



# Third Program Year CAPER (PY2017)

Consolidated Annual Performance and Evaluation Report  
Community Development Block Grant (CDBG) Program

St. Cloud City Council Approved  
9/10/2018

## **CR-05 - Goals and Outcomes**

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

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

The City of St. Cloud, MN has prepared this CAPER for the period of July 1, 2017 to June 30, 2018. The CAPER presents the City's progress in carrying out projects and activities pursuant to the 2017 Annual Action Plan for CDBG funds received from the United States Department of Housing and Urban Development (HUD) to principally benefit low-and-moderate-income persons. The CAPER also provides a general assessment of the City's progress in addressing the priorities and objectives contained in its five-year Consolidated Plan (2015-2019).

All funded activities in Program Year 2017 fit within the Consolidated Plan Five-Year Goals: Expand and Maintain Affordable Housing, Invest in Core Neighborhoods, Assist the Homeless and those At-Risk of Homelessness, Assist Special Needs Clientele, Fair Housing Education and Outreach and Non-Community Development Needs. Please refer to the Consolidated Plan for detailed information on specific goals.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Assist Special Needs Clientele	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	5420				
Assist Special Needs Clientele	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	600	771	128.50%			

Assist Special Needs Clientele	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	35	58	165.71%			
Assist Special Needs Clientele	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0		300	395	131.67%
Assist Special Needs Clientele	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$	Buildings Demolished	Buildings	5	4	80.00%	4	2	50.00%

Assist Special Needs Clientele	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	4	1096	27,400.00%			
Assist the Homeless and those At-Risk of Homelessn	Affordable Housing Public Housing Homeless	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	757				
Assist the Homeless and those At-Risk of Homelessn	Affordable Housing Public Housing Homeless	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	5420		4	4	100.00%
Assist the Homeless and those At-Risk of Homelessn	Affordable Housing Public Housing Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	600	4106	684.33%	50	409	818.00%
Assist the Homeless and those At-Risk of Homelessn	Affordable Housing Public Housing Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

Assist the Homeless and those At-Risk of Homelessn	Affordable Housing Public Housing Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	0	395		250	395	158.00%
Assist the Homeless and those At-Risk of Homelessn	Affordable Housing Public Housing Homeless	CDBG: \$	Other	Other	0	0		250	409	163.60%
Expand & Maintain Affordable Housing	Affordable Housing	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	5420				
Expand & Maintain Affordable Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	35	58	165.71%	7	15	214.29%
Fair Housing Education and Outreach	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				

Fair Housing Education and Outreach	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	400	557	139.25%	80	0	0.00%
Invest in Core Neighborhoods	Affordable Housing Non-Housing Community Development	CDBG: \$	Rental units rehabilitated	Household Housing Unit	5	2	40.00%			
Invest in Core Neighborhoods	Affordable Housing Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	35	58	165.71%	7	15	214.29%
Invest in Core Neighborhoods	Affordable Housing Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	20	4	20.00%			
Invest in Core Neighborhoods	Affordable Housing Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	1096				

Non-Community Development Needs	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	5420		1400	5420	387.14%
Non-Community Development Needs	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	600	771	128.50%			
Non-Community Development Needs	Non-Housing Community Development	CDBG: \$	Other	Other	5	2	40.00%			

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

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**



## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	1,993
Black or African American	866
Asian	24
American Indian or American Native	153
Native Hawaiian or Other Pacific Islander	5
<b>Total</b>	<b>3,041</b>
Hispanic	198
Not Hispanic	2,843

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

### Narrative

St. Cloud continues to be an increasing diverse community, which is reflected in the racial and demographics table. In 2017, activities implemented with CDBG funds benefited approximately 2,800 households.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	1,078,004	559,316
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

Table 3 - Resources Made Available

### Narrative

Please note that “Amount Expended during Program Year” is current at the time of CAPER submission according to PR26 IDIS Report. Drawdowns continue. The geographic distribution of CDBG funds are detailed in the table below.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
St. Cloud CDBG Target Area	70	75	Single-Family Housing Rehab & Rehab of Transitional Housing

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The City addressed a high priority need as stated in the 2015-2019 Consolidated Plan to rehabilitate vacant and dilapidated single family homes in core neighborhoods through the Single Family Homeowner Rehabilitation Program. Also, two transitional homes located in the CDBG Target Area were completed in Program Year 2017.

## Leveraging

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

Awarding CDBG funds to programs and activities that make use of other private and non-profit resources remain central to the overall administration of CDBG and the various partnerships the City maintains. The City of St. Cloud does not distribute CDBG funds based on geographic location, but rather throughout the City as a whole to benefit low- and moderate-income households.

HUD requires that infrastructure improvements be limited to low- and-moderate income block groups. Given HUD identified low moderate income block groups, a CDBG Target Area is defined for focusing funds from Single-Family Rehabilitation Program to the City's core neighborhoods.

## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	4	8
Number of Non-Homeless households to be provided affordable housing units	15	32
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>19</b>	<b>40</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	6	17
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>6</b>	<b>17</b>

Table 6 – Number of Households Supported

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

The St. Cloud HRA's Single Family Rehabilitation Loan Program assists residents of core neighborhoods to rehabilitate their homes. Improvements include healthy, safety, and weatherization improvements. The improvements allow the residents to maintain their homes in a safe manner and helps sustain the core neighborhoods housing stock into the future. At the present time, the St. Cloud HRA completed 15 home loans in PY2017.

The City of St. Cloud did not construct nor manage any affordable housing projects. In 2017, there were 15 home repair projects and 2 rehabilitations of transitional homes completed by the St. Cloud HRA using CDBG funding. Affordable housing is an essential factor in the City of St. Cloud’s success in ending homelessness.

**Discuss how these outcomes will impact future annual action plans.**

The City of St. Cloud will continue to support affordable housing through CDBG funding as outlined in the 2015-2019 Consolidated Plan. The City will continue to work with the St. Cloud HRA to ensure housing repair funding is available and completed in a timely manner. Additionally, City Staff will continue to publicize the program, so income qualifying residents of core neighborhood can take advantage of the program.

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	8	0
Low-income	32	0
Moderate-income	0	0
<b>Total</b>	<b>40</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

The City of St. Cloud continued to administer existing housing efforts and will to work with and support other agencies in producing and preserving affordable housing to the maximum extent possible with funding made available from various federal, state and local programs.

15 households, 32 people, were provided assistance through the Single-Family Homeowner Rehabilitation program during the 2017 Program Year. Each household is income qualified based on family size and located in a low- to-moderate income neighborhood. Also, two transitional homes owned by the St. Cloud HRA were rehabilitated. There are 8 low-to-moderate income persons residing in the two transitional homes. Each of these activities met their goal for creation, preservation or rehabilitation of affordable housing, or helping make affordable housing more attainable particularly in the City’s core neighborhoods.

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

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

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

The City continued to support agencies aiding low-income families through traditional means as well as CDBG funding. These programs and tools were provided with the intent of improving families' living situations hopefully to the point that they are no longer living in poverty.

In addition to point-in-time counts being conducted annually by the Central MN CoC, there is also Homeless Connect events held to engage homeless and provide a "one-stop shop" to connect homeless or near homeless persons to mainstream social services and to obtain housing resources. The annual event serves an estimated 250+ persons with CDBG funding covering the cost of the event space rental at St. Cloud River's Edge Convention Center.

City staff participates in training and events focused on homelessness throughout the year. This includes attendance at the Minnesota Coalition for the Homeless Annual Conference as well as local events including affordable housing and homelessness forums held by St. Cloud Human Rights Commission and St. Cloud Coalition for Men.

The City of St. Cloud is an active participant in several working groups focused on affordable housing and homelessness. This includes the St. Cloud Area Human Rights Commission Working Group on Housing Homelessness and United Way Housing Planning Group. Among others, one point of action is access to adequate housing by those experiencing homelessness, including special barriers to those with a criminal record. Also, the City was a founding member of the Housing Action Team Committee which facilitates key stakeholders for housing and homelessness dialogue and move forwarding actions needed in St. Cloud.

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

The City of St. Cloud works to address critical needs while providing for continuum of care from homelessness to transitional housing to permanent housing.

A number of studies have been completed in recent years to assess the need of homeless persons in the St. Cloud area. In 2009, an Analysis of Emergency and Supportive Housing Needs in St. Cloud, MN Study was completed. In 2013, a St. Cloud Housing Study was completed with a key finding being a need for emergency housing and homeless shelters in the St. Cloud area. Both sheltered and unsheltered homeless appear to be expanding as well as other special needs populations. The City and HRA will continue its support of agencies serving this population including the Salvation Army, Central MN

Transitional Housing, HUD's VASH Program, HOPE on Ninth, and the VA Medical Center.

The City's Five-Year Consolidated Plan update (2020-2025) process will be initiated in the next 6-months which includes updating of the St. Cloud Community Housing Study and Analysis of Fair Housing Impediments. The St. Cloud Community Housing Study was last updated in 2013 with a goal to enhance the understanding of housing and homeless issues throughout the community of St. Cloud, including needs, gaps, and prospective priorities in the provision of housing and housing related services. Consolidated Plan goals and priorities were developed based on research from both Housing Study and Analysis of Impediments.

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

The transitional need and re-entry need is from both individuals and families who are striving to improve their lives and eventually obtain permanent housing. The specialized housing facilities such as HOPE on Ninth, HUD VASH, the VA, River Crest and others offer permanent specialized housing facilities while Salvation Army and Place of Hope offer temporary housing. These and many other agencies offer valuable resources and support services to low-income individuals and families in an effort to avoid or overcome homelessness.

Discharge planning for the mental health community addresses housing but sometimes resources are limited. When available, persons can be placed with the Shelter Plus Care Program.

Central MN CoC works towards reaching the 10-year plan to end homelessness with a CoC wide systematic approach. All agencies in the CoC work together to target those who are at risk of becoming homeless by pooling resources to provide the most comprehensive assistance possible. Central CoC's area wide Family Homeless Prevention and Assistance Program funding (FHPAP) serves families with children by providing homeless prevention assistance to families who are at risk of becoming homeless. Agencies work with school homeless liaisons to reach out and assist those who are homeless or at risk to becoming homeless. Two agencies in the CoC area work extensively to conduct outreach to the unaccompanied youth in the City of St. Cloud.

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

## **recently homeless from becoming homeless again**

The City of St. Cloud continued its co-sponsorship of the annual Project Homeless Connect at the St. Cloud River's Edge Convention Center in October. Planning and administrative funds was used to pay for the rental costs of event space. This event provides homeless and near homeless the opportunities to connect with local, county and nonprofit services to help break the barriers to homelessness. It is estimated that 250+ individuals are directly benefitted by the annual event.

Also continuing in 2017, the City of St. Cloud actively participated in the St. Cloud Area 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 are involved and concern for the homeless in the St. Cloud area.



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

### **Actions taken to address the needs of public housing**

The St. Cloud Housing and Redevelopment Agency 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 ratification by the City Council. The City of St. Cloud and St. Cloud HRA have an excellent working relationship and work closely in its efforts to create and maintain affordable housing opportunities.

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 900+ households through the HUD funded Housing Choice Voucher Program. Also, there are a number of other specialized housing options under other federal and state government programs such as Shelter Plus Care Program and Section 8.

St. Cloud has experienced a significant influx of immigrants in the last ten years, which increases the demand for large bedroom rental units. Some families are in need of 4, 5 or 6 bedrooms which are scarce in the overall market. This causes these families to split up into 2 separate households until a larger living arrangement can be found.

Since St. Cloud is a growing regional center, there is an increased demand in public housing for the elderly, physically and mentally disabled, chronic inebrates, youth specific housing, and large family housing.

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

The St. Cloud HRA communicates and fosters relationships with Public Housing residents.

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

The St. Cloud HRA has not been designated by the Public Housing Assessment Systems as “troubled”. The St. Cloud HRA is designated as a “high-performer.”

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

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

The City of St. Cloud continues seeking opportunities to assist in providing adequate supply of affordable housing for residents in the City identified to be need. The main barrier to overcome in order to meet the under-served needs is the limited funds available to address the need for more affordable housing. Actions continued during the 2017 Program Year to address obstacles to meeting the underserved needs including: housing rehabilitation of owner-occupied units, lead-paint testing and remediation; rehabilitaiton of transitional housing for persons experiencing homelessness; demolition of dilapidated homes to make way for domestic crisis shelter expansion; fair housing education to landlords; and public service activities including crisis nursery and homeless outreach resource event.

The City of St. Cloud and other local housing stakeholders have recently committed to renewing its multi-jurisdictional discussions regarding six identified barriers to affordable housing, including: infrastructure financing, building codes and construction techniques, zoning and subdivision control, processing and permitting improvements, resource protection standards, and miscellaneous local strategies.

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

The funding necessary to fully meet the needs of public facility, neighborhood improvement, infrastructure, public services, housing, economic development and planning activities in the City of St. Cloud would far exceed the allocated annual CDBG grant dollars. As a result, the City must continue strengthening partnerships to meet needs of underserved populations. The City of St. Cloud is committed to soliciting greater involvement from traditionally underserved populations. This is done through notification of social service providers about the needs assessment and evaluation in the Consolidated Plan and Action Plan processes and city participation in opportunities to outreach and meet with service providers and residents. A few examples include participation in CoC, St. Cloud Area Homeless Group, Housing Pillars Task Force led by United Way as well as area cities and counties meetings to evaluate existing housing and support service needs in our region.

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

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 Single Family Homeowner Housing Rehabilitation Loan Program. HRA staff has responded and continued 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, follow up with penalties if needed, supply educational materials, and offer guidance for all affected locations within the City. This often includes working with homeowners, parents, public health staff, day care providers, and others. The City of St. Cloud Health Department staff attend trainings, receives lead-based paint certifications, and is currently in compliance with all local, state and federal regulations.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City of St. Cloud continued to support agencies aiding low-income families through traditional means as well as CDBG funding. In PY2017, the Single-Family Homeowner Housing Rehabilitation Loan Program improved the living situations of 15 low-to-moderate income families while the rehabilitation of two transitional homes assisted 8 low-to-moderate income persons experiencing homelessness. Anna Marie's Alliance served over 2,700 persons low-to-moderate persons in domestic crisis. While St. Cloud Area Crisis Nursery assisted nearly 150 low-to-moderate income families in times of crisis needing childcare assistance.

St. Cloud is fortunate to boast the ever-expanding supply of training and educational resources to prepare workers for all types of career opportunities. St. Cloud is home to several higher educational facilities including Minnesota's second-largest university, St. Cloud State University as well as St. Cloud Community & Technical College and Ramussen College.

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

St. Cloud is fortunate to have numerous private non-profit agencies that play a role in the delivery of housing and housing related services to low-income households. There is no lack of concern for special needs populations and homeless people in the St. Cloud community.

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

The City works to enhance coordination with many local housing and service providers participating in several commissions, task forces and other efforts led by social service agencies. This includes Homeless Concerns Group, and United Way Housing Pillars Task Force. The City continues to promote programs when opportunities arise as well including the Single Family Homeowner Rehab advertising in the City's newsletter which is directly mailed to every household in the City. Also, the City enjoys an excellent working relationship with the St. Cloud HRA. The agencies work together to create and maintain affordable housing options as well as further the City's fair housing goals.

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

It remains a priority for the City to develop and enhance an effective and efficient program delivery system for the use of federal funds. Solid relationships have been built with fair housing organizations including the State of Minnesota Human Rights Office with a local office located within St. Cloud City Hall as well as area non-profits and public and private housing services agencies to implement activities and projects that require multiple funding sources in addition to CDBG. Through on-going meetings and periodic technical assistance as well as the City's role as regulator, all partners are encouraged to share their views and together develop and implement programs and projects that serve protected class members.

The City of St. Cloud has engaged in a variety of educational efforts to increase awareness of fair housing issues in the community during the 2017 program year. These efforts include sending written information and posters to local landlords licensed by the City of St. Cloud, social service agencies serving various households throughout the community, and addressing individual complaints made by housing consumers in the area. In addition, the City of St. Cloud provides training to local housing providers on fair housing requirements and issues on a bi-annual basis. Fair housing education for housing providers and housing seekers will continue to be a priority for the City of St. Cloud. To the extent these efforts can feasibly be expanded, they will seek to reach out to individuals and households seeking housing or those suspecting they are the victims of illegal housing discrimination.

Additionally, St. Cloud's Analysis of Fair Housing Impediments will be updated during the Five-Year Consolidated Plan update (2020-2025) process initiating in the next six-months.

## **CR-40 - Monitoring 91.220 and 91.230**

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

The Planning & Zoning Department provides oversight and management of CDBG for the City of St. Cloud and is responsible for the preparation of the Consolidated Plan, the Consolidated Annual Performance and Evaluation Report (CAPER), and the Annual Action Plan.

The City of St. Cloud maintains all project files, rules and procedures applicable to all CDBG projects. Relevant information is shared with sub-recipients at the beginning of each award and throughout the process to final completion of annual programs and projects. On-site monitoring visits with subrecipients are completed annually. Also, subrecipients submit quarterly reports electronically throughout the Program Year.

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. Staff from the City's Community Development Section consistently attend the monthly St. Cloud Area Homelessness Concerns Group and focus groups on affordable housing issues. City staff continues to work closely with regional HUD staff on planning, distribution, and reporting of CDBG funding.

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

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

The CAPER was available for public comment exceeding the required 15-day period. On August 18, 2018, 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 approval of the CAPER on September 10, 2018. The notice and draft CAPER were also posted on the City's website at [www.ci.stcloud.mn.us](http://www.ci.stcloud.mn.us). The City Council held a public hearing on September 10, 2018 with four persons testifying. One person questioned the funding of Crisis Nursery, an emergency childcare program. Two persons testified in support of Crisis Nursery stating the need and effectiveness. The final person testified that none of the organizations funded should have been given money. The City Council closed the public hearing and approved the CAPER.

## **CR-45 - CDBG 91.520(c)**

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

No operational changes were undertaken during the 2017 CDBG program. It is not expected that any changes in the operation of the program will be forthcoming. The City of St. Cloud has been responsive to the public regarding infrastructure improvements that have been made. The same effort to provide open lines of communication regarding other projects are also undertaken. The City has an open and good relationship with St. Cloud HRA regarding the single-family home improvement programs as well as with the community's non-profit stakeholders. Input from community members and organizations is solicited and encouraged when selecting annual CDBG projects and during the annual program review (CAPER) process.

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

No

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

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

# Public Hearing Affidavit of Publication



## AFFIDAVIT OF PUBLICATION (FORM Rev. 7/16)

State of Minnesota }  
County of Stearns } SS:

CITY OF ST CLOUD PLANNING OFC  
400 2ND ST S  
SAINT CLOUD, 56301

Account Number STC-00260405

RE: NOTICE OF PUBLIC HEARING CITY OF ST. CLOUD CDBG PROGRAM YEAR 2017 CONSOLIDATED ANNUAL PERFORMANCE

I, being first duly sworn, on oath states as follows:

1. I am the publisher of the St. Cloud Times, or the publisher's designated agent. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.02.

2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.

3. The dates of the month and the year and day of the week upon which the public notice article/copied below was published in the newspaper are as follows:

08/18/18

etc.

P.O. # CDBG - PY2017 CAPER

4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06 - <https://www.revisor.mn.gov/statutes/?id=331A.06>, is as follows:


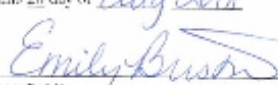
1.70 daily / \$2.25 Sunday peragate line

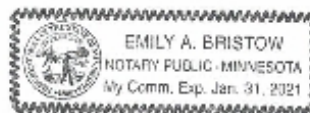
5. [NEW] Mortgage Foreclosure Notices (Effective 7/1/15). Pursuant to Minnesota Statutes §580.022 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Stearns County. The newspaper complies with the condition described in §580.022, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

FURTHER YOUR AFFIANT SAITH NOT.

  
[Signature]

Subscribed and sworn to before me by:

  
on this 20<sup>th</sup> day of Aug 2018  
  
Emily A. Bristow  
Notary Public





NOTES ON REVISED AFFIDAVIT FORM

The 2015 Legislature enacted amendments to the Minnesota law which governs mortgage foreclosure by advertisement. Those amendments appear in Chapter 14 of the 2015 session laws. They are effective on July 1, 2015.

Most importantly, a new statute was added (§580.023) that specifies where a notice of foreclosure should be published, something that was ambiguous under prior law. This statute also requires that affidavits of publication issued by a newspaper must contain certain language related to the published foreclosure notice.

The affidavit of publication form above includes (in paragraph 5) the language called for by the new statute. The form also complies with the general requirements for affidavits of publication found in Minnesota Statute, §331.07. The form is drafted so that it can be used for any published notice, not just mortgage foreclosure notices; in other words, you don't need to use a different form for other kinds of notices.

**NOTICE OF PUBLIC  
HEARING  
CITY OF ST. CLOUD CDBG  
PROGRAM YEAR 2017  
CONSOLIDATED ANNUAL  
PERFORMANCE AND  
EVALUATION REPORT  
(CAPER)**

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 10, 2018, 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 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 2015-2019 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. Copies of the CAPER are available for review on the City's website at [www.ci.stcloud.mn.us](http://www.ci.stcloud.mn.us) or in the City of St. Cloud Planning & Zoning Department.

Submit comments to St. Cloud Planning & Zoning Department, 400 2nd St. So., St. Cloud, MN 56301 or [planner@ci.stcloud.mn.us](mailto:planner@ci.stcloud.mn.us) by September 10, 2018. The CAPER must be submitted to HUD by September 28, 2018.

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 Community Development 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 Community Development 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

