|------------|------------------|------------------------------|---|---|--|---------------------|
| 8 | Newspaper Ad | Non-targeted/broad community | Public Hearing notice was published in the Legal Ledger, March 1, 2021. Citizen comments were accepted by means of e-mail, written submissions, voice mail or over the phone and at the virtual public hearing and during the public comment period March 2-March 31, 2021. | Comments could be submitted via email, voice mail, over the phone or through U.S. mail. | All comments were considered. | |

| | | | | | | |
|---|-------------------|------------------------------|--|---|-------------------------------|---|
| 9 | 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 could be submitted via e-mail, written submissions, voice mail or over the phone during the public comment period March 2-March 31, 2021 and at the virtual public hearing March 15, 2021. | Comments could be submitted via email, voice mail, over the phone or through U.S. mail. | All comments were considered. | https://www.stpaul.gov/departments/planning-economic-development/consolidated-plan |
|---|-------------------|------------------------------|--|---|-------------------------------|---|

| 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) |
|------------|------------------------|------------------------------|--|--|--|---|
| 10 | Public Notice - Posted | Non-targeted/broad community | Posters requesting input were displayed at all Saint Paul Public Library branches with instructions to access the draft plan on the City's website from a public library or home computer. | Comments could be submitted via email, voice mail, over the phone or through U.S. mail. | All comments were considered. | |
| 11 | Public Meeting | Non-targeted/broad community | City Council Meeting, April 7, 2021, RES 21-490, approving submission of application for PY2021-22 application to HUD for CDBG, HOME, ESG funding and Annual Action Plan to HUD. | Comments could be submitted up to the time of the meeting or at the time of the meeting. | No comments were received. | https://stpaul.legistar.com/Calendar.aspx |

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City received a corrected CDBG funding allocation of \$6,969,838 and received \$1,873,435 of HOME, \$587,816 of ESG; and estimates using CDBG program income of \$731,379 and \$36,137 of HOME program income. Total HUD resources are estimated to be \$10,198,605. If the City receives an increase in CDBG and/or HOME program funding from the estimated allocation, the City will increase the Housing Construction project proportionate to the increase. If the City receives less than the estimated CDBG funding, the reduction will be applied proportionately to the Administration and Commercial Corridor and Citywide Economic Development projects. If the City receive less than the estimated HOME program funding, the reduction will be applied to the Administration and Housing Construction projects. Any increase or decrease in ESG will be applied in direct proportion to the difference in actual allocations.

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
- Sales Tax Revitalization program (STAR) – ½ cent sales tax for community development investments
- Housing and Redevelopment Authority (HRA) revenues
- City Tax Increment Finance Low Income Housing Tax Credits Issuance of Housing Revenue and 501(c)3 Conduit Revenue Bonds
- Continuum of Care resources
- Private match for ESG investments
- Private match for HOME capital investments
- Minnesota Department of Employment and Economic Development (DEED) business loans and brownfield remediation and

development grants

- Minnesota Housing Finance Agency (MHFA)

Metropolitan Council brownfield remediation and community development grants

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 | 6,969,838 | 731,379 | 0 | 7,701,217 | 21,898,783 | Assumes steady funding. |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 1,873,435 | 36,137 | 0 | 1,909,572 | 6,878,316 | Assumes steady funding. |

| 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: \$ | | |
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 587,816 | 0 | 0 | 587,816 | 1,789,616 | Assumes steady funding. |

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. The City again received a match reduction of 50 percent due to fiscal distress and is only required to match each dollar spent with 12.5 cents of 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.

ESG grant regulations require that grant funds be matched 100 percent or dollar for dollar. Match requirements will be satisfied, as well ESG grant regulations require that grant funds to be matched 100 percent or dollar for dollar. If any match is federal, the laws governing a particular source of federal funds must not prohibit these funds from being used as match to ESG. Additionally, if the ESG funds are used to satisfy match requirements of another federal program, then funding from that program may not be used as match for ESG.

Match requirements will be satisfied, as follows, when paid with non-ESG funds:

- Cash
- Private donations
- Unrestricted federal, state, and local funds

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, the Minnesota Department of Employment and Economic Development (DEED), Metropolitan Council, 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 the local Housing Trust Fund, Housing and Redevelopment Authority (HRA) funds, LIHTC, TIF, Conduit Revenue Bonds, local sales tax dollars (STAR program), 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 offers these properties for sale for redevelopment through request for proposal processes or other mechanisms to solicit competitive offers.

Discussion

Saint Paul strategically leverages financing tools including TIF, housing revenue bonds, LIHTC, Federal and State Historic Tax Credits, Housing and Redevelopment Authority (HRA) tax levy dollars, HRA earned income, private development dollars, and the State and regional funding programs listed above, to maximize investment impacts. The City's work in housing affordability and stability is specifically oriented to deepening and widening support for the lowest income 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.

The Saint Paul Neighborhood STAR program, a ½ cent sales tax directed to community development investments, awards loans and grants for capital improvement projects in Saint Paul neighborhoods. STAR investments typically leverage four times the City investment in private funds directed to real estate and business expansion projects. These funds are estimated to have generated more than \$1.2 billion dollars in private investment throughout the city. Neighborhood STAR provides loans and grants for physical improvement projects which could generally not be accomplished through other city programs or private capital alone. Eligible projects are physical enhancements which strengthen and/or improve Saint Paul neighborhoods, i.e. commercial and housing rehabilitation, parks, streetscape projects, and economic development activities.

The Job Opportunity Fund provides low interest loans to incentivize businesses in areas of concentrated poverty where 50% or more of residents are people of color (ACP50) and commit to hiring residents of ACP50 areas.

Saint Paul has embraced the federal Opportunity Zones (OZ) program to encourage long-term investments in low-income and urban communities. Nineteen census tracts over 11 square miles and within 7 focus areas that cover one-fifth of Saint Paul have been identified. The City works proactively to identify investment opportunities within these areas through marketing and an interactive web portal. OZ investments will align with core City values – equity, innovation, resilience, lifelong learning, economic inclusion and justice, and community-first public safety.

Saint Paul's growth strategy is focused on transit: 2040 Comprehensive Plan Policy LU-1 encourages

transit-oriented development and the majority of growth to areas with the highest existing or planned transit capacity. Transit station areas are designated as Neighborhood Nodes and are intended to be areas of higher intensity mixed-use development that support walkable access to jobs and services. There is currently 1 LRT and 1 BRT line; 1 streetcar and 3 BRT lines are in planning stages. Development, including higher density and affordable housing, is supported along these transit routes through planning, regional and state grants, and City resources.

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 |
|------------|-----------|------------|----------|----------|-----------------|-----------------|---------|------------------------|
| | | | | | | | | |

Table 6 – Goals Summary

Goal Descriptions

| | | |
|----------|-------------------------|--|
| 1 | Goal Name | Homeless Prevention |
| | Goal Description | Homeless prevention, shelter operations, essential services, street outreach, rapid re-housing. |
| 2 | Goal Name | Development of New Housing |
| | Goal Description | Address the need for affordability of decent housing by supporting the development of new housing. |
| 3 | Goal Name | Rental Housing Rehabilitation |
| | Goal Description | Address the need of sustaining decent housing by providing rehabilitation assistance to rental housing occupied by low/moderate-income households. |

| | | |
|----|-------------------------|---|
| 4 | Goal Name | Homeowner Housing Rehabilitation |
| | Goal Description | Address the need of sustaining decent housing by providing rehabilitation assistance to homeowner housing occupied by low/moderate-income households. |
| 5 | Goal Name | Public Services |
| | Goal Description | Improve the availability of a suitable living environment by funding public service activities. |
| 6 | Goal Name | Community Engagement |
| | Goal Description | Address the sustainability of a suitable living environment by providing funding for public information & crime prevention programs. |
| 7 | Goal Name | Youth Employment |
| | Goal Description | Address the availability of economic opportunity by providing employment opportunities and training to City youth. |
| 8 | Goal Name | Economic Development |
| | Goal Description | Address the sustainability of economic opportunity by assisting businesses with technical assistance, rehabilitation or economic development activities. |
| 9 | Goal Name | Remediation of Substandard Properties |
| | Goal Description | Address the sustainability of a suitable living environment by acquiring or remediating substandard properties. |
| 10 | Goal Name | Public Improvements |
| | Goal Description | Address the sustainability of a suitable living environment by adding public improvements or renovating existing public facilities in need of improvements. |

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 program year 2021 with CDBG, HOME, and ESG program funding. The Capital Improvement Budget Committee (CIB) recommended capital projects through the 2021-2022 capital improvement budget process. See Attachments A and C.

Projects

| # | Project Name |
|----|---|
| 1 | Acquisition Activities |
| 2 | Clearance Activities |
| 3 | Neighborhood Non-Profits |
| 4 | Community Engagement |
| 5 | Youth Employment |
| 6 | Housing Construction |
| 7 | Single-Unit Rehabilitation |
| 8 | Multi-Unit Rehabilitation |
| 9 | Commercial Corridor and Citywide Economic Development |
| 10 | Dayton's Bluff Play Area |
| 11 | ESG21SaintPaul |
| 12 | Planning and Administration |

Table 7 - Project Information

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

HOME program funding partially finances the development of new affordable housing citywide. Through CDBG and HOME program and local funding sources, 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 land suitable for residential development.

The City has a Joint Powers Agreement with Ramsey County to allocate its ESG funds to support 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.

AP-38 Project Summary
Project Summary Information

| | | |
|---|--|--|
| 1 | Project Name | Acquisition Activities |
| | Target Area | Citywide |
| | Goals Supported | Remediation of Substandard Properties |
| | Needs Addressed | Acquisition, demolition, and clearance of property |
| | Funding | CDBG: \$695,503 |
| | Description | 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. |
| | Target Date | 12/31/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | This project will have an indirect benefit to neighboring residents. |
| | Location Description | Activities are available to eligible properties citywide. |
| | Planned Activities | 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 | Project Name | Clearance Activities |
| | Target Area | Citywide |
| | Goals Supported | Remediation of Substandard Properties |
| | Needs Addressed | Acquisition, demolition, and clearance of property |
| | Funding | CDBG: \$311,000 |
| | Description | 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. |
| | Target Date | 12/31/2022 |

| | | |
|----------|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | This project will have an indirect benefit to neighboring residents through clearance activities of 17 properties. |
| | Location Description | Activities will be carried out citywide on a spot-by-spot basis. |
| | Planned Activities | Clearance, rehabilitation, stabilization, and remediation of properties that pose a threat to public health and/or safety. |
| 3 | Project Name | Neighborhood Non-Profits |
| | Target Area | Citywide |
| | Goals Supported | Public Services |
| | Needs Addressed | Public service needs |
| | Funding | CDBG: \$341,645 |
| | Description | Public service activities: fair housing activities, community engagement, domestic violence prevention, criminal restorative justice, health care, conflict resolution, and emergency shelter, employment training, and job-readiness for career pathways in the climate/green energy sector. |
| | Target Date | 12/31/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 3,000 low/moderate-income persons will be assisted through programs funded with CDBG. |
| | Location Description | Activities will be carried out citywide. |
| 4 | Planned Activities | Assistance to public service programs administered by nonprofit organizations throughout the City. Programs include services for children, youth, families, senior citizens, domestic violence prevention, citizen participation, conflict resolution, emergency shelter, community restorative justice, employment training and job-readiness. Applications and work plans are evaluated and selected by City Council. This program also receives local funding. |
| | Project Name | Community Engagement |
| | Target Area | Citywide |
| | Goals Supported | Community Engagement |

| | | |
|---|--|--|
| | Needs Addressed | Community planning needs |
| | Funding | CDBG: \$345,000 |
| | Description | 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 City General Fund local funding. |
| | Target Date | 12/31/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | CDBG funds will be used for activities in the CDBG eligible areas of the city. Approximately 181,300 low- to moderate-income residents will be assisted with the CDBG funds. Local funding is available for non-CDBG eligible areas. |
| | Location Description | CDBG-eligible districts 1-8, 11, and 17. |
| | Planned Activities | Crime prevention, community development, and policy development activities. |
| | | |
| 5 | Project Name | Youth Employment |
| | Target Area | Citywide |
| | Goals Supported | Youth Employment |
| | Needs Addressed | Public service needs |
| | Funding | CDBG: \$371,000 |
| | Description | 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. |
| | Target Date | 12/31/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | Youth from approximately 258 low/moderate-income families will benefit from employment training and internships. |
| | Location Description | All City of Saint Paul youth from low- to moderate- income households are eligible to participate. |

| | | |
|----------|--|---|
| | Planned Activities | Services include remedial education, classroom and occupational skills training, and part-time employment. |
| 6 | Project Name | Housing Construction |
| | Target Area | Citywide |
| | Goals Supported | Development of New Housing |
| | Needs Addressed | Development of new affordable housing |
| | Funding | CDBG: \$859,217 HOME: \$1,718,615 |
| | Description | 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, and relocation. |
| | Target Date | 12/31/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | An estimated 15 low/moderate-income families will benefit from the investment in newly constructed affordable rental units and 6 homeowner units. |
| | Location Description | Project sites to be determined. |
| | Planned Activities | New units of housing either by rehabilitating vacant structures or with new construction activities, both of which may include acquisition, demolition, and relocation. |
| 7 | Project Name | Single-Unit Rehabilitation |
| | Target Area | Citywide |
| | Goals Supported | Homeowner Housing Rehabilitation |
| | Needs Addressed | Support stable, affordable, safe homeownership |
| | Funding | CDBG: \$1,896,175 |
| | Description | The City and local CDCs administer loan programs that 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, deficient furnaces, and water heaters. |
| | Target Date | 12/31/2022 |

| | | |
|----------|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 51 low/moderate-income households will benefit from this activity. |
| | Location Description | CDBG-eligible households throughout the City are eligible for this activity. |
| | Planned Activities | |
| 8 | Project Name | Multi-Unit Rehabilitation |
| | Target Area | Citywide |
| | Goals Supported | Rental Housing Rehabilitation |
| | Needs Addressed | Preservation of existing affordable housing |
| | Funding | CDBG: \$620,000 |
| | Description | Assist in financing the preservation, rehabilitation, or new production of affordable housing. Implement CDBG and HOME eligible activities related to acquisition and related costs (e.g. relocation, demolition, site preparation, and adjacent public improvements), rehabilitation, new construction, and related costs that are part of the total development cost of a housing project. |
| | Target Date | 12/31/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 26 low/moderate-income households will benefit from this activity. |
| | Location Description | Projects will be selected throughout the city. |
| | Planned Activities | Financing to assist in the preservation, rehabilitation, or new production of affordable housing. |
| 9 | Project Name | Commercial Corridor and Citywide Economic Development |
| | Target Area | Citywide |
| | Goals Supported | Economic Development |
| | Needs Addressed | Economic development and job growth |
| | Funding | CDBG: \$479,361 |

| | | |
|-----------|--|--|
| | Description | 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. |
| | Target Date | 12/31/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | 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 3 businesses will receive facade improvements, 5 jobs will be created, and 2 businesses will be assisted. |
| | Location Description | This activity is available to eligible businesses city-wide. |
| | Planned Activities | Activities to assist businesses with expansion, property acquisition, rehabilitation, energy conservation improvements, leasehold improvements, and development citywide. |
| 10 | Project Name | Dayton's Bluff Play Area |
| | Target Area | Citywide |
| | Goals Supported | Public Improvements |
| | Needs Addressed | Public facilities and infrastructure |
| | Funding | CDBG: \$415,000 |
| | Description | Replacement of the existing equipment with new play equipment that meets current safety and accessibility guidelines, as well as improvements to the playground safety surfacing. Additional site amenities such as benches, waste containers, signage, and landscaping will be provided as necessary and as funding allows. |
| | Target Date | 12/31/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | The service area of this park includes 8,960 low- to moderate-income persons. |
| | Location Description | 800 Conway Street, Saint Paul, MN 55106 |
| | Planned Activities | Removal/replacement of existing play equipment and other site improvements. |
| 11 | Project Name | ESG21SaintPaul |
| | Target Area | Citywide |

| | | |
|----|--|---|
| | Goals Supported | Homeless Prevention |
| | Needs Addressed | Homeless prevention, rapid re-housing, and support Emergency shelters and transitional housing |
| | Funding | ESG: \$587,816 |
| | Description | 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. Ramsey County will manage the City's ESG program under the terms of a Joint Powers Agreement. |
| | Target Date | 12/31/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | An estimated 3,525 individuals and families experiencing homelessness or at risk of homelessness will be assisted through tenant-based rental assistance/rapid re-housing services, overnight shelter, and homeless prevention activities. |
| | Location Description | Citywide. |
| | Planned Activities | Activities include homeless prevention services, emergency shelters operating costs, essential services, street outreach, rapid re-housing, and ESG administration. |
| | | |
| 12 | Project Name | Planning and Administration |
| | Target Area | Citywide |
| | Goals Supported | Community Engagement |
| | Needs Addressed | Community planning needs Community outreach to underserved populations |
| | Funding | CDBG: \$1,367,316 HOME: \$190,957 |
| | Description | 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. |
| | Target Date | 12/31/2022 |
| | | |

| | | |
|--|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | This activity will indirectly benefit all low/moderate-income households citywide. |
| | Location Description | This activity will not benefit a physical location. |
| | Planned Activities | 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. |

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

With the exception of the Dayton's Bluff Play Area, none of the 2021 activities have an address-specific location. All the activities described in the AAP are programs which are available citywide or have service areas that include one or more neighborhoods (districts) in the city.

A map which shows the areas of the city with at least 51% low/moderate income persons is titled as CDBG-Qualified Census Tracts 2021 is in Attachment I. All activities providing an area benefit being carried out in 2021 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-grantees are available to income eligible households located in the neighborhoods served by the sub-grantee.

Geographic Distribution

| Target Area | Percentage of Funds |
|--------------------|----------------------------|
| 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 which will provide expanded access to economic, employment, and 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- and moderate-income areas will utilize CDBG funds in conjunction with local (local funding, local bonds, TIF) and state funds (state municipal 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 | 98 |
| Special-Needs | 0 |
| Total | 98 |

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 | 21 |
| Rehab of Existing Units | 77 |
| Acquisition of Existing Units | 0 |
| Total | 98 |

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

Discussion

In 2021, the City estimates providing funding for the construction of 15 new affordable rental units through HOME and CDBG funding. It is estimated that CDBG will fund the construction and/or the acquisition/rehabilitation/resale of 6 homeownership units. The City will continue its citywide owner-occupied home rehab program as well as continuing to fund and work with its non-profit partners resulting in an estimated 51 owner-occupied homes rehabilitated – a strategic effort to preserve affordable housing. CDBG funding will also be available for the rehabilitation of existing affordable rental housing to preserve affordability and livability of these units, approximately 26 units.

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). The PHA owns and manages 418 public housing units and 3,836 units with Project-Based Rental Assistance (PBRA) that were converted from public housing via HUD's Rental Assistance Demonstration (RAD) effective January 1, 2020. The PHA also administers 4,929 Housing Choice Vouchers (as of January 2020). These include 175 Family Unification Program (FUP) vouchers, 288 Mainstream Program/Disability vouchers, and 236 Veterans Affairs Supportive Housing (VASH) vouchers. PHA has allocated 563 project-based vouchers (PBVs); and more than half of those (361) are in supportive housing developments. In total, the PHA provides over 9,200 affordable homes to more than 22,000 people.

The Annual Agency Plan for Federal FY 2021 (PHA's Fiscal Year 2022, beginning April 1, 2021), and the Five-Year Capital Fund Plan are available on the PHA website at: <http://www.STPHA.org/>.

The PHA continues to move toward green and sustainable solutions. 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. Xcel Energy, a valued partner, has borne most of the cost for energy audits. Ongoing green initiatives include installing water saving faucets, shower heads, and toilets; lighting retrofits; weather stripping, and additional attic insulation. The PHA has also installed a computerized energy management system (EMS) at all 16 public housing hi-rises which allows staff to monitor and control HVAC systems remotely resulting in increased energy efficiency and savings. The PHA also utilizes District Energy St. Paul at 4 of its hi-rise apartment buildings and central administrative office building, utilizing an alternative energy source for its residents and community spaces. The PHA executed a community solar agreement in 2018 that provides 10 of our hi-rises 100% solar power for electricity while saving \$120,000 per year for 25 years.

The PHA has maintained its High Performer status under HUD's Public Housing Assessment System (PHAS) for 30 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 18 consecutive years. The PHA successfully implements and administers current agreements for Project-Based Vouchers (PBV); including PBV in supportive housing that supports the State of Minnesota, Ramsey County, and the City of Saint Paul with their plans to end homelessness.

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

Remaining Public Housing Program-Only 418 scattered site single family homes and duplexes remain in the public housing program. Over the next year or two the PHA intends to hold discussions with

residents, elected officials and community stakeholders about the best ways to preserve these homes as safe, affordable, quality housing for low-income families.

Rental Assistance Demonstration Conversion (RAD)-The PHA will continue to refine its operational model for Project-Based Rental Assistance (PBRA) for the 3,836 affordable housing units that were previously funded as public housing. The PHA strives to increase efficiency and customer service, with few changes in the rules that are familiar to residents and staff.

Capital Improvements-The PHA will use HUD Capital Fund Program funds (for public housing units) and Housing Assistance Payments (HAP, for the PBRA projects) to renovate and modernize units, with emphasis on improvements for fire and life safety, using green sustainable designs to conserve energy and water. The PHA will continue to seek forgivable loans from Minnesota Housing and grants from the Federal Home Loan Bank's Affordable Housing Program.

Project-Based Vouchers (PBV)-PBVs awarded by the PHA subsidize rental units in privately-owned mixed-income, supportive housing, and other affordable housing developments, in collaboration with community partners-City, Ramsey County, St. Paul Foundation, and others. The PHA Board will consider staff's recommendations for awarding more vouchers for PBV use.

In the coming year the PHA will continue administering the Housing Choice Vouchers from special HUD programs, including the following:

- **VASH:** Assisting homeless veterans receiving services from the Veterans Administration
- **Mainstream Program-Housing Opportunities for Persons with Disabilities:** Assisting households that included persons with disabilities, in collaboration with several community social service agencies.
- **Family Unification Program Vouchers (FUP):** In collaboration with Ramsey County's Child Protection Unit, helping families secure stable housing and be unified with their children. FUP also serves 18-24-year-olds who have aged out of or left foster care at age 16 or older, who are homeless or at risk of becoming homeless.

Tenant Protection/Preservation Vouchers (TPV)-Prevent displacement of low-income residents when a previously subsidized rental property is no longer subject to income-restrictions.

Waiting Lists-The Multifamily waiting list reopened September 17, 2020. and remains open at this writing. The Public Housing waiting list has been closed since October 1, 2018. As of 12/31/2020 there were 7,665 applicants on the Multifamily/PBRA waiting list, for apartments in hi-rises and family townhome developments. The public housing waiting list (2,000 applicants) is for single family homes and duplexes. Even when waiting lists are closed, the PHA still accepts applications for two programs with special services in PHA-owned housing: Congregate Housing Services Program (CHSP) and the

Wilder Assisted Living Program (ALP).

HCV waiting list—Opened to new applications for one week in June 2019. By a random computer drawing, 3,500 applicants were placed on the waiting list from 13,000 applications received in the one week the list was open. The PHA expected that the 3,500 on the new waiting list would last about 3 ½ years. As of 12/31/2020, about 2,569 applicants remained on the waiting list.

Even when the regular HCV waiting list is closed, clients can apply for vacancies at some housing projects with Project-Based Vouchers. Those vacancies are offered through the Ramsey County Coordinated Entry. The PHA describes other referral-based applications in the “How to Apply” section for HCVs, on the PHA’s website.

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

The PHA’s Resident Services and Resident Initiatives Departments support the Resident Councils in every hi-rise and family housing development. Each resident council works to increase resident involvement in their public housing communities and empower residents to take action to achieve personal goals of self-sufficiency. The leaders of the individual resident councils meet regularly as the Hi-Rise Presidents Council and the Citywide Residents Council (CWRC).

Two PHA Commissioners are residents of PHA-owned properties. One Commissioner represents hi-rise residents and another represents family residents.

The PHA actively encourages discussions about planning capital improvements and PHA policies. During the year, PHA Senior Management meets the Hi-Rise Presidents Council and CWRC, to discuss any significant policy changes 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) enables families in the Housing Choice Voucher program to improve their educational and employment status and thereby achieve a greater measure of economic independence 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.

In 2020, the PHA earned HUD's High Performer rating for the 30th consecutive year under HUD's Public Housing Assessment System (PHAS). SPPHA has also maintained HUD High Performer status under HUD's Section 8 Management Assessment Program (SEMAP) for 19 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. As explained above, the PHA received approval from HUD to convert most of its public housing properties to Project-Based Rental Assistance (PBRA) under HUD's RAD program, effective January 1, 2020. The PHA's near-portfolio-wide RAD conversion was debt-free. After RAD, the units are funded as PBRA (a Section 8 platform in HUD's Multifamily Housing division) 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. This program simply shifts units from the Public Housing program to the PBRA program. The PHA's RAD conversion is not "privatization" of public housing, since the same public agency will continue to own, manage, maintain, and improve the properties.

More information about the PHA is on their website, www.stpha.org.

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

Introduction

Those most at risk of homelessness are youth, older adults, and veterans. The region sees large and persistent racial disparities, with African Americans and Native Americans experiencing homelessness at much higher rates than white residents. The City also sees new immigrants in the unsheltered population. The primary causes of homelessness are lack of affordable housing and living wage jobs with low barriers to entry, chronic health and mental health issues, and the ripple effects caused by discrimination in housing and other systemic inequities. The City has a Joint Powers Agreement with the County to allocate its ESG funds to address the needs of those experiencing homelessness or at-risk of homelessness. In 2021, the City will partner with Ramsey County and its CoC Coordinator and service agencies to respond to needs of residents experiencing homelessness and underserved homeless populations including families with minor children, youth and those living outside in places not meant for human habitation.

The City continues work with Re-directing Users of Shelter to Housing (RUSH), a collaborative group comprised of public and private organizations focused on chronically homeless. The City and County partner with Metro Transit's Homeless Action Team which provides street outreach, support, and resources to help homeless residents access emergency shelter at Safe Space and permanent housing options.

Catholic Charities Higher Ground Phase II provides supportive housing units and an Opportunity Center with wrap around services. Weekly street outreach activities have moved from the Saint Paul Central Library and Rondo Community Library to the Opportunity Center to better serve residents during the COVID-19 pandemic. St. Paul Residence continues for low-income, long-term homeless adults, providing permanent supportive housing using the Housing First model.

Saint Paul also has residents that are not homeless but have special needs that require supportive services to allow them to remain in their current housing situations or find supportive housing. The City will continue to provide funding supportive services that assist those with special needs. Saint Paul's CDBG funds are allocated to the Block Nurse Program which utilizes volunteer and professional staff to help the elderly remain safely in their homes with an enhanced quality of life. Additionally, the City finances multi-family affordable housing developments that must comply with ADA requirements. The City is partnering with the County, housing providers and private/non-profit developers to plan for the expansion of supportive housing supply and services.

A variety of housing options ranging from independent living and housing with supportive services are available for residents with special needs. Services for the elderly, frail elderly, and persons with disabilities include independent living programs, City's Home Rehab Programs, City's Mortgage Counseling, ADA-designed housing, congregate living facilities and assisted living facilities, nursing facilities, State of Minnesota, ARC Minnesota, HUD Section 811 Program, and the Block Nurse Program.

Services for public housing residents with special needs include Saint Paul PHA's Assisted Living Programs, PHA /Accessible Space New Beginnings-Brain Injury Program. And for residents with HIV/AIDS and their families, PHA /Accessible Space, Inc. provides housing and services. The City of Minneapolis manages HOPWA for Saint Paul and the Minnesota AIDS Project helps families obtain/maintain housing.

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 homeless persons (especially unsheltered persons) are provided on a routine basis and serve to locate and refer homeless households to the appropriate facilities and programs. In response to the lack of sufficient outreach to residents that may benefit from services, the City has restructured its street outreach program from an enforcement-based approach to a service-based approach to strategically address the needs of those experiencing homelessness. In coordination with Ramsey County and other service providers, the new approach aligns City and County resources to ensure that every individual can be connected to services. The program includes a new response strategy to receiving calls and managing homeless encampments and increased coordination among service agencies to provide assessments, support, and resources.

The City funds additional outreach services as follows:

Community Resource Outreach Project (CROP)-offers weekly outreach to homeless residents who can receive referrals for community resources at the Saint Paul Opportunity Center and various pop-up locations including Mears Park in downtown Saint Paul.

Coordinated Access to Housing and Shelter (CAHS)-conducts intake assessments to determine the most appropriate referral for homeless families, individuals, and youth seeking emergency shelter. CAHS is completed through referrals from various participating organizations and community service providers throughout Saint Paul and Ramsey County through a central phone number. Long-Term Homeless Housing Support sites and federally funded rapid re-housing programs are required to report open units to the Coordinated Entry system so that contracted and county staff can connect residents from the priority list. Some policies were adjusted during the COVID-19 pandemic to move residents living in emergency hotel shelters to permanent housing.

People, Inc.-Metropolitan Homeless Street Outreach Program (MHSOP)-through an ESG grant, MHSOP provides street outreach services to unsheltered homeless 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 Housing Support beds 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 homeless adults with serious and persistent mental illness and substance abuse disorders. RADIAS Health, through its City ESG grant, also works directly with SPPD and the Police-Homeless Outreach Program to help homeless connect with services and housing.

Streetworks-A collaboration of community agencies provides street outreach services to homeless youth, including street outreach performed by Face to Face Health and Counseling Services' Safe Zone program.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City has a Joint Powers Agreement with the County to allocate its ESG funds to partially fund emergency shelters, transitional housing services, street outreach to residents experiencing homelessness, homelessness prevention, and rapid re-housing programs that support the needs of homeless or those at risk of becoming homeless.

City leadership staff are active participants in the Ramsey County CoC Governing Board and Ramsey County Family Homelessness Prevention Assistance Program (FHPAP), as of January 2021 these have a single Governing Board. In addition, ESG-funded agencies often secure additional community resources, including emergency funds for Saint Paul residents experiencing homelessness or at-risk of becoming homeless from the Community Sharing Fund, a program of the Saint Paul & Minnesota Foundations.

Emergency shelters: City ESG funds have continue to fund shelter operations at Catholic Charities' Higher Ground, 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, emergency shelter for homeless youth ages 18 to 21; Interfaith Action Project Home, which serves families experiencing homelessness by providing emergency shelter space, a day center, and volunteer support through faith communities and use of their facilities (with a move to a permanent facility in 2021). Neighborhood House offers services for basic needs, lifelong learning, and offers hotel vouchers to families in need of emergency shelter.

Rapid Re-housing: ESG funds have supported rapid re-housing services for adults experiencing homelessness at Higher Ground Saint Paul; the Theresa Living Center which serves families with children, particularly single-parent/single women with children; and the Community Stabilization Project (CSP) which works with tenants, landlords, and community stakeholders to stabilize families in their homes, prevent homelessness and displacement, and secure a households' capacity to become self-sufficient.

Transitional Housing: ESG funds have supported a portion of operating costs for transitional housing services provided by Theresa Living Center's transitional housing programs which provide individualized case management and collaboration with existing agencies to address specific needs of women with

children.

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

The City's ESG and County CoC programs work together to fund community services, including homelessness prevention programs. The City has a Joint Powers Agreement with the County to allocate its ESG funds for these services. The vision is to align local, state, and federal funding streams through the CoC with Ramsey County as the lead agency. Additionally, the City's CDBG funds have been allocated to the Block Nurse Program which utilizes volunteer and professional staff to help seniors remain safely in their homes with an enhanced quality of life.

Adults experiencing homelessness: The City may finance the construction or acquisition of emergency shelters, supportive housing facilities, and affordable housing and may allocate ESG funds to assist those in shelters move to into more permanent housing. The City's St. Paul Residence provides permanent supportive housing for those with late stage chronic alcoholism and for long term homeless residents using the Housing First Model.

The RADIUS Health ACCESS Program includes staff that visit homeless shelters and drop-in centers to provide outreach and case management services to assist homeless adults with serious and persistent mental illness and substance abuse disorders. RADIUS Health also works directly with the Saint Paul Police Department and the Police-Homeless Outreach Program to help homeless connect with services and housing.

Families experiencing homelessness: The City finances affordable housing, including supportive housing that provides more opportunities for at-risk of homeless families. The City's ESG program funds community service agencies that provide housing and case management to homeless families and homelessness prevention initiatives to assist at-risk homeless families. 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. Housing and employment search resources and other services are provided to help families transition from homelessness to stable housing. Interfaith Action's Project Home shelter also serves families experiencing homelessness.

Youth experiencing homelessness: The City supports emergency shelters for youth and rapid re-housing for unaccompanied homeless youth. 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 now provides PSH units for at-risk for homelessness American Indian youth. Included in the development are

classrooms, a technology center, and units for people with disabilities.

Affordable Housing-CDBG/HOME/Low-Income Housing Tax Credits: Saint Paul uses CDBG funds, HOME Funds, and Low-Income Housing Tax Credits, as appropriate, to construct or preserve affordable housing, including developing supportive housing for long-term homeless residents.

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

Ramsey County provides programs and counseling to previously institutionalized or homeless individuals through partnerships with nonprofit service providers to aid in the transition to permanent housing. This network provides emergency assistance, cash and food assistance, health insurance, security deposits, childcare, job training, transportation, medical/dental care, mental health counseling, chemical dependency treatment, life skills training, and job search assistance.

Supportive Housing: The City has provided financing to supportive housing facilities citywide for at-risk individuals and families. Higher Ground St. Paul provides 177 supportive housing units for homeless adults. With additional support from area hospitals, Higher Ground provides medical respite shelter beds for homeless released from hospitals. It also includes an Opportunity Center, an integrated, one-stop location connecting citizens to critical services.

The Community Stabilization Project (CSP): CSP builds tenant stability by informing, educating, advocating for, and organizing tenants to act to preserve and increase the supply of healthy, safe affordable housing. CSP works with tenants, landlords, and community stakeholders to stabilize families in their homes, prevent homelessness and displacement, and secure a households' capacity to become self-sufficient.

Minnesota Community Care (formerly West Side Community Health Services): Offers primary medical care, mental health, dental, optometry and supportive services to help support patients in moving forward and working towards stable housing. The emphasis is education, prevention, and integrated services with a multi-lingual/multi-cultural approach. HouseCalls, a collaboration of Minnesota Community Care and the St. Paul-Ramsey County Health Department, provides emergency direct assistance to prevent homelessness for Ramsey County families who are facing sanitation orders and utility disconnection orders. HouseCalls serves as part of a network of community-based resources that aid in stabilizing and retaining housing.

Returning Home Saint Paul (RHSP) – launched as a pilot in November 2020, is a partnership between the

City, HousingLink, and Ujamaa Place. RHSP is designed to help reduce barriers to successfully housing residents returning to the community from incarceration. This program serves residents by providing them with community based wraparound support including application fee and security deposit assistance, and the backing of an access fund. The access fund acts as a mitigation fund for landlords to encourage their participation in the program with the additional assurance of reimbursement for expenses that may be incurred-damage to property, unpaid rent, or eviction costs. The pilot will be implemented and tested over 18 months with the goal of serving 20 residents find and maintain housing.

Discussion

The City will continue its collaboration with Ramsey County CoC and social service organizations. This collaboration is essential to addressing the needs of homeless and those at risk of being homeless as well as providing housing and supportive services for non-homeless special needs persons. The CoC lead agency organizes a federally required annual Point in Time (PIT) Count where staff and volunteers attempt to get a snapshot of the state of homelessness by counting every person experiencing homelessness. The most recent PIT count was in January 2021, it was reduced in scale to comply with public health COVID-19 guidelines. Additional efforts to serve homeless 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 homeless people in Minnesota to better understand the prevalence, causes, circumstances, and effects of homelessness. These triennial PIT counts provide Ramsey County CoC and the City with the most comprehensive data and analysis on the reasons City and County citizens are homeless, and barriers to obtaining and maintaining safe and stable housing. The data, analysis, and reporting help improve understanding about the prevalence, causes, circumstances and effects of homelessness in Ramsey County and Saint Paul, which then guides actions (i.e., funding priorities) to eliminate homelessness through CoC and City ESG resources.

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

Introduction:

Housing policy 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 that is 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 City priority.

The most significant barriers to securing affordable housing are insufficient income and lack of affordable housing 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 is due to the insufficient number of available rental units.

Housing data for the City demonstrates that the greatest needs and highest housing priorities are affordability, choice, and supply. Consistent with the City's 2040 Comprehensive Plan – Housing Chapter, affordable housing priorities are: preservation and production of rental housing affordable for those at or below 30% of AMI; homeownership opportunities for households with low- and moderate-incomes; affordable housing preservation for low-income elderly homeowners at 0-50% of AMI; and housing for special needs populations.

The 2040 Comprehensive Plan supports affordable housing development. Policy H-32 states "Continue to use City/HRA resources to support affordable rental housing citywide with at least 30 percent of the total rental units (both market-rate and affordable) financially assisted by the City/HRA being affordable to households earning 60 percent or less of AMI with at least: 10% of all units being affordable to households earning 30% of AMI; 10% of all units being affordable to households earning 50% of AMI; and 10% of all units being affordable to households earning 60% of AMI."

The City's Locational Choice Policy and Low-Income Housing Tax Credit (LIHTC) selection process also encourage a more equitable distribution of affordable housing citywide. Even with significant barriers, during 2019-2020, the City partially financed the preservation and new construction of 1,396 multi-family units including 578 affordable units. City financed the acquisition of 2 rental properties to preserve affordability, total of 63 units. City and its non-profit partners financed the rehabilitation of 149 owner-occupied housing units.

Affordable housing development requires multiple funding sources including the City local funds, TIF LIHTC, State dollars, federal funding from HUD (CDBG, HOME), and redevelopment property acquired and assembled by City and County. To keep pace with increasing demand for affordable housing and to

balance development to ensure locational choice, continued federal and state funding is needed. The lack of sufficient funding and insufficient 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, about 75% of the HOME funding it received in 2000, and it's LIHTC allocation continues to shrink.

In response, the City's 2019-2020 budget included the establishment of a local housing trust fund (HTF) with \$10 million in initial funding and an ongoing annual investment of HRA dollars and local sales tax funds. HTF will be combined with existing City and federal resources for continued investment in affordable housing.

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

There are about 18,000 publicly assisted affordable housing units within Saint Paul; roughly 9,000 are subsidized through the PHA. Other units have resulted from citywide policies and efforts. Barriers to affordable housing are lack of funding and land. The City finances preservation, renovation, and construction of affordable housing citywide using city-owned and discounted County-owned land, and local, state, and federal funds and financing tools including Federal Low Income Housing Tax Credits, Federal and State Historic Preservation Tax Credits and by issuing Housing Revenue bonds. Opportunity Zone investment opportunities are actively promoted to funders and developers through a website that identifies redevelopment sites and investment opportunities within the Zones.

City Council Resolution 18-1204 outlines a broad array of housing stability strategies including calls 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. The Resolution also called for housing funded through the HRA to accept Section 8 vouchers; added points to the LIHTC scorecard for senior housing; and increased use of Tenant Remedies Actions. It also mandated housing production goals for the next 10 years with at least one third affordable to households at 30-50% AMI and required an equitable development scorecard for investment decisions to ensure community benefit and Section 8 training in Landlord 101 for new landlords.

The City has established sustainable building regulations to increase the environmental and financial sustainability of development. Upfront investments in energy efficiency increases costs of new construction/major renovation but results in structures that are more sustainable and energy efficient which cost less to operate and maintain which directly benefit LMI tenants.

The City has increased zoning flexibility to allow more types of housing to allow for Accessory Dwelling

Units (ADUs), funding was allocated for community land trust housing units to extend homeownership opportunities to lower income residents, and City and State allocated funds for deferred down-payment assistance loans designed to make homeownership possible for lower income residents by reducing private mortgage requirements. City is investing to preserve Naturally Occurring Affordable Housing through the 4(d) program which provides rental property owners a 40% property tax rate reduction and grant assistance for rehabilitation for units that remain affordable at 50% or 60% AMI for the next 10 years.

Affordable housing is an important element of redevelopment sites with City investments in infrastructure. At the former Twin Cities Ford assembly plant site, the Highland Bridge redevelopment is required to include 760 income-restricted affordable housing units, or 20% of the proposed 3,800 total units. 380 of these must be affordable to households earning 30% AMI, 190 affordable at 50% AMI and 190 affordable at 60% AMI.

Limited English proficiency (LEP) is a barrier to accessing City services and programs. One in 5 Saint Paul residents speak a language other than English. Through its LEP plan City services, programs and information is available to everyone, regardless of language. Written materials for City programs and services are translated into primary languages spoken by residents, interpreters are provided at community meetings, City offices have access to interpreters via a telephone service and the City's website is translatable.

Discussion:

The City of Saint Paul has strong working relationships with the federal and state governments to develop affordable housing in Saint Paul. Furthermore, the City has adopted Affordable Housing Policies that support the development of affordable housing citywide. That said, the City lacks the financial capacity to meet the affordable housing needs of all its citizens. Therefore, federal, state, and local budgetary restrictions are a significant barrier to developing sufficient affordable housing in Saint Paul.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

In 2021, the City will address many of its underserved needs through the activities of the ongoing, multi-year HUD funded housing programs. Most important, the new construction or preservation of large family units, and units for very low- and extremely low-income households will be accomplished through the various homeowner, homebuyer, multi-unit, and new housing development programs carried out by the City and its partners using CDBG and HOME program funding, LIHTCs, TIF, local funds, and the City's newly established Housing Trust Fund. The City, through a Joint Powers Agreement with Ramsey County, allocates its ESG funding to community agencies that serve those experiencing homelessness and at-risk of being homeless, including residents with mental health and substance abuse disorders.

The City has recently restructured its street outreach from an enforcement-based approach to a service-based approach to strategically address the needs of those experiencing homelessness. In coordination with Ramsey County and other service providers, the new approach aligns City and County resources to ensure that every individual can be connected to services. The program includes a new response strategy to receiving calls and managing encampments and increased coordination among service agencies to provide assessments, support, and resources. The City, County, and partner organizations continue to look for better ways to work collaboratively and efficiently and align their strategies to comprehensively approach outreach and service gaps.

In 2020, the City passed S.A.F.E. Housing Tenant Protections which are a set of 5 Stable, Accessible, Fair and Equitable policies for rental housing. The S.A.F.E. program will counter stagnant wages, increasing rents, a lack of affordable housing and a consistently low housing vacancy rate which makes it difficult for Saint Paul residents to find housing they can afford. Policies are: 1) Tenant Rights and Responsibilities information to ensure tenants and landlords know their rights/responsibilities and resources available; 2) Security Deposit Limitation ensures equitable access to housing by limiting security deposits to a single month's rent; 3) Tenant Screening Guidelines ensures fair access by creating uniform screening criteria for applicants related to use of rental, criminal and credit history; 4) Just Cause Notice increases housing stability by requiring landlords to provide just cause for nonrenewal or termination of leases; and 5) Advance Notice of Sale preserves affordable units and addresses displacement by requiring notice of proposed sale be provided to City and tenant before any rental unit is placed on the market. Implementation of these policies was effective March 1, 2021.

Actions planned to foster and maintain affordable housing

In 2021, the City will continue to use the majority of its CDBG funding, and all its HOME and ESG funding for affordable housing activities. Projects and programs that provide assistance for homebuyers,

homeowner rehabilitation, rental rehabilitation, and new construction of affordable housing will be carried out by the City, its sub-grantees, non-profit and for-profit partners. Descriptions of the specific projects and programs can be found in the AP-38 Project Summary section of this document. In addition to the HUD-funded activities, the City will carry out housing development in conjunction with Minnesota Housing Finance Agency (MHFA), Metropolitan Council, Family Housing Fund, and Saint Paul HRA.

The City estimates that there are approximately 497 vacant residential buildings in the City, down from approximately 1,800 in 2008. The City will use the 60 percent tax credit rent for determining affordable rents for rental housing that is assisted with CDBG funding. HOME assisted developments will use the established HOME rents.

The 2040 Comprehensive Plan supports affordable housing development. Policy H-32 states “Continue to use City/HRA resources to support affordable rental housing citywide with at least 30 percent of the total rental units (both market-rate and affordable) financially assisted by the City/HRA being affordable to households earning 60 percent or less of AMI with at least: 10% of all units being affordable to households earning 30% of AMI; 10% of all units being affordable to households earning 50% of AMI; and 10% of all units being affordable to households earning 60% of AMI.”

The City’s Locational Choice Policy and Low-Income Housing Tax Credit (LIHTC) selection process also encourage a more equitable distribution of affordable housing citywide. The City’s 2019-2020 budget included a new local housing trust fund (HTF) with an initial investment of \$10 million and a commitment to an ongoing annual investment. HTF funding will be combined with existing City and federal resources for investment in deepening housing affordability, preserving existing affordable units, pursuing innovative housing stability strategies, and establishing protections for renters and owners vulnerable to housing instability.

Families First Housing Pilot—Launched in 2020 using the Housing Trust Fund and private donations, it provides a monthly rent supplement to very low-income families with children enrolled in 1 of 7 pilot elementary schools.

Down payment Assistance—Tapping Housing Trust Fund dollars matched by a grant from MN Housing, Saint Paul offered down payment assistance funds of up to \$40,000 for homebuyers at or below 60% AMI. The program was developed to protect and preserve naturally occurring affordable housing in neighborhoods vulnerable to displacement and gentrification pressures.

Community Land Trust pilot—Saint Paul has dedicated Housing Trust Fund dollars to community land trusts to provide new pathways to homeownership for low- and moderate-income households and to promote long-term affordable community ownership.

Consistent with the City’s 2040 Comprehensive Plan—Housing Chapter, affordable housing priorities are: preservation and production of rental housing affordable for those at or below 30% of AMI; create homeownership opportunities for households with low- and moderate-incomes; housing preservation

for low-income elderly homeowners between 0-50% of AMI; provide housing for special needs populations.

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 of 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 housing and rental property owners.

Actions planned to reduce the number of poverty-level families

Workforce development and skills training is critical to reducing poverty, combined with equitable access to economic opportunity. Saint Paul has a strong partnership with Ramsey County on workforce development, combining Workforce Innovation and Opportunity Act (WIOA) allocations and state and local resources to maximum effect through a Joint Powers Agreement. While most of the workforce development investments are managed by Ramsey County Workforce Solutions and overseen by a City-County Workforce Innovation Board (WIB), Saint Paul also invests directly in youth internship programs, scholarships for technology certification programs for low-income residents, and workforce counseling at several City libraries. To ensure equitable access to economic opportunity, the City and its partners carry out programs that support businesses and create jobs for low/moderate income persons.

The City's Department of Human Rights and Equal Economic Opportunity (HREEO) deals with issues of discrimination and provides a means to access economic opportunities through inclusive contracting practices and workforce development policies. City contracts can require use of Section 3 businesses and/or hiring Section 3 employees as part of job creation activities. The City's Vendor Outreach Program (VOP) opens business opportunities to woman- and minority-owned, and small business enterprises (WBE, MBE, SBE) for City-funded projects. An annual procurement fair recruits Section 3 and W/M/SBEs – a way to learn how to do business with the City and meet with business assistance representatives from LegalCORPS and SCORE.

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, and expand tech/innovation jobs. Program resources also support scholarships for technology skill development for low-income residents.

Job Opportunity Fund – Incentivizes businesses in areas of concentrated poverty (ACP50) 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 began January 1, 2020.

Office of Financial Empowerment (OFE) – Created to address the root causes of poverty and inequity; connects low/moderate income residents to financial education/counseling; helps establish savings and build credit; supports fair housing protections, policies, and practices for all residents; and provides tools for financial stability. OFE is part of a multi-faceted approach to reversing poverty, including a City-sponsored college savings program, new City minimum wage, and new affordable Housing Trust Fund.

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

Strategic Investment Fund – Attracts businesses to relocate to the City. Target businesses are local operations that 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 – A partnership with Cargill and Ecolab, Farm to Fork, will bring startup food safety and agricultural technology companies to downtown over three years.

Actions planned to develop institutional structure

Saint Paul's institutional structure gives the City the opportunity to partner with many organizations. In 2021, the City of Saint Paul Department of Planning and Economic Development (PED) will again work with other City departments, as well as other levels of government (County, State, Federal), non-profit organizations, and private sector developers to plan and implement housing, economic development, and community development investments.

Saint Paul continues its partnership with GreaterMSP, the Saint Paul Port Authority, Saint Paul Area Chamber of Commerce and other economic development entities for business recruitment and expansion that will benefit Saint Paul residents and neighborhoods.

The City and its regional partners participating in the Fair Housing Implementation Council (FHIC), worked together to develop responsive strategies to Affirmatively Further Fair Housing within the Twin Cities metro area. The 2020 Regional Analysis of Impediments to Fair Housing Choice (2020 AI) was finalized on January 21, 2021, by the FHIC and The Lawyers Committee for Civil Rights Under Law (see Attachment D for the Executive Summary). The FHIC members are the cities of Coon Rapids, Bloomington, Eden Prairie, Minneapolis, Minnetonka, Plymouth, and Woodbury; the Counties of Anoka,

Dakota, Hennepin, Ramsey, Washington; and the Community Development Agencies of Carver and Scott Counties. The FHIC, worked with a consultant to develop a Regional Analysis of Impediments to Fair Housing Choice (AI). The AI identifies the causes for housing disparities, factors that reduce fair housing choice, the distribution of affordable housing (publicly funded and naturally occurring), displacement that disproportionately affects protected classes, the effects of gentrification on protected classes, integration and segregation, and disparities in access to opportunity as defined by HUD.

Further, there is sustained focus across Mayoral administrations to address racial inequities. The City has hired a Fair Housing Coordinator in the Office of Financial Empowerment to lead planning and implementation of a citywide fair housing strategy. The City's equity initiative drives each department to identify equity goals for their workforce, programs, services, and community impact.

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), and the Saint Paul Public Housing Agency (administrator of public housing and vouchers in Saint Paul) in 2021. The City through the FHIC will work with metro-wide governmental jurisdictions to affirmatively further fair housing regionally in the Twin Cities Metro Area.

The City and County are partnering closely on strategies and investments to address housing instability across the housing continuum, to provide supports to residents experiencing homelessness, and ensure that residents receive coordinated social services. The impetus behind a 2019 Joint Powers Agreement between the City and County suballocating ESG dollars allocated to Saint Paul was this broader partnership, with the goal to achieve stronger coordination of shelter, street outreach and social services all provided to Saint Paul residents by Ramsey County.

The City will continue to work with Community Development Corporations (CDCs), other nonprofit organizations, and the private sector (businesses, developers, social service agencies) to ensure maximum community benefit from housing, economic development, and community development investments.

An example of a public/private partnership is the City, MHFA, private foundations, private donors, and Catholic Charities having worked together to build the new Dorothy Day Center Phase II which provides permanent supportive housing and a new Opportunity Center. Catholic Charities' Higher Ground Saint Paul now has a medical respite program which requires coordination among institutional private health care providers, Catholic Charities, and public health care providers, such as 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, private foundations, personal capital, CDCs, and other lenders. This coordination ensures that funds

leveraged are maximized and HUD-funding utilized where most needed. As a partner in workforce development through a Joint Powers Agreement with Ramsey County that establishes a joint Workforce Innovation Board (WIB), Saint Paul is regularly partnering with Ramsey County on training programs and wrap around social services for residents. The WIB is comprised of 50% business representatives, ensuring collaboration with employers. Through sector-based approaches, Saint Paul has entered into regional partnerships for job skills credentialing programs, providing scholarships to low-income residents using City funds.

Discussion:

There are many initiatives within the City of Saint Paul in the Mayor's Office, the Department of Planning and Economic Development, and its Housing Division. Like a diversified portfolio, a diversity of housing types and development strategies can increase local resiliency through changing economic times. Recently, the City has established a local Housing Trust Fund; a minimum wage of \$15 per hour; broadened zoning flexibility to allow a greater variety of housing types; formed the Office of Financial Empowerment; and proactively promoted Opportunity Zones to developers and investors. The City continues to hold regular procurement fairs to recruit Section 3 and W/M/SBE businesses, requires use of Section 3 vendors for all construction/rehabilitation housing projects or other public construction projects; implemented Stable, Accessible, Fair and Equitable (S.A.F.E.) tenant protections for rental housing . and expanded fair housing outreach through Landlord 101 courses and online tenant training. The City has also recently broadened the Zoning Code definition of "family" to provide more flexibility for household types in the code.

Program Specific Requirements

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

Introduction:

The City received a corrected CDBG funding allocation of \$6,969,838 and received \$1,873,435 of HOME, \$587,816 of ESG; and estimates using CDBG program income of \$731,379 and \$36,137 of HOME program income. Total HUD resources are estimated to be \$10,198,605. If the City receives an increase in CDBG and/or HOME program funding from the estimated allocation, the City will increase the Housing Construction project proportionate to the increase. If the City receives less than the estimated CDBG funding, the reduction will be applied proportionately to the Administration and Commercial Corridor and Citywide Economic Development projects. If the City receive less than the estimated HOME program funding, the reduction will be applied to the Administration and Housing Construction projects. Any increase or decrease in ESG will be applied in direct proportion to the difference in actual allocations.

A consecutive period of three years, 2020, 2021, and 2020, is being used to determine that the minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low- and moderate-income.

The City of Saint Paul will allow, but not require, owners of HOME-funded housing developments to limit the beneficiaries or give preferences to a segment of the low-income population. This includes limiting units or giving preferences to the following low-income population segments: elderly and/or disabled, victims of domestic violence, and chronically homeless.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

| | |
|--|----------------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 731,379 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 731,379 |

| | |
|--------------------|----|
| Annual Action Plan | 72 |
| 2021 | |

Other CDBG Requirements

1. The amount of urgent need activities 0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 75.58%

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

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

The City does not plan any additional forms of investment beyond eligible uses of HOME funds identified in 92.205.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Saint Paul HOME Program Resale/Recapture Policy is being reviewed.
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 being reviewed.
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 PY 2020-21 Saint Paul ESG Action Plan is the written standard for providing ESG assistance and is included as Attachment H. This plan references other documents which includes: 1) Street Outreach Standards Manual which establishes a consistent definition and minimum standards for all current and future Street Outreach (SO) projects within the Heading Home Ramsey Continuum of Care (CoC); 2) Coordinated Entry for Everyone Policy Manual for prioritization of those going through Coordinated Entry and seeking transitional housing, rapid rehousing, or permanent supportive services; 3) Rapid Re-Housing Standards Manual which establishes a consistent definition and minimum standards for all current and future Rapid Re-housing Supportive Housing (RRH) projects and policies and address rental assistance contributions to a client's rent and utility payment. Utilities are taken into consideration for housing costs/assistance in the RRH process. Clients may also be referred to utility assistance programs available in the community.

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

The Ramsey County 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. Ramsey County Coordinated Access to Housing and Shelter (CAHS) conducts standardized assessments for homeless families and Coordinated Entry for Youth and Singles (CEYS) conducts standardized assessments for homeless 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. However, due to an insufficient number of shelter beds, particularly for families, CAHS Diversion Specialists assist 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 December 2020, there were no family shelter beds open. Other options for referrals include other housing programs such as rapid re-housing, transitional housing, or permanent supportive housing. Ramsey County CoC must use state homelessness prevention funding to pay for CAHS operations for families and use local funding for CEYS as it relates to single adults and youth.

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 has a Joint Powers Agreement with Ramsey County to allocate its ESG funds to programs in alignment with other local, state, and federal funding sources through the Ramsey County CoC. Through the Joint Powers Agreement, City ESG funding is administered by the County as a

subrecipient. The CoC's ranking committee reviews and evaluates individual sub-recipient project proposals and awards funding. The overall goal of City ESG funding is to 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; and 4) address City concerns while meeting HUD's national housing objectives.

The City and the CoC recognize that City ESG funding is supplemental to the County's homelessness prevention initiatives, which are funded with County levy dollars, HUD CoC funds and state Family Homelessness Prevention Assistance Program (FHPAP) funds.

Prior to the issuance of an annual Request for Proposals (RFP) for sub-recipient homeless services, Ramsey County consults with the CoC Coordinator, City staff, and CoC Governing Board to develop a preliminary gap analysis of services, which includes a review of the needs of underserved populations. Ramsey County staff also consults with the CoC Ranking 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 County 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. Final approval for allocation of ESG funds is given by the CoC's Ranking Committee after consulting with County and City staff, and the CoC Governing Board.

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.

An RFP for sub-recipient funding was issued in fall of 2020, funding 13 sub-recipients and HMIS data collection.

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

The City and Ramsey County CoC support the participation of residents experiencing homelessness on various issues and projects, such as the Ramsey County CoC and the Family Homelessness Prevention Assistance Program Committee (as of January 2021, now one Board). It is encouraging to see homeless residents become empowered by their ongoing participation with the Youth Homeless Advisory Board. The City and the CoC support the participation of formerly homeless through

membership on the CoC Governing Board which is now also the FHPAP Advisory Committee. Many ESG sub-recipients have participant-driven programming where input from program participants is encouraged and sought out. Efforts include participant-driven programming which encourages input from program participants, including individualized case management meetings, client satisfaction surveys, and group meetings during which program participants can review services, plan events and activities, and help provide solutions to problems and concerns. Several ESG sub-recipients encourage participation of homeless and formerly homeless residents on their respective Boards.

5. Describe performance standards for evaluating ESG.

Ramsey County consults the CPD Monitoring Handbook and with City Compliance Monitoring staff before conducting compliance reviews. ESG program sub-recipients are subjected to a risk rating to ensure that those with the highest risk are identified for monitoring more frequently as required by HUD 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:

- An organizational chart and list of staff indicating counseling and/or outreach, and years of experience
- Staff training received in the prior 12 months
- Financial records, including independent audit and year-to-date financials
- A copy of the current counseling work plan
- 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 participants 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.

As a part of the RFP and annual funding process, County staff apply a risk assessment tool to each organization. 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.

