



First Program Year CAPER (PY2010)

EXECUTIVE SUMMARY

The City of St. Cloud is an entitlement jurisdiction that receives an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The funds must be used to meet one of three National Objectives: (1) benefit to low/moderate income (LMI) populations, (2) prevent or eliminate slum and blight, and (3) provide for urgent need.

As a recipient of CDBG funds, the City is required to prepare a five-year Consolidated Plan that identifies housing and community needs, prioritizes these needs, identifies resources to address the need, and establishes annual goals and objectives to meet the identified needs. The purpose of the Consolidated Plan is to outline a strategy for the City to follow when distributing CDBG funds that achieve the goal of the CDBG program, which is “to develop viable urban communities by providing decent housing, providing a suitable living environment, and expanding economic opportunities principally for low/moderate income persons”. The Consolidated Plan was most recently updated in May 2010 and will guide future activities from 2010 to 2014.

Each year the City of St. Cloud is required to provide the public and HUD with an assessment of its accomplishments toward meeting the priority goals outlined in the Consolidated Plan. This annual assessment is known as the Consolidated Annual Performance and Evaluation Report (CAPER). The Program Year 2010 (PY2010) CAPER provides a review and evaluation of the City of St. Cloud’s progress toward meeting the annual goals and outcomes as outlined in the PY2010 Annual Action Plan and larger five year goals identified in the 2010-2014 Consolidated Plan.

In PY2010, the City of St. Cloud received an entitlement grant in the amount of \$517,494.00 and program income in the amount of \$75,502.70. The PY2010 CAPER reporting period is July 1, 2010 – June 30, 2011.

Table 1 provides a summary of CDBG activities and persons benefitted in PY2010 (does not include program income that was received during PY2010).

Table 1 - Activity	Initial Funded Amount – does not include program income increases	Drawn Amount	Persons Benefitted
Paramount Theatre Handicap Door Openers	\$10,000.00	\$8,306.80	7,088 persons
Whitney Senior Center Renovation	\$39,005.00	\$47,095.47	25,636 persons
Southside Park Facility Improvements	\$45,000.00	\$64,597.11	1,523 persons
New Beginnings Renovation of Facility	\$32,489.00	\$30,519.38	35 persons
Regional Human Rights Office	\$70,000.00	\$70,000.00	28 persons
Homeowner Housing Rehabilitation (IDIS 231)	\$379,247.54 (includes PI)	\$307,545.71	14 households
Homeowner Housing Rehabilitation (IDIS 239)	\$297,702.29 (includes PI)	\$28,500.00	3 households
Management of CDBG Program	\$80,000.00	\$12,044.29	NA
Fair Housing Training and Literature Distribution	\$3,000.00	\$936.23	NA
CDBG Consolidated Planning	\$10,000.00	-	NA

Data derived from PR02 – List of Activities By Program Year and Project.

Attachment A illustrates the location of all PY2010 location based CDBG activities.

GENERAL QUESTIONS

1. Assessment of the one year goals and objectives:

a. Describe the accomplishments in attaining the goals and objectives for the reporting period.

- The following are priority housing objectives from the 2010-2014 Consolidated Plan:

- Impact core neighborhood residential areas with the use of deferred rehabilitation home improvement loans for targeted income populations:

In PY2010, the City continued its partnership with the St. Cloud Housing & Redevelopment Authority (HRA) by providing \$250,000 in CDBG funds to continue funding the St. Cloud Rehabilitation Loan Program. The program provides deferred loans, up to \$20,000 per house, to very low and low or moderate income families. Handicap accessibility improvements and emergency improvements are high priorities. Typical improvements include roofing, windows, doors, siding, electrical, plumbing, HVAC, and handicap accessibility improvements. Activities are primarily geographically limited to the St. Cloud CDBG Target Area, which includes 15 of the 19 HUD identified low moderate income block groups within the City. The loan requires the homeowner live in the house as a primary resident for the 30 year term of the loan. Upon the sale or transfer of the property, or the 30 year term is expired, the owner will be required to pay the City the full amount borrowed without interest. The 2010-2014 City of St. Cloud Consolidated Plan identified a goal of assisting 10 LMI households per year. In PY2010, this LMH activity assisted 17 LMI households. Attachment A illustrates the locations of the properties that were rehabbed in PY2010.

- To implement a public awareness campaign to foster collaboration and support for affordable housing.

In PY2010, no actions were taken to implement this objective because of limited CDBG funds.

- To continue support for development of affordable rental and permanent supportive housing for targeted needs populations.

In PY2010, no actions were taken to implement this objective because of limited CDBG funds.

- The following is the priority homeless objective from the 2010-2014 Consolidated Plan:

- To develop support systems to move populations through a continuum of housing options from homeless-to-transitional-to-permanent support affordable housing.

In PY2010, the City continued its partnership with New Beginnings by providing \$32,489 in CDBG funding to replace two furnaces, electrical panel, security alarm system, and transitioning space to residential use in their building. New Beginnings offers a transitional housing program that provides residential services for up to

16 women ages 14-21 and their babies and also offers parenting, health and wellness programming, and an independent living program to its residents. The 2010-2014 City of St. Cloud Consolidated Plan identified a goal of assisting 25 LMI persons per year. In PY2010, this LMC activity assisted 35 LMI persons. Attachment A illustrates the location of the New Beginnings facility.

- The following is the priority fair housing objective from the 2010-2014 Consolidated Plan:

- To establish a regional human rights office within the City of St. Cloud to assure human rights are protected and to address impediments to fair housing through training and literature distribution.

In PY2010, the City of St. Cloud developed a partnership with the State of MN Human Rights Office by providing \$70,000 in CDBG funds to create the St. Cloud Regional Human Rights Office. The Human Rights Office provides services for human rights and fair housing through education, outreach, enforcement, counseling, mediation, and training. The 2010-2014 City of St. Cloud Consolidated Plan identified a goal of assisting 50 persons per year. In PY2010, this LMC activity assisted 28 LMI persons.

In PY2010, the City of St. Cloud partnered with the St. Cloud Regional Human Rights Office to sponsor a fair housing training event that helped property owners/managers of residential rental properties better understand the many complexities associated with fair housing. The event was held on February 23, 2011, and 90+ property owners/managers attended the event.

- The following is the priority community development objective from the 2010-2014 Consolidated Plan:

- To preserve and enhance existing neighborhoods by providing assistance to public facilities for park improvements in low income neighborhoods and for capital improvements to a public facility for the senior community.

In PY2010, the City of St. Cloud continued its partnership with the Whitney Senior Center by providing \$39,005 in CDBG funds to partially reroof and replace furnaces in the facility. The facility serves 100+ senior citizens per day from the St. Cloud metropolitan area. In PY2010, this LMC presumed benefit activity (elderly) assisted an estimated 25,636 LMI persons. This estimate is based on a percentage of the St. Cloud MSA population using the 2000 decennial census correlated with an estimated use of the Whitney Senior Center (WSC) at 200 to 400 seniors per day (Steve Hennes, WSC Director). The estimate used 200 seniors per day since it is the most conservative number of users. There are no records kept or required to be kept for people who use the WSC. There is no membership process or log to reference. There are over 172 organizations that use the WSC on an annual basis. A large number of seniors use the WSC multiple times per year. Some users attend daily; others only once a year. There is no reasonable way to expect that the WSC staff can count the tens of thousands of people that use the WSC throughout the year. By taking the conservative number of 200 users per day, multiply it by 5 days

per week, multiple this by 52 weeks per year, divide this by 50% to recognize the duplication factor. The 2000 decennial census (U.S. Census Bureau – American Fact Finder - QT-P3 – Race and Hispanic or Latino: 2000 Report) states the total population in the St. Cloud, MN MSA is 167,392 persons. The following extrapolates WSC users by the percentage by race from the 2000 decennial census from the St. Cloud, MN MSA:

- White - 26,000 x 96% = 24,960 persons
- Black - 26,000 x .8% = 208 persons
- American Indian - 26,000 x .3% = 78 persons
- Asian - 26,000 x 1.5% = 390 persons
- Hispanic - 26,000 x 1.3% = 338 persons

Attachment A illustrates the location of the Whitney Senior Center.

In PY2010, the City of St. Cloud continued its partnership with the St. Cloud Park Dept. by providing \$45,000 in CDBG funds to install new siding, roof, doors, and windows in the park shelter at Southside Park. This neighborhood park is located in CT302, BLK 3, which is 84.6% LMI. In PY2010, this LMA activity assisted a total of 1,523 LMI persons based upon calculations in HUD’s Integrated Disbursement and Information System (IDIS). Attachment A illustrates the location of Southside Park.

- b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.

Table 2 provides a summary of activities, objectives, and funding/draw amounts in PY2010 (does not include program income received during PY2010).

Table 2 - Objective	Activity	Funded Amount (does not include program income increases)	Drawn Amount
Community Development	Paramount Theatre Handicap Door Openers	\$10,000.00	\$8,306.80
Community Development	Whitney Senior Center Renovation	\$39,005.00	\$47,095.47
Community Development	Southside Park Facility Improvements	\$45,000.00	\$64,597.11
Homeless	New Beginnings Renovation of Facility	\$32,489.00	\$30,519.38
Admin	Regional Human Rights Office	\$70,000.00	\$70,000.00
Affordable Housing	Homeowner Housing Rehabilitation	\$250,000.00	\$28,500.00
Admin	Management of CDBG Program	\$80,000.00	\$12,044.29
Admin	Fair Housing Training and Literature Distribution	\$3,000.00	\$936.23
Admin	CDBG Consolidated Planning	\$10,000.00	-

Data derived from PR02 – List of Activities By Program Year and Project.

- 2. Describe the manner in which the recipient would change its program as a result of its experiences:

In all activities, except the St. Cloud Regional Human Rights Office, the City of St. Cloud exceeded the accomplishment estimates stated in the 2010-2014 City of St. Cloud Consolidated Plan. The lower

accomplishment in persons assisted in the St. Cloud Regional Human Rights Office activity can be attributed to the office's less than one year in existence. The City of St. Cloud and MN Department of Human Rights will continue to market the services provided by the St. Cloud Regional Human Rights Office to increase the number of LMI persons assisted.

3. Affirmatively furthering fair housing:

- a. Provide a summary of impediments to fair housing choice.

The City of St. Cloud continues to become more racially diverse. This prompted the City's Community Development Department to assemble a citizen focus group in 2010 to update and re-analyze the 2005 Impediments to Fair Housing Plan. Efforts were made to develop a committee with participation from landlords, developers, bankers, human service agencies, housing organizations, students, City departments, and minority groups to gain insight and direction.

The 2010 Analysis of Impediments to Fair Housing in the City of St. Cloud findings included:

- Progress in reducing and/or eliminating complaints over the past ten years. The 2003 fair housing audit showed little discriminatory activity;
- Need to develop a regional human rights office;
- Need to further promote fair housing initiatives;
- Need to examine opportunities for more effectively assisting applicants who experience application denial because of criminal history;
- No discrimination was found in regard to zoning laws, building codes, site selection or municipal services; and,
- No discrimination appears evident in the admission, selection, waiting list and management procedures utilized by providers of subsidized and assisted living housing.

Common barriers for affordable housing are also pertinent as barriers to fair housing. These include lack of accessibility to affordable housing, inadequate wages to sustain permanent housing, and application denial based upon poor credit, financial constraints, or criminal background.

Initiatives to support the City's goal of furthering fair housing are:

- To provide regular training by the St. Cloud Regional Human Rights Office for local landlords and other interested parties on issues related to fair housing;
- To facilitate the implementation of a regional human rights office;
- To continue development and distribution of fair housing materials and landlord tenant laws to all human services agencies, schools, real estate offices, property management firms, financial institutions and other appropriate groups through the St. Cloud Regional Human Rights Office;
- To explore methods for educating potential victims of housing discrimination about their rights and enforcement options through the St. Cloud Regional Human Rights Office;

- To continue providing information regarding fair housing and referrals upon request to the Minnesota Department of Human Rights, HUD and other agencies promoting fair housing through the St. Cloud Regional Human Rights Office; and,
- To assist in providing for complaint based fair housing testing through the St. Cloud Regional Human Rights Office and City of St. Cloud.

b. Identify actions taken to overcome effect of impediments identified.

- In PY2010, the City of St. Cloud developed a partnership with the State of MN Human Rights Office by providing \$70,000 in CDBG funds to create the St. Cloud Regional Human Rights Office. The Human Rights Office provides services for human rights and fair housing through education, outreach, enforcement, counseling, mediation, and training. The 2010-2014 City of St. Cloud Consolidated Plan identified a goal of assisting 50 persons per year. In PY2010, this LMC activity assisted 28 LMI persons.
- In PY2010, the City of St. Cloud partnered with the St. Cloud Regional Human Rights Office to sponsor a fair housing training event that helped property owners/managers of residential rental properties better understand the many complexities associated with fair housing. The event was held on February 23, 2011, and 90+ property owners/managers attended the event.

4. Describe other actions in the strategic plan or action plan taken to address obstacles to meeting underserved needs:

In PY2010, the City partnered with the Paramount Theatre by providing \$10,000 in CDBG funding to install handicap door openers in restrooms in the building. The Paramount Theatre is located in Downtown St. Cloud and was built in the 1920s. In the late 1990s, the theatre was completely restored to its original architectural character, but architectural barriers still existed in the facility. In PY2010, this LMC presumed benefit activity (severely disabled adults) assisted an estimate of 7,088 LMI persons. The following summarizes the number of disabled persons in the St. Cloud MSA from the 2000 decennial census (Race Ethnicity table from www.hud.gov/offices/cpd/systems/census/statemap.cfm).

- White – 6,632 persons
- Black – 135 persons
- American Indian – 19 persons
- Asian - 207 persons
- Hispanic – 95 persons

Attachment A illustrates the location of the Paramount Theatre.

5. Leveraging Resources:

Housing, homelessness, and community development needs in St. Cloud are addressed through a variety of non-federal sources. The City continues to identify and work with partners who can help improve quality of life for LMI persons in the City of St. Cloud.

During the selection of PY2011 CDBG activities, the City of St. Cloud discussed the possibility of requiring a cash/in-kind match for PY2012 activities. Further discussion will be required to determine if this will be feasible.

During PY2010, Federal resources from HUD were not used to leverage other public and private resources.

Match requirements were encouraged, but not required.

MANAGING THE PROCESS

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements:

On January 1, 2011, the City of St. Cloud began administering the St. Cloud CDBG Program. The City continues to focus on strengthening relationships with non-profits, service providers, and for profit businesses to improve the quality of life for LMI persons in the City of St. Cloud.

CITIZEN PARTICIPATION

1. Provide a summary of citizen comments:

The CAPER was available for public comment during a 15 day period from September 10 – 24, 2011.

On September 10, 2011, the City published a public hearing notice in the St. Cloud Times, which is the city's local newspaper, stating the CAPER was available for public comment and the St. Cloud City Council would be considering the approval of the CAPER on September 26, 2011 (see Attachment B). The notice and draft CAPER were also posted on the City's website at www.ci.stcloud.mn.us.

On September 26, 2011, the City of St. Cloud City Council held a public hearing and approved the CAPER's submission to HUD (see Attachment C). No public comments were received.

INSTITUTIONAL STRUCTURE

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination:

Since the inception of the CDBG program in the City of St. Cloud, the St. Cloud Housing & Redevelopment Authority administered the CDBG Program on behalf of the City. As of January 1, 2011, the City of St. Cloud began administering the City of St. Cloud CDBG Program. The City has worked and will continue to work with area city and county jurisdictions and other public agencies, non-profit organizations and private businesses to identify how to better leverage limited CDBG funds, find successful resolutions for unresolved problems, and increase public awareness about homelessness and barriers to affordable housing.

The City, in cooperation with the St. Cloud Homeless Concerns Group and the Central Minnesota Continuum of Care Committee, continues to work with about 75 social, health, education and

human services leaders. Each has monthly meetings allowing for ongoing implementation of CDBG goals.

In addition to a strong network of service providers and excellent inter-agency cooperation, the overall charitable conscience of area residents is considered a strength of the delivery system. Non-profit organizations such as Tri-Cap (County Action Programs), United Way of Central Minnesota, Central Minnesota Housing Partnership, Place of HOPE, Catholic Charities, Central Minnesota Council on Aging, Salvation Army, Dream Center, New Beginnings and Central MN Task Force on Battered Women understand their needs and continue to raise volunteer and financial dollars to help LMI persons in the City of St. Cloud.

Relationships with the Minnesota Housing Finance Agency, Greater Minnesota Housing Fund, and state and local foundations enable the City to gain additional financial and service support for implementing portions of the 2010-2014 Consolidated Plan, which is critical to the success of the Consolidated Plan, but not able to be funded by limited CDBG funds.

MONITORING

1. Describe how and the frequency with which activities were monitored:

The City employed a combination of formal and informal procedures to ensure the effectiveness of the CDBG program. Each PY2010 activity was unique, requiring different steps and participation of different partners. City staff was able to provide an appropriate level of attention to each activity to ensure that CDBG activities adhere to program goals and requirements, and have the desired impact on the community.

The CDBG administrator maintained regular contact with implementing partners and HUD staff to ensure that PY2010 activities comply with CDBG program requirements, move forward on appropriate timelines, adequately forward the goals and objectives in the Consolidated Plan, and are completed successfully.

To ensure compliance with federal regulations, including those regarding the timeliness of expenditures, the CDBG administrator updates IDIS regularly as requests for payment disbursements and activity reimbursements are received and continues to work with the City's Finance Department on ways to refine and improve financial monitoring procedures.

The City maintains detailed records to enable staff, HUD, auditors, and the public to determine the status of each funded activity, as well as the overall program. Expectations are clearly outlined in subrecipient agreements, which are tailored specifically for each activity and subrecipient entity. Through phone conversations, written correspondence, desk monitoring, and on-site monitoring visits, staff reviewed each subrecipient's ability to meet the program's financial, production, and overall management requirements and, if needed, took necessary actions to preserve program integrity.

2. Describe the results of your monitoring including any improvements.

In PY2010, all subrecipients were found to be in compliance with their respective agreements and program requirements.

3. Self Evaluation

In PY2010, the City, in partnership with various city departments, other governmental entities, and non-profit organizations, completed activities with CDBG funding that benefitted 30,000+ LMI persons in St. Cloud. The City is pleased that this number is comparable to benefit numbers reported from previous years given the continued decrease in CDBG funding.

Table 3 provides a summary of the proposed versus actual outcomes of the PY2010 CDBG activities (see Attachment D - Outcome Performance Measurements table and Attachment E - Annual Affordable Housing Completion Goals table for further details)

Table 3- Objective	Activity	Proposed Outcome	Actual Outcome
Community Development	Paramount Theatre Handicap Door Openers	1 facility improvement	1 facility improvement
Community Development	Whitney Senior Center Renovation	1 facility improvement	1 facility improvement
Community Development	Southside Park Facility Improvements	1 facility improvement	1 facility improvement
Homeless	New Beginnings Renovation of Facility	1 facility improvement	1 facility improvement
Admin	Regional Human Rights Office	50 persons	28 persons
Affordable Housing	Homeowner Housing Rehabilitation	10 units	17 units
Admin	Management of CDBG Program	NA	NA
Admin	Fair Housing Training and Literature Distribution	NA	NA
Admin	CDBG Consolidated Planning	NA	NA

LEAD BASED PAINT

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

The Minnesota Department of Health 2009 Report: “State of Minnesota Childhood Lead Poisoning Elimination Plan” shows that a total of 5,841 children from Benton, Stearns and Sherburne counties were tested in 2008 to determine their blood lead levels. Of the children tested, 14 were found to have blood lead levels between 5 and 14.9 micrograms/deciliter and 2 between 15 and greater micrograms/deciliter. Levels above 10 are considered to be a health hazard. Effective January 1, 2011, State Statute defines an elevated blood lead level as over 5 mcg per deciliter. This reduction reflects the serious health consequences children suffer through lead exposure.

The St. Cloud Housing & Redevelopment Authority (HRA) has and will continue to assist in abating lead-based paint in all of St. Cloud’s family occupied HRA assisted public housing and all single family house rehabilitation assisted through the St. Cloud Rehabilitation Loan Program. When advised by the City of St. Cloud or Stearns County HRA, HRA staff has responded and will continue to assist in abating housing units that have been identified to have high concentrations of lead based paint. While lead based paint is frequently found in St. Cloud’s assisted housing, there were no homes found to have children with elevated lead blood levels over the past five years.

The City of St. Cloud Health & Inspections Department works collaboratively with the Minnesota Department of Health when any child in the City is found to have elevated blood lead levels. The Health and Inspections Department will issue orders for correction, supply educational materials, and offer guidance for all affected locations within the City. This often includes working with

parents, public health staff, day care providers, and others. One case in 2010 was reported in the City of St. Cloud. The abatement is ongoing; however, the child has relocated.

HOUSING NEEDS

1. Describe actions taken during the last year to foster and maintain affordable housing.

The St. Cloud CDBG Program is the primary resource available to foster and maintain affordable housing in the City of St. Cloud.

In PY2010, the City of St. Cloud continued its partnership with the St. Cloud Housing and Redevelopment Authority by allocating CDBG funds to the Core Neighborhood Housing Rehabilitation Program. The program provides deferred loans, up to \$20,000 per house, to very low and low or moderate income families. Handicap accessibility improvements and emergency improvements are high priorities. Typical improvements include roofing, windows, doors, siding, electrical, plumbing, HVAC, and handicap accessibility improvements. Activities are geographically limited to the St. Cloud CDBG Target Area, unless an emergency situation, which offers the program citywide. The St. Cloud CDBG Target Area includes 15 of the 19 HUD identified low moderate income block groups within the City. The loan requires the homeowner live in the house as a primary resident for the 30 year term of the loan. Upon the sale or transfer of the property, or the 30 year term is expired, the owner will be required to pay the City the full amount borrowed without interest. This PY2010 activity assisted 17 households.

SPECIFIC HOUSING OBJECTIVES

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.

In PY2010, the City of St. Cloud continued its partnership with the St. Cloud Housing and Redevelopment Authority by allocating CDBG funds to the Core Neighborhood Housing Rehabilitation Program. This PY2010 activity assisted 17 households, all of which were considered low-income. The 2010-2014 City of St. Cloud Consolidated Plan identified a goal of assisting 10 households per year; therefore, the City of St. Cloud exceeded its affordable housing goal.

NEEDS OF PUBLIC HOUSING

1. Describe actions taken during the last year to improve public housing and resident initiatives.

The St. Cloud HRA was created in 1966 to provide public housing assistance to those in need. The HRA is governed by a Board of Commissioners, consisting of seven members, who are appointed by the Mayor of St. Cloud, with the ratification by the City Council. Each commissioner serves a five year term.

Currently, the HRA manages 291 units of public housing including two high-rise buildings, three 12 unit townhome complexes, and 40 scattered single family residential homes located throughout the City. Units are actively managed and maintained in excellent condition, with the assistance of capital funds provided by HUD.

The HRA also provides assistance to 838 households through the HUD funded Housing Choice Voucher Program. Participants select privately owned housing that meets the program requirements for payment standards, housing quality standards and other factors.

In addition, the HRA offers specialized housing under other programs offered by the federal and state government. The Shelter Plus care program is federally funded and is targeted for disabled homeless individuals and families. Thirty-seven households are served under this program. The Bridges Program is funded by the state government and is targeted for homeless individuals and families with a mental illness, and 40 households are served under this program. A separate federal funding voucher program for homeless veterans provides assistance to 35 households.

The HRA also owns and manages affordable housing under the Low Income Housing Tax Credit program. Under this program, there are 249 units of varying sizes in both multi-family and townhome style of design for low-to-moderate income households. The HRA also owns and manages one 18 unit building with affordable rents.

In PY2010, the St. Cloud HRA met quarterly with public housing residents at their respective properties to involve them and get their input on capital fund needs and management improvements. The St. Cloud HRA also developed an educational program for residents on pest infestation, i.e. bed bugs, cockroaches. Physical improvements to public housing units in PY2010 included new roofs, windows and sidewalks. Improvements to the HVAC systems were completed in two high-rise buildings and new appliances purchased for 10 units.

BARRIERS TO AFFORDABLE HOUSING

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

The City of St. Cloud currently has an overbuilt housing market. Market rate rental apartments and for sale single family housing are encountering high vacancy rates and lengthy real estate sales periods for single family homes. The foreclosure rate in the City has caused higher levels of vacancy in the existing and new homeowner housing markets. Demand for new housing construction has dropped, and values and demand of existing homes has also dropped. The City continues to focus on preservation of core neighborhoods and reducing the conversion of affordable single family homes from homeownership to rental properties.

In PY2010, the City of St. Cloud focused more on neighborhood preservation rather than new construction to preserve the affordable housing that is located in the City's older core neighborhoods.

HOME/AMERICAN DREAM DOWN PAYMENT INITIATIVE

In PY2010, the City of St. Cloud did not receive HOME funds.

HOMELESS NEEDS

1. Identify actions taken to address needs of homeless persons.

In PY2010, St. Cloud State University sponsored the first annual “Project Homeless Connect” event. The event provided attendees the opportunity to access 60+ services from 170+ volunteers. Services ranged from dental help to getting a free meal to meeting with social service agencies. The event allowed those who are homeless with access to services in one day that could take them six months to arrange on their own.

2. Identify actions to help homeless persons make the transition to permanent housing and independent living.

In PY2010, the City continued its partnership with New Beginnings by funding building improvements with CDBG funds. New Beginnings is a transitional housing program that provides residential services for up to sixteen women ages 14-21 and their babies. Programs include residential services for pregnant women, new mothers and their babies, parenting, health and wellness programming, and an independent living program.

3. Identify new Federal resources obtained from Homeless SuperNOFA.

In PY2010, the City of St. Cloud did not obtain resources from Homeless SuperNOFA.

SPECIFIC HOMELESS PREVENTION ELEMENTS

1. Identify actions taken to prevent homelessness.

In PY2010, the City of St. Cloud continued its ongoing partnership with the Central MN Continuum of Care Consortium (CoC), which includes 14 rural/metro counties in the State of Minnesota. The CoC’s goals in their “10-Year Plan To End Homelessness in 14 Counties Report” is to prevent homelessness, provide coordinated outreach, develop housing opportunities, improve service delivery, and build capacity for self support. CoC membership includes individuals, agencies, and traditional homeless service providers representing homeless persons. Services include transitional and permanent supportive housing, emergency shelter, loan programs, and foreclosure prevention.

In PY2010, the City of St. Cloud also participated in the St. Cloud Area-Wide Homeless Concerns Group, which was formed in 1995, to gain citizen participation and focus discussion on homeless and transitional housing needs in the St. Cloud metro area. The group was originally formed by the St. Cloud Housing & Redevelopment Authority for CDBG purposes and includes over 45 organizations and individuals that have involvement and concern for the homeless in the St. Cloud area.

COMMUNITY DEVELOPMENT

1. Assessment of relationship of CDBG funds to goals and objectives.

In PY2010, the City of St. Cloud used a significant portion of its CDBG funds to provide decent housing and suitable living environment to low-income persons. Activities included housing

rehabilitation, park improvements, neighborhood improvements, handicap accessibility improvements, senior center improvements, fair housing, and public services.

At this time, the City’s CDBG funds are not used specifically for economic development. Rather, the City can provide financial resources for projects seeking assistance through tax increment financing or other government-sponsored economic development programs.

In PY2010, the City continued its partnership with the St. Cloud Housing & Redevelopment Authority (HRA) by providing \$250,000 in CDBG funds to continue funding the St. Cloud Rehabilitation Loan Program. The program provides deferred loans, up to \$20,000 per house, to very low and low or moderate income families. Handicap accessibility improvements and emergency improvements are high priorities. Typical improvements include roofing, windows, doors, siding, electrical, plumbing, HVAC, and handicap accessibility improvements. Activities are primarily geographically limited to the St. Cloud CDBG Target Area, which includes 15 of the 19 HUD identified low moderate income block groups within the City. The loan requires the homeowner live in the house as a primary resident for the 30 year term of the loan. Upon the sale or transfer of the property, or the 30 year term is expired, the owner will be required to pay the City the full amount borrowed without interest. The 2010-2014 City of St. Cloud Consolidated Plan identified a goal of assisting 10 households per year. In PY2010, this LMH activity assisted 17 households.

Table 4 provides a summary of the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons (see Attachment F – Priority Housing Needs/Investment Plan table for further details)

Table 4 - Activity	Extremely Low Income Persons Benefitted	Low Income Persons Benefitted	Moderate Income Persons Benefitted
Paramount Theatre Handicap Door Openers	0	7,088 persons - presumed benefit activity (severely disabled adults)	0
Whitney Senior Center Renovation	0	0	25,636 persons - presumed benefit activity (elderly)
Southside Park Facility Improvements	1,523 persons		
New Beginnings Renovation of Facility	35 persons	0	0
Regional Human Rights Office	21 persons	7 persons	0
Homeowner Housing Rehabilitation	0	17 households	0
Management of CDBG Program	NA	NA	NA
Fair Housing Training and Literature Distribution	NA	NA	NA
CDBG Consolidated Planning	NA	NA	NA

2. Identify the nature of and reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.

In PY2010, no changes were made in the City’s program objectives.

3. Assessment of efforts in carrying out planned actions.

The City of St. Cloud made a good faith effort to pursue the financial resources that were identified in the PY2010 Action Plan and worked to successfully implement the activities it committed to provide.

All requested certifications of consistency during PY2010 were provided in a fair and impartial manner.

In no form or manner did the City of St. Cloud hinder implementation of the Consolidated Plan by action.

4. For funds not used for National Objectives

In PY2010, all activities using CDBG funds met one of the national objectives.

5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation, or demolition of occupied real property.

In PY2010, the City of St. Cloud did not utilize CDBG funds to undertake any activities that involved the acquisition or demolition of occupied real property.

6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low or moderate income persons

In PY2010, the City of St. Cloud did not utilize CDBG funds to undertake any economic development activities.

7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit.

In PY2010, the City of St. Cloud undertook the following three activities that benefitted a limited clientele:

In PY2010, the City continued its partnership with the St. Cloud Housing & Redevelopment Authority (HRA) by providing \$250,000 in CDBG funds to continue funding the St. Cloud Rehabilitation Loan Program. The program provides deferred loans, up to \$20,000 per house, to very low and low or moderate income families. Handicap accessibility improvements and emergency improvements are high priorities. Typical improvements include roofing, windows, doors, siding, electrical, plumbing, HVAC, and handicap accessibility improvements. Activities are primarily geographically limited to the St. Cloud CDBG Target Area, which includes 15 of the 19 HUD identified low moderate income block groups within the City. The loan requires the homeowner live in the house as a primary resident for the 30 year term of the loan. Upon the sale or transfer of the property, or the 30 year term is expired, the owner will be required to pay the City the full amount borrowed without interest. The 2010-2014 City of St. Cloud Consolidated Plan identified a goal of assisting 10 households per year. In PY2010, this LMH activity assisted 17 households.

In PY2010, the City continued its partnership with New Beginnings by providing \$32,489 in CDBG funding to replace two furnaces, electrical panel, security alarm system, and transitioning space to residential use in their building. New Beginnings offers a transitional housing program that provides residential services for up to 16 women ages 14-21 and their babies and also offers parenting, health and wellness programming, and an independent living program to its residents. The 2010-2014 City of St. Cloud Consolidated Plan identified a goal of assisting 25 persons per year. In PY2010, this LMC activity assisted 35 persons.

In PY2010, the City of St. Cloud developed a partnership with the State of MN Human Rights Office by providing \$70,000 in CDBG funds to create the St. Cloud Regional Human Rights Office. The Human Rights Office provides services for human rights and fair housing through education, outreach, enforcement, counseling, mediation, and training. The 2010-2014 City of St. Cloud Consolidated Plan identified a goal of assisting 50 persons per year. In PY2010, this LMC activity assisted 28 persons.

8. Program Income Received

In PY2010, the City of St. Cloud received \$75,502.70 in program income, which included money from Housing Coalition, interest earnings and dividends on property insurance. The program income received was/will be used to fund additional housing rehabilitation activities, which received a drastic cut in funding in PY2011.

9. Prior Period Adjustments

The City of St. Cloud is required to use HUD's Integrated Disbursement and Information System (IDIS) Online to manage the City's CDBG funds. Attachment G is the CDBG Financial Summary Report for PY2010 (PR26). City staff recently discovered that unexpended CDBG funds at the end of PY2010 were entered incorrectly by the St. Cloud Housing and Redevelopment Authority. The correct amount is \$503,943.43, which is reflected on line #1 of the PR26 report.

Line #7 of the PR26 report includes a negative adjustment of \$32,231.15. In PY2009, \$32,231.15 was added to this line to account for additional program revenue that had been received in PY2009, but not recorded until PY2010. The 2010 program income on Line #5 is including this revenue. Therefore, a negative adjustment has been made to reflect the correct amount of 2010 program income which is \$75,502.70.

Line #34 reflects the addition of \$32,231.15 of program income. The Public Services cap is based on the previous years' program income. Therefore \$32,231.15 has been added to reflect the correct amount of program income for 2009.

Line #44 reflects the subtraction of \$32,231.15 of program income. The Planning and Administration cap is based on current years' program income. Therefore \$32,231.15 has been subtracted from program income to reflect correct amount of 2010 program income of \$75,502.70.

10. Loans and Other Receivables

In PY2010, the City of St. Cloud did not administer loans and other receivables related to the CDBG program.

11. Lump Sum Agreements

In PY2010, the City of St. Cloud was not involved with any lump sum agreements related to the CDBG program.

12. Housing Rehabilitation

In PY2010, the City continued its partnership with the St. Cloud Housing & Redevelopment Authority (HRA) by providing \$250,000 in CDBG funds to continue funding the St. Cloud Housing Rehabilitation Loan Program. The program provides deferred loans, up to \$20,000 per house, to very low and low or moderate income families. Handicap accessibility improvements and emergency improvements are high priorities. Typical improvements include roofing, windows, doors, siding, electrical, plumbing, HVAC, and handicap accessibility improvements. The loan requires the homeowner live in the house as a primary resident for the 30 year term of the loan. Upon the sale or transfer of the property, or the 30 year term is expired, the owner will be required to pay the City the full amount borrowed without interest. In PY2010, this LMH activity assisted 17 households and expended \$28,500.00. In PY2011, the St. Cloud HRA will continue to work with eligible homeowners to continue housing rehab activities with this CDBG funding.

13. Neighborhood Revitalization Strategies

The City of St. Cloud does not have any Federally-designated neighborhood revitalization strategy areas.

ANTIPOVERTY STRATEGY

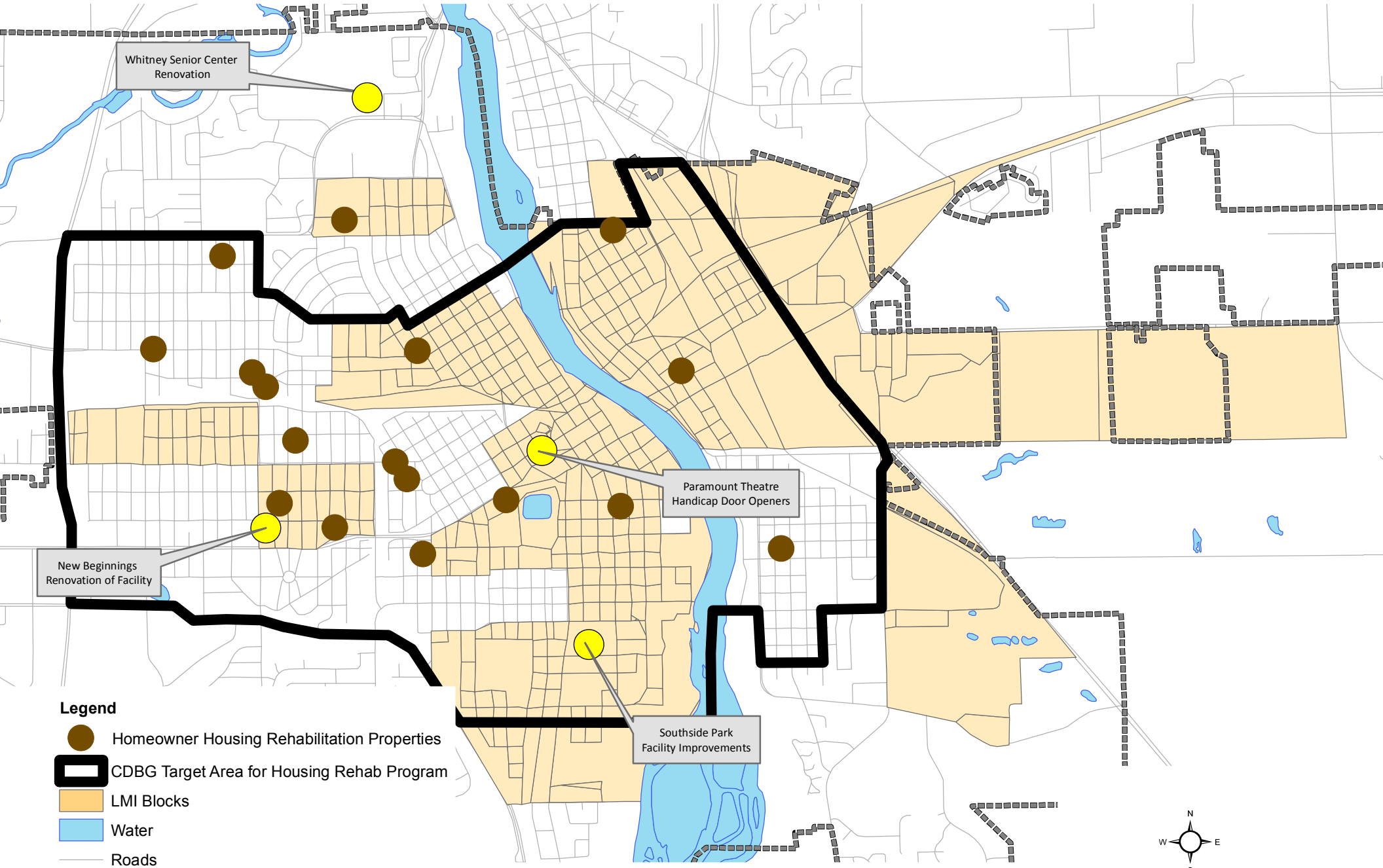
In PY2010, the City of St. Cloud continued efforts to create and retain jobs and promote business expansion. Most notably the City has created an Economic Development Authority and recently hired an Economic Development Director to assist in promoting economic development in the City and create new jobs and property tax base.

NON-HOMELESS SPECIAL NEEDS HOUSING

In PY2010, the City of St. Cloud did not fund any non-homeless special needs housing activities.

HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS

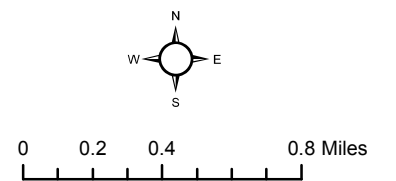
The City of St. Cloud is not a recipient of HOPWA funds.



Legend

- Homeowner Housing Rehabilitation Properties
- CDBG Target Area for Housing Rehab Program
- LMI Blocks
- Water
- Roads

This map is neither a legally recorded map nor survey and is to be used only for reference purposes. The City of St. Cloud assumes no responsibility for actual or consequential damage incurred as a result of using this data.



NOTICE OF PUBLIC HEARING
CITY OF ST. CLOUD CDBG PROGRAM
PROGRAM YEAR 2010
CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT ANNUAL EVALUATION REPORT

Notice is hereby given that the St. Cloud City Council will be holding a public hearing to hear public testimony regarding the City of St. Cloud's Consolidated Housing and Community Development Annual Evaluation Report (CAPER) on Monday, September 26, 2011, at 6 p.m. in the Council Chambers, St. Cloud City Hall, 400 2nd St. So., St. Cloud, MN 56301.

The City of St. Cloud annually receives Community Development Block Grant (CDBG) funds from the U. S. Department of Housing and Urban Development (HUD). As a result of this funding, a wide range of activities benefitting low-moderate persons were funded in the City of St. Cloud during Program Year 2010 (PY2010), which ran from July 1, 2010 to June 30, 2011.

The City of St. Cloud is required to annually provide the public and HUD a report of its accomplishments toward meeting the priority goals outlined in the City of St. Cloud 2010-2014 Consolidated Plan. This report is known as the Consolidated Annual Performance and Evaluation Report (CAPER).

The public is invited to review the CAPER and submit written comments to St. Cloud Planning and Zoning Dept., 400 2nd St. So., St. Cloud, MN 56301 or planner@ci.stcloud.mn.us from September 10-24, 2011. The CAPER must be submitted to HUD by September 29, 2011.

Copies of the CAPER are available for review on the City's website at www.ci.stcloud.mn.us. or in the City of St. Cloud Mayor's Office.

Any visually or hearing impaired, or non-English speaking persons who wish to participate in this public hearing or wish to have translated/assisted copies of the CAPER may contact the City of St. Cloud Planning and Zoning Dept. at (320) 255-7218.

Upon request, the City of St. Cloud will provide accommodations to allow individuals with disabilities the opportunity to participate in this public hearing. Contact St. Cloud Planning and Zoning Dept. at (320) 255-7218 if you will need assistance for this public meeting. St. Cloud City Hall is handicapped accessible.

Matt Glaesman
City of St. Cloud Planning and Zoning

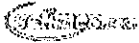
Publish – September 10, 2011

St Cloud Times website www.sctimes.com

Attachment B

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CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT ANNUAL EVALUATION REPORT Notice is hereby given that the St. Cloud City Council will be holding a public hearing to hear public testimony regarding the City of St. Cloud's Consolidated Housing and Community Development Annual Evaluation Report (CAPER) on Monday, September 26, 2011, at 6 p.m. in the Council Chambers, St. Cloud City Hall, 400 2nd St. So., St. Cloud, MN 56301. The City of St. Cloud annually receives Community Development Block Grant (CDBG) funds from the U. S. Department of Housing and Urban Development (HUD). As a result of this funding, a wide range of activities benefitting low-moderate persons were funded in the City of St. Cloud during Program Year 2010 (PY2010), which ran from July 1, 2010 to June 30, 2011. The City of St. Cloud is required to annually provide the public and HUD a report of its accomplishments toward meeting the priority goals outlined in the City of St. Cloud 2010-2014 Consolidated Plan. This report is known as the Consolidated Annual Performance and Evaluation Report (CAPER). The public is invited to review the CAPER and submit written comments to St. Cloud Planning and Zoning Dept., 400 2nd St. So., St. Cloud, MN 56301 or planner@ci.stcloud.mn.us from September 10-24, 2011. The CAPER must be submitted to HUD by September 29, 2011. Copies of the CAPER are available for review on the City's website at www.ci.stcloud.mn.us. or in the City of St. Cloud Mayor's Office. Any visually or hearing impaired, or non-English speaking persons who wish to participate in this public hearing or wish to have translated/assisted copies of the CAPER may contact the City of St. Cloud Planning and Zoning Dept. at (320) 255-7218. Upon request, the City of St. Cloud will provide accommodations to allow individuals with disabilities the opportunity to participate in this public hearing. Contact St. Cloud Planning and Zoning Dept. at (320) 255-7218 if you will need assistance for this public meeting. St. Cloud City Hall is handicapped accessible. Matt Glassman City of St. Cloud Planning and Zoning Publish September 10, 2011.

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Resolution 2011-9-138

RESOLUTION APPROVING THE
CITY OF ST. CLOUD COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM
PY2010 CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT ANNUAL EVALUATION REPORT (CAPER)

WHEREAS, as an Entitlement Community, as defined by the U.S. Department of Housing and Urban Development (HUD), the City of St. Cloud is eligible for an annual allocation of funds through the Community Development Block Grant Program (CDBG); and

WHEREAS, the City of St. Cloud as a CDBG entitlement city is required by the U. S. Department of Housing and Urban Development (HUD) to have a current Five Year Consolidated Housing and Community Development Plan; and

WHEREAS, the City of St. Cloud has developed the City of St. Cloud 2010-2014 Consolidated Plan, which identifies housing and community needs, prioritizes these needs, identifies resources to address the need, and establishes annual goals and objectives to meet the identifies needs; and

WHEREAS, the City of St. Cloud is required to annually provide the public and HUD a Consolidated Housing and Community Development Annual Evaluation Report (CAPER) to report of its accomplishments toward meeting the priority goals outlined in the City of St. Cloud 2010-2014 Consolidated Plan; and

WHEREAS, the City of St. Cloud's governing body needs to hold a public hearing and adopt a resolution authorizing St. Cloud Planning and Zoning to submit the City of St. Cloud CDBG PY2010 CAPER to HUD; and

WHEREAS, prior to submission of the CAPER to HUD, the City of St. Cloud has met the citizen participation requirements stated in the City of St. Cloud CDBG Program Citizen Participation Plan and provided citizens with a draft copy of the CAPER for a 15 day public review period,

NOW, THEREFORE, BE IT RESOLVED by the St. Cloud City Council that the City of St. Cloud CDBG PY2010 CAPER is approved following a public hearing soliciting public comment.

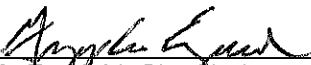
BE IT FURTHER RESOLVED, that the St. Cloud City Council hereby authorizes the Mayor to submit the PY2010 CAPER to HUD.

Adopted the 26th day of September, 2011.

State of Minnesota)
) SS
County of Stearns)

I, Gregg A. Engdahl, City Clerk of the City of St. Cloud, Minnesota, do hereby certify that the above and forgoing is a true and correct copy of Resolution No. 2011-9-138 adopted by the City Council of the City of St. Cloud, Minnesota.

Witness My Hand and Seal of the City of St. Cloud, Minnesota, on the 27th day of September 2011.



Gregg A. Engdahl, City Clerk

Outcome Performance Measurements (Table 1C, 2C, and 3A) - Grantee Name: City of St. Cloud, MN

Decent Housing with Purpose of Availability/Accessibility (DH-1)							
Specific Annual Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed	
DH1.1			2010				%
			2011				%
			2012				%
			2013				%
			2014				%
			MULTI-YEAR GOAL				
Decent Housing with Purpose of Affordability (DH-2)							
DH2.1	In PY2010, the City continued its partnership with the St. Cloud Housing & Redevelopment Authority (HRA) by providing \$250,000 in CDBG funds to continue funding the St. Cloud Housing Rehabilitation Loan Program. The program provides deferred loans, up to \$20,000 per house, to very low and low or moderate income families. Handicap accessibility improvements and emergency improvements are high priorities. Typical improvements include roofing, windows, doors, siding, electrical, plumbing, HVAC, and handicap accessibility improvements. Activities are primarily geographically limited to the St. Cloud CDBG Target Area, which includes 15 of the 19 HUD identified low moderate income block groups within the City. The loan requires the homeowner live in the house as a primary resident for the 30 year term of the loan. Upon the sale or transfer of the property, or the 30 year term is expired, the owner will be required to pay the City the full amount borrowed without interest.	CDBG	2010	Number of rehabbed homes	10	17	107%
			2011	Number of rehabbed homes	10		%
			2012	Number of rehabbed homes	10		%
			2013	Number of rehabbed homes	10		%
			2014	Number of rehabbed homes	10		%
			MULTI-YEAR GOAL				50
Decent Housing with Purpose of Sustainability (DH-3)							
DH3.1			2010				%
			2011				%
			2012				%
			2013				%
			2014				%
			MULTI-YEAR GOAL				

Outcome Performance Measurements (Table 1C, 2C, and 3A) - Grantee Name: City of St. Cloud, MN

Suitable Living Environment with Purpose of Availability/Accessibility (SL-1)							
SL1.1	The Whitney Senior Center is a facility that serves 100+ senior citizens per day from the St. Cloud metropolitan area. The PY2010 activity included partial roof and furnace replacements in the facility.	CDBG	2010	Renovation of facility	1	1	100%
			2011				%
			2012				%
			2013				%
			2014				%
			MULTI-YEAR GOAL		1	1	100%
SL1.1	Southside Park is a neighborhood park located in CT302, BLK 3, which is 84.6% LMI. The PY2010 activity included new siding, roof, doors, and windows in the park shelter.	CDBG	2010	Renovation of facility	1	1	100%
			2011				%
			2012				%
			2013				%
			2014				%
			MULTI-YEAR GOAL		1	1	100%
SL1.1	The Paramount Theatre is located in Downtown St. Cloud and was built in the 1920s. In the late 1990s, the Theatre was completely restored to its original architectural character, but architectural barriers still existed in the facility. The PY2010 activity included installation of handicap door openers in four restrooms in the theatre.	CDBG	2010	Renovation of facility	1	1	100%
			2011				%
			2012				%
			2013				%
			2014				%
			MULTI-YEAR GOAL				
SL1.1	The St. Cloud Regional Human Rights Office was established in 2010 and provides services for human rights and fair housing through education, outreach, enforcement, counseling, mediation, and training in cooperation with the State of MN Human Rights Office.	CDBG	2010	N/A			%
			2011				%
			2012				%
			2013				%
			2014				%
			MULTI-YEAR GOAL				100%
Suitable Living Environment with Purpose of Sustainability (SL-3)							
SL3.1			2010				%
			2011				%
			2012				%
			2013				%
			2014				%
			MULTI-YEAR GOAL				%

Outcome Performance Measurements (Table 1C, 2C, and 3A) - Grantee Name: City of St. Cloud, MN

Economic Opportunity with Purpose of Availability/Accessibility (EO-1)							
Specific Annual Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed	
EO1.1		2010				%	
		2011				%	
		2012				%	
		2013				%	
		2014				%	
		MULTI-YEAR GOAL					
Economic Opportunity with Purpose of Affordability (EO-2)							
EO2.1		2010				%	
		2011				%	
		2012				%	
		2013				%	
		2014				%	
		MULTI-YEAR GOAL					
Economic Opportunity with Purpose of Sustainability (EO-3)							
EO3.1		2010				%	
		2011				%	
		2012				%	
		2013				%	
		2014				%	
		MULTI-YEAR GOAL					
Neighborhood Revitalization (NR-1)							
NR1.1		2010				%	
		2011				%	
		2012				%	
		2013				%	
		2014				%	
		MULTI-YEAR GOAL					
Other (O-1)							
O1.1		2010				%	
		2011				%	
		2012				%	
		2013				%	
		2014				%	
		MULTI-YEAR GOAL					
Other (O-2)							
O2.1		2010				%	
		2011				%	
		2012				%	
		2013				%	
		2014				%	
		MULTI-YEAR GOAL					

ANNUAL AFFORDABLE HOUSING COMPLETION GOALS

Grantee Name: City of St. Cloud, MN Program Year: PY2010	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	New Beginnings Renovation – 1	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	50 units over 5 years (10 units per year)	17 units	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	10	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	50	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

Priority Housing Needs/Investment Plan Table
(Table 2A)

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
Renters						
0 - 30 of MFI						
31 - 50% of MFI						
51 - 80% of MFI						
Owners						
0 - 30 of MFI						
31 - 50 of MFI	25	5/7				
51 - 80% of MFI	25	5/10				
Homeless*						
Individuals	50	25/35				
Families						
Non-Homeless Special Needs						
Elderly						
Frail elderly						
Severe Mental Illness						
Physical Disability						
Developmental Disability						
Alcohol or Drug Addiction						
HIV/AIDS						
Victims of Domestic Violence						
Total						
Total Section 215						
215 Renter						
215 Owner						

* Homeless individuals and families assisted with transitional and permanent housing

Priority Housing Activities
(Table 2A)

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
CDBG						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units	5	1/0				
Rehabilitation of existing owner units	50	10/17				
Homeownership assistance						
HOME	NA					
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units						
Homeownership assistance						
HOPWA	NA					
Rental assistance						
Short term rent/mortgage utility payments						
Facility based housing development						
Facility based housing operations						
Supportive services						
Other						

IDIS

U.S. DEPARTMENT OF HOUSING AND
 URBAN DEVELOPMENT
 OFFICE OF COMMUNITY PLANNING AND
 DEVELOPMENT
 PR 26 - CDBG Financial Summary Report

DATE: 9/20/2011
 TIME: 9:46:42 am
 PAGE: 1/1

Grantee	ST. CLOUD , MN
Program Year	2010
PART I: SUMMARY OF CDBG RESOURCES	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	503,943.43
02 ENTITLEMENT GRANT	517,494.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	107,733.85
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	(32,231.15)
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,096,940.13
PART II: SUMMARY OF CDBG EXPENDITURES	
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	588,928.10
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	588,928.10
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	71,688.87
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)	660,616.97
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	436,323.16
PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD	
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	588,928.10
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	588,928.10
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS	
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS	
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	70,000.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	70,000.00
32 ENTITLEMENT GRANT	517,494.00
33 PRIOR YEAR PROGRAM INCOME	184,928.34
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	32,231.15
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	734,653.49
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	9.53%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	71,688.87
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	96,148.45
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	59,837.32
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	108,000.00
42 ENTITLEMENT GRANT	517,494.00
43 CURRENT YEAR PROGRAM INCOME	107,733.85
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	(32,231.15)
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	592,996.70
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	18.21%

PGM Year: 2005
Project: 0002 - DEVELOPMENT OF AFFORDABLE HOUSING - SITE ACQUISITION
IDIS Activity: 160 - ACQUISITION OF LAND MEADOWS EDGE AFFORDAB

Status: Open
 Location: 1080 Manor Ct Saint Cloud, MN 56303-4810

Objective: Provide decent affordable housing
 Outcome: Affordability
 Matrix Code: Acquisition of Real Property (01) National Objective: LMH

Initial Funding Date: 09/09/2002

Financing

Funded Amount: 50,948.15
 Drawn Thru Program Year: 50,948.15
 Drawn In Program Year: 0.00

Description:

ACQUISITION OF LAND FOR THE FUTURE USE AS SITES FOR AFFORDABLE HOUSING PROJECTS TO LOW TO MODERATE INCOME FAMILIES

Proposed Accomplishments

Housing Units : 72

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	18	0	11	0	29	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	18	0	11	0	29	0	0	0
Female-headed Households:	8		0		8			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	6	6	0
Moderate	13	5	18	0
Non Low Moderate	5	0	5	0
Total	18	11	29	0
Percent Low/Mod	72.2%	100.0%	82.8%	

Annual Accomplishments

Accomplishment Narrative

Year	# Benefitting	Accomplishment Narrative
2005		11 OF THE 72 HOMES IN MEADOWS EDGE ARE SOLD AND OCCUPIED BY LOW TO MODERATE INCOME FAMILIES DURING THIS PERIOD OF TIME YEAR ENDING JUNE 30, 2006 - THE MARKET HAS SLOWED SUBSTANTIALY REGARDING TOWNHOMES SALES CONTRACTOR IS STILL WORKING ON ADDITIONAL UNITS
2010		36 units have been sold. Previous years accomplishments for 29 units have been entered. Waiting for the St. Cloud HRA to provide details for the remaining 7 units.
2008	1	DURING THIS REPORTING PERIOD ONE ADDITIONAL TOWNHOME WAS SOLD TO A QUALIFIED INCOME FAMILY
2007	2	DURING THIS REPORTING PERIOD TWO TOWNHOMES WERE SOLD - THIS ACTIVITY HAS TAKENT LONGER TO COMPLEATE AS THE HOUSING MARKET IN ST. CLOUD HAS BEEN FLAT WITH SALES OF HOMES TAKING IN EXCESS OF FOUR MONTHS.
2002		LAND WAS ACQUIRED TO BUILD 72 HOMEOWNER TOWNHOMES AFFORDABLE AT OR BELOW 805 INCOME LEVEL - CONSTRUCTION TO START IN THE SPRING OF 2005
2004		NO ACCOMPLISHMENTS DURING THIS REPORTING PERIOD - LOTS ARE AVAILABLE AND CONSTRUCTION HAS STARTED ON HOMES BY PARTICAPATING CONTRACTORS ON LAND ASSISTED IN ACQUISITION BY CDBG FUNDING
2006	10	THERE WERE TEN HOMES BUILT AND SOLD TO LMI FAMILIES DURING THIS REPORTING PERION ENDING JUNE 30 2007
2009	5	There were five families assisted during this reporting year. Land was acquired through CDBG. There were five L/M families that purchased homes during this period.
1111	11	

PGM Year: 2003
Project: 0003 - COMMUNITY DEVELOPMENT AFFORDABLE HOUSING
IDIS Activity: 165 - COMMUNITY DEVELOPMENT AFFORDABLE HOUSING

Status: Open
Location: 821 11th Ave S 823 11th Ave S.E., St. Cloud, MN Saint Cloud, MN 56301-5257

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Acquisition of Real Property (01) **National Objective:** LMH

Initial Funding Date: 08/20/2003

Financing

Funded Amount: 49,654.35
Drawn Thru Program Year: 49,654.35
Drawn In Program Year: 0.00

Description:

COMMUNITY DEVELOPMENT AFFORDABLE HOUSING THROUGH EITHER ACQUSUITION OF DETERIORATED PROPERTY FOR CLEARANCE OR ACQUISITION OF VACANT LAND FOR A SITE FOR DEVELOPMENT OF AFFORDABLE Housing.
 Two duplexes are to be constructed by Habitat for Humanity

Proposed Accomplishments

Housing Units : 4

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	2	0	0	0	2	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0

American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	2	0	0	0	2	0	0	0

Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	2	0	2	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	2	0	2	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Accomplishment Narrative

Year	# Benefitting	Accomplishment Narrative
2010		Construction began on the second duplex. Installation of berming, fencing, and trees on north property line will be completed after construction is complete. Activity completion expected in 2012.
2007		DURING THIS REPORTING PERIOD THERE WAS NO ACCOMPLISHMENTS HABITAT FOR HUMANITY HAVE DETERMINED TO BUILD TWO DUPLEXES TO BENEFIT FOUR LMI FAMILIES. HABITAT IS IN THE PROCESS OF IMPROVING THE ADJOINING STREET CONSTRUCTION OF THE TWO DUPLEXES IS PROJECTED TO BEGIN IN THE SPRING OF 2009.
2006		DURING THIS REPORTING PERIOD TWO VACANT LOTS WERE PURCHASED FOR HABITAT FOR HUMANITY TO CONSTRUCT HOMES ON AS OF YEAR END JUNE 31 2007THE LOTS HAVE NOT BEEN USED, IT IS EXPECTED THAT THE TWO LOTS WILL BE USED PRIOR TO YEAR ENDING 2008
2008		IN 2007 A VACANT LOT WAS PURCHASED FOR HABITAT FOR HUMANITY TO BUILD TWO DUPLEXES ON. ADDITIONAL CDBG FUNDING WAS NEEDED TO INSTALL STREET IMPROVEMENTS FOR ACCESS TO THE SITE. CDBG ACTIVITY 2008-225 WAS APPROVED FOR HABITAT FOR HUMANITY TO INSTALL THE NEEDED ACCESS IMPROVEMENTS. THESE IMPROVEMENTS ARE SUBSTANTIALLY INSTALLED AND THE CONSTRUCTION OF THE FIRST DUPLEX WILL BEGIN IN JULY OF 2009.
2009	2	In 2007 a vacant lot was purchased for Habitat For Humanity to build two duplexes on. In 2008 additional CDBG funding was needed to install street improvements for access to the site. CDBG with ACTIVITY 2003-104/165 the lot acquisition was completed in 2007 with Activity 2008-160/225 HABITAT FOR HUMANITY installed a public facility street needed for access improvements these improvements were substantially installed and the construction of the first duplex was completed. The first of two duplexes was completed in October of 2009. The first duplex accomplishment of two families to be Activity 2003-104/165. The second duplex is expected to be built in 2011.
2005		THERE HAS BEEN NO ACTIVITY IN THIS ACTIVITY DURING THIS REPORTING PERIOD

PGM Year: 2002
Project: 0011 - ANDERSON T AFFORDABLE HOUSING SITE
IDIS Activity: 178 - ANDERSON TRUCKING AFFORDABLE HOUSING SIT

Status: Open Objective: Provide decent affordable housing
Location: CITY WIDE ST. CLOUD, MN 56301 Outcome: Affordability
Matrix Code: Acquisition of Real Property (01) National Objective: LMH

Initial Funding Date: 08/30/2004

Financing

Funded Amount: 250,000.00
 Drawn Thru Program Year: 250,000.00
 Drawn In Program Year: 0.00

Description:

TO ASSIST IN AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT THROUGH ACQUISTION OF VACANT LAND FOR FUTURE SITES FOR AFFORDABLE HOUSING DEVELOPMENT- DEC. 19, 2007 \$100,000 WAS PAID BACK

Proposed Accomplishments

Housing Units : 24

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Accomplishment Narrative

Year	# Benefitting	Accomplishment Narrative
2010		202 19th Ave. N has been on the market for 1 year. It has been difficult to find a buyer that meets the CDBG income qualifications. The second home on 19th Ave. N. should be completed in Fall 2011.
2004		DURING THIS REPORTING PERIOD, LAND FOR THE CONSTRUCTION OF HOMES HAS BEEN ACQUIRED - REMAINING LAND NEEDED FOR THE PROJECT IS STILL BEING ASSEMBLED - THIS IS AN INNER CITY REDEVELOPMENT PROJECT -2004
2006		NO ACTIVITY DURING THIS REPORTING PERIOD YEAR ENDING JUNE 31 2007

2005 NO PROGRESS TO REPORT DURING THE 2005 REPORT PERIOD. THE CITY COUNCIL AND HOUSING AND REDEVELOPMENT AUTHORITY HAVE DETERMINED TO EXPLORE OTHER OPTIONS FOR THE USE OF THIS LAND. THE SITE NEEDS TO BE REZONED TO BE ABLE TO PROCEED. SPECIAL MEETINGS ARE BEING HELD BETWEEN THE HRA BOARD AND THE CITY COUNCIL TO RESOLVE THIS ISSUE.

2007 ON DEC. 19, 2007 \$100,000 OF THE \$250,000 OF CDBG FUNDING WAS PAID BACK TO CDBG. THE PROJECT NOW CONSIST OF 5 LOTS RATHER THAN 24 AS WAS ORIGINALLY PROPOSED. BECAUSE OF CHANGING HOME OWNER MARKET THE DEMAND CHANGED. NOW TWO LOTS ARE FOR HABITAT FOR HUMANITY TO BUILD NEW HOMES ON AND THE REMAINING THREE LOTS WILL FOR VOCATIONAL COLLAGE TO BUILD NEW HOMES ON. NATIONAL OBJECTIVE IS TO BE LOW TO MOD INCOME.

2008 THERE WERE NO COMPLETED HOUSING UNITS CREATED DURING THIS REPORTING PERIOD - HRA HAS BEEN WORKING WITH HABITAT FOR HUMANITY TO DEVELOP TWO LOTS FOR HABITAT FOR HUMANITY TO BUILD TWO SINGLE FAMILY HOMES ON.IT IS PROJECTED THAT IN THE SPRING OF 2010 CONSTRUCTION WILL START.

2009 There were no completed housing units created during this reporting period - HRA has been working with Habitat for Humanity and the St. Cloud Technical College to develop: Two lots for Habitat for Humanity and three lots for the Vocational Collage to complete three single family homes on. One house has been built by Vocational College as of August 1, 2010 and is being marketed to be available to L/M Income family. A second house is projected to be constructed With a fall 2010 start date.

1111

PGM Year: 2008
Project: 0005 - HABITAT FOR HUMANITY HOUSING DEVELOPMENT STREET IMPROVEMENTS
IDIS Activity: 225 - HABITAT FOR HUMANITY STREET IMPROVEMENTS

Status: Open Objective: Create suitable living environments
 Location: 817 11TH AVENUE SE ST. CLOUD, MN 56301 Outcome: Availability/accessibility
 Matrix Code: Public Facilities and Improvement National Objective: LMC
 (General) (03)

Initial Funding Date: 09/08/2008

Financing
 Funded Amount: 72,000.00
 Drawn Thru Program Year: 72,000.00
 Drawn In Program Year: 0.00

Description:
 During this reporting period.
 Habitat is to begin installing of street improvements public facility for HABITAT For HUMANITY project.
 The site had been purchased with funds from Activity 2003-104-165.
 This site is proposed for the construction of two duplexes serving four LMI families.

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households: 0 0 0 0 0 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Accomplishment Narrative

Year	# Benefitting	Accomplishment Narrative
2008		Street improvements are to be started in the spring of 2009 and completed in the fall of 2009.
2009		Street improvements were completed in the spring of 2010 and completed in the fall of 2009.
2010		Construction began on the second duplex. Installation of berming, fencing, and trees on north property line will be completed after construction is complete.

PGM Year: 2009
Project: 0001 - Home Owner Housing Rehabilitation
IDIS Activity: 231 - Home Owner Housing Rehab

Status: Open
Location: 3207 8th St N Saint Cloud, MN 56303-3127

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Rehab; Single-Unit Residential (14A) National Objective: LMH

Initial Funding Date: 11/03/2009

Financing

Funded Amount: 379,247.54
Drawn Thru Program Year: 355,191.74
Drawn In Program Year: 307,635.71

Description:

Home Owner Housing, single family, rehabilitation, deferred and or low income loans are to be provided to low income homeowners, families with incomes at or below 80% of area median families income.

Proposed Accomplishments

Housing Units : 14

Actual Accomplishments

<i>Number assisted:</i>	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	16	0	0	0	16	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0

American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	16	0	0	0	16	0	0	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	14	0	14	0
Moderate	2	0	2	0
Non Low Moderate	0	0	0	0
Total	16	0	16	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Accomplishment Narrative

Year	# Benefitting	
2009	2	During this reporting period two single Low to Moderate Income families were completed.
2010	14	14 homes rehabbed

PGM Year: 2009
Project: 0003 - Fair Housing Training and Literature Distrabution
IDIS Activity: 233 - Fair Housing Training and Literature Distrabution

Status: Canceled
Location: ,

Objective:
Outcome:
Matrix Code: Fair Housing Activities (subject to 20% Admin Cap) (21D) National Objective:

Initial Funding Date: 11/05/2009

Financing

Funded Amount: 0.00
Drawn Thru Program Year: 0.00
Drawn In Program Year: 0.00

Description:
The City of St. Cloud will take specific Actions to address impedements to fair housing in St. Cloud, Minnesota through their Human Rights Department. CDBG funding is provided to the Human Rights Department to continual to address Fair Housing impediments through annual training for residential rental property owners and managers. Funds will also be provided for the costs of printing, and mailing of fair housing posters and literature to rental propertyowners and managers. The Human Rights Department will continual to forward cases to MN Department of Human Rights

Annual Accomplishments

Accomplishment Narrative

Year # Benefitting

PGM Year: 2009
Project: 0005 - Community Development Block Grant Consoladated Planning
IDIS Activity: 235 - Community Development Block Grant Consoladated Planning

Status: Completed
Location: ,

Objective:
Outcome:
Matrix Code: Planning (20) National Objective:

Initial Funding Date: 11/05/2009

Financing

Funded Amount: 19,960.17
Drawn Thru Program Year: 19,960.17
Drawn In Program Year: 5,952.05

Description:

Conduct research, compile data and wright 2010-2014 Five Year Plan and One Year Use of Funds for the St. Cloud Consolidated Housing and Community Development Plan. During this reporting Year 2009. Finalized 2008 CAPER and Processed 2010 Annual and Five Year Plan

Proposed Accomplishments

Annual Accomplishments Accomplishment Narrative

Year # Benefitting

PGM Year: 2009
Project: 0006 - Public Information
IDIS Activity: 236 - Public Information

Status: Completed
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A) National Objective:

Initial Funding Date: 11/05/2009

Financing

Funded Amount: 910.86
Drawn Thru Program Year: 910.86
Drawn In Program Year: 104.34

Description:

To fund the cost of providing information through the mail and media to the public regarding the CDBG program. During this reporting period provided for legal ads and mailings for 2010 annual plan. This program is completed and no other activity is expected.

Proposed Accomplishments

Annual Accomplishments Accomplishment Narrative

Year # Benefitting

PGM Year: 2009
Project: 0007 - Management of the CDBG program
IDIS Activity: 237 - Management of CDBG Program

Status: Completed
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A) National Objective:

Initial Funding Date: 11/05/2009

Financing

Funded Amount: 105,041.54
Drawn Thru Program Year: 105,041.54
Drawn In Program Year: 52,651.96

Description:

Oversee, manage, monitor, and coordinate the CDBG Program.
During this reporting period managed the CDBG program 20092010

Proposed Accomplishments

Annual Accomplishments

Accomplishment Narrative

Year # Benefitting

PGM Year: 2010
Project: 0001 - Home Owner Housing Rehabilitation
IDIS Activity: 239 - Home Owner Housing Rehabilitation

Status: Open
Location: 126 13th Ave S Saint Cloud, MN 56301-4126

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Rehab; Single-Unit Residential (14A) National Objective: LMH

Initial Funding Date: 08/30/2010

Financing

Funded Amount: 297,702.29
Drawn Thru Program Year: 28,500.00
Drawn In Program Year: 28,500.00

Description:

Home Owner Housing, single family, rehabilitation, deferred and/or low income loans are to be provided to low income homeowners, families with incomes at or below 80% of adjusted medium family income.

Proposed Accomplishments

Housing Units : 10

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	3	0	0	0	3	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	3	0	0	0	3	0	0	0

Female-headed Households: 2 0 2

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	3	0	3	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	3	0	3	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments Accomplishment Narrative

Year	# Benefitting	Accomplishment Narrative
2010	3	3 homes were rehabbed

PGM Year: 2010
Project: 0002 - Regional Human Rights Office
IDIS Activity: 240 - Regional Human Rights Office

Status: Open
 Location: In City of St. Cloud St. Cloud, MN 56301

Objective: Create suitable living environments
 Outcome: Availability/accessibility
 Matrix Code: Public Services (General) (05) National Objective: LMC

Initial Funding Date: 08/30/2010

Financing
 Funded Amount: 70,000.00
 Drawn Thru Program Year: 70,000.00
 Drawn In Program Year: 70,000.00

Description:
 Funding for the administration of a Regional Human Rights Office to provide services for human rights and fair housing.

Proposed Accomplishments

People (General) : 20

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	10	3
Black/African American:	0	0	0	0	0	0	8	0
Asian:	0	0	0	0	0	0	3	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	7	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	28	3

Female-headed Households: 0 0 0 0 0 0 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	21
Low Mod	0	0	0	7
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	28
Percent Low/Mod				100.0%

Annual Accomplishments

Accomplishment Narrative

Year	# Benefitting
2010	28

The St. Cloud Regional Human Rights Office was established in 2010 and provides services for human rights and fair housing through education, outreach, enforcement, counseling, mediation, and training in cooperation with the State of MN Human Rights Office.

PGM Year: 2010
Project: 0003 - Southside Park Facility Improvements
IDIS Activity: 241 - Southside Park Facility Improvements

Status: Open
 Location: 805 13th St S Saint Cloud, MN 56301-5546

Objective: Create suitable living environments
 Outcome: Availability/accessibility
 Matrix Code: Parks, Recreational Facilities (03F) National Objective: LMA

Initial Funding Date: 08/31/2010

Description:
 Renovation of Park Facilities at Southside Park

Financing

Funded Amount: 64,597.11
 Drawn Thru Program Year: 64,597.11
 Drawn In Program Year: 64,597.11

Proposed Accomplishments

Public Facilities : 1
 Total Population in Service Area: 1,523
 Census Tract Percent Low / Mod: 61.90

Annual Accomplishments

Accomplishment Narrative

Year	# Benefitting
2010	

The PY2010 activity included new siding, roof, doors, and windows in the park shelter.

PGM Year: 2010
Project: 0004 - Paramount Theater Handicap Accessibility Removal of Architectural Barriers
IDIS Activity: 242 - Paramount Theater Handicap Door Openers for Restrooms

Status: Open
 Location: 913 W Saint Germain St Saint Cloud, MN 56301-3460

Objective: Create suitable living environments
 Outcome: Availability/accessibility
 Matrix Code: Public Facilities and Improvement (General) (03) National Objective: LMC

Initial Funding Date: 08/30/2010

Financing

Funded Amount: 8,306.80
 Drawn Thru Program Year: 8,306.80
 Drawn In Program Year: 8,306.80

Description:

This activity will install handicap door openers in four restrooms in the Paramount Theater.

Proposed Accomplishments

People (General) : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	6,632	75
Black/African American:	0	0	0	0	0	0	131	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	19	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	207	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	99	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	7,088	75
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	7,088
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	7,088
Percent Low/Mod				100.0%

Annual Accomplishments

Accomplishment Narrative

Year # Benefitting
 2010 7,088

The installation of handicap door openers for four restrooms in the Paramount Theater and Visual Arts Center was completed by December 31, 2010.

PGM Year: 2010
Project: 0005 - New Beginnings Renovation of Facility
IDIS Activity: 243 - New Beginnings Renovation of Facility

Status: Open
 Location: 40 25th Ave N Saint Cloud, MN 56303-4346

Objective: Create suitable living environments
 Outcome: Affordability
 Matrix Code: Homeless Facilities (not operating costs) (03C) National Objective: LMC

Initial Funding Date: 08/30/2010

Financing

Funded Amount: 41,219.18
 Drawn Thru Program Year: 30,519.38
 Drawn In Program Year: 30,519.38

Description:

Renovation of New beginnings shelter facility for at risk pregnant and parenting women 14 to 21 years old and babies.
 This activity will involve the replacement of a roof, two furnices, electric panel, security alarm system and transitionla space to residential

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	26	3
Black/African American:	0	0	0	0	0	0	4	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	2	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	1	0
Other multi-racial:	0	0	0	0	0	0	1	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	35	3
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	35
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	35
Percent Low/Mod				100.0%

Annual Accomplishments**Accomplishment Narrative**

Year # Benefitting

2010 35

The City continued its partnership with New Beginnings in PY2010. New Beginnings is a transitional housing program that provides residential services for up to sixteen women ages 14-21 and their babies. Programs include residential services for pregnant women, new mothers and their babies, parenting, health and wellness programming, and an independent living program. The PY2010 activity included replacement of two furnaces, electrical panel, security alarm system, and transitioning space to residential use.

PGM Year: 2010**Project:** 0006 - Fair Housing Training and Literature Distribution**IDIS Activity:** 244 - Fair Housing Training and Literature Distribution

Status: Open

Location: ,

Objective:

Outcome:

Matrix Code: Fair Housing Activities (subject to 20% Admin Cap) (21D)

National Objective:

Initial Funding Date: 08/30/2010**Financing**

Funded Amount: 3,000.00

Drawn Thru Program Year: 936.23

Drawn In Program Year: 936.23

Description:

The City of St.

Cloud will take specific actions to address impediments to fair housing in St.

Cloud MN through their Human Rights Department.

CDBG funding is provided to the Human Rights Department to continue to address fair housing impediments through annual training for residential rental property owners and managers.

Funds will also be provided for the cost of printing and mailing of fair housing posters and literature to rental property owners and managers.

The Human Rights Department will continue to investigate fair housing complaints.

Proposed Accomplishments**Annual Accomplishments****Accomplishment Narrative**

Year # Benefitting

PGM Year: 2010**Project:** 0007 - Community Development Block Grant Consolidated Planning**IDIS Activity:** 245 - Community Development Block Grant Consolidated Planning

Status: Open

Location: ,

Objective:

Outcome:

Matrix Code: Planning (20)

National Objective:

Initial Funding Date: 08/30/2010**Financing**

Funded Amount: 10,000.00

Drawn Thru Program Year: 0.00

Drawn In Program Year: 0.00

Description:

Conduct research, compile data, and write 2011 Annual One Year Use of Funds for the St.

Cloud Consolidated Housing and Community Development Plan and 2009 CAPER

Proposed Accomplishments**Annual Accomplishments****Accomplishment Narrative**

Year # Benefitting

PGM Year: 2010
Project: 0008 - Management of CDBG Program
IDIS Activity: 246 - Management of CDBG Program

Status: Open
 Location: ,

Objective:
 Outcome:
 Matrix Code: General Program Administration (21A) National Objective:

Initial Funding Date: 08/30/2010

Financing

Funded Amount: 96,128.97
 Drawn Thru Program Year: 12,044.29
 Drawn In Program Year: 12,044.29

Description:

Oversee, manage, monitor, and coordinate the CDBG Program

Proposed Accomplishments

Annual Accomplishments Accomplishment Narrative

Year # Benefitting

PGM Year: 2010
Project: 0009 - Whitney Senior Center Renovation
IDIS Activity: 247 - Whitney Senior Center Renovation

Status: Open
 Location: 1527 Northway Dr Saint Cloud, MN 56303-1221

Objective: Create suitable living environments
 Outcome: Availability/accessibility
 Matrix Code: Senior Centers (03A) National Objective: LMC

Initial Funding Date: 08/30/2010

Financing

Funded Amount: 47,095.47
 Drawn Thru Program Year: 47,095.47
 Drawn In Program Year: 47,095.47

Description:

Two furnaces will be replaced at the Whitney Senior Center.

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	24,960	338
Black/African American:	0	0	0	0	0	0	208	0
Asian:	0	0	0	0	0	0	390	0
American Indian/Alaskan Native:	0	0	0	0	0	0	78	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0

Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	25,636	338

Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	25,636
Non Low Moderate	0	0	0	0
Total	0	0	0	25,636
Percent Low/Mod				100.0%

Annual Accomplishments

Accomplishment Narrative

Year # Benefitting
2010 25,636

Two furnaces were installed at the Whitney Senior Center by December 31, 2010.

PGM Year: 2008
Project: 0002 - DEVELOPMENT OF AFFORDABLE HOUSING
IDIS Activity: 248 - Affordable Housing Acquisition #2

Status: Open
Location: xxxx St. Cloud, MN 56301

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Acquisition of Real Property (01) National Objective: LMH

Initial Funding Date: 08/31/2010

Financing

Funded Amount: 58,346.01
Drawn Thru Program Year: 32,273.63
Drawn In Program Year: 32,273.63

Description:

Acquisition of deteriorated single family residential properties for either renovation or clearance of blighted buildings for sites for low to moderate income family housing sites.
See activity 2008-157 IDIS 222 for related activity

Proposed Accomplishments

Housing Units : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0

American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0

Percent Low/Mod

Annual Accomplishments

Accomplishment Narrative

Year # Benefitting

Total Funded Amount:	\$1,624,158.44
Total Drawn Thru Program Year:	\$1,197,979.72
Total Drawn In Program Year:	\$660,616.97