

## 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.

Ramsey County has made substantial progress towards implementing the 2020-2024 Consolidated Plan. Ramsey County used CDBG funds from FY2020 and FY2019 to rehabilitate housing, invest in public services and infrastructure.

### 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: \$350,000	Rental units constructed	Household Housing Unit	12	0	0.00%			
Development of New Affordable Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$350,000	Rental units rehabilitated	Household Housing Unit	12	0	0.00%			
Economic Development	Non-Housing Community Development	CDBG: \$600,000	Jobs created/retained	Jobs	40	0	0.00%			

Economic Development	Non-Housing Community Development	CDBG: \$600,000	Businesses assisted	Businesses Assisted	20	0	0.00%			
Housing Rehabilitation	Affordable Housing Non-Homeless Special Needs	CDBG: \$2,300,000	Homeowner Housing Rehabilitated	Household Housing Unit	425	28	6.59%	75	28	37.33%
Preservation of affordable rental housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$750,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		300	0	0.00%
Preservation of affordable rental housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$750,000	Rental units rehabilitated	Household Housing Unit	150	118	78.67%	0	118	
Preservation of affordable rental housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0		
Preservation of affordable rental housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$0	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Preservation of affordable rental housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$0	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	

Public Improvements	Non-Housing Community Development	CDBG: \$975,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1200	1315	109.58%	530	1315	248.11%
Public Services	Homeless Non-Housing Community Development	CDBG: \$675,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	1464	97.60%			
Public Services	Homeless Non-Housing Community Development	CDBG: \$675,000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		750	1464	195.20%

**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.**

In 2020 the COVID-19 pandemic slowed down many of Ramsey County's top priorities. Public infrastructure projects, public services projects and rental rehabilitaton projects were still able to move forward on schedule. Other top priorities including Homeowner Rehab, Energy Efficiency Rehab and acquisition projects were slowed down or stalled by the pandemic. Homeowner Rehab was also stalled because our provider, The City of Saint Paul, was no longer able to administer our rehab program due to reduced staffing. The business loan program was also stalled and did not take on new loans in 2020.

## 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)

	<b>CDBG</b>
White	887
Black or African American	466
Asian	66
American Indian or American Native	14
Native Hawaiian or Other Pacific Islander	2
<b>Total</b>	<b>1,435</b>
Hispanic	107
Not Hispanic	1,435

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

### Narrative

This chart does not include families who identified as mixed race or other. 175 additional households identified as Other/Mixed and 107 of the mixed race households identified as Hispanic/Latino.

## 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	1,314,097	1,469,093

Table 3 - Resources Made Available

### Narrative

Ramsey County uses its CDBG allocation and program income from previous allocations for the projects and activities in the Consolidated Plan. Since many FY2019 projects were completed during the time frame the Amount Expended exceeds the Resources Made Available for FY2020.

### 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 (HOME) and homeowner rehab. Other projects, including rental rehab and public services, 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 FY2020, there were projects in Roseville, Shoreview, Maplewood, White Bear Lake and Little Canada.

## **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.**

## 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	13	0
Number of Non-Homeless households to be provided affordable housing units	85	1,506
Number of Special-Needs households to be provided affordable housing units	55	0
<b>Total</b>	<b>153</b>	<b>1,506</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	16	0
Number of households supported through Rehab of Existing Units	85	146
Number of households supported through Acquisition of Existing Units	1	0
<b>Total</b>	<b>102</b>	<b>146</b>

Table 6 – Number of Households Supported

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

Due to the COVID-19 pandemic Ramsey County did not meet all of its goal for FY2020. Ramsey County lagged on the Rehab of existing units and the production of new units. This is partly because Ramsey County did not have a provider for its owner-occupied rehab program. To meet our rehab goals that program will need to be robust and active.



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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	748	NA
Low-income	441	NA
Moderate-income	317	NA
<b>Total</b>	<b>1,506</b>	<b>NA</b>

**Table 7 – Number of Households Served**

**Narrative Information**

All CDBG funded projects serve extremely low-income, low-income or moderate-income residents. Our HOMELine tenant Hotline served the largest amount of people with the vast majority being extremely low-income. Ramsey County prioritizes projects that serve low-income and extremely low-income populations.

## **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.

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

- There is a need for more permanent supportive housing options so that people can transition out of shelter and unsheltered homelessness.
- 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.

In the past, Ramsey County has supported the Dorothy Day Center Phase II, the Family Service Center and the Emergency Hotel Program for Families.

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 has been 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 to that end.

**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 Housing Stability Department, 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 define any of the PHAs within the county as troubled and 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 worked with adjacent units of government on the regional Analysis of Impediments to Fair Housing Choice. 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)**

Investments in both people and physical places, focusing on areas of concentrated poverty and neighborhoods that are predominantly populated by persons of color. However, it should be noted that there are few suburban neighborhoods with these characteristics in suburban Ramsey County. Ramsey County's efforts are focused on providing additional housing and other resources to individuals and families wishing to move to areas of greater opportunity.

**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. Homeline helps families avoid evictions and Housing Link helps families enter into permanent housing.

**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.

**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.

In 2020, 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)**

Ramsey County supports the following projects that affirmatively further fair housing:

- Goal 1 and 3. Homeownership Support

FirstHOME Buyer Assistance deferred loan program that makes up to \$15,000 available to low and moderate income first-time buyers purchasing a home in suburban Ramsey County. Direct marketing to new Americans and people of color.

- Goal 1 and 6. Investing in affordable units in new market-rate residential developments, and support for LIHTC projects.

- Goal 7. Participating in the Fair Housing Implementation Council that is expanding engagement in areas of fair housing concern, as well as developing a new AI, which was finalized in Fall 2020.
- Goal 10. Supporting suburban Ramsey County tenant's rights through funding for HomeLine, a legal advocacy service.
- Goal 1. Continued support for Beyond Backgrounds, a program to help renters with challenged backgrounds find housing.



## **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. The draft CAPER was posted online so that residents could comment, the public notice was posted in the Pioneer Press which has a bigger distribution and a public hearing will be held on September 16th, 2021.

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.

The COVID 19 changes in the housing and community development work the County does will be reported on in the next CAPER.

**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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