

Consolidated Annual Performance and Evaluation Report (CAPER)

PROGRAM YEAR 2024: JUNE 1, 2024 – MAY 31, 2025

City of Saint Paul, Minnesota

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SAINT PAUL | MINNESOTA | 55102

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CITY OF SAINT PAUL, MINNESOTA

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

FOR PROGRAM YEAR 2024 - 2025

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CR-05 - Goals and Outcomes

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

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

This report summarizes to the U.S. Department of Housing and Urban Development (HUD) how the City of Saint Paul (City) invested and leveraged HUD funds from June 1, 2024 through May 31, 2025 (PY2024). The City uses HUD funded Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) programs mostly for housing related activities, including rehabilitation and development of single family and multi-unit housing, and homelessness prevention and shelter services. To complement the housing effort, CDBG funds are also used for public service activities, public improvement projects, and activities promoting economic development.

Through it's annual entitlement allocations and program income utilized for Program Year 2024 (totaling \$9,729,349), overall the City of Saint Paul had a productive year.

In addition to entitlement allocations, the City is working through final funds received through the Corona, Aid, Relief, and Economic Security Act (CARES Act) with additional funds in 2020 in two separate allocations: CDBG-CV of \$6,061,828 and ESG-CV of \$7,992,924. CDBG-CV funds were committed to various public facilities and public services, including emergency rental assistance navigators, housing stabilization, meal support, career labs, family distance learning programs and low and no contact library services. The ESG-CV grant is closed out while the CDBG-CV has final expenditures occurring ahead of the December 2025 deadline.

The City subgrants CDBG dollars to community development organizations to achieve housing and economic development goals stated in the Consolidated Plan. The City worked with 3 community development organizations to assist low- to moderate-income (LMI) homeowners with housing rehabilitation, and also with Ramsey County for a lead-based paint program to address windows for homeowners. The City also subgranted CDBG funding to 2 community development organizations to assist businesses with economic development activities in low- to moderate-income areas (LMA) and/or serve LMI residents (job creation/retention). CDBG funds were also used to support an employment program for Saint Paul youth, ages 14-21, from an LMI family or who had a barrier to employment. Also funded were the Block Nurse program to serve older adults and their caregivers, providing in-home health visits, rides to appointments, grocery shopping/errands, and caregiver support and respite, all to help older residents remain at home as long as possible.

CDBG funded community engagement through 10 neighborhood District Councils (DCs) that represent LMI residents in LMAs. DCs are neighborhood-based non-profit organizations that serve as liaisons between residents and the City, engaging residents on issues directly affecting DC residents, such as residential and commercial development.

The City is challenged to effectively address community development priorities, goals and strategies with HUD resources. Continued inflation and other economic conditions drive up construction costs.

The City continues to expand economic opportunities, preserve and create affordable housing, address the needs of those experiencing homelessness or are at-risk of homelessness, provide accessible public services for vulnerable populations, and leverage its HUD funding to make significant, sustainable change in the community.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Community Engagement	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	906500	910850	100.48%	181300	157050	86.62%
Development of New Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	75	36	48.00%	15	10	66.67%

Development of New Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	0	0				
Development of New Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	0	16		6	8	150%
Development of New Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	1				
Development of New Housing	Affordable Housing	CDBG: \$ / HOME: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Development of New Housing	Affordable Housing	CDBG: \$ / HOME: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Economic Development	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	15	25	166.67%	4	1	25%
Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	25	35	140.00%	5	3	60%
Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	10	24	240.00%	2	4	200%

Homeless Prevention	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	625	150	24.00%	125	125	0.00%
Homeless Prevention	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	15000	5559	37.06%	3000	3000	0.00%
Homeless Prevention	Homeless	ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
Homeless Prevention	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	2000	607	30.35%	400	400	0.00%
Homeowner Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	0	3				
Homeowner Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	255	447	175.29%	48	72	150%
Homeowner Housing Rehabilitation	Affordable Housing	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0				
Homeowner Housing Rehabilitation	Affordable Housing	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				
NRSA - Railroad Island/Hamms	Affordable Housing Non-Housing Community Development	CDBG: \$5025	Homeowner Housing Added	Household Housing Unit	0	0		2	0	0.00%

Public Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	35625	72935	204.73%	227410	0	0.00%
Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	19931	132.87%	200	427	213.50%
Remediation of Substandard Properties	Non-Housing Community Development	CDBG: \$	Rental units constructed	Household Housing Unit	0	0		0	0	
Remediation of Substandard Properties	Non-Housing Community Development	CDBG: \$	Homeowner Housing Added	Household Housing Unit	0	0		0	0	
Remediation of Substandard Properties	Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Remediation of Substandard Properties	Non-Housing Community Development	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	

Remediation of Substandard Properties	Non-Housing Community Development	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Remediation of Substandard Properties	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	85	26	30.59%	17	6	35.29%
Rental Housing Rehabilitation	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	130	328	252.31%	62	75	121%
Rental Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	69		0	69	
Rental Housing Rehabilitation	Affordable Housing	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	83		0	0	
Rental Housing Rehabilitation	Affordable Housing	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Youth Employment	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1290	1314	101.86%	258	399	154.65%

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

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,

giving special attention to the highest priority activities identified.

Creation of affordable housing through construction or rehabilitation and the preservation of existing affordable housing are the highest priorities for City investment of CDBG and HOME funds. As shown in Table 1, the City met many of the 2024 Annual Action Plan goals for the program year, however increasing costs continues to impact production of housing activities in particular.

The City and its community partners provided loans to make necessary health and safety improvements to 86 single family, LMI owner-occupied homes. One HOME new construction project was completed during the program year: Stryker Senior Housing with 57 total units (10 HOME-assisted). In addition, three other HOME new construction multifamily projects are near completion, with a total of 210 units (26 HOME-assisted). The City also provided funding for the acquisition and demolition of six blighted buildings.

Another priority in the City's 2020-24 Consolidated Plan is Economic Development. There were twelve businesses serving low/mod areas which received funding for code and façade improvements nine of which are still in progress. Four LMI jobs were created or retained from current and previous years' assisted businesses.

The City also utilized CDBG funding during the 2024 program year to assist several agencies to provide public services. These programs either provided services to areas of the City which are comprised of at least 51% LMI households or provided direct services to LMI persons. The following public service activities were assisted during the program year: Community Engagement, Block Nurse Program, and Youth Employment.

As part of its application and funding approval process, HUD requires the City to certify that at least 70% of CDBG project funds expended will principally benefit LMI persons. The City may select a one-, two-, or three-year period for this certification; the City has selected a 3-year period. 2024 is the 2nd year and the City has expended 97.27% of its allocation on activities benefitting LMI households. The remaining funds were allocated for activities which eliminated slum and blight conditions.

The City received \$6,061,828 in CDBG-CV funding. Funding allocated by program year end included funding expanded meal access, expanded legal services, public facilities improvements, Saint Paul Public Library career labs and library materials lockers and mobile library services. One public facility project and one public services project are expected to be completed ahead of the December 2025 expenditure deadline.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	578	3
Black or African American	439	5
Asian	249	0
American Indian or American Native	72	0
Native Hawaiian or Other Pacific Islander	2	2
Total	929	10
Hispanic	129	3
Not Hispanic	800	7

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	0
Asian or Asian American	0
Black, African American, or African	0
Hispanic/Latina/e/o	0
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	0
Multiracial	0
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
Total	0

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

Narrative

For the program year, 172 households were assisted through CDBG funded housing activities. For these households: 46 were white, 31 were Black/African American, 27 were Asian, 40 were American Indian

and 21 identified as a mixed-race household, 5 households identified as Hispanic, and 69 were female-headed households. Totals for all CDBG funded activities are in the table above.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	8,204,955	\$ 7,210,382
HOME	public - federal	1,538,068	\$ 4,933,314
ESG	public - federal	591,281	\$ 543,056

Table 3 - Resources Made Available

Narrative

The City had \$6,765,326 in CDBG entitlement funds and \$1,439,629.09 in program income available to fund activities in the 2024 program year. The City also had on hand CDBG funds that had been allocated during prior program years, including CDBG-CV. The total expended for activities, administration and planning was \$12,891,010, of which \$221,531 was expended for CDBG-CV.

The City had \$1,534,711 in current program year HOME entitlement funds, \$3,357 in program income available for activities in the 2024 program year. The City expended HOME funds that had been allocated during prior program years. The City expended a total of \$4,933,314 during the program year. Funding was used to pay for eligible expenses directly associated with administration of the HOME program and reimbursement for HOME eligible project-related expenses for one multi-family new construction rental properties. All funding reported as expended reflects only draws from the City's Treasury account completed during the program year, June 1, 2024 through May 31, 2025. All program income funding contributions are evaluated on a slightly different time period to allow for pooling ahead of the program year, as such program income is evaluated on a March 16 – March 15 time frame. Remaining funds will be carried over into program year 2025 and expended on projects currently under construction and those implemented in the new program year.

The City was awarded \$6,789,929 in HOME-ARP funds in 2019. The City's HOME-ARP plan was approved by HUD in May 2023. An additional \$10,132 was allocated to the City in May 2025. No program expenditures were made for the HOME-ARP program during the program year.

The City was awarded \$591,281 in ESG funding in PY2024. The City expended \$543,056 during the program year.

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments**Narrative**

Funds were available citywide, to income-eligible residents. The City also provided funding to subgrantees whose programs are available to income-eligible residents residing in the subgrantee service areas. These subgrantee CDBG-eligible areas include Districts 1-8, 11, and 17. A map which shows the areas of the City with at least 51% LMI persons, referred to as CDBG-eligible block groups and census tracts and is included as Attachment C to this report. All CDBG-funded activities providing an area benefit had a service area that was located primarily in a shaded portion of the map in Attachment C.

Leveraging

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

The City actively pursues and/or requires developers to apply for State funding including from the Minnesota Housing Finance Agency (MHFA), Minnesota State General Obligation (GO) Bonds, Metropolitan Council, and Minnesota Department of Employment and Economic Development. Private funders include foundations, banks, other lenders, and developer equity. City funding includes Housing and Redevelopment Authority (HRA) funds, Tax Increment Financing (TIF), Conduit Revenue Bonds, City sales tax (STAR) funds, and discounted City/HRA owned land. Other sources are Low-Income Housing Tax Credits, Housing Revenue Bonds, New Markets Tax Credits, Historic Tax Credits (federal and state) and Opportunity Zone equity.

In PY18, the City established a local Housing Trust Fund (HTF) to facilitate more intensive investments in housing access, affordability, stability, and quality. A homebuyer assistance program was available to pay closing costs, inspection fees and down payment for LMI households.

The City's dedication to preserving healthy, affordable housing for the well-being and stability of all residents and the community is partly achieved through the 4(d) Affordable Housing Incentive Program. The City offered a property tax incentive and small cash grant for rental property owners to preserve affordability.

The City disposed of several publicly-held parcels during the program year.

The City leverages its ESG funds through allocations to organizations that work collaboratively with Ramsey County Continuum of Care (CoC)-funded activities. ESG requires a dollar-for-dollar match, which was met by its subgrantees in the amount of \$543,056 for PY24, in the following ways:

- State Government funds
- Private funds
- Program Income

HUD requires all participating jurisdictions match HOME program funding spent with 25% non-federal funds. No match was earned during the program year and is summarized in Tables

below.

The City ended the 2024 program year with \$532,472.11 in excess match. No additional match was documented from HOME-assisted developments. As part of the City's policies and procedures for HOME Match, the match carried over to next year will be zero and new match will be contributed for 2025 and carried over for the 2025-2029 Consolidated Plan period.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,040,166.12
2. Match contributed during current Federal fiscal year	0
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,040,166.12
4. Match liability for current Federal fiscal year	523,097.11
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
752,023.09	162138.63	616502.43	0	266,900.79

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	3					3
Dollar Amount	8,232,575.55					8,232,575.55
Sub-Contracts						
Number	168	5	4	3	3	150
Dollar Amount	30,557,306.85	115,015.48	700,734.72	114,651.00	2,311,905.74	27,314,999.91
	Total	Women Business Enterprises	Male			
Contracts						
Number	3	1	2			
Dollar Amount	8,232,575.55	1840	8230735.55			
Sub-Contracts						
Number	168	37	128			
Dollar Amount	30,557,306.85	9,329,526.02	\$21,227,780.83			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	4					4
Dollar Amount	\$6,150,000					\$6,150,000

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired						
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0					
Cost	0					

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	98	182
Number of Special-Needs households to be provided affordable housing units	0	0
Total	98	182

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	21	17
Number of households supported through Rehab of Existing Units	77	165
Number of households supported through Acquisition of Existing Units	0	0
Total	98	182

Table 12 – Number of Households Supported

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

This program year, 10 HOME units were completed in a 57-unit new construction HOME-assisted development that was funded in PY20. Three additional new construction multifamily HOME developments are nearing completion, totaling 210 units (26 HOME-assisted).

The major obstacle in meeting goals continues to be the lack of sufficient funds. With rising construction costs, production of new housing and rehabilitation of existing affordable units requires a substantial subsidy. The City must partner with other government agencies and various foundations to sufficiently finance affordable housing development projects each year. Current economic conditions and inflation has also delayed completing projects and the pace for advancing new projects.

Discuss how these outcomes will impact future annual action plans.

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

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	85	7
Low-income	40	3
Moderate-income	41	0
Total	172	10

Table 13 – Number of Households Served

Narrative Information

CDBG funded the rehabilitation of 86 owner-occupied housing units. 9 units are occupied by households at or below 30% AMI, 37 were occupied by households with incomes from 31% to 50% AMI, and 40 were occupied by households with income from 51% to 80% AMI. Of these, 32 were female-headed households.

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

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

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

To administer the deployment of city ESG funds more efficiently, the city entered into a Joint Powers Agreement (JPA) with Ramsey County. Ramsey County, as the lead agency and collaborative applicant for the City of St Paul/ Ramsey County Continuum of Care (COC)- Heading Home Ramsey, administers the ESG funds; selects subrecipients and enters into contracts with the subrecipients to implement use of funds; processes subrecipient reimbursements; monitors subrecipient performance; manages HMIS data collection and required reporting to HUD and the City. The HHR ranking committee (made up of HHR steering committee members and individuals with lived experience) is tasked with decision-making on the select ESG projects and does this with consideration of the annual Point in Time (PIT) count, Housing Inventory Chart (HIC), Systems Performance Measures, and the Ramsey County Housing Stability Annual Needs Assessment.

The city actively responds to encampments through coordination and outreach in collaboration with Ramsey County and nonprofit partners. Protocols are in place to monitor the safety and health of encampment residents and ensure access to services.

The city acts to restrict, limit, or close encampments when necessary to protect the health, safety, or security of encampment residents. Before any action is taken on an encampment, the city works with Ramsey County and nonprofit partners to find safe, stable housing for encampment residents. The guiding principles of the collaborative include:

- Everyone experiencing unsheltered homelessness is deserving of being treated with dignity and respect and in accordance with their rights.
- Every effort must be made to connect people to housing, shelter, and services.
- Encampments do not provide a safe, healthy, or secure living environment.

Ramsey County's Point-In-Time Count, conducted on January 22, 2025, identified 501 unsheltered

households, including 339 Adult Only households. The data continue to reflect disparities when compared to the general county population, consistent with broader trends in Ramsey County's overall homeless population. These findings highlight the importance of continued efforts to address the complex factors contributing to unsheltered homelessness.

The CoC works in collaboration with Ramsey County and its outreach partners to gather information and make decisions on a case-by-case basis to ensure its efforts align with city and county principles, as well as the Governor's Orders.

Efforts remain focused on supporting the safety and well-being of unsheltered residents. Strategies include responding to the increased need for shelter, housing supports, and long-term housing options, while also expanding access to meals, hygiene and sanitation resources, healthcare, mental and chemical health assessments, day space, and shelter options tailored to meet the needs of women, youth, individuals identifying as LGBTQ+ or gender diverse, and other priority populations.

One response to a rising number of encampments and friction with neighbors caused by them has been the implementation of the St. Paul Downtown Improvement District (SPDID), managed by a governing board representing a cross-section of property owners throughout the boundaries. Since its launch in 2021, SPDID has already proven itself effective and invaluable –data shows police calls for quality of life crimes and concerns fell by 40% within SPDID boundaries, while they increased significantly in other parts of downtown.

The City of St. Paul created the Homeless Assistance Response Team (HART) to address an unprecedented rise in homeless encampments. The team provides a 24/7 response to those who are unsheltered or need immediate shelter supports. The HART Team also learns more about individuals living in encampments, caves, or other outdoor spaces, to help locate the right shelter environment to best fit each person's needs while recognizing their barriers.

The HART Team helps to transition as many individuals as possible who are unsheltered to available

shelter resources while thoughtfully closing encampment sites across the city. It does this by continuing to work to decriminalize homelessness through identifying individual needs and connecting people to the medical, mental health, and other services they need to help them transition out of the unsheltered environment.

Addressing the emergency shelter and transitional housing needs of homeless persons

Saint Paul responded to the needs of homeless persons and unsheltered residents as follows:

The Emergency Solutions Grant (ESG) provided partial funding to support operational costs for emergency shelters and transitional housing programs, street outreach to individuals experiencing unsheltered homelessness, homelessness prevention efforts, and Rapid Re-Housing (RRH) services. ESG resources helped enhance and complement broader community services funded through the Ramsey County Continuum of Care (CoC), Ramsey County Housing Stability Department, the City of St. Paul, and state programs including the Family Homelessness Prevention and Assistance Program (FHPAP) and Emergency Services Program (ESP).

The following emergency shelters were supported by ESG:

- The Salvation Army Booth Brown House Shelter for youth
- Lutheran Social Services Safe House Shelter for youth
- Catholic Charities Higher Ground Shelter for adults
- Breaking Free Shelter for adults and families fleeing domestic violence

The following Rapid Rehousing Services were supported by ESG:

- Theresa Living Center: Medium-term rental assistance and legal services, including credit repair for single adult women and women with families.
- Face to Face: Rental assistance for youth.

The following Homeless Prevention Services were supported by ESG:

- Breaking Free for individuals and families.
- American Indian Family Center for individuals and families.

Preventing homelessness among low-income individuals and families—particularly those with extremely low incomes or at heightened risk due to discharge from publicly funded institutions such as hospitals, mental health or youth facilities, foster care, or correctional systems. Efforts also focus on those already engaged with public or private agencies providing housing, health care, social services, employment support, education, or youth-focused programs.

Ramsey County funds community programs and counseling to previously institutionalized or homeless individuals by funding nonprofit service providers that assist low-income individuals and families in the transition to permanent housing. The county and its community partners administer the primary social service networks that perform these functions and include assistance for childcare, job training, transportation, mental health counseling, chemical dependency treatment, and job search assistance.

Saint Paul has a long history of funding supportive housing facilities, which include Crestview, Visitation, Jackson Street Village, Jeremiah Program, St. Christopher's Place; and Saint Paul Residence which continues to provide 120 supportive housing units (60 units for people in the advanced stages of alcohol dependency and 60 units for formerly homeless residents including some adults who may have been discharged from publicly funded institutions). Catholic Charities' Dorothy Day Center Higher Ground facility provides 280 shelter beds, which include medical respite beds, pay-for-stay beds, and 193 permanent SRO supportive housing units.

Overall, the city and county worked with their community agency partners to fund programs that assist residents experiencing homelessness, including allocating Community Development Block Grant (CDBG) funds for the Ramsey County Family Emergency Shelter Team. Part of the Ramsey County Housing Stability Department, the Family Emergency Shelter Team provides a Rapid Stabilization program. The program addresses barriers that often prevent households, such as negative rental history, criminal background, financial literacy, family health concerns, or lack of employment or education. Through a

suite of goal action planning tools and trauma-informed interventions such as motivational interviewing, case managers support participants in identifying and working through key goals and action steps that turn challenges into opportunities.

In summary, during PY24, affordable housing and supportive services were provided within the City of Saint Paul to residents experiencing homelessness and residents needing supportive housing, including the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, persons with chemical dependency, and those with limited English-speaking proficiency. That said, more affordable housing and more affordable supportive housing are needed citywide. In response, the city continues to finance affordable housing developments, and the City of Saint Paul's Comprehensive Plan includes strategies to facilitate the development of affordable housing citywide.

Supporting individuals and families experiencing homelessness—including those who are chronically homeless, families with children, veterans and their families, and unaccompanied youth—in transitioning to permanent housing and independent living. This includes reducing the duration of homelessness, improving access to affordable housing, and preventing returns to homelessness for those who have recently secured housing. In partnership with Ramsey County CoC, the city assisted adults, families, and youth experiencing homelessness with the following services:

Homeless Adults

- Catholic Charities Higher Ground Shelter for adults
- Breaking Free Shelter for adults and families fleeing domestic violence
- Breaking Free rental support for adults and youth fleeing domestic violence
- Theresa Living Center- medium term rental assistance and legal services including credit repair for single adult women and women with families.

In July 2025, the Ramsey County Housing Stability Department (HSD) was awarded \$1.4 million in funding from the Office of Economic Opportunity to support the operation of warming centers. For the 2024–2025 winter season, HSD extended its expanded schedule for winter warming spaces, offering services from October 2024 through early April 2025. Shuttle transportation was also provided to improve accessibility. These services focused on individuals experiencing unsheltered homelessness, many of whom live with diagnosed or undiagnosed mental health conditions. The program incorporated

a low-barrier model to increase accessibility, helping more individuals access safe indoor spaces and reducing the risk of life-threatening harm from extreme cold or hazardous encampment conditions.

Launched in April 2023, the Single Point of Entry/Shelter Entry and Diversion (SHED) was established to support individuals seeking emergency shelter by offering both shelter reservation and diversion services. The SHED team serves as a centralized access point, helping individuals experiencing homelessness in Ramsey County navigate available resources. Services include making same-night shelter reservations for single adults and providing diversion support to help identify alternative solutions that may prevent the need for emergency shelter.

Homeless Families

Families experiencing homelessness were supported through a variety of transitional and rapid rehousing (RRH) programs, including:

- Face to Face and Theresa Living Center, which offer transitional RRH support.
- Catholic Charities Family Service Center, providing emergency shelter for families.
- Breaking Free, offering shelter and support services for adults and families fleeing domestic violence.
- Theresa Living Center, also providing medium-term rental assistance and legal services, including credit repair, specifically for single adult women and women with children.

Homeless Youth

- Breaking Free rental support for adults and youth fleeing domestic violence
- Face to Face- rental assistance for youth

Affordable Housing

The lack of affordable housing is often cited as a reason for homelessness. In response, Saint Paul allocated City (Housing and Redevelopment Authority and sales tax), Federal financing allocations (LIHTC and tax-exempt bonds) and HUD funds (CDBG, HOME) to construct or preserve affordable housing.

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

Actions taken to address the needs of public housing

Public Housing and Project-Based Rental Assistance (PBRA): Saint Paul Public Housing Agency (PHA) is an important provider of affordable housing for thousands of Saint Paul households with the greatest need (households at or below 30% of AMI). PHA owns and manages 418 public housing units and 3,836 units with Project-Based Rental Assistance (PBRA). PHA also currently administers 5,224 Housing Choice Vouchers (HCVs). In total, PHA provides nearly 9,500 affordable homes to more than 21,000 people.

PHA strives to provide excellent property management and maintenance for 16 hi-rises, 4 family housing developments and its 418 scattered site homes. PHA has strict but fair standards for its rental leases and prepares its vacant units to high standards for each new resident. All emergency work orders are performed within 24 hours, non-emergency work orders are completed in 6 days on average. All apartments are inspected at least twice annually to ensure local codes and HUD standards are met. PHA's excellent property management and maintenance help to maintain and improve the City's housing stock and promote neighborhood stability. PHA provides community policing (with St. Paul Police Dept) and assisted living services for qualifying elderly, disabled residents and others.

Waiting Lists –The Multifamily waiting list closed 9/8/2024 and is scheduled to reopen on 7/21/2025. The Public Housing waiting list closed 6/20/2022 and is scheduled to reopen for 5-bedrooms only on 7/21/2025. 2,528 applicants remain on the Multifamily/PBRA waiting list (hi-rises and townhome developments). The public housing waiting list (1,855 applicants, but only 2 remaining 5-bedroom applicants) is for single family homes and duplexes. Even when waiting lists are closed, the PHA still accepts applications for 2 programs with special services in PHA-owned housing: Congregate Housing Services Program (CHSP) and the Wilder Assisted Living Program (ALP), both provide services to allow for independent living.

The Annual Agency Plan for federal FY 2025 (PHA's Fiscal Year 2026, beginning April 1, 2025), Five-Year Capital Fund Plan, and Annual Report are posted at www.stpha.org.

Public Housing – PHA has maintained its High Performer status under HUD's Public Housing Assessment System for 33 consecutive years. 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 24 consecutive years. PHA successfully implements and administers current agreements for Project-Based Vouchers (PBV); including PBV(s) in supportive housing that assists the State, Ramsey County, and the City with their plans to end homelessness.

Rental Assistance Demonstration Conversion (RAD) – Effective January 1, 2020, most public housing units converted, debt-free, to HUD's Project-Based Rental Assistance (PBRA) program via HUD's RAD program. The conversion does not constitute privatization of public housing; PHA continues to own,

manage, maintain and improve those former public housing units through long-term PBRA contracts. The initial 20-year contracts, by law, must be renewed; this ensures the units remain permanently affordable to low-income households. Residents continue to pay 30 percent of income towards rent and retain the same basic rights as living in PHA owned housing. The primary benefit is more predictable, reliable funding. PHA continues to refine its operational model for PBRAs for the 3,836 affordable housing units that were previously funded as public housing.

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

The PHA encourages resident participation in management through a network of active resident organizations, including:

- Hi-Rise Presidents Council (16 Hi-Rise buildings).
- Family Residents' City-Wide Residents Council (16 members, including the 4 officers from each of the 4 family housing developments).
- Two of the 7 PHA Commissioners are residents. 1 Commissioner represents the elderly hi-rise residents and 1 Commissioner represents family residents.

PHA also supports a Resident Advisory Board (RAB) comprised of volunteer residents/participants from the public housing program and Section 8. The RAB advises PHA staff and Board on the annual updates to the Agency Plan. The draft is then released for public comment and a public hearing is held in mid-November.

During the program year, PHA Senior Management meets with the Hi-Rise Presidents Council and the Family City-Wide Residents' Council, to discuss PHA policy changes, Annual Plan, and Capital Improvements. Additionally, PHA Resident Initiatives Department and the Resident Councils work together to form new partnerships with community service agencies for the benefit of its residents.

To promote economic opportunities, PHA participates, as required and to the greatest extent feasible, with the Section 3 program – by hiring qualified PHA residents and contracting with qualified Section 3 businesses. Thanks to the PHA's Section 3 Program, public housing residents have been able to access job skills training and attend hiring fairs at PHA community centers. PHA residents are referred to Workplace Essentials training facilitated by Avivo (formerly Minnesota Resource Center). Approximately 30 PHA residents have successfully completed small business training provided by African Economic Development Solutions (AEDS). Moving forward, these graduates will have access to unlimited counseling in business development, marketing insights, general support and financial advice, leads and Sharia banking if relevant.

The PHA also participates in the Family Self-Sufficiency program (FSS) which 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.

Actions taken to provide assistance to troubled PHAs

Not applicable. PHA has maintained its High Performer status under HUD's Public Housing Assessment System for 33 consecutive years and its High Performer status under HUD's Section 8 Management Assessment Program (SEMAP) for 24 consecutive years.

PHA has a continual need for stable Federal funding to maintain its high standards.

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In PY24 the City had approximately 12,932 publicly assisted affordable housing units; 418 public housing units, 6,999 PBRA units, and 5,183 Housing Choice vouchers (HCV). Roughly 36% of City renters receive some housing assistance, yet over 50% of renters in Saint Paul are cost burdened and more than 25% of renters are severely cost burdened. The City has identified the most significant barriers to affordable housing: 1) Housing costs which continue to rise coupled with an insufficient number of housing units for all income levels and 2) median household incomes and wages not keeping pace with housing cost, especially for households with incomes at or below 50% AMI.

In response, the City's Affordable Housing Policy requires that City-financed rental projects include affordable housing units: 10% of units affordable to households at 30% AMI; 10% affordable to households at 50% AMI; and 10% affordable to households at 60% AMI. The City's Locational Choice Policy and LIHTC program also encourage a distribution of affordable housing citywide.

Lack of Sufficient Funding for Publicly-Assisted Housing - The lack of sufficient federal funding and LIHTC are the most substantial barriers for developing affordable housing. In general, the City continually receives less CDBG and HOME program funding. It is expected this trend will continue or remain steady; a similar trend is likely for LIHTCs.

Zoning Code – On October 18, 2023, the Saint Paul City Council approved landmark changes in the zoning code to expand housing opportunities in the city. The comprehensive updates to the zoning code approved by the City Council provide for greater housing density, accessibility, and affordability incentives while nurturing a diverse and sustainable community. The new zoning amendments will now allow neighborhood-scale housing, such as duplexes, triplexes, fourplexes, accessory dwelling units (ADUs), townhomes, and cluster developments, to be built in every part of the city. The City is working with a non-profit developer to build 5 affordable single family units that include an ADU; the Sustainable Building Regulations Ordinance established sustainable building regulations for buildings owned, operated or funded by the City ensuring energy efficiency and sustainability and thus lower costs for building owners and ultimately tenants; changed definition of Family to Household and from 4 unrelated adults and their children to 6 unrelated adults and their children.

Financial Incentives - St. Paul's Inspiring Communities program provides homebuyer assistance of up to \$5,000 for households under 80% AMI and \$2,500 for incomes over 80% AMI to purchase single-family homes constructed on vacant lots sold to developers and subsidized by the HRA. A new homebuyer assistance program provides up to \$40,000 for downpayment, inspections, closing costs for LMI buyers.

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

There is no single strategy or program that can solve the City's housing crisis. The City is dedicated to creative, collaborative and thoughtful approaches that deepen and widen investment across the entire City of Saint Paul.

Affordable rental housing and affordable homeownership remain underserved needs. During PY24, the City and its subrecipients addressed many underserved needs through its ongoing, multi-year HUD funded housing programs using CDBG, HOME, state and local funds, and LIHTC. Funds were used for programs to develop affordable rental and home-ownership units. The City's homeownership programs (home-improvement deferred loans, Mortgage Foreclosure Prevention Program, and affordable production program) stabilized households.

Housing Services for Underserved Residents - ESG funds were allocated for emergency shelters (homeless individuals, families, and youth), and rapid re-housing programs (assisting homeless adults, youth, and families move from shelters to permanent housing).

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

The problem of lead-based paint (LBP) hazards remains a major concern for the City due to the large number of older housing units. The City continued to comply with all LBP regulations. The City provided information on LBP hazards to households utilizing federal funds for housing activities, i.e. purchasing a home or receiving housing rehabilitation services, during the 2024 program year. All City housing programs include adequate funding to address LBP, and the City works in conjunction with health officials and other agencies to address the issue. The City has documentation requirements of Lead Certified contractors to ensure all employees are aware of and complying with lead safe work practices.

The City also continued 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 taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

During PY24, the City partnered with youth workforce activities and other related public service activities which complement programs provided by Ramsey County, the primary social service provider in Saint Paul. Workforce activities included outreach, basic skills and job training, job placement, and follow-up employment services.

The City offered summer employment to Saint Paul youth ages 14 to 21 from low-income families and/or with a barrier to employment. The program is a pipeline for youth career development and building a diverse future workforce. The City, Saint Paul Public Schools, Saint Paul Area Chamber of

Commerce, local businesses, foundations and community-based organizations team up to provide employment opportunities and help build professional skillsets for Saint Paul youth.

In late 2018, Saint Paul signed into law a citywide minimum wage ordinance. Beginning in 2020, the minimum wage for macro businesses, 10,001 + employees and City employees, is \$12.50 and increased to a full \$15 by July 1, 2022. Smaller businesses began July 1, 2020, and went up in small increments, depending on the number of employees, through July 1, 2025, when the minimum wage is now \$15 for all businesses.

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

Saint Paul's institutional structure created opportunities for the City to partner with many organizations. During PY24, the City collaborated with other government partners - Federal, State, and County, non-profit organizations, and housing developers to implement housing, economic development, and community development activities.

In 2023 City Council passed Ordinance 22-1 amending City zoning codes for Phase 1 of a larger 1-4 Unit Infill Housing Zoning Study. Recommended amendments to City zoning code were made to reduce barriers to neighborhood-scale residential development with the goal to diversify housing options, increase residential density to address housing shortages and accommodate population growth.

City Council passed Ordinance 22-3 to expand the definitions for religious institution and community center to permit the most wanted and needed uses at these sites. Also included; expanded definition of day care/preschool to allow for activities at existing and former religious sites; emergency housing at religious institutions with no zoning limits; overnight shelter at religious institutions for up to 25 adults; and homeless services at religious institutions subject to same regulations elsewhere. These changes establish a better process for land use applications for religious organizations and community centers.

The City partnered in the Fair Housing Implementation Council (FHIC) and developed responsive strategies to Affirmatively Further Fair Housing within the Twin Cities. OFE has Annual Action Plan and developed a framework for a citywide fair housing strategy and will be revisiting that framework to build out the strategy components, including use of the AI findings.

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

During PY24, Saint Paul encouraged the coordination between social service agencies and housing providers. Ramsey County is the primary funding source for social services for Saint Paul residents. The Saint Paul Public Housing Agency (PHA) is the primary housing provider for households at or below 30% AMI.

The City participated with the CoC Governing Board which coordinated social services that assisted

homeless residents and those at risk of losing their housing within Saint Paul and Ramsey County. More directly, the City's ESG and ESG-CV each partially funded 13 community agencies to provide essential services, homeless prevention, emergency shelters, and rapid re-housing.

The City worked with CDCs, non-profit organizations, and the private sector to provide housing, economic development, community development, and public services. In partnership with financial institutions, the City's Economic Development programs provided gap financing supporting business and job growth. This coordination maximized the amount of non-HUD funds invested in these projects. Finally, the City's Section 3 Program increased low-income resident employment and low-income business inclusion on City-funded construction projects.

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

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

During PY24, the City used its housing policy and housing practices to develop actions to affirmatively further fair housing (AFFH).

The City continues to operationalize its Housing Trust Fund (HTF) strategies which serve as flexible financial tools to address the current crisis of housing affordability in Saint Paul. Current issues within the Saint Paul housing market include increasing costs of labor and materials limiting new construction, housing costs rising faster than average incomes, and significant disparities in homeownership.

HTF strategy objectives are to meet the needs of those with the lowest incomes by increasing supply; invest in low- and moderate-income residents by investing in the existing housing supply to retain housing options and limit displacement; explore new approaches to meet housing needs; build wealth for residents and communities; and promote fair access to housing for all City residents.

As a contributing member of the Fair Housing Implementation Council (FHIC), the City worked with regional partners and contracted with the Lawyers Committee for Civil Rights Under Law to draft the 2020 AI. The 2020 AI was finalized by the FHIC and The Lawyers Committee for Civil Rights Under Law on January 21, 2021. During the process of drafting the 2020 AI the Preserving Community and Neighborhood Choice Rule was published and adopted. It is the City's understanding there is no longer a formal regulatory or compliance requirement to submit this plan; the FHIC submitted the Final AI to the local HUD field office for feedback.

The following goals were identified in the 2020 Analysis of Impediments:

Goal 1: Increase the supply of affordable housing in high opportunity areas.

Goal 2: Preserve the existing stock of affordable rental housing.

Goal 3: Support homeownership for households of color.

Goal 4: Prevent Displacement of Black and Brown low- and moderate-income residents.

Goal 5: Increase community integration for person with disabilities.

Goal 6: Ensure equal access to housing for person with protected characteristics, lower-income, and homeless.

Goal 7: Expand access to opportunity for protected classes.

Goal 8: Reduce barriers to mobility.

The FHIC is currently working to identify and prioritize the goals and strategies within the 2020 AI to be addressed as a region. The City will continue to work towards understanding the impediments and operationalizing the goals identified in this AI through coordination with the FHIC and within the City's jurisdiction.

CR-40 - Monitoring 91.220 and 91.230

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

The City's Grants Management division of the Planning and Economic Development (PED) department served as the City's overall grant administrator ensuring compliance with all pertinent CDBG, HOME, and ESG program regulations and requirements. In PY24, the City utilized an outside consultant to assist with monitoring its CDBG subgrantees, and to ensure that HOME-assisted units met rent, occupancy, income, and property standards requirements of the HOME program through the property's affordability period. The City's outside consultant also provides on-going compliance training for property managers and owners of properties it monitors.

Staff consults the CPD Monitoring Handbook before conducting a compliance review. Risk rating is conducted prior to funding and to determine monitoring frequency and technical assistance needs for each subgrantee and City-administered program. Additionally, all requests for financial assistance included a review of conformance with the Consolidated Plan prior to consideration for and approval of funding.

Compliance monitoring consisted of:

- Reviewing reports and supporting documents submitted by subgrantees and in-house programs for cost reimbursement;
- Performing on-site and/or desk monitoring reviews at subgrantees and in-house locations; and,
- Observing the delivery of services that benefit eligible program participants.

The City monitors contract compliance for labor standards and Section 3 through LCPtracker. The Central Certification (CERT) program is a small business certification program that certifies Minority-Owned Business Enterprise (MBE), Women-Owned Business Enterprise (WBE), and Small Business Enterprise (SBE) and is recognized by Hennepin County, Ramsey County, and the City of Saint Paul. The Vendor Outreach Program (VOP) sets goals for purchasing from certified WBEs, MBEs and SBEs in a variety of products and service categories. The City monitors contract compliance for the VOP through the B2Gnow system. The system audits projects monthly to confirm payments to subcontractors. Staff members from the Department of Human Rights and Equal Employment Opportunity (HREEO) monitor all compliance.

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

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

The City **will publish** a legal notice on August 4, 2025, in the *The Pioneer Press*, Saint Paul City Council's designated legal newspaper of general circulation, advertising the availability of the draft PY24 CAPER, providing notice of the 15-day comment period, and notice of public hearing. The public hearing will be held via Teams on August 15, 2025, at 4:00 p.m. and also simultaneously in-person at Rondo Community Library to accommodate a variety of members of the public. Members of the public are also able to provide public comment on the City's CAPER by calling the numbers listed in the public notice, via e-mail, or U.S. Postal Service mail. A hard copy of the draft CAPER was made available at the Saint Paul Public Library Bookmobile and posters were prominently displayed at all Saint Paul public libraries and the bookmobile inviting City residents to provide public comment. Each library and the bookmobile were provided with instructions for residents to access the draft CAPER on the City's website.

All public comments received or post-marked by the end of the public comment period, August 19, 2025, **will be** considered.

The public hearing notice includes all required elements in the consolidated plan regulations.

The City will also send a notice through the City's Early Notification System (ENS) to all direct subscribers and to all District Council Offices (17 in total). District Councils represent the entire City and provide opportunities for all residents to learn about and provide input on what is happening in their neighborhoods and citywide. ENS notification to District Councils request that each Council inform their constituents of the availability of the report and public hearing date.

The City's Citizen Participation Process is included as attachment E.

Publish date: August, 4, 2025

Public Hearing date: August 15, 2025

Public comment period: August 4 - August 19, 2025

Written comment summary forthcoming at end of public comment period and will be published upon submission to HUD.

CR-45 - CDBG 91.520(c)

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

During the program year, the City made no substantial amendments to its Actions Plans.

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

No

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

CR-50 - HOME 24 CFR 91.520(d)

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

During the 2024 program year the City utilized an outside consultant, Affordable Housing Connections, Inc. (AHC), to monitor its HOME-assisted units ensuring all units met rent, occupancy, income, and property standards requirements of the HOME program through the property's affordability period. See the attached Summary Report provided by AHC, Attachment D.

Of the City's portfolio of 410 HOME assisted units, a total 39 projects and 90 units were inspected using NSPIRE standards. For properties that were not subject to physical inspection in this period, owners certified that the projects were in compliance with the ongoing property standards at 24 CFR 92.251(f). Property owners addressed deficiencies in a timely manner.

A total of 39 annual reports and 90 tenant files were reviewed. Where applicable, all review concerns related to the tenant files and annual owner compliance reports have been clarified and/or resolved. None of the deficiencies adversely affected households' income eligibility. Instances of "Sufficient But Imperfect" (SBI) reporting and file documentation observed during the reviews have been communicated to the Owner/Owner Agent. SBI issues do not constitute instances of noncompliance unless reported to the Owner/Owner Agent as a pattern that must be corrected. The Owner/Owner Agent is expected to correct or improve procedures to ensure compliance in the future.

If a HOME-assisted property is not in compliance during the affordability period, the City's third-party HOME compliance contractor, Affordable Housing Connections, Inc. (AHC), works directly with the property owner/property management company to bring the property into compliance. If an owner does make appropriate changes, the matter is referred to the City. The City would then work directly with the property owner to ensure compliance with all HOME regulations.

One project had deficiencies still open with a completed work order occurring after the June 1 report deadline, IDIS 2298 | Verdant AKA West Side Flats II. For this property, there was one work order open at time of report though this has since been resolved and documented in a final report by AHC received July 17, 2025.

All requests for rent increases for HOME-assisted must be submitted to AHC. AHC reviews requests to ensure proposed rent increases and applicable utility allowances are within the HOME program limits.

Requests are then submitted to the City, with a recommendation to approve or deny, for final review and approval by City Grants Management staff.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Proposals for HOME funding are accepted throughout the year, and affirmative marketing is required as applicable under Federal regulations (the Minnesota Housing Finance Agency (MHFA) Fair Housing Marketing Plan is used).

Turnover is very low in HOME-assisted units and most projects are maintaining waiting lists. Most of the projects also work with referrals from a wide variety of social service and government agencies.

For projects with Affordable Fair Housing Marketing Plans (AFHMPs) that are more than 5 years old, the City recommended that project owners review marketing activities and adjust, if necessary, to attract a higher percentage of applicants who meet the demographic characteristics outlined in their plans.

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

Program income was aggregated through March 15, 2024, for use in program year 2024, in the amount of \$3,356.60. Program income receipted March 16, 2024 through March 15, 2025, will be aggregated and used for administrative and project costs in program year 2025.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The City works with other funding entities, CDCs, and developers to assess development opportunities, unmet community needs, and funding options. Communications are pro-active, and the City invites engagement with entities who have interest in local project development through communication tools such as the City website and social media accounts, media outreach, and frequent community engagement. The City strongly encourages pre-development interaction and planning. As a Tax Credit Sub-allocator, the City works closely with MHFA tax credit proposals in assessing the resources available.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	1	0	0	0
Total Labor Hours	13,502.75	3,472			
Total Section 3 Worker Hours	895.75	1,396			
Total Targeted Section 3 Worker Hours	681	0			

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	7	7			
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	7	7			
Direct, on-the job training (including apprenticeships).	2	2			
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	7	7			
Technical assistance to help Section 3 business concerns understand and bid on contracts.	7	7			
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

The Housing and Urban Development (HUD) Section 3 program promotes and actively directs opportunities generated by HUD financial assistance to low-income families and individuals, particularly those who are recipients of public housing and other government assistance. Section 3 also benefits businesses that employ and train local low-income workers. The City of Saint Paul has a strong history of working with local low-income workers and businesses, community partners, and other local government agencies to ensure Section 3 continues to benefit local and low-income businesses and workers.

For 2024-2025, the City of Saint Paul has two projects with over \$200,000 in HUD funding. These projects combine for a total of \$2,227,382 in HUD funds expended. The total development cost or business opportunity of these projects are \$28,951,790.

During this reporting period, we have achieved a combined 17.5% workforce hours (13.5 Section 3 Worker and 4% Targeted Worker) performed by Section 3 Workers and Targeted workers on both our Section 3 projects. The Section 3 goal is 25%, of which 20% should be with Section 3 Workers and 5% with Targeted Workers. The larger of the two projects, the Mary Hall project is still in the beginning building phase, and we are confident that the Section 3 Worker and Targeted Worker numbers will increase as the project progresses to reach the goal. Between the two active projects on this report, there are a combined 47 contractors/subcontractors/businesses, with 9 Section 3 certified businesses anticipated to perform work which enables their workforce and labor hours to count towards each project.

In 2024-25, we have the following businesses and workers certified:

58	BUSINESS CERTIFICATIONS
183	TOTAL WORKER CERTIFICATIONS
136	WORKER CERTIFICATIONS
47	TARGETED WORKER CERTIFICATIONS

During this reporting period, the City of St. Paul has partnered up and engaged in 7 local and regional events/workshops sharing Section 3 contracting opportunities, Section 3 certifications, career/occupational training opportunities, project fairs/open houses, and other technical assistance with potential and current Section 3 Businesses, Workers, and Targeted Workers. In addition, the City of St. Paul has partnered with the MN Trades Academy/Construction Careers Foundation on 2 occasions to build capacity to train with local small and Section 3 businesses, as well as train local job seekers (Section 3 Workers and Targeted Workers).

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

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

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

ESG Contact Name

Prefix	Ms
First Name	Beth
Middle Name	A
Last Name	Hubler-Ulrich
Suffix	
Title	Grants Program Administrator

ESG Contact Address

Street Address 1	25 West 4th Street
Street Address 2	Suite 1100
City	Saint Paul
State	MN
ZIP Code	55102-
Phone Number	6512666689
Extension	
Fax Number	
Email Address	beth.ulrich@ci.stpaul.mn.us

ESG Secondary Contact

Prefix	Ms
First Name	Austria
Last Name	Castillo Zahar
Suffix	
Title	Grants Specialist
Phone Number	6512666691
Extension	
Email Address	austria.castillo@ci.stpaul.mn.us

Subrecipient or Contractor Name: MODEL CITIES COMMUNITY DEVELOPMENT CORPORATION
City: Saint Paul
State: MN
Zip Code: 55104, 4808
DUNS Number:
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 66000

2. Reporting Period—All Recipients Complete

Program Year Start Date	06/01/2024
Program Year End Date	05/31/2025

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

Subrecipient or Contractor Name: Model Cities
City: St. Paul
State: MN
Zip Code: 55102,
DUNS Number:
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 66000

Subrecipient or Contractor Name: Face to Face
City: St. Paul
State: MN
Zip Code: 55102,
DUNS Number:
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 61210

Subrecipient or Contractor Name: Lutheran Social Services of MN
City: St. Paul
State: MN
Zip Code: 55108,
DUNS Number: 079728721
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Faith-Based Organization
ESG Subgrant or Contract Award Amount: 51309.50

Subrecipient or Contractor Name: RAMSEY COUNTY, MN
City: Saint Paul
State: MN
Zip Code: 55102, 1635
DUNS Number: 010354488
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Unit of Government
ESG Subgrant or Contract Award Amount: 44080

Subrecipient or Contractor Name: Catholic Charities - St. Paul/Mpls Family Services Center

State: MN

Zip Code: 55403, 2513

DUNS Number: 108504168

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 100000

Subrecipient or Contractor Name: Breaking Free

City: Saint Paul

State: MN

Zip Code: 55104, 4805

DUNS Number: 410962296

UEI:

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 81645

Subrecipient or Contractor Name: Salvation Army

City: Saint Paul

State: MN

Zip Code: 55108, 2542

DUNS Number: 140698597

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 24530

Subrecipient or Contractor Name: People Incorporated

City: Saint Paul

State: HQ

Zip Code: 55120, 1271

DUNS Number: 07151136

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 51150.50

Subrecipient or Contractor Name: Minnesota Community Care

City: Saint Paul

State: MN

Zip Code: 55107, 2226

DUNS Number: 135938926

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 37309.50

Subrecipient or Contractor Name: Theresa Living Center

City: Saint Paul

State: MN

Zip Code: 55106, 2638

DUNS Number: 966111205

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 55809.50

Subrecipient or Contractor Name: Institute for Community Alliances (ICA)

City: Minneapolis

State: MN

Zip Code: 55404, 2157

DUNS Number: 046826826

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 14693

CR-65 - Persons Assisted

Section is reported in Sage Report, attached.

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

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	73,612
Total Number of bed-nights provided	73,612
Capacity Utilization	100.00%

Table 24 – Shelter Capacity

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

The City and Ramsey County receive Emergency Solutions Grant (ESG) funding through direct allocations from HUD. To administer City ESG funds more efficiently, the City entered into a Joint Powers Agreement (JPA) with the County. The County administers City ESG funds; selects subrecipients and enters into contracts to implement use of funds; processes subrecipient reimbursements; monitors subrecipient performance; manages HMIS data collection and required reporting to HUD and City.

Through the JPA, the County administered City ESG funds were provided to 10 community agencies to support emergency shelter operations and support services and RRH programs. Support services included case management, legal services, and transportation to emergency shelters. Also funded, through an additional 4 community agencies, was street outreach and HMIS data collection. Priorities for City ESG is to support agencies and community services that work with and support CoC efforts to end homelessness in Saint Paul.

City and ESG -funded community agencies assist unsheltered residents and those at risk of losing their housing. For single adults, Catholic Charities Dorothy Day Higher Ground provides emergency overnight shelter, pay-for-stay temporary housing, respite care, and permanent supportive housing along with supportive services - such as mental health counseling, during the day. Catholic Charities' Family Service Center provides emergency family shelter for up to 120 days - allowing time for families to seek more permanent housing. The Salvation Army Booth Brown House and Lutheran Social Services Safe House provide emergency shelter services for homeless youth. Interfaith Action of St. Paul and Model Cities provide supportive housing and services for families and individuals, and Listening House provides a day shelter and supportive services.

With additional support from Ramsey County and Saint Paul Foundation, the City continues Safe Space, overnight shelter, open all year with extended hours and services. For longer-term supportive housing,

four agencies provided Rapid Re-Housing (RRH): Theresa Living Center for homeless women and single-parent families; Women's Advocates for homeless domestic violence victims/survivors; YWCA for families and single adults; and Face to Face for homeless youth.

For homelessness prevention, Minnesota Community Care provides emergency financial assistance, including emergency utility assistance in response to the State's Cold- Weather Rule (restricting utility shut-off from October 15 - April 15). ESG -funded community service agencies recognize that residents experiencing homelessness often have barriers to securing permanent housing, barriers that limit the ability to earn sufficient income to obtain and retain stable housing. In response, the City's ESG -funded housing and support services, in partnership with the County and CoC priorities and resources, empowered residents experiencing homelessness to move toward self-sufficiency.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Expenditures for Rental Assistance	50,571	43,000	43,000
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	89,226	89,226
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	50,571	132,226	132,226

Table 16 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Expenditures for Rental Assistance	80,912	79,514	79,514
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	22,233	8,088	8,088
Expenditures for Housing Relocation & Stabilization Services - Services	16,604		
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0		
Subtotal Rapid Re-Housing	119,749	87,602	87,602

Table 17 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Essential Services	64,639	41,341	41,341
Operations	241,030	202,079	202,079
Renovation	0		
Major Rehab	0		
Conversion	0		
Subtotal	305,669	243,420	243,420

Table 18 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Street Outreach	22,930	71,009	71,009
HMIS	11,757	14,647	14,647
Administration	6,653	4,155	4,155

Table 19 - Other Grant Expenditures**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2022	2023	2024
	517,329	553,059	553,059

Table 20 - Total ESG Funds Expended**11f. Match Source**

	2022	2023	2024
Other Non-ESG HUD Funds	0		
Other Federal Funds	0		
State Government	495336	507705	507705
Local Government	0		
Private Funds	781283	1609986	1609986
Other			
Fees	0		
Program Income			
Total Match Amount	1276619	2117691	2117691

Table 21 - Other Funds Expended on Eligible ESG Activities**11g. Total**

Total Amount of Funds Expended on ESG Activities	2022	2023	2024
	1,063,998	2,670,750	2,670,750

Table 22 - Total Amount of Funds Expended



Submission Overview: ESG: CAPER

Report: **CAPER**Your user level here: **Data Entry and Account Admin**

placeholder for final report

Step 1: Dates

6/1/2024 to 5/31/2025

Step 2: Contact Information

First Name	Laurie
Middle Name	
Last Name	Pierce
Suffix	
Title	
Street Address 1	121 7th Place East
Street Address 2	Suite 5000
City	St. Paul
State	Minnesota
ZIP Code	55101
E-mail Address	laurie.pierce@co.ramsey.mn.us
Phone Number	(651)440-2894
Extension	
Fax Number	

Step 4: Grant Information

Emergency Shelter Rehab/Conversion

Did you create additional shelter beds/units through an ESG-funded rehab project	No
Did you create additional shelter beds/units through an ESG-funded conversion project	No

Data Participation Information

Are there any funded projects, except HMIS or Admin, which are not listed on the Project, Links and Uploads form? This includes projects in the HMIS and from VSP

How many projects were not listed

a. Of those not listed - how many are required to use HMIS?	0
b. Of those not listed - how many are VSP, required to use a comparable database	1

Please explain why the project(s) was not listed and why there is not an ESG-CAPER CSV upload for the project.

Victim Services
Provider



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ST. PAUL, MN
2023

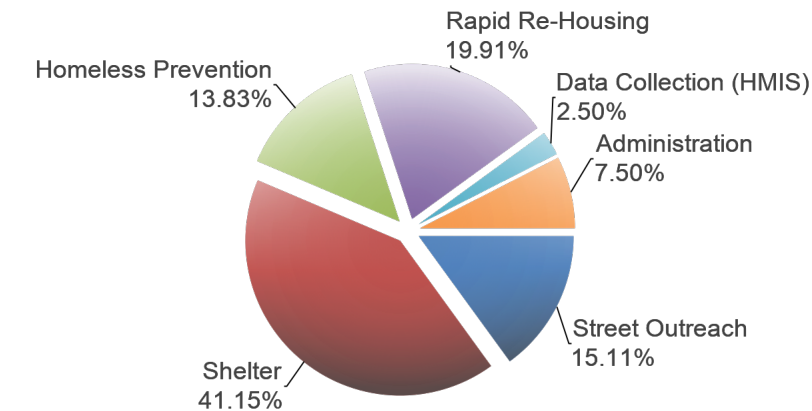
ESG Program Level Summary

Grant Number	Total Grant Amount	Total Funds Committed	Total Funds Available to Commit	% of Grant Funds Not Committed	Grant Funds Drawn	% of Grant Funds Drawn	Available to Draw	% Remaining to Draw
E23MC270007	\$587,737.00	\$587,737.00	\$0.00	0.00%	\$566,442.21	96.38%	\$21,294.79	3.62%

ESG Program Components

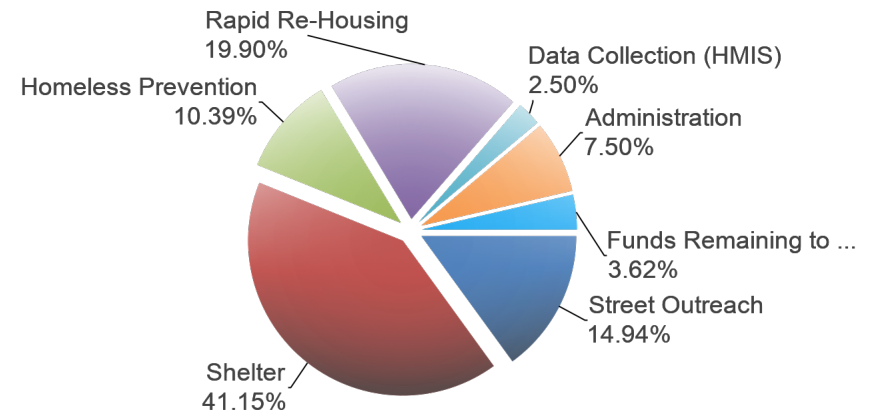
Activity Type	Total Committed to Activities	% of Grant Committed	Drawn Amount	% of Grant Drawn
Street Outreach	\$88,795.50	15.11%	\$87,834.16	14.94%
Shelter	\$241,839.50	41.15%	\$241,839.50	41.15%
Homeless Prevention	\$81,309.50	13.83%	\$61,036.75	10.39%
Rapid Re-Housing	\$117,019.50	19.91%	\$116,958.80	19.90%
Data Collection (HMIS)	\$14,693.00	2.50%	\$14,693.00	2.50%
Administration	\$44,080.00	7.50%	\$44,080.00	7.50%
Funds Not Committed	\$0.00	0.00%	\$0.00	0.00%
Funds Remaining to Draw	\$0.00	0.00%	\$21,294.79	3.62%
Total	\$587,737.00	100.00%	\$587,737.00	100.00%

Funds Committed



Street Outreach Shelter Homeless Prevention Rapid Re-Housing
Data Collection (HMIS) Administration Funds Not Committed Funds Remaining to Draw

Funds Drawn



Street Outreach Shelter Homeless Prevention Rapid Re-Housing
Data Collection (HMIS) Administration Funds Not Committed Funds Remaining to Draw



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24-Month Grant Expenditure Deadline

All of the recipient's grant must be expended for eligible activity costs within 24 months after the date HUD signs the grant agreement with the recipient. Expenditure means either an actual cash disbursement for a direct charge for a good or service or an indirect cost or the accrual of a direct charge for a good or service or an indirect cost. This report uses draws in IDIS to measure expenditures. HUD allocated Fiscal Year 2011 ESG funds in two allocations. For FY2011, this Obligation Date is the date of the first allocation. This report does not list the Obligation Date, does not calculate the Expenditure Deadline, and does not track the Days Remaining for the FY 2011 second allocation.

Grant Amount: \$587,737.00

Grant Number	Draws to Date	HUD Obligation Date	Expenditure Deadline	Days Remaining to Meet Requirement Date	Expenditures Required
E23MC270007	\$566,442.21	06/14/2023	06/14/2025	(47)	\$21,294.79

60% Cap on Emergency Shelter and Street Outreach

The cap refers to the total amount of the recipient's fiscal year grant, allowed for emergency shelter and street outreach activities, is capped at 60 percent. This amount cannot exceed the greater of: (1) 60% of the overall grant for the year; or, (2) the amount of Fiscal Year 2010 ESG funds committed for homeless assistance activities. (Note: the HESG-CV grants are currently exempt from the 60% funding cap restrictions.)

Amount Committed to Shelter	Amount Committed to Street Outreach	Total Amount Committed to Shelter and Street Outreach	% Committed to Shelter and Street Outreach	2010 Funds Committed to Homeless Assistance Activities	Total Drawn for Shelter and Street Outreach	% Drawn for Shelter and Street Outreach
\$241,839.50	\$88,795.50	\$330,635.00	56.26%	\$310,933.00	\$329,673.66	56.09%



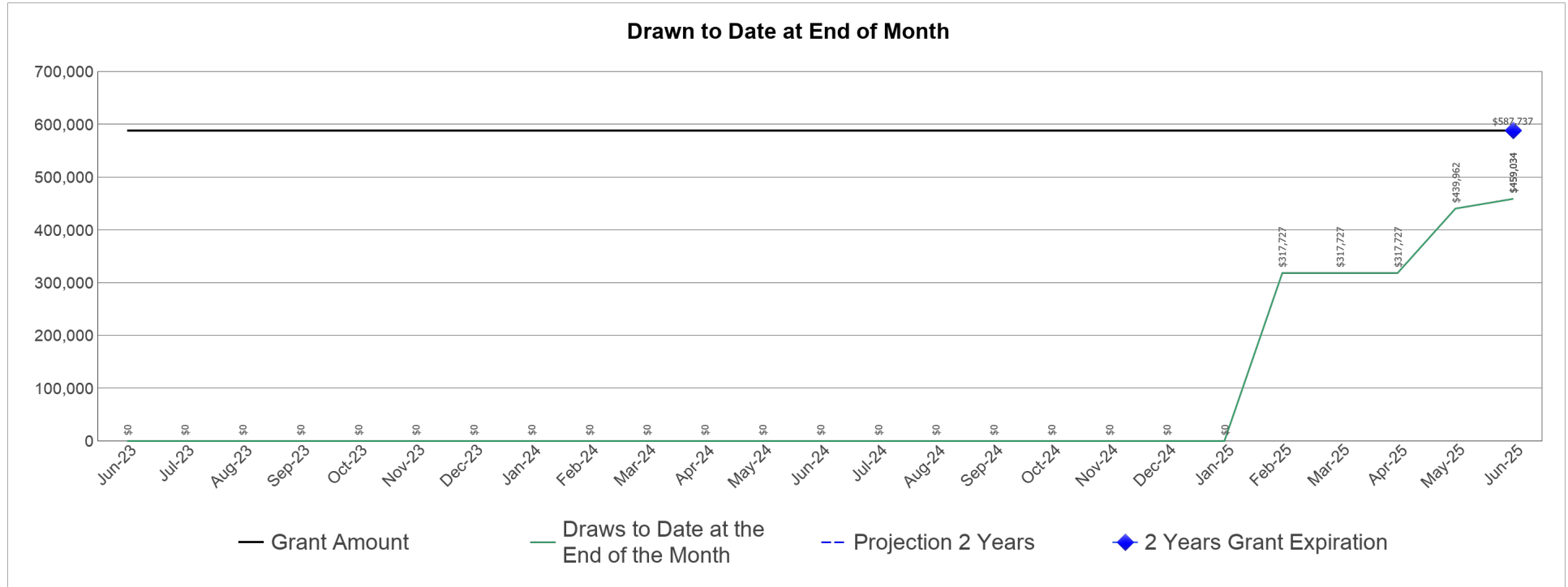
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ST. PAUL, MN
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ESG Draws By Month (at the total grant level):

Grant Amount: 587,737.00



ESG Draws By Quarter (at the total grant level):

Quarter End Date	Draws for the Quarter	Draws to Date at the End of the Quarter	% Drawn for the Quarter	% Drawn to Date at End of Quarter
06/30/2023	\$0.00	\$0.00	0.00%	0.00%
09/30/2023	\$0.00	\$0.00	0.00%	0.00%
12/31/2023	\$0.00	\$0.00	0.00%	0.00%
03/31/2024	\$0.00	\$0.00	0.00%	0.00%
06/30/2024	\$0.00	\$0.00	0.00%	0.00%
09/30/2024	\$0.00	\$0.00	0.00%	0.00%
12/31/2024	\$0.00	\$0.00	0.00%	0.00%
03/31/2025	\$317,727.25	\$317,727.25	54.06%	54.06%
06/30/2025	\$141,307.01	\$459,034.26	24.04%	78.10%



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ST. PAUL, MN
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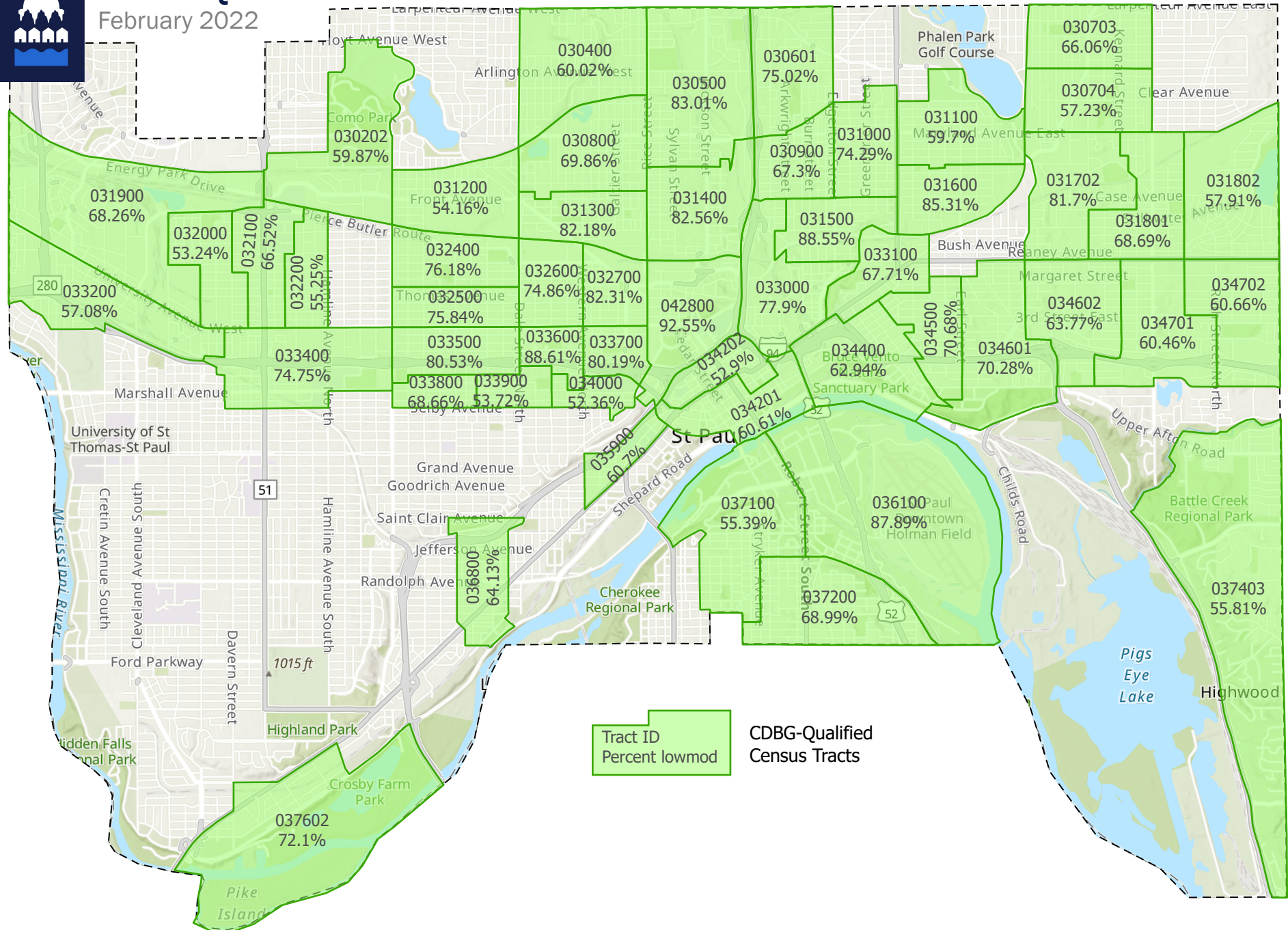
ESG Subrecipient Commitments and Draws by Activity Category :

Subrecipient	Activity Type	Committed	Drawn
RAMSEY COUNTY	Administration	\$44,080.00	\$44,080.00
	Total	\$44,080.00	\$44,080.00
	Total Remaining to be Drawn	\$0.00	\$0.00
	Percentage Remaining to be Drawn	\$0.00	0.00%
Catholic Charities of the Archdiocese of St. Paul and Minneapolis	Shelter	\$100,000.00	\$100,000.00
	Total	\$100,000.00	\$100,000.00
	Total Remaining to be Drawn	\$0.00	\$0.00
	Percentage Remaining to be Drawn	\$0.00	0.00%
Breaking Free, Inc.	Street Outreach	\$37,645.00	\$36,683.67
	Homeless Prevention	\$81,309.50	\$61,036.75
	Total	\$118,954.50	\$97,720.42
	Total Remaining to be Drawn	\$0.00	\$21,234.08
	Percentage Remaining to be Drawn	\$0.00	17.85%
Face to Face Health & Counseling	Rapid Re-Housing	\$61,210.00	\$61,209.30
	Total	\$61,210.00	\$61,209.30
	Total Remaining to be Drawn	\$0.00	\$0.70
	Percentage Remaining to be Drawn	\$0.00	0.00%
Theresa Living Center	Rapid Re-Housing	\$55,809.50	\$55,749.50
	Total	\$55,809.50	\$55,749.50
	Total Remaining to be Drawn	\$0.00	\$60.00
	Percentage Remaining to be Drawn	\$0.00	0.11%
Salvation Army	Shelter	\$24,530.00	\$24,530.00
	Total	\$24,530.00	\$24,530.00
	Total Remaining to be Drawn	\$0.00	\$0.00
	Percentage Remaining to be Drawn	\$0.00	0.00%
Lutheran Social Service	Shelter	\$51,309.50	\$51,309.50
	Total	\$51,309.50	\$51,309.50
	Total Remaining to be Drawn	\$0.00	\$0.00
	Percentage Remaining to be Drawn	\$0.00	0.00%
Minnesota Community Care	Homeless Prevention	\$0.00	\$0.00
	Total	\$0.00	\$0.00
	Total Remaining to be Drawn	\$0.00	\$0.00
	Percentage Remaining to be Drawn	\$0.00	100.00%
Institute for Community Alliances (ICA)	Data Collection (HMIS)	\$14,693.00	\$14,693.00
	Total	\$14,693.00	\$14,693.00
	Total Remaining to be Drawn	\$0.00	\$0.00
	Percentage Remaining to be Drawn	\$0.00	0.00%
People Incorporated	Street Outreach	\$51,150.50	\$51,150.49
	Total	\$51,150.50	\$51,150.49



CDBG-Qualified Census Tracts

February 2022



CITY OF SAINT PAUL, MINNESOTA CDBG Eligible Census Tracts - 2024				
Geo ID	Census Tract	Low-Income Population in Tract	Total Population in Tract	% Low-Income
27123030202	30202	1350	2255	59.87%
27123030400	30400	2905	4840	60.02%
27123030500	30500	4470	5385	83.01%
27123030601	30601	4190	5585	75.02%
27123030703	30703	2345	3550	66.06%
27123030704	30704	2335	4080	57.23%
27123030800	30800	3465	4960	69.86%
27123030900	30900	2470	3670	67.30%
27123031000	31000	3640	4900	74.29%
27123031100	31100	2015	3375	59.70%
27123031200	31200	1465	2705	54.16%
27123031300	31300	1960	2385	82.18%
27123031400	31400	2320	2810	82.56%
27123031500	31500	2475	2795	88.55%
27123031600	31600	3920	4595	85.31%
27123031702	31702	4865	5955	81.70%
27123031801	31801	3335	4855	68.69%
27123031802	31802	2435	4205	57.91%
27123031900	31900	1140	1670	68.26%
27123032000	32000	1275	2395	53.24%
27123032100	32100	1540	2315	66.52%
27123032200	32200	1525	2760	55.25%
27123032400	32400	1855	2435	76.18%
27123032500	32500	3045	4015	75.84%
27123032600	32600	1995	2665	74.86%
27123032700	32700	2070	2515	82.31%
27123033000	33000	1375	1765	77.90%
27123033100	33100	1195	1765	67.71%
27123033200	33200	1290	2260	57.08%
27123033400	33400	1865	2495	74.75%
27123033500	33500	2440	3030	80.53%
27123033600	33600	1400	1580	88.61%
27123033700	33700	1255	1565	80.19%
27123033800	33800	1150	1675	68.66%
27123033900	33900	795	1480	53.72%

CITY OF SAINT PAUL, MINNESOTA CDBG Eligible Census Tracts - 2024				
Geo ID	Census Tract	Low-Income Population in Tract	Total Population in Tract	% Low-Income
27123034000	34000	720	1375	52.36%
27123034201	34201	1100	1815	60.61%
27123034202	34202	2190	4140	52.90%
27123034400	34400	1070	1700	62.94%
27123034500	34500	3110	4400	70.68%
27123034601	34601	2920	4155	70.28%
27123034602	34602	2420	3795	63.77%
27123034701	34701	2095	3465	60.46%
27123034702	34702	2290	3775	60.66%
27123035900	35900	610	1005	60.70%
27123036100	36100	1415	1610	87.89%
27123036800	36800	1350	2105	64.13%
27123037100	37100	2440	4405	55.39%
27123037200	37200	4450	6450	68.99%
27123037403	37403	3530	6325	55.81%
27123037602	37602	3605	5000	72.10%
27123042800	42800	1925	2080	92.55%



Summary Report to City of St. Paul on HOME Projects Inspections

Report Period: June 1, 2024 through May 31, 2025

A total of 39 annual reports were reviewed, 90 HOME units physically inspected and 90 tenant files reviewed.

							INSPECTION DATES						
IDIS No.	Project Name	Project Total Units	HOME Units Total	Fixed/Floating	POA End Date	Inspection Frequency	2024	2025	No. of Units Inspected	Physical Inspection Results	Desk Audit & Tenant File Review Results	Date Last Rent Increase Approved	Notes
1927	2700 University Apartments	248	11	Floating	06/11/38	every 3 years	05/07/24	Next Site Visit in 2027	-	1 Unit & 1 Building Findings; Completed work orders received 06/04/24.	Clarifications for file review findings and corrected CHART received on 06/04/24.	05/29/24	
1015	Arlington Gardens Apartments	50	49	Fixed	01/01/48	annual	08/20/24	Scheduled after May 31	10	Multiple Unit & Building Findings; Completed work orders received 10/25/24.	Clarifications for file review findings and corrected CHART received on 10/25/24.	-	
1990	BROWNstone	35	7	Fixed	08/20/38	every 3 years	Next Site Visit in 2025	Scheduled after May 31	-			09/15/23	
1925	Cambric Senior Housing	113	7	Fixed	06/30/37	every 3 years	Next Site Visit in 2026	Next Site Visit in 2026	-			05/29/24	
1607	Commerce II	45	7	Fixed	12/01/26	annual	04/24/24	Scheduled after May 31	-			-	
1242	Cornelia House	47	10	Floating	09/09/25	annual	08/27/24	Scheduled after May 31	4	1 Building Finding; Completed work order received 09/19/24.	Clarifications for file review findings and corrected CHART received on 02/18/25.	11/15/23	
1312	Crane Ordway	70	16	Floating	05/31/27	annual	08/14/24	Scheduled after May 31	4	Multiple Unit, Building, & Outside Findings; Completed work orders received 09/13/24.	No file review findings; No report findings.	06/25/19	
1106	Crestview Community Expansion	44	11	Floating	11/26/26	annual	08/06/24	04/01/25	8	2024/2025: 8 total units inspected. Multiple Unit, Building, & Outside Findings at both inspections; Completed work orders received to support correction of all deficiencies as of 05/09/25.	2024/2025: Corrections for file review findings and corrected CHARTs as of 05/09/25.	05/21/19	Staff turnovers and reduced capacity delayed correction of and response to deficiencies.
1539	Delancey Apartments	37	13	Fixed	01/15/25	annual	07/24/24	04/01/25	8	2024/2025: 8 total units inspected. 3 Unit & 2 Buildings at both inspections; Completed work orders received to support correction of all deficiencies as of 05/09/25.	2024/2025: Corrections for file review findings and corrected CHARTs as of 05/09/25.	03/09/20	
1912	Elders Lodge	43	17	Floating	03/09/31	annual	06/27/24	Scheduled after May 31	4	1 Building Finding; Completed work order received 08/01/24.	Clarifications for file review findings and corrected CHART received on 07/24/24.	-	
1160	Graham Place	121	8	Fixed	05/31/26	annual	03/19/24	Scheduled after May 31	-			10/27/23	
1822	Hamline Station East	51	5	Floating	12/19/46	annual	08/06/24	04/01/25	5	2024/2025: 5 total units inspected. Multiple Unit, Building, & Outside Findings at both inspections; Completed work orders received to support correction of all deficiencies as of 05/12/25.	2024/2025: Corrections for file review findings and corrected CHARTs as of 05/12/25.	01/01/25	
1821	Hamline Station West	57	5	Floating	12/19/46	annual	08/06/24	04/01/25	8	2024/2025: 8 total units inspected. Multiple Unit, Building, & Outside Findings at both inspections; Completed work orders received to support correction of all deficiencies as of 05/12/25.	2024/2025: Corrections for file review findings and corrected CHARTs as of 05/12/25.	01/01/25	
1117	Historic Bluff Landing	16	2	Floating	05/31/26	every 2 years	08/28/24	Next Site Visit in 2026	2	Multiple Unit & 1 Outside Findings; Completed work orders received 09/26/24.	Dayton's Bluff NHS began self-managing in 2024. Previous management did not transfer all household file documents that support continued eligibility. AHC will establish compliance status at this year's review.	09/12/23	
1014	Jackson Street Village	24	8	Floating	01/01/38	every 2 years	Next Site Visit in 2025	Scheduled after May 31	-			02/12/25	
1603	Kimball Court	76	15	Floating	04/20/26	annual	07/18/24	Scheduled after May 31	4	Multiple Unit & Building Findings; Completed work orders received to support correction of all deficiencies as of 01/22/25.	Clarifications for file review findings and corrected CHART received on 01/22/25.	08/01/24	
1224	Lyon's Court	60	3	Fixed	01/01/28	annual	03/20/24	Scheduled after May 31	-			11/14/24	
2529	Marshall Avenue Flats (No POA Yet)	98	13	Fixed	-	every 3 years	-	-	-			-	



Summary Report to City of St. Paul on HOME Projects Inspections

Report Period: June 1, 2024 through May 31, 2025

A total of 39 annual reports were reviewed, 90 HOME units physically inspected and 90 tenant files reviewed.

							INSPECTION DATES						
IDIS No.	Project Name	Project Total Units	HOME Units Total	Fixed/Floating	POA End Date	Inspection Frequency	2024	2025	No. of Units Inspected	Physical Inspection Results	Desk Audit & Tenant File Review Results	Date Last Rent Increase Approved	Notes
1885	Maryland Park Apartments	172	6	Fixed	11/02/30	annual	06/05/24	Scheduled after May 31	4	Multiple Unit, Building, & Outside Findings; Completed work orders received 07/05/24.	Clarifications for file review findings received on 07/05/24; No report findings.	05/23/24	
1811	Midway Pointe	50	4	Fixed	12/08/34	annual	08/27/24	Scheduled after May 31	4	No Findings	Clarifications for file review findings and corrected CHART received on 02/22/25.	02/10/20	
1307	Model Cities FFSH	6	5	Floating	01/01/28	every 2 years	Next Site Visit in 2025	Scheduled after May 31	-			03/05/25	
1760	Northern Warehouse	52	5	Fixed	02/04/28	annual	06/27/24	Scheduled after May 31	4	2 Building findings; Completed work orders received 07/29/24.	Clarifications for file review findings and corrected CHART received on 07/29/24.	09/12/23	
2334	Parkway Apartments	45	9	Floating	10/24/42	every 3 years	Next Site Visit in 2026	Next Site Visit in 2026	-		10/25/24: 206/Morrow - Management submitted documents supporting reimbursement of rent overpayments.	04/28/25	
1253	Phalen Senior Lofts	73	35	Floating	06/01/38	annual	03/20/24	Scheduled after May 31	-			11/14/24	
2511	Phalen Village Apartments (No POA Yet)	76	9	Fixed	-	every 3 years	-	-	-			-	
1938	Prior Crossing	44	5	Floating	12/22/36	every 3 years	Next Site Visit in 2026	Next Site Visit in 2026	-	4 unit, 6 building, & 1 outside findings; Completed work orders received to support correction of all deficiencies as of 02/05/25.	Clarifications for file review findings and corrected CHART received on 02/05/25.	01/24/25	PY2022 Report to PJ detailed AHC's efforts to obtain proof of deficiencies corrections. Staff turnover and management transitions delayed correction of and response to deficiencies.
1605	Renaissance Box	70	4	Floating	12/01/26	annual	08/14/24	Scheduled after May 31	4	Multiple Unit, Building, & Outside Findings; Completed work orders received 09/17/24.	No file review findings; No report findings.	01/12/16	
2259	Rice Street Flats	41	9	Floating	08/03/41	every 3 years	Next Site Visit in 2026	Next Site Visit in 2026	-			-	4/25/23 Site Review completed to align with LIHTC Site Review
1816	Rolling Hills Apartments	108	8	Fixed	10/06/44	annual	04/16/24	Scheduled after May 31	-			10/28/22	
PI 001	Selby Grotto Apartments (08-12-24 POA End)	40	3	Floating	08/12/24	annual	07/30/24	8/12/24 POA End	3	No Findings	No file review findings; No report findings.	06/01/23	
2136	Selby Milton Victoria Apartments	34	2	Fixed	07/22/39	every 3 years	Next Site Visit in 2026	Next Site Visit in 2026	-			12/21/23	
1051	Seventh Landing	13	12	Fixed	01/01/28	every 2 years	Next Site Visit in 2025	Scheduled after May 31	-			06/21/22	
2441	Stryker Senior Housing (04-16-25 POA Start)	57	10	Fixed	04/16/45	every 3 years	-	Scheduled after May 31	-	1st Monitoring in Calendar 2025		-	
1696	The Terraces (Wabasha/McLean)	35	17	Fixed	12/30/26	annual	08/27/24	Scheduled after May 31	4	Multiple Unit, Building, & Outside Findings; Completed work orders received 09/26/24.	No file review findings; Corrected CHART received on 09/26/24.	05/16/22	
2138	Thomas Avenue Flats	51	7	Fixed	07/22/39	every 3 years	Next Site Visit in 2026	Next Site Visit in 2026	-			04/22/20	
2514	Treehouse (No POA Yet)	36	4	Fixed	-	every 3 years	-	Scheduled after May 31	-	1st Monitoring anticipated in Calendar 2025		-	
2298	Verdant aka West Side Flats III	82	8	Fixed	05/26/42	every 3 years	Next Site Visit in 2025	5/6/25	4	1 Unit Finding; Completed work order due 06/04/25.	No file review findings; No report findings.	11/14/24	
1744	West Side Flats	178	17	Fixed	09/29/44	annual	03/20/24	Scheduled after May 31	-			11/14/24	



Summary Report to City of St. Paul on HOME Projects Inspections

Report Period: June 1, 2024 through May 31, 2025

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							INSPECTION DATES						
IDIS No.	Project Name	Project Total Units	HOME Units Total	Fixed/Floating	POA End Date	Inspection Frequency	2024	2025	No. of Units Inspected	Physical Inspection Results	Desk Audit & Tenant File Review Results	Date Last Rent Increase Approved	Notes
1914	Western U Plaza	60	2	Fixed	05/02/36	annual	07/30/24	Scheduled after May 31	2	Multiple Unit, Building, & Outside Findings; Completed work orders received 08/29/24.	No file review findings; No report findings.	09/15/23	
1526	Winnipeg Apartments	56	5	Floating	02/28/30	annual	07/30/24	Scheduled after May 31	4	Multiple Unit & Building Findings; Completed work orders received 08/29/24.	No file review findings; Corrected CHART received on 08/29/24.	06/01/23	
1399	YWCA-Grotto	8	2	Floating	12/12/26	every 2 years	Next Site Visit in 2025	Scheduled after May 31	-			10/31/17	
1105	YWCA-Lexington	18	3	Fixed	01/01/28	every 2 years	Next Site Visit in 2025	Scheduled after May 31	-			10/31/17	
1285	YWCA-Oxford	12	12	Fixed	01/01/28	every 2 years	Next Site Visit in 2025	Scheduled after May 31	-			10/31/17	
		2652	410						90				

CITIZEN PARTICIPATION PLAN - Amended

CITY OF SAINT PAUL

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



**SAINT PAUL
MINNESOTA**

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

City of Saint Paul

Citizen Participation Plan

As required by the U.S. Department of Housing and Urban Development (HUD) regulations found at 24 CFR 91.105, this Citizen Participation Plan sets for the City of Saint Paul's policies and procedures for providing citizens and other interested parties with opportunities to participate in an advisory role in the planning, implementation, and evaluation of the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs. The City receives CDBG, HOME, and ESG funds annually from HUD, and these programs are administered through the Department of Planning and Economic Development.

The objective of the CDBG program is the development of viable urban communities by providing decent housing and suitable living environment and expanding economic opportunities. The CDBG program has a focus on low- and moderate-income persons and households earning less than 80% of the Area Median Income, or in predominately low- and moderate-income census tracts. The objective of the HOME program is to provide, develop, support, produce, and expand the supply of decent and affordable housing to serve low- and very low-income persons. The objective of the ESG program is to prevent homelessness and assist those already homeless.

As an entitlement community and recipient of CDBG, HOME, and ESG funds, the City is required to produce the following documents:

1. Consolidated Plan (Con Plan) – a five-year plan that documents the City of Saint Paul's housing and community development needs, outlines strategies to address those needs, and identifies proposed program accomplishments.
2. Annual Action Plan (AAP) – an annual plan that describes specific CDBG, HOME, and ESG projects and programs that will be undertaken over the course of the fiscal year.
3. Consolidated Annual Performance and Evaluation Report (CAPER) – an annual report that evaluates the City's accomplishments and use of CDBG, HOME, and ESG funds.

The primary objectives of the Citizen Participation Plan are to:

1. Encourage citizen participation by all Saint Paul citizens in the development of the Consolidated Plan, Annual Action Plans, and CAPERs, emphasizing the involvement of low- and moderate-income residents, people living in CDBG target neighborhoods, people with disabilities, minorities, non-English speakers, and residents of assisted housing.
2. Give all citizens reasonable and timely access to meetings, information, and records related to the City's CDBG, HOME, and ESG programs.
3. Give all citizens the opportunity to identify and respond to proposed uses of funds.
4. Give all citizens the opportunity to review and comment on program performance.

This Citizen Participation Plan, together with other materials relating to the City's CDBG, HOME, and ESG programs, are available on the City's website (which can be translated) and in alternative formats for persons with disabilities. For information, contact the Department of Planning and Economic Development at 651-266-6575.

Capital Improvement Budget (CIB) Committee

The Saint Paul Capital Improvement Budget (CIB) process is designed to engage the public in evaluating capital needs in the City. As a part of this process, the CIB Committee, 18 Saint Paul residents representing each of the Minnesota senate districts located in Saint Paul, are involved with the annual allocation of the CDBG funds. These residents are charged with hearing project proposal presentations, scoring projects, and offering comments. A public hearing is held during the CIB funding cycle to solicit comments regarding funding selection and priorities prior to the Committee making its formal recommendations. The CIB Committee's recommendations are presented to the Mayor and Council and are the basis for the selection of projects and programs funded with CDBG funds.

Public Hearings

The City will hold at least two public hearings each year to obtain citizen's views about housing and community development needs, proposed uses of funds and review of program performance. At least one public hearing will be held to obtain the views of citizens before the Consolidated Plan is published for comment.

The City will ensure adequate public notice before each public hearing, with sufficient information published about the subject of the hearing to facilitate informed comment. Public hearings will be announced online, via the City's Early Notification System, and in the Saint Paul City Council designated legal newspaper of general circulation. Public notice will be given at least two weeks before a public hearing or public meeting is held.

The City will hold all public hearings at times and location accessible to potential and actual beneficiaries. Reasonable accommodations will be made for people with disabilities upon advance request. Interpretation services for non-English speaking citizens will be provided at public hearings upon advance request, provided such services are available.

If a public hearing is required and if in-person public hearings are not feasible due to health and safety concerns for citizens, virtual public hearings that provide reasonable notification and access for citizens will be held.

Development of the Consolidated Plan and Annual Action Plans

The City will make a concerted effort to notify residents, state and local health service providers, social service providers, fair housing organizations, state and local governments, public housing agencies, affordable housing developers, businesses, community and faith based organizations, and other stakeholders of the development of the Consolidated Plan and Annual Action Plans through email, online postings, and public notices in the Saint Paul City Council designated legal newspaper of general circulation.

The City will conduct public open houses at convenient times and locations to inform and educate citizens on the development of the Consolidated Plan and Annual Action Plans as well as solicit input for the plans. Reasonable accommodations will be made for people with disabilities upon advance request. Interpretation services for non-English speaking residents will be provided at public hearings upon advance request, provided such services are available. The City also will solicit input from residents and stakeholders through online surveys, phone calls, focus groups, and interviews. Interpretation services for non-English speaking residents at public hearings and public meetings upon advance request, provided such services are available.

The City will also offer to attend a standing District Council Board of Directors or Committee meeting to inform members about the plans, answer questions, and solicit input regarding community needs. The District Councils are resident groups that engage and represent the people living in the district and the Board of Directors and Committees are made up of volunteers elected by the neighborhoods' residents.

The City invites proposals applying for CDBG funding through the CIB process. The CIB Committee hears proposal presentations, score projects, and provides recommendations to the Mayor and Council which are the basis for the selection of projects and programs funded with CDBG funds. The Saint Paul Housing and Redevelopment Authority (HRA) accepts applications for HOME funding, along with other federal and local sources, through an open pipeline process. Applications are reviewed by housing staff for each individual project prior to a funding recommendation. Ramsey County Continuum of Care, in conjunction with Ramsey County and the City, will issue a Request for Proposals (RFP) on an annual basis for projects applying for ESG funding.

The City will publish its draft Consolidated Plan and Annual Action Plans for review and comment on the City's website. The City will publish public notices in the Saint Paul City Council designated legal newspaper of general circulation describing the purpose of the Consolidated Plan and Annual Action Plans and listing the locations where the plans may be examined. The Plans will be available for review at the Department of Planning and Economic Development, on its website, and at the Saint Paul Public Library Bookmobile. Posters requesting feedback will be displayed, and written instruction for accessing an online copy will be made available, at all Saint Paul public library branches and the Bookmobile (14 sites in all). Saint Paul public libraries do not require a library card to access public library computers.

Before the City adopts the Consolidated Plan or Annual Action Plans, the City will make available to residents and other interested stakeholders information that includes the amount of funds the City expects to receive and the range of activities that may be undertaken that will benefit low- and moderate-income citizens.

The City will receive and consider written comments on the draft Consolidated Plan and Annual Action Plans for a minimum period of 30 day and shall hold public hearings prior to adopting the final Consolidated Plan and Annual Action Plans and final acceptance by City Council.

Substantial Amendments to the Consolidated Plan and Annual Action Plans

In accordance with 24 CFR 91.505, the City of Saint Paul has developed criteria to be used to determine what changes in HUD funding constitutes a substantial amendment, and therefore requires an amendment to the City's Consolidated Plan. These basic criteria, except for the expedited Citizen Participation process, have been incorporated since the City began receiving CDBG program funding, originally included as criteria for amendments to the City's Capital Improvement Budget Program and Process. These criteria were originally more stringent than federal requirements. The PED Grants Management division of the City of Saint Paul has determined that the following actions will be considered substantial amendments to its HUD-funded programs:

- The addition of a project not described in the Consolidated Plan;
- The cancellation of a project described in the Consolidated Plan;

- An increase in the amount to be expended for a project, if the increase is greater than \$50,000 and also exceeds 25 percent of the amount originally appropriated for the project;
- A change in the location of any public improvement or public facility described in the Consolidated Plan;
- A change in any project that will affect a majority of the intended beneficiaries or a majority of the planned activities.
- A change in the Citizen Participation Plan process, in accordance with 24 CFR §91.105(c), to establish expedited procedures to draft, propose, or amended consolidated plans when necessary to expedite or facilitate the use of grant funds as allowed under the CARES Act.

If a substantial amendment is made, the City will follow all applicable HUD rules, as prescribed in the federal regulations. The City may also utilize an expedited procedure to draft, propose, or amend consolidated plans when necessary to expedite or facilitate the use of grant funds. When utilizing the expedited procedure to draft, propose, or amend consolidated plans for this purpose a public notice will be published in the Saint Paul City Council designated legal newspaper of general circulation. This public notice will clearly state: that the expedited procedures are being used; shall include reasonable opportunity to comment of no less than five (5) days; provide citizens with access to action plan amendments and/or amended citizen participation plans, as applicable, on the City's website [<https://www.stpaul.gov/conplan>]; and clearly note that comments will be received through e-mail, telephone, or U.S. postal mail post-marked up to the stated date and time in the public notice. The City may also utilize written comments on the substantial amendment which will be reviewed by City staff, the Mayor, and City Council before the decision to implement the amendment is made.

Consolidated Annual Performance and Evaluation Reports (CAPERs)

The City will prepare a CAPER each year to notify citizens of the accomplishments of the previous program year and the progress made toward meeting the Consolidated Plan goals in accordance with HUD requirements. Citizens will receive notice of the CAPER through online postings and public notices in the Saint Paul City Council designated legal newspaper of general circulation. The CAPER will be available for review at the Department of Planning and Economic Development, on its website, and at the Saint Paul Public Library Bookmobile. Posters requesting feedback will be displayed, and written instruction for accessing an online copy will be made available, at all Saint Paul public library branches and the bookmobile (14 sites in all). Saint Paul public libraries do not require a library card to access public library computers. The City will receive and consider comments on the CAPER for 15 days before the public hearing to authorize submission of the report to HUD.

Access to Information and Records

Any resident, organization, or other interested party may submit written requests for information regarding the Consolidated Plan, Annual Action Plans and CAPERs, including the City's use of funds under the CDBG, HOME, and ESG programs. This Citizen Participation Plan, the Consolidated Plan, the current Annual Action Plan, the current CAPER, and any substantial amendments to these plans will be available for public review at the Department of Planning and Economic Development and on its website.

Comments, Complaints, and Appeals

The City is responsible for carrying out the development and implementation of the Annual Action Plans. Any person wishing to file a complaint regarding the Consolidated Plan, Annual Action Plans, amendments, and/or CAPERs may do so in writing to:

City of Saint Paul
Planning and Economic Development Department
Beth Ulrich, Grants Manager
1100 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102
beth.ulrich@ci.stpaul.mn.us

The City shall respond to the complaint within 15 days of receipt of the complaint or within 5 days when the City is using an expedited process. All complaints and responses will be maintained for at least six (6) years. Accommodations and/or alternative filing methods will be allowed for persons with disabilities.

All records regarding the adopted Consolidated Plan, Annual Action Plan, Substantial Amendments, and CAPERs, along with use of funds and performance measurements are retained for a minimum of six (6) years at the above address. All residents or interested parties will be given reasonable access to these records upon request.



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2024
ST. PAUL , MN

DATE: 07-31-25
TIME: 10:04
PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	9,284,748.33
02 ENTITLEMENT GRANT	6,765,326.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	1,439,629.09
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	17,489,703.42

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	5,627,307.46
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	5,627,307.46
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	1,583,074.12
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	7,210,381.58
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	10,279,321.84

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	377,558.41
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	5,052,915.65
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	5,430,474.06
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	96.50%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2023 PY: 2024 PY: 2025
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	11,994,610.43
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	11,666,780.03
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	97.27%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	849,677.57
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	546,322.43
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	428,000.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	968,000.00
32 ENTITLEMENT GRANT	6,765,326.00
33 PRIOR YEAR PROGRAM INCOME	643,104.01
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	7,408,430.01
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	13.07%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	1,583,074.12
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	15,690.20
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	224,182.54
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	1,374,581.78
42 ENTITLEMENT GRANT	6,765,326.00
43 CURRENT YEAR PROGRAM INCOME	1,439,629.09
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	8,204,955.09
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	16.75%

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

No data returned for this view. This might be because the applied filter excludes all data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Plan Year	IDIS Project	IDIS	Activity	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	2	2134		650-658 Sherburne	01	LMH	\$463.77
2022	1	2478		Rondo CLT Property Acquisitions for Rental	01	LMH	\$62,606.33
2022	1	2479		Rondo CLT Selby Property Acquisitions for Rental Phase II	01	LMH	\$33,482.46
					01	Matrix Code	\$96,552.56
2021	8	2420		American House Rehabilitation	14B	LMH	\$270,000.00
2023	11	2495		833 University	14B	LMH	\$8,340.00
2023	11	2539		652 Sherburne	14B	LMH	\$2,665.85
					14B	Matrix Code	\$281,005.85
Total							\$377,558.41

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2022	10	2449	6957324	Duluth and Case Play Area 2022	03F	LMA	\$35,884.75
2022	10	2449	7004298	Duluth and Case Play Area 2022	03F	LMA	\$264,008.75
2022	11	2448	6957324	Hazel Park Play Area 2022	03F	LMA	\$53,944.50
2022	11	2448	7004298	Hazel Park Play Area 2022	03F	LMA	\$224,460.75
2023	1	2504	6957324	Prospect Park	03F	LMA	\$6,092.97
2023	1	2504	7004298	Prospect Park	03F	LMA	\$26,207.80
					03F	Matrix Code	\$610,599.52
2022	14	2451	6922662	296 W 7th St (Fire Station 51)	03O	LMA	\$55,245.54
2022	14	2451	6938924	296 W 7th St (Fire Station 51)	03O	LMA	\$107,267.42
2022	14	2451	6957324	296 W 7th St (Fire Station 51)	03O	LMA	\$116,048.33
2022	14	2451	6995020	296 W 7th St (Fire Station 51)	03O	LMA	\$5,647.28
2022	14	2451	6997510	296 W 7th St (Fire Station 51)	03O	LMA	\$293,192.23
2022	14	2451	7001304	296 W 7th St (Fire Station 51)	03O	LMA	\$206,053.33
2022	14	2451	7004219	296 W 7th St (Fire Station 51)	03O	LMA	\$69,670.12
2022	14	2451	7027457	296 W 7th St (Fire Station 51)	03O	LMA	\$12,391.80
					03O	Matrix Code	\$865,516.05
2024	7	2556	7004113	2024 Capitol City Youth Employment	05H	LMC	\$540,000.00
					05H	Matrix Code	\$540,000.00
2023	7	2517	7012868	2024 District 1 Community Engagement	05I	LMA	\$10,195.06
2023	7	2518	6938924	2024 District 2 Community Engagement	05I	LMA	\$29,513.03
2023	7	2518	6957324	2024 District 2 Community Engagement	05I	LMA	\$5,486.97
2023	7	2519	6995020	2024 District 3 Community Engagement	05I	LMA	\$35,000.00
2023	7	2520	6995020	2024 District 4 Community Engagement	05I	LMA	\$7,209.97
2023	7	2521	6938924	2024 District 5 Community Engagement	05I	LMA	\$28,688.95
2023	7	2521	6995020	2024 District 5 Community Engagement	05I	LMA	\$6,311.05
2023	7	2522	6938924	2024 District 6 Community Engagement	05I	LMA	\$35,000.00
2023	7	2523	6995020	2024 District 7 Community Engagement	05I	LMA	\$35,000.00
2023	7	2524	6972893	2024 District 8 Community Engagement	05I	LMA	\$19,508.77
2023	7	2524	6995020	2024 District 8 Community Engagement	05I	LMA	\$15,491.23
2023	7	2525	6938924	2024 District 11 Community Engagement	05I	LMA	\$35,000.00
2023	7	2526	6938924	2024 District 17 Community Engagement	05I	LMA	\$10,531.76
2023	7	2526	6957324	2024 District 17 Community Engagement	05I	LMA	\$2,704.36
2023	7	2526	6972893	2024 District 17 Community Engagement	05I	LMA	\$9,440.06
2023	7	2526	6995020	2024 District 17 Community Engagement	05I	LMA	\$7,323.82
2024	6	2566	7040699	2025 District 2 Community Engagement	05I	LMA	\$9,474.64
2024	6	2570	7040699	2025 District 5 Community Engagement	05I	LMA	\$7,797.90
					05I	Matrix Code	\$309,677.57
2018	8	2195	6922662	800 Robert	12	LMH	\$51,745.19
2024	8	2550	7004219	2024 DBNHS: East Side Home Ownership Initiative	12	LMH	\$41,094.46
					12	Matrix Code	\$92,839.65
2018	7	2137	6957324	69 Garfield	14A	LMH	\$1,419.51
2020	7	2317	7028026	NENDC: Home Improvement Plus	14A	LMH	\$9,513.18
2021	7	2378	7028026	2021 Neighborworks Saint Paul HI RLF	14A	LMH	\$209,557.32
2022	7	2437	6922662	.2022 NeighborWorks HP: Greenline Home Repair Program	14A	LMH	\$6,569.80

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2022	7	2438	6922662	2022 NeighborWorks HP: North End Revitalization Fund	14A	LMH	\$42,770.00
2023	10	2496	6922662	2023 Citywide Homeowner Improvement Loan Program	14A	LMH	\$2,270.00
2023	10	2496	6938924	2023 Citywide Homeowner Improvement Loan Program	14A	LMH	\$29,811.00
2023	10	2496	6957324	2023 Citywide Homeowner Improvement Loan Program	14A	LMH	\$1,044.38
2023	10	2496	6972893	2023 Citywide Homeowner Improvement Loan Program	14A	LMH	\$4,855.00
2023	10	2496	6995020	2023 Citywide Homeowner Improvement Loan Program	14A	LMH	\$40.00
2023	10	2496	7004219	2023 Citywide Homeowner Improvement Loan Program	14A	LMH	\$27,273.00
2023	10	2497	6922662	2023 DBNHS: East Side Home Improvement RLF	14A	LMH	\$23,065.14
2023	10	2497	6938924	2023 DBNHS: East Side Home Improvement RLF	14A	LMH	\$30,281.50
2023	10	2497	6957324	2023 DBNHS: East Side Home Improvement RLF	14A	LMH	\$70,265.02
2023	10	2497	6972893	2023 DBNHS: East Side Home Improvement RLF	14A	LMH	\$17,555.52
2023	10	2497	7028026	2023 DBNHS: East Side Home Improvement RLF	14A	LMH	\$56,370.47
2023	10	2499	6938924	2023 NeighborWorks HP: Greenline Home Repair Program	14A	LMH	\$1,660.06
2023	10	2499	6957324	2023 NeighborWorks HP: Greenline Home Repair Program	14A	LMH	\$318.75
2023	10	2499	6972893	2023 NeighborWorks HP: Greenline Home Repair Program	14A	LMH	\$68,697.19
2023	10	2499	6997510	2023 NeighborWorks HP: Greenline Home Repair Program	14A	LMH	\$84,680.00
2023	10	2500	6922662	2023 NeighborWorks HP: North End Revitalization Fund	14A	LMH	\$585.88
2023	10	2500	6938924	2023 NeighborWorks HP: North End Revitalization Fund	14A	LMH	\$518.75
2023	10	2500	6957324	2023 NeighborWorks HP: North End Revitalization Fund	14A	LMH	\$62.50
2023	10	2500	6972893	2023 NeighborWorks HP: North End Revitalization Fund	14A	LMH	\$515.50
2023	10	2500	6997510	2023 NeighborWorks HP: North End Revitalization Fund	14A	LMH	\$34,331.25
2023	10	2501	6957324	2023 NeighborWorks HP: St. Paul Home Repair Loan Fund	14A	LMH	\$67,537.58
2023	10	2501	6997510	2023 NeighborWorks HP: St. Paul Home Repair Loan Fund	14A	LMH	\$15,710.65
2023	10	2501	7028026	2023 NeighborWorks HP: St. Paul Home Repair Loan Fund	14A	LMH	\$382,203.10
2023	10	2537	6938924	2023 Window Replacement and Low Impact Stabilization Lead Hazard Control	14A	LMH	\$99,870.00
2023	10	2537	6972893	2023 Window Replacement and Low Impact Stabilization Lead Hazard Control	14A	LMH	\$80,130.00
2024	9	2548	7004219	2024 NeighborWorks HP: Greenline HRP, North End Revitalization Fund, St. Paul HILF	14A	LMH	\$23,750.00
2024	9	2548	7027457	2024 NeighborWorks HP: Greenline HRP, North End Revitalization Fund, St. Paul HILF	14A	LMH	\$111,846.78
2024	9	2549	6972893	2024 DBNHS: East Side Home Improvement RLF	14A	LMH	\$34,512.79
2024	9	2549	6995020	2024 DBNHS: East Side Home Improvement RLF	14A	LMH	\$59,262.68
2024	9	2549	7004219	2024 DBNHS: East Side Home Improvement RLF	14A	LMH	\$47,405.41
2024	9	2549	7028026	2024 DBNHS: East Side Home Improvement RLF	14A	LMH	\$339,141.86
2024	9	2552	7027457	2024 Window Replacement and Low Impact Stabilization Lead Hazard Control	14A	LMH	\$55,671.00
2024	9	2559	6972893	2024 Direct Project Costs	14A	LMH	\$116,346.90
2024	9	2559	6995020	2024 Direct Project Costs	14A	LMH	\$223,653.10
					14A	Matrix Code	\$2,381,072.57
2023	12	2509	6957324	2023 ESNDC: East Side BIF	14E	LMA	\$7,590.00
2023	12	2509	6995020	2023 ESNDC: East Side BIF	14E	LMA	\$911.00
2023	12	2516	6938924	1676 White Bear Ave (V&I Best Steak House)	14E	LMJ	\$64,046.00
2023	12	2528	6972893	977 Payne Ave (East Side Arts Council) ESNDC BIF 2023	14E	LMA	\$1,798.78
2023	12	2538	6957324	850 Maryland Ave (iHeart Pho)	14E	LMA	\$35,012.36
2023	12	2547	6995020	655 Payne Ave (La Palma)	14E	LMA	\$45,000.00
2024	11	2587	7004219	1152 Rice St_Remington Auto_2024 NeNO BIRF	14E	LMA	\$30,815.06
					14E	Matrix Code	\$185,173.20
2023	12	2530	6922662	969 Arcade Liberty Tax (ESNDC BIF 2023)	17C	LMA	\$40,000.00
					17C	Matrix Code	\$40,000.00
2023	12	2510	6922662	450 Lexington Parkway (Life Juices)	18A	LMA	\$20,420.38
2024	11	2551	7004219	2024 NENO Business Invest and Revitalize Fund	18A	LMA	\$7,616.71
					18A	Matrix Code	\$28,037.09
Total							\$5,052,915.65

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2024	7	2556	7004113	No	2024 Capitol City Youth Employment	B24MC270007	EN	05H	LMC	\$540,000.00
								05H	Matrix Code	\$540,000.00
2023	7	2517	7012868	No	2024 District 1 Community Engagement	B23MC270007	EN	05I	LMA	\$10,195.06
2023	7	2518	6938924	No	2024 District 2 Community Engagement	B23MC270007	EN	05I	LMA	\$29,513.03
2023	7	2518	6957324	No	2024 District 2 Community Engagement	B23MC270007	EN	05I	LMA	\$5,486.97
2023	7	2519	6995020	No	2024 District 3 Community Engagement	B23MC270007	EN	05I	LMA	\$35,000.00
2023	7	2520	6995020	No	2024 District 4 Community Engagement	B23MC270007	EN	05I	LMA	\$7,209.97
2023	7	2521	6938924	No	2024 District 5 Community Engagement	B23MC270007	EN	05I	LMA	\$28,688.95
2023	7	2521	6995020	No	2024 District 5 Community Engagement	B23MC270007	EN	05I	LMA	\$6,311.05
2023	7	2522	6938924	No	2024 District 6 Community Engagement	B23MC270007	EN	05I	LMA	\$34,004.31
2023	7	2522	6938924	No	2024 District 6 Community Engagement	B24MC270007	PI	05I	LMA	\$995.69
2023	7	2523	6995020	No	2024 District 7 Community Engagement	B23MC270007	EN	05I	LMA	\$35,000.00

GLOSSARY OF TERMS, ACRONYMS, AND ABBREVIATIONS

4(d) Affordable Housing Incentive Program – a program that preserves affordable housing by helping rental building owners obtain property tax reductions if they agree to keep a minimum percentage of their rental units affordable over a specified period of time. The program may also help owners make existing buildings greener through cost sharing for energy efficiency improvements and solar installations.

ADA – Americans With Disabilities Act - a civil rights law that prohibits discrimination against individuals with disabilities in all areas of public life, including jobs, schools, transportation, and all public and private places that are open to the general public.

ADU – Accessory Dwelling Unit – a secondary dwelling unit, subordinate to a principal one-family dwelling, within or attached to a one-family dwelling or in a detached accessory building on the same zoning lot, with the property owner of record occupying either the principal dwelling unit or the accessory dwelling unit as their permanent and principal residence.

Affordable Housing – defined as housing where the occupant(s) is/are paying no more than 30% of his/her income for gross housing costs, including utilities.

Annual Action Plan (AAP) - annual plans for the period of time covered by the Consolidated Plan (typically three to five years) which provide a concise summary of the actions, activities, and specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified in the Consolidated Plan.

Assisted Housing – housing which is subject to restrictions on tenant income and rents because of one or more governmental subsidies.

AFFH – Affirmatively Furthering Fair Housing - a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act.

AI – Analysis of Impediments to Fair Housing - is a comprehensive review of an Entitlement jurisdiction's laws, regulations, and administrative policies, procedures, and practices how those laws, etc. affect the location, availability, and accessibility of housing, both public and private, and the affect on housing choice for all protected classes.

ALP – Wilder Assisted Living Program - brings supportive services to residents who live in two STPHA hi-rises.

AMI – Area Median Income - the midpoint of a specific region's income distribution – half of families earn more than the median and half earn less than the median. For housing policy, income thresholds set relative to the area median income — such as 80% of the area median income — identify households eligible to live in income-restricted housing units and the affordability of housing units to low-income households.

CARES Act – Coronavirus Aid, Relief and Economic Security Act - provided fast and direct economic assistance for American workers, families, small businesses, and industries.

CDBG - Community Development Block Grant - an annual entitlement grant of federal dollars, from HUD to the City of Saint Paul, used to fund activities that primarily benefit low/moderate-income citizens.

CDBG-CV - Community Development Block Grant funding received through the CARES Act to prevent, prepare for, or respond to the coronavirus.

CDC – Community Development Corporation - a nonprofit, community-based organizations focused on revitalizing the areas in which they are located, typically low-income, underserved neighborhoods that have experienced significant disinvestment.

CEYS – Coordinated Entry for Youth and Singles – a standardized assessments for homeless individuals and youth to determine the most appropriate housing referral/housing alternatives.

CFR – Code of Federal Regulations – Federal regulations; HUD regulations are at 24 CFR.

CHSP - Congregate Housing Services Program - develops individualized services for elderly or disabled STPHA residents to maintain his/her independence.

Conduit Revenue Bonds – are tax-exempt revenue bonds issued by the HRA and are used for not-for-profit organization capital improvement projects.

Consolidated Plan (Con Plan) – a required strategic plan for any local unit of government receiving HUD funds which requires the jurisdiction to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions.

CoC - Continuum of Care - a comprehensive system designed to move individuals and families from homelessness to permanent housing by providing specialized assistance (e.g., job training, psychological counseling, budget counseling, education, etc.).

CROP – Community Resource Outreach Project - weekly outreach at the City's Central and Rondo Community Libraries to provide referrals to community services and resources.

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

CWRC – Citywide Resident Council – its purpose is to advocate for residents before STPHA and other agencies; evaluate physical and social conditions at respective developments or buildings; encourage programs and activities designed to promote

leadership, self-sufficiency, safety, and education; and encourage good working relationships between residents and STPHA staff.

DSI – Department of Safety and Inspections – a City Department whose mission is to preserve and improve the quality of life in Saint Paul by protecting and promoting public health and safety for all through code compliance; building, property, and fire inspections; permits; zoning compliance; dog licensing, among other things.

EEOC – Equal Employment Opportunity Commission - a federal agency that administers and enforces civil rights laws against workplace discrimination. The EEOC investigates discrimination complaints based on an individual's race, children, national origin, religion, sex, age, disability, sexual orientation, gender identity, genetic information, and retaliation for reporting, participating in, and/or opposing a discriminatory practice.

Elderly – a person who is at least 62 years of age and older (applies to housing activities). A person who is at least 60 years of age and older (applies to non-housing Community Development Block Grant activities).

Emergency Shelter – any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or specific segments of the homeless population.

Entitlement Community – a community that receives funding directly from HUD and develops its own programs and funding priorities, for example, the City of Saint Paul.

ESG – Emergency Solutions Grant - provides funding to assist homeless individuals/families or prevent individual/families from becoming homeless.

ESG-CV – Emergency Solutions Grant funding received through the CARES Act to prevent, prepare for, or respond to the coronavirus.

Extremely Low-Income – persons/households whose income falls below 30% of the area median income.

FHPAP – Family Homeless Prevention and Assistance – a program which provides grants to encourage and support innovation at the county or regional level by establishing a comprehensive service system, including prevention services, for families, single adults, and youth who are homeless or at risk of becoming homeless.

FHEO – Fair Housing and Equal Opportunity - an agency within the U.S. Department of Housing and Urban Development. FHEO is responsible for administering and enforcing federal fair housing laws and establishing policies that make sure all Americans have equal access to the housing of their choice.

FHIC – Fair Housing Implementation Council - a collaboration of local and county governments that recognize a regional approach is necessary to effectively eliminate impediments to fair housing and promote fair housing opportunities. The collaboration consists of: Saint Paul, the counties of Anoka, Dakota, Hennepin, and Washington; the

Metro HRA (Metropolitan Council); the Community Development Agencies of Scott and Carver Counties; and the cities of Bloomington, Eden Prairie, Minneapolis, Minnetonka, Plymouth, Coon Rapids, and Woodbury.

FSS – Family Self-Sufficiency Program – designed to enable families to improve their education and employment status and thereby achieve a great measure of economic independence self-sufficiency.

HAP – Housing Assistance Program – provides housing assistance for households under the Section 8 voucher program.

HCV - Housing Choice Voucher – the federal government's largest program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. The eligible renter pays no more than 30% of adjusted income toward rent and utilities, and the balance of the rent is paid by the public housing agency. Housing assistance is provided on behalf of the participant who are then able to find their own housing, including single-family homes, townhouses, and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. The program is administered locally by public housing agencies.

HMIS – Homeless Management Information System - a database to combine data on homeless populations served within a specific geographic area (e.g., St. Paul, Ramsey County).

HOA – Home Ownership Alliance - a statewide collaboration to eliminate Minnesota's homeownership gap.

HOME Program – The HOME Investment Partnerships Program - provides formula funding, from HUD to the City of Saint Paul, for a wide range of affordable housing activities for low-income people which can include rental, homeownership, and rehabilitation of existing housing.

Household – one or more persons occupying a given housing unit (Census Bureau). Occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

Household Income – the total income for all persons who occupy a housing unit.

HRA – Housing and Redevelopment Authority - a City of Saint Paul public entity which undertakes housing, commercial and business development activities. The HRA authorizes the acquisition of real estate, housing and commercial loans and grants, and the issuance of bonds.

HTF – Housing Trust Fund - an affordable housing production program that complements existing Federal, state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low- income households and

may include homeless families. HTF funds are typically used for the production or preservation of affordable housing through the acquisition, new construction, reconstruction, and/or rehabilitation of non-luxury housing with suitable amenities.

HREEO - Human Rights and Equal Employment Opportunity - a department at the City of Saint Paul serves to improve the inclusive contracting practices and workforce development strategies of the City.

HUD - United States Department of Housing and Urban Development - the federal agency from which the City receives its CDBG, HOME program, and ESG funding.

IDIS - Integrated Disbursement and Information System - a nationwide database that provides HUD with current information on the status of HUD-funded activities.

Inclusionary Zoning - an affordable housing tool that links the production of affordable housing to the production of market-rate housing. It either requires or encourages new residential developments to make a certain percentage of the housing units affordable to low- or moderate- income residents.

Inspiring Communities - a City of Saint Paul housing redevelopment strategy providing focused investment in neighborhoods most impacted by foreclosure and vacancy. The program funds assist developers with development gap financing for construction of new housing on vacant lots or rehabilitation of vacant structures.

JPA - Joint Powers Agreement - a formal, legal agreement between the City of Saint Paul and Ramsey County for the administration of the City's annual formula allocation of Emergency Solutions Grant funding from the U.S. Department of Housing and Urban Development.

LIHTC - Low-Income Housing Tax Credits - a program provides tax incentives, written into the Internal Revenue Code, to encourage developers to create affordable housing. These tax credits are provided to each State based on population and are distributed to the State's designated tax credit allocating agency. In turn, these agencies distribute the tax credits based on the State's affordable housing needs with broad outlines of program requirements from the federal government. Tax credit subsidies provide a moderate level of affordability through rent restrictions. Tax credits may be combined with additional sources of federal or state funding

LBP - Lead-Based Paint.

LEP - Limited English Proficiency - individuals who do not speak English as their primary language and who have a limited ability to read, speak, write, or understand English.

LMI (or low/mod) - Low- and/or Moderate-Income - generally refers to individuals and/or households with incomes at or below 80% of area median income.

LOTH - Length of Time Homeless.

Low-Income – households/persons whose income is at or below 50% of the area median income.

Mainstream Program – Mainstream Housing Opportunities for Persons with Disabilities - provides vouchers to through Public Housing Agencies that enable persons with disabilities (elderly or non-elderly) to access affordable private housing of their choice. Also assists PHAs and nonprofit disability organizations in providing housing choice vouchers (HCVs) for any group identified in a community as having the worst housing need, i.e., very low-income persons with a disability.

MBE – Minority-owned Business Enterprise - business owned by at least 51% minority individuals.

MHFA – Minnesota Housing Finance Agency (a.k.a. Minnesota Housing or MN Housing) - the state's housing finance agency that provides access to safe, decent and affordable housing and to build stronger communities across the state by providing funding for homebuyers.

MHU – Mental Health Unit - Specialized SPPD officers who conduct proactive and reactive services citywide in an effort to connect citizens in need of mental health services with available community resources.

MNHOC – Minnesota Homeownership Center - provides homebuyer services through classes and one-on-one counseling, and helps homeowners facing foreclosure stay in their homes.

Moderate-Income – households/persons whose income is from 51% and 80% of the area median income.

Multifamily Housing – A building with 4 or more residential units, including apartments, condominiums. Multifamily units are generally attached and share a common lot. Housing type should not be confused with ownership; multi-family units may be owner- occupied or renter-occupied.

NOAH – Naturally Occurring Affordable Housing - refers to residential rental properties that maintain low rents without federal subsidy. It is the most common affordable housing in the U.S.

OFE – Office of Financial Empowerment - seeks to directly address the root causes of poverty and inequity in Saint Paul. Creation of the OFE will connect low-income residents to financial education and counseling, help them establish savings and build credit, and provide them with tools to achieve financial stability.

OZ – Opportunity Zones - a new community development program established by Congress in the Tax Cut and Jobs Act of 2017 to encourage long-term investments in low-income and urban communities nationwide.

PBV – Project Based Voucher - helps pay for rent in privately owned rental housing, but only in specific privately-owned buildings or units (see PBRA). The voucher holder does not get to choose the unit as is done with an HCV.

PHA – Saint Paul Public Housing Agency.

PI – Program Income - income directly generated from a CDBG or HOME program funded activity (e.g., loan repayments).

PIT – Point-In-Time Count – a count of all sheltered and unsheltered people in a specific community. Outreach workers and volunteers canvas a community to count the people who appear to be living in places not meant for human habitation. During a PIT count, communities identify whether a person is an individual, a member of a family unit, or an unaccompanied youth. In addition, communities also identify if a person is chronically homeless, indicating long-time or repeated homelessness, and if a person has a disability.

PJ – Participating Jurisdiction - a state or local government, for example, the City of Saint Paul, designated by HUD to receive funding through the HOME Program.

POHP – Publicly Owned Housing Program – Through Minnesota Housing Finance Agency, assistance is provided to PHAs that provide public housing to individuals and families (households with children) to rehabilitate and preserve public housing units.

PSH - Permanent Supportive Housing – Housing with supportive services; an intervention that combines affordable housing assistance with voluntary support services to address the needs of chronically homeless people.

RAB – Resident Advisory Board - provides the PHA and the residents with a forum for sharing information about the Agency's Annual Plan, developing and/or making any significant modifications or amendment to the plan. PHAs are required to establish one or more RABs as part of the PHA Plan process and is comprised of individuals who reflect and represent the residents assisted by the PHA.

RAD – Rental Assistance Demonstration Program - allows public housing agencies (PHAs) and owners of other HUD-assisted properties to convert units from HUD rental assistance to project-based Section 8 contracts. The primary benefit is that properties are able to private sources of capital financing for owners to address deferred maintenance issues.

RRH – Rapid Re-Housing - an intervention designed to help individuals and families that do not need intensive and ongoing supports to quickly exit homelessness and return to permanent housing.

RUSH - Re-directing Users of Shelter to Housing - a group of Ramsey County community partners that aims to move all frequent users of emergency shelters into stable housing.

S.A.F.E. – Stable, Accessible, Fair and Equitable – a set of five (5) tenants protections for rental housing, implemented in March 2021, in the City of Saint Paul.

SBE - Small Business Enterprise - a business that meets specific economic criteria and is owned, operated, and controlled by one or more persons.

Section 3 Program - requires that recipients of certain HUD financial assistance, to the greatest extent possible, provide training, employment, contracting, and other economic opportunities to low- and very low-income persons, especially recipients of government assistance for housing, and to businesses that provide economic opportunities to low- and very low-income persons.

Single-family Housing – A residence which includes conventional stand-alone housing units as well as patio homes, townhomes, duplexes, or structures with up to four units, one of which is occupied by the owner.

SPPD – Saint Paul Police Department.

SPPS – Saint Paul Public Schools, Independent District #625.

SRO – Single Room Occupancy - a residential property that includes multiple single room dwelling units. Each unit is for occupancy by a single eligible individual. The unit need not, but may, contain food preparation or sanitary facilities, or both.

STAR Funds – Sales Tax Revitalization - funds are derived from a City of Saint Paul half-cent sales tax levy for capital improvements to further residential, economic, and commercial development.

Supportive Housing – Housing that includes planned supportive services.

TBRA – Tenant-Based Rental Assistance - a rental subsidy that helps make up the difference between what a renter can afford to pay and the actual rent for a home or apartment.

TIF – Tax Increment Financing - a public financing method that is used as a subsidy for redevelopment, infrastructure, and other community-improvement projects.

TPV – Tenant Protection Vouchers (also referred to as **Enhanced Vouchers**) – are meant to ensure there is no displacement of low-income residents occurs as a result of various actions resulting in a loss of subsidy assistance. In other words, tenants may be displaced when a property in which the tenant lives is no longer subject to income restrictions, but the tenant does not have a voucher to ensure continued affordability. These tenants would receive a voucher to ensure affordability and protection from potential rent increases.

Transitional Housing – a project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months.

VASH – Veterans Affairs Supportive Housing - combines HUD HCV rental assistance for homeless veterans and their families with case management and clinical services provided by the Department of Veterans Affairs at its medical centers and in the community.

Very Low-Income – households/persons whose income falls below 30% of the area median income.

VOP - Vendor Outreach Program - a City of Saint Paul business assistance program aimed at helping WBE, MBE, and SBE have greater access to contracting opportunities with the city.

WBE – Woman-owned Business Enterprise – a business where at least 51% is owned and controlled by a female.