

CR-05 - Goals and Outcomes

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 |
|---------------------------------------|---|-----------------|----------------------------|------------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Development of New Affordable Housing | Affordable Housing Non-Homeless Special Needs | CDBG: \$ | Rental units constructed | Household Housing Unit | 12 | 0 | 0.00% | | | |
| Development of New Affordable Housing | Affordable Housing Non-Homeless Special Needs | CDBG: \$ | Rental units rehabilitated | Household Housing Unit | 12 | 0 | 0.00% | | | |
| Economic Development | Non-Housing Community Development | CDBG: \$ | Jobs created/retained | Jobs | 40 | 0 | 0.00% | 15 | 3 | 20.00% |
| Economic Development | Non-Housing Community Development | CDBG: \$ | Businesses assisted | Businesses Assisted | 5 | 0 | 0.00% | | | |

| | | | | | | | | | | |
|---|---|----------|---|------------------------|-----|-----|--------|----|-----|--------|
| Housing Rehabilitation | Affordable Housing Non-Homeless Special Needs | CDBG: \$ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 0 | 155 | | 0 | 155 | |
| Housing Rehabilitation | Affordable Housing Non-Homeless Special Needs | CDBG: \$ | Homeowner Housing Rehabilitated | Household Housing Unit | 405 | 49 | 12.10% | 70 | 49 | 70.00% |
| Housing Rehabilitation | Affordable Housing Non-Homeless Special Needs | CDBG: \$ | Homeless Person Overnight Shelter | Persons Assisted | 0 | 0 | | 0 | 0 | |
| Housing Rehabilitation | Affordable Housing Non-Homeless Special Needs | CDBG: \$ | Overnight/Emergency Shelter/Transitional Housing Beds added | Beds | 0 | 0 | | 0 | 0 | |
| Preservation of affordable rental housing | Affordable Housing Non-Homeless Special Needs | CDBG: \$ | Rental units constructed | Household Housing Unit | 0 | | | 0 | 29 | |

| | | | | | | | | | | |
|---|---|----------|---|------------------------|------|------|---------|-----|------|---------|
| Preservation of affordable rental housing | Affordable Housing Non-Homeless Special Needs | CDBG: \$ | Rental units rehabilitated | Household Housing Unit | 75 | 79 | 105.33% | 197 | 79 | 40.10% |
| Preservation of affordable rental housing | Affordable Housing Non-Homeless Special Needs | CDBG: \$ | Homeowner Housing Added | Household Housing Unit | 1 | 1 | 100.00% | 1 | 1 | 100.00% |
| Preservation of affordable rental housing | Affordable Housing Non-Homeless Special Needs | CDBG: \$ | Homeowner Housing Rehabilitated | Household Housing Unit | 0 | 0 | | 0 | 0 | |
| Public Improvements | Non-Housing Community Development | CDBG: \$ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 1200 | 0 | 0.00% | | | |
| Public Services | Non-Housing Community Development | CDBG: \$ | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 766 | 1345 | 175.59% | 700 | 1375 | 196.43% |
| Public Services | Non-Housing Community Development | CDBG: \$ | Public service activities for Low/Moderate Income Housing Benefit | Households Assisted | 0 | 0 | | | 0 | |

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.

The highest priority activities are those that provide county-wide access, such as Homeowner Rehab, Energy Efficiency Rehab, and job creation. Demand for the rehab programs continues to be strong. Guidelines for the single family rehab were changed from maximum household income of 80%AMI to 60% AMI to try and reach households with greater need. The business loan program, a partnership with local banks, is underway

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 | 860 |
| Black or African American | 603 |
| Asian | 51 |
| American Indian or American Native | 22 |
| Native Hawaiian or Other Pacific Islander | 0 |
| Total | 1,536 |
| Hispanic | 94 |
| Not Hispanic | 1,442 |

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

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

| Source of Funds | Source | Resources Made Available | Amount Expended During Program Year |
|-----------------|------------------|--------------------------|-------------------------------------|
| CDBG | public - federal | 1,544,991 | 1,286,186 |

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|---------------------|----------------------------------|---------------------------------|-----------------------|
| Urban Ramsey County | 100 | 100 | Urban County |

Table 4 – Identify the geographic distribution and location of investments

Narrative

The majority of funds were planned for county-wide benefit, and that actual figure reflects that. A significant number of projects are urban county wide, on a first-come, first-served basis, such as first-time buyer, homeowner rehab and rental rehab. Other projects are funded during a competitive process. Priorities for that process are set by the participating communities and meet consolidated plan goals.

Affordable housing is a significant underserved need. Although more money for housing would help, the barriers are not merely financial. Land scarcity is one of the most significant barriers to development in urban Ramsey County, and the resulting land values make developing even market rate rental extremely difficult. In FY2018, there were projects in Roseville, Shoreview, Maplewood, White Bear Lake.

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.

Other resources available to Ramsey County are through the Continuum of Care funding, the Minnesota Housing Finance Agency, Tax Credits and related programs, but the Ramsey County HRA does not apply directly for any of those resources. HOME funds provide gap financing for projects with Tax Credits and housing vouchers. Equity and investment in those projects provide significant match. CDBG funds often leverage state and Federal clean up funds, as well as transportation funding involved in infrastructure projects. For example, the cost of park improvements in a low income area can be shared by the community, Ramsey County Parks, and CDBG. County brownfields clean up funds can be paired with CDBG and HOME to move ahead with eligible rehab projects.

CR-20 - Affordable Housing 91.520(b)

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

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

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 | 1 | 1 |
| Number of households supported through Rehab of Existing Units | 149 | 128 |
| Number of households supported through Acquisition of Existing Units | 0 | 0 |
| Total | 150 | 129 |

Table 6 – Number of Households Supported

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

These figures represent CDBG only, and are for the following activities:

Rehab of Existing Units

Homeowner Rehab #345 13 units, 331- 9 units, 353 - 25 units 341 - 2 units

Rental Rehab - # 355 50 units #354 - 29 units

Production of New Units - 360 -1 unit

Additional affordable housing data is provided in the HOME portion of the CAPER though Dakota County.

The Ramsey County staff determines which national objective (Create Suitable Living Environment, Provide Decent Affordable Housing, Create Economic Opportunities) it will use to report the project and activity outcomes, and selects the outcome category(ies) based on the purpose of the project or activity. The goals are the number of a specific performance indicator (person, jobs, etc.) that was achieved.

Discuss how these outcomes will impact future annual action plans.

An analysis of the success of meeting particular goals and outcomes will inform the development of future Action Plans, based on which activities proved most successful in meeting the national objectives.

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

| Number of Households Served | CDBG Actual | HOME Actual |
|-----------------------------|-------------|-------------|
| Extremely Low-income | 26 | 0 |
| Low-income | 3 | 0 |
| Moderate-income | 0 | 0 |
| Total | 29 | 0 |

Table 7 – Number of Households Served

Narrative Information

Ramsey County is attaching the CDBG Summary of Accomplishments which breaks down beneficiaries by income category and owners vs. renter.

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 principal focus has been on 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. This includes 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. Much of this activity is done through the Continuum of Care. CDBG and HOME funds are used to supplement and provide housing units where feasible. Ramsey County CDBG funds were used to support repairs to East Metro Place, in White Bear Lake, a permanent supportive housing project for large formerly homeless families at risk of returning to homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

- There is a need for an additional 225 units of permanent supportive housing for persons with long histories of homelessness, disabilities and other severe barriers to housing stability.
- Ramsey will urge and support additional investment in the state funded Long-Term Homeless Supportive Services program to ensure the availability of support services for the new permanent supportive housing units.

Ramsey County has supported the expansion of the Dorothy Day Center for transitional and supportive housing in addition to shelter.

CDBG funds are being used to when possible to support preservation of NOAH properties, helping prevent loss of housing for LMI households.

There continues to be a need for beds for homeless persons.

The methods used for the homeless needs assessment provides a detailed snapshot of the Ramsey County homeless population (not broken out between City and Urban County) at a point in time. It is far more elusive to identify the number becoming homeless over the course of a year, particularly for unduplicated numbers. Fairly consistently, the assessment finds that 1,500 to 1,600 persons experience homelessness in Ramsey County on any given night. Of this total, between 200 to 300 are experiencing

chronic homelessness (disabled individual or family who has been homeless for at least one year continuously, or has experienced at least four distinct episodes of homelessness in the past three years). The population experiencing chronic homelessness tends to be 75% single adults and 25% members of families with dependent children.

The homeless needs assessment in Ramsey County is accomplished through an annual sheltered and unsheltered count and survey and a significantly more detailed triennial statewide homeless survey, administered and analyzed by staff of the Wilder Research Center, which has been done every year since 1991. That information is analyzed by an evaluation committee of the Continuum of Care and presented annually to the CoC Governing Board. The data is not broken out by City vs. Suburban Ramsey County.

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

Ramsey County Continuum of Care continues to work to:

- Simplify access and expand resources for assistance for persons and families at imminent risk of homelessness
- Coordinated with corrections, health care, and other institutions to eliminate people being discharged into homelessness
- Advocate for expanded resources for the state-funded Family Homeless Prevention and Assistance Program (FHPAP) to assist more households experiencing a housing crisis.

A significant step forward in this has been the development of the Coordinated Access to Housing and Shelter (CAHS), which is available for families to access emergency shelter and supportive housing programs in Ramsey County. Families seeking emergency shelter and supportive housing in Ramsey County no longer need to contact every shelter and housing provider for openings. Families seeking emergency shelter and housing in Ramsey County may call (CAHS) for assistance. Before entering emergency shelter, a CAHS Diversion Specialist assists families in identifying alternative options to shelter. Diversion maximizes the use of shelter for those families with no other housing option.

Coordinated Entry for youth and single adults is being put into place metro-wide.

People, Incorporated runs a homeless street outreach program that goes out to identify homeless and unsheltered adults with mental illness and chemical dependency issues in camps, in cars, abandoned buildings, under bridges to identify, build relationships, provide survival gear, and try to connect with

housing and services resources in the community. The program worked with over 100 homeless and unaccompanied adults during the CAPER period.

Currently, Ramsey County is working to see in what ways CDBG can be used to help persons with barriers to renting, especially criminal history, and FY2019 funds were awarded to a pilot project.

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

Through the Continuum of Care, Ramsey County Human Services, and Ramsey County Workforce Development, the County strives to:

- Improve household income by focusing on employment, employment services, training and mentoring programs
- Maximize the access to SSI and SSDI resources for all eligible persons
- Increase the availability and utilization of supported (transitional) employment opportunities and vocational rehabilitation services
- Connect residents in shelter, transitional housing, and permanent supportive housing programs who work in low paying jobs with appropriate education and skills training opportunities.

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

Actions taken to address the needs of public housing

Ramsey County does not own or operate public housing, but works with public housing agencies as needed.

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

Ramsey County does not own or operate public housing, but works with public housing agencies as needed on this issue, educating staff on the availability of Ramsey County First Time Homebuyer funds. Ramsey County is partnering with several entitlement jurisdictions and local PHA's to broaden access to Section 3 employment.

Actions taken to provide assistance to troubled PHAs

Ramsey County does not own or operate public housing, but works with public housing agencies as needed.

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)

Ramsey County is working with adjacent units of government on the regional Analysis of Impediments to Fair Housing Choice and is acting as the fiscal agent for the Fair Housing Implementation Council. Ramsey County has no land use authority, as we have no unincorporated areas, but work with county municipalities to support efforts to remove barriers to affordable housing. The County continues to work with the private sector (businesses, developers, social service agencies) to provide housing, economic development, and community development services. Economic development programs, such as the business development loan fund, and Open to Business, provide gap financing, which requires businesses seeking assistance to work with banks and other private and public sector lenders.

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

The largest obstacle to meeting underserved needs is a lack of funding for these activities. Tax Credits are in short supply for new construction. Ramsey County has worked with local communities to identify opportunities to work with market rate developers to put a certain number of affordable units in otherwise market rate projects.

Ramsey County is working using both CDBG and HOME to address the issues of loss of naturally occurring affordable housing.

Ramsey County is also working with county departments, the St Paul PHA and some area non profits to expand a landlord guarantee program for high risk renters.

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

All CDBG-funded rehabilitation projects include evaluation of lead based paint hazards and information on abating any existing lead-based paint. Regulations regarding lead paint are complied with in all activities.

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

Most CDBG funds spent during the reporting period had the effect of reducing the number of people living below the poverty line by increasing income and/or reducing housing costs. Energy Efficiency rehab helps lower monthly costs.

CDBG funds are also being used for activities such as the Business Loan Program, with a goal of improving job access and increasing income for residents.

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

Ramsey County works as a part of the Dakota County Consortium to identify needs that are common and can best be addressed through joint activities. The consortium staff meets at least quarterly. Ramsey County's institutional structure provides a sound basis for achievement of the goals in the Consolidated Plan. Staff have built strong relationships with the communities that make up the CDBG Urban County entitlement as well as community organizations, faith-based organizations and for-profit businesses and business organizations. Ramsey County seeks out new partnerships between the public, private and non-profit sectors to meet the growing community development needs of the county. Currently, has formalized a partnership with other county departments, two cities, five counties and two PHAs for a regional approach to broadening access to Section 3 opportunities. The new website and certification process is up and running. Internally, the County HRA is part of the Economic Growth and Community Investment service team that helps departments coordinate work related to the county board goal of Cultivating Prosperity. HRA staff participate in the Interegency Council on Housing Stability as well.

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

Some barriers and obstacles identified by community groups were lack of coordination between jurisdictions, and the variety of rules, licensing etc. in the various municipalities. The Fair Housing Implementation Council and the regional Twin Cities Section 3 Collaborative are helping to have a regional approach to coordination of these areas.

Ramsey County supports and works with Housing Link, the interagency taskforce on homelessness, Heading Home Minnesota/Ramsey and Interagency Stabilization Task Force. In 2018, Ramsey County Community and Economic Development continued working with the Public Health Department through the Lead Hazard Reduction Grant to help property owners reduce lead risk. The Public Health Department provides lead testing and assessment for the county-wide housing rehab programs.

Ramsey County is working toward removing obstacles for those who are considered underserved, which have been identified in the Consolidated Plan primarily as those in need of affordable housing, but in many cases the obstacles are beyond the control of local government. Others considered underserved are large families who are lower income, low income seniors, 'working poor.'

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

In consideration of limited staff capacity, authority and funding, Ramsey County CED is focusing Fair Housing attention on those activities that have the potential to have the greatest impact. The impediments addressed are highlighted in the preceding paragraphs. Funded projects are intended to reduce disparate impact, preserve naturally occurring affordable housing that is home to a diverse population, provide accessible and affordable rental housing outside of areas of concentrated racial and lower income neighborhoods and assist renters with landlord/tenant issues.

Additional documentation is attached by upload in first section.

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

Monitoring is not a one-time event; Ramsey County CDBG staff maintains frequent contact with sub recipients in order to achieve goals set in the consolidated plan, and to provide technical assistance to sub recipients on administrative, financial and programmatic requirements.

On-site visits to each project are conducted on a risk based schedule. The project Chief Executive Officer and Staff will be informed of the time of an on-site visit, the purpose of said visit and the general subject matter to be covered. An exit review of tentative conclusions will be held with the Chief Executive Officer and Staff, to be followed by a formal communication within thirty days.

New Projects and New Sub recipients : New projects or sub recipients are generally visited in the first year of the receipt of funds. Staff, as part of the contract process, offer to provide technical assistance regarding program financial requirements, review sub recipients' files for required policies and procedures, and review Sub recipient's records system for maintaining appropriate programmatic documentation.

Continuing Project and Experienced Sub recipients: These projects, after initial on-site visits, are monitored by reviewing the progress reports that come with requests for reimbursement, and regular discussions with project/program staff. If there appear to be any difficulties, staff will visit the project. Otherwise, on-going projects receive on-site monitoring once every three years.

The intent of on-site monitoring is not just to assure compliance with CDBG program requirements but is also structured to provide positive feedback to the Sub recipient about what they have done well and what needs improvement.

Monitoring Schedule and Staff Coordination Administrative and programmatic monitoring will be conducted by the Community and Economic Development staff person assigned to the project. Records of such monitoring will be maintained in the Community and Economic Development Department, Room 250, 15 W. Kellogg Blvd., St. Paul, MN 55102

Home Monitoring: the four counties of the Dakota County HOME Consortium use a consulting firm to monitor HOME projects, and ensure that the projects are in compliance with HOME regulations and statutory requirements.

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.**

Citizen input is sought during the course of the year, and public notice sent of project amendments, new projects, the Consolidated Plan and CAPER. Please see RC CAPER Notice Affidavit Attachment for a copy of the CAPER notice for FY2018.

Documents submitted to HUD, such as the Consolidated Plan and the CAPER, are made public. This CAPER includes all program information made available to the public.

In addition, Ramsey County is undertaking an examination and expansion of community engagement in all areas and departments county-wide.

Ramsey County has expanded communications staff, and public outreach through the internet and social media has expanded.

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.**

Ramsey County solicits projects and ideas from the community each year in preparation for its Action Plan. The projects, designed to meet the priorities set by residents and municipalities within the urban county, are carried out within stated policy guidelines and according to rules and requirements of the programs. These projects do not always work out in the manner intended, and then changes are made.

Ramsey County Business Loan program work with members of the business community to re-design of the program to work in partnership with community banks. A successful public private partnership loan has been completed. The launch of the program is underway.

County staff meet regularly with representatives of the participating municipalities to discuss the concerns and performance, as well as to set priorities for funding for the coming fiscal year. On the whole, the county is seen as responsive to the established priorities and flexible in helping cities reach their community development goals.

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

No

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

CR-45 - CDBG 91.520(c)

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