

2012 Consolidated Annual Performance and Evaluation Report

Community Development Block Grant Emergency Shelter Grant Housing Opportunities for Persons with AIDS HOME Investment Partnerships

**Public Comment Draft
Comment Period August 13 – August 28, 2013**



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Introduction

The FY 2012 Consolidated Annual Performance and Evaluation Report (CAPER) is a consolidated report on activities in the following U.S. Department of Housing and Urban Development (HUD) entitlement formula grants received by the City of Minneapolis: Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with AIDS (HOPWA). The FY 2012 CAPER covers the 12-month program year June 1, 2012 - May 31, 2013 which is the third year of the Five Year Strategy 2010-2014.

HUD would like to see that communities provide citizens with a comprehensive report on Consolidated Plan activities in a format that is understandable and demonstrates strategies undertaken. The CAPER is the City's effort to do this. This report summarizes the variety of HUD-funded activities which assist City residents, especially its low- and moderate-income residents, in furthering and achieving economic opportunities. While the report attempts to provide information in a readable format, it still needs to meet statutory and regulatory information requirements. Therefore, additional statistical reports for purposes of monitoring and review are accessible to HUD through the Integrated Disbursement and Information System (IDIS). This report and its narrative summarize information found on IDIS reports. Selected detailed IDIS reports are from the contact listed below.

The Office of Grants & Special Projects in the Intergovernmental Relations Department oversees and produces the CAPER with assistance and input from the City's Finance Office and various other city and community partners. On August 20, 2013 the City of Minneapolis Council will provide a public hearing to receive comments on this document and Consolidated Plan programs with the results of this hearing reported in the appendix. The City of Minneapolis Council will authorize and direct staff to submit the 2012 CAPER to HUD on August 29, 2013. The contact person for any questions on the CAPER is:

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Citizen Participation

Goal CP-1	Encourage Citizen Participation in the Consolidated Plan
Objective CP-1a	Support citizen participation processes that facilitate community input into all phases of Consolidated Plan development and implementation
Objective CP-1b	Provide timely data and analysis to inform citizens

The 2012 CAPER is required to be made available for at least a 15-day review period before its August 29, 2013 submission to HUD. The City of Minneapolis has many processes for involving citizens in its decision making; including city council committee meetings, neighborhood revitalization meetings, numerous boards and public hearings designed to solicit public comments.

a) Public Hearings

The City's Consolidated Plan citizen participation plan encourages the inclusion of all City residents throughout the Consolidated Plan development process--especially low-income residents who are the primary clients for HUD programs, non-profit organizations and other interested parties. At least three public hearings are held each year to address housing and community development needs, development of proposed activities, and review of program performance.

b) Notification and Access to Hearings

To ensure broad-based participation, extensive communication efforts are used during the implementation of the City's Consolidated Plan citizen participation plan. A mailing distribution list of approximately 200 names is revised continuously. The list includes public, private and social service agencies and individuals requesting notification of Consolidated Plan meetings, hearings and materials. Public notices for public hearings are published in *Finance and Commerce*, following City notification practices.

The various printed notices notify where copies of the Consolidated Plan are available and invite persons to either speak at the public hearings and/or submit written comments. Public hearings are accessible and sign language interpretation is available for public hearings. Call for sign language interpreting, TTY 612-673-2626.

The City Council authorized the submission of the 2012 Consolidated Plan for submittal to HUD April 17, 2012. The City Council adopted the 2012 Consolidated Plan budget December 14, 2011.

The public comment period for the 2012 CAPER is August 13-28, 2013. The City's Community Development Committee will hold a public hearing on the 2012 CAPER on August 20, 2013. Public comments received during the public comment period are included in the appendix of the CAPER submitted to HUD. Copies of the draft 2012 CAPER will be made available at the Office of Grants & Special Projects, Community Planning and Economic Development, Hennepin County Public Libraries located in the City of Minneapolis, Mid-Minnesota Legal Aid offices and upon request. The draft report will be posted at the following website: www.minneapolismn.gov/grants. Copies of the final 2012 CAPER submitted to HUD on August 29, 2013 will be available for public review at the Office of Grants & Special Projects (301M City Hall), and upon request.

If you need this material in an alternative format, please call Lance Knuckles at 612-673-2919 or email Lance.Knuckles@minneapolismn.gov. Deaf and hard-of-hearing persons may use a relay service to call 311 agents at 612-673-3000. TTY users may call 612-673-2157 or 612-673-2626.

Attention: If you have any questions regarding this material please call 612-673-2043.

Hmong – Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800;
Spanish – Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700;
Somali – Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' an wac 612-673-3500.

If you need disability related accommodations, please contact Matt Bower at (612) 673-2188 or Matthew.Bower@minneapolismn.gov. TTY: 612-673-2626.

c) Technical Assistance

A range of assistance is available to all groups needing help in understanding the Consolidated Plan application process and development of proposals. This service, as well as referrals to appropriate

agencies in the community, is available from the Office of Grants and Special Projects. For technical assistance, call 612-673-2188.

In the event that a significant number of non-English speaking residents of Minneapolis wish to participate in the Consolidated Plan citizen participation process, a request for assistance should be forwarded to the City Clerk's Office or Office of Grants and Special Projects. The City Clerk's Office maintains a file of bilingual individuals from whom assistance may be requested for non-English speaking groups. The number for requesting non-English speaking personnel is 612-673-2255.

d) Comments/Complaints

It is City policy to respond to written comments or complaints pertaining to the Consolidated Plan within 15 days of receipt. All written comments and the city's responses are included in the Appendix of the Consolidated Plan.

2012 Consolidated Plan Performance Summary

Over the past year, in 2012, with a 13.1% reduction in overall Consolidated Plan funding from the prior year, the City was challenged in its efforts address the priorities, goals and strategies expressed in the 2010-14 Consolidated Plan strategy. In summary, the City continues to seek expanded economic opportunities to benefit its low and moderate income citizens, preserve and create decent, affordable housing opportunities, address the needs faced by those who are homeless or are threatened with homelessness, provide accessible public services for vulnerable populations, affirmatively further fair housing, and leverage its federal HUD funding with other funds to make significant, sustainable change in the community.

The City can point to its efforts as success, however, great need still exists in the community, especially for those at the lowest of incomes. Housing costs in the city have continued to rise at a rate higher than personal income. Rental vacancy rates are low, units that are priced at the most affordable levels and exhibiting quality still incur great demand. The foreclosure crisis has hit both homeowners and renters in the city to a high degree. Low income renters are now competing with foreclosed homeowners for limited rental market opportunities. Renters are also being displaced from multifamily rental investment properties that have been foreclosed upon.

Increasing cuts at both the federal and state levels of government have put a squeeze on public service programs, while the demand for these services have increased. The ability of the City to meet these particular

needs with its HUD funding has been limited with federal CDBG budgets not keeping pace with inflation and being aggressively cut.

Within this environment, the City developed a HUD 2010-14 Five Year Consolidated Plan restating many of these needs and reaffirming its commitment to use its HUD funding in a manner that continues to stretch each HUD dollar as much as possible. The Plan states the City's commitment to working with local partners to achieve ambitious goals, such as eliminating chronic homelessness in the city by 2016, achieving a sustainable balance in the siting of affordable housing, providing for new economic opportunities and environmental quality.

The following pages report on past year accomplishments the City has achieved with HUD funding. It should be used as a guide to evaluate where the City is and where the City should go over the course of the 2010-14 Five Year Consolidated Plan strategy.

Displacement /Relocation

The City of Minneapolis considered existing policies designed to minimize displacement in the CDBG program when developing the Consolidated Plan. For example, the City adheres to ongoing administrative policies to limit displacement when implementing CDBG-funded activities. These policies limit displacement by using land inventories, available vacant land and substandard vacant structures. Where displacement does occur, the city provides a full range of relocation benefits and services to those displaced according to its relocation policy. The Consolidated Plan complies with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended and implementing regulations at 49 CFR 24. The City has and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974 as amended in connection with any activity assisted with funding under the CDBG or HOME programs.

During the 2012 program year there was one housing activity that triggered the Uniform Relocation Act (URA), related to a tornado-damaged rental property acquired by the City. The tenant was given proper notice and was relocated to another similar unit located in the same general area. The tenant was paid rental assistance and moving expenses.

Consolidated Plan Resources Made Available

The City of Minneapolis received the following 2012 Consolidated Plan amounts:

CDBG	\$ 10,667,450
HOME	\$ 2,167,961
ESG	\$ 1,042,870
ESG – 2011 (<i>prior year</i>)	\$ 329,068
HOPWA	\$ 1,019,484
HOPWA (prior years reprogrammed)	\$ 123,124

All FY12 awards were budgeted to programming. Previously budgeted Consolidated Plan funds from prior years are included in this report as well.

- **Program Income**

The City realized \$935,412 of CDBG program income during FY 2012, all through CPED housing activities. All program income was expended for immediate needs within the program year, and the program-income balance remaining at 5/31/13 is zero. The City is in compliance with 24 CFR 570.504(b)(iii), by not having program income remaining in excess of one twelfth (1/12th) of the most recent grant (1/12th x \$10,667,450 = \$888,954). The HOME program realized \$698,172 in program income, and there were no repayments or recaptured funds through this program year. The City does not generate program income from revolving loan fund activity.

- **2012 Program Expenditures**

The following two tables illustrate how Consolidated Plan funds were spent in program year 2012 as they have been reported in the HUD IDIS system. The first table provides a summary of CDBG expenditures for 2012. The second table provides 2012 activity expenditure information for all Consolidated Plan funds.

CDBG Financial Summary for Program Year 2012	
<i>Summary of CDBG Resources</i>	\$
Unexpended funds at End of Previous Program Year	19,183,871.02
Entitlement Grant	10,667,450.00
Section 108 Guaranteed Loan Funds	0
Current Year Program Income	935,412.14
Returns	0
Total Available	30,786,733.16
<i>Summary of CDBG Expenditures</i>	
Disbursements other than Section 108 Repayments and Planning/Admin	14,162,862.88
Amount Subject to Low/Mod Benefit	14,162,862.88

Disbursed in IDIS for Planning/Admin	2,272,377.75
Disbursed in IDIS for Section 108 Repayments	0
Total Expenditures	16,435,240.63
Unexpended Balance	14,351,492.53
<i>Low/Mod Benefit this Reporting Period</i>	0
Expended for Low/Mod Multi-Unit Housing	5,725,947.83
Disbursed for Other Low/Mod Activities	6,223,626.47
Adjustment to Compute Total Low/Mod Credit	
Total Low/Mod Credit	11,949,574.30
Percent Low/Mod Credit	84.37%
Program Years (PY) Covered in Certification	PY2011 PY2012 PY2013
Cumulative Net Expenditures Subject to Low/Mod Benefit Calculation	22,655,339.98
Cumulative Expenditures Benefiting Low/Mod Persons	19,539,284.99
Percent Benefit to Low/Mod Persons	86.25%
<i>Public Service (PS) Cap Calculations</i>	0
Disbursed in IDIS for Public Services	1,696,124.13
PS Unliquidated Obligations at End of Current Program Year	376,560.40
PS Unliquidated Obligations at End of Previous Program Year	473,084.53
Total PS Obligations	1,599,600.00
Entitlement Grant	10,667,450.00
Prior Year Program Income	1,405,110.89
Total Subject to PS Cap	12,072,560.89
Percent Funds Obligated for PS Activities	13.25%
<i>Planning and Administration (PA) Cap</i>	
Disbursed in IDIS for Planning/Admin	2,272,377.75
PA Unliquidated Obligations at End of Current Program Year	1,032,518.33
PA Unliquidated Obligations at End of Previous Program Year	1,226,414.23
Total PA Obligations	2,078,481.85
Entitlement Grant	10,667,450.00
Current Year Program Income	935,412.14
Total Subject to PA Cap	11,602,862.14
Percent Funds Obligated for PA Activities	17.91%

Community Development Block Grant (CDBG)

<u>Strategy</u>	<u>Capital/Economic Development Programs</u>	<u>2012 IDIS Expenditures</u>	<u>Accomplishments</u>
Public Safety	Fire Department Protection Equipment	5,195	The Minneapolis Fire Department purchased fire protection and life-saving equipment to benefit low-moderate income areas.
Child Care Centers Capital Improvements	Childcare Facilities Loan/Grant	67,869	Two loans closed on home-based facilities serving 12 low income families
Clearance & Demolition	Problem Properties	338,635	172 nuisance properties

	Unit Strategy		addressed through rehabilitation or demolition
Economic Development Assistance	Hollywood Theatre	13,276	Additional site development and continued City efforts for eventual commercial reuse
Economic Development Assistance / Anti poverty strategy	Adult Training, Placement & Retention	1,837,516	Placement of 654 income-eligible residents with employers with use of performance targets
Economic Development Technical Assistance	Northside Economic Opportunities and Metropolitan Economic Opportunity Networks	15,125	633 classroom technical assistance hours for 61 Minneapolis low-income resident micro-enterprise entrepreneurs providing training for business planning, bookkeeping, marketing, cash-flow projections, and how to create a business plan
Economic Development Assistance	NEDF/CEDF Admin	2,257	Business development management and administration
	Capital/Economic Development Programs Total Expenditures	2,279,875	
Strategy			
<u>Strategy</u>	<u>Public Services</u>	<u>2012 IDIS Expenditures</u>	<u>Accomplishments</u>
Public Safety / Crime Prevention	CCP-SAFE Crime Prevention Specialists	876,600	Reduce crime in low- and moderate-income neighborhoods across the city through strategic recruitment, outreach, and increased access to police resources
Multicultural Client Advocates	Multicultural and Native American Advocates	129,393	Assisted 650 low-income multicultural city residents navigate city services / organizations
Senior Services	Senior Block Nurse Program	35,088	649 seniors in three Minneapolis communities served with home health visits and preventative care
Health Services	Way to Grow	214,416	832 persons served through this well- and readiness-development program
Youth Services	Juvenile Supervision Center (Curfew	100,000	Partnership with Minneapolis Police: 2,104 adolescents

	Truancy Program)		detained or referred by parents: youth issues identified; programs provided; juvenile crime prevention and referral
Employment Training	Youth Employment	150,845	Summer employment opportunities, 463 low-income Minneapolis youth provided job training and experience, ages 14-21
Health/Youth/Adult Services	Community-wide services	60,128	Expenditures for services and accomplishments provided for low-income beneficiaries reported in previous year
Youth Health Services	Hennepin Healthcare Teenage Parenting Pregnancy Program	63,878	City Health Department advocates to Minneapolis school district providing comprehensive pregnancy prevention/curriculum, including programming for pregnant and parenting teens. 69 low-income students received a direct benefit from this program.
Health Services	Domestic Abuse Project's Parenting & Prevention Project	65,775	DAP advocacy services for 353 victims of domestic violence and their children with attempt to connect necessary services and safety planning. DAP collaborates with Minneapolis Police and Attorney offices.
	Public Services Total Expenditures	1,696,124	

<u>Strategy</u>	<u>CDBG Housing Programs</u>	<u>2012 IDIS Expenditures</u>	<u>Accomplishments</u>
Affordable Rental Housing	High Density Corridor Housing	601,220	High-density Housing Development parcel acquisition activities primarily supporting redevelopment activities slated for West Broadway, Riverview Road, and Lowry Corridor
Multi-family Rental Housing	Abbott Apartments	642,645	Historic rehabilitation of hospital building into 123 units of affordable housing
Multi-family Rental Housing	EManual Housing –	1,930,000	New construction 101 units

	RS Eden		of permanent supportive housing
Multi-family Rental Housing	Urban Homeworks	800,000	11 multi-family scattered-site affordable rental properties acquired and rehabilitated
Multi-family Rental Housing	Touchstone Supportive Housing	708,953	New Construction of 40 units supportive housing serving low income persons with severe and persistent mental health issues
Multi-family Rental Housing	Stradford Flats	873,651	Stradford Flats acquisition and rehab of existing 62 unit affordable housing project
Multi-family Rental Housing	Spirit on Lake	11,666	This completes a non-profit administration contract for 46 unit affordable rental housing for LGBT seniors committed with HOME funds with closing and full occupancy expected December 2013.
Multi-family Rental Housing	Zoom House, Bii Di Gain Dash Anwebi, Greenway Heights	80,405	Funding and non-profit administration for housing projects recorded in previous or next program year
Housing Development Assistance & Multi-family Rental Housing	Rental Reclaim	375,375	Foreclosure acquisition and rehab of scattered site development comprising of 52 units rental housing
Housing Development Assistance	Alliance NSP 1 & 2; PPL Foreclosure II	247,311	Acquisition and rehabilitation of 12 foreclosed comprising of 49 affordable rental units
Owner-occupied Housing	Home-buyer Initiated Ownership Program	45,638	Low/moderate income homeowners receiving remainder of prior-year rehabilitation funding addressing maintenance code violations and substandard conditions
Homeownership	Vacant Scattered Sites	1,831,092	The City together with neighborhood organizations and the development community furthered slum and blight removal and site redevelopment for approximately 15 properties
Multi-family Rental Housing	CPED Multi-family Administration	1,943,381	Program delivery support for multifamily housing development
Public Housing	MPHA General Rehabilitation	55,567	Capital improvements for MPHA single family

	Program		scattered site housing
Lead-based Paint Remediation	Lead Hazard Reduction	39,960	37 low- and moderate-income housing units in targeted neighborhoods were made lead safe
	CDBG Housing Programs Total Expenditures	10,186,864	

<u>Strategy</u>	<u>Administration, Fair Housing, Public Engagement</u>	<u>2012 IDIS Expenditures</u>	<u>Accomplishments</u>
Planning	Youth Coordinating Board	64,803	Planning administration youth development programs
Planning	Youth Violence Prevention	104,603	Planning administration for youth violence program
General Administration and Planning	CPED – Planning Division	952,164	Support of program activities and strategies
General Administration and Planning	Finance Dept.	206,690	Support of program activities and strategies
General Administration and Planning	Homelessness Initiative	49,223	Joint-powers agreement with Hennepin County in support of program activities and strategies
General Administration and Planning	Grants & Special Projects	161,776	Support of program activities and strategies
General Administration and Planning	Neighborhood Services	136,989	Support of program activities and strategies
General Administration and Planning	Way to Grow Admin	19,299	Support of program activities and strategies
Public Information – PHA Properties	MPHA Resident Participation	155,729	Encouraged representation and cooperation from public housing resident councils
Public Information – CDBG neighborhoods	CPED Citizen Participation	11,449	Ensure high level citizen participation CPED project decisions 24 target neighborhoods
Fair Housing Activities	Mid-Minnesota Legal Aid	30,350	182 individuals were represented with fair housing legal assistance
Fair Housing / Compliance	Civil Rights Fair Housing / CDBG Compliance	328,636	6 Fair Housing Complaints investigated with 3 resolved and 3 still under investigation
Fair Housing / Compliance	Mid-Minnesota Legal Aid – Housing Discrimination Law Project	50,667	Investigation and referrals for housing discrimination cases; 82 cases closed
	Administration, Fair Housing, Public Engagement	2,272,378	

	Total Expenditures		
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HOME Investment Partnerships			
<u>Strategy</u>	<u>Program</u>	<u>2012 IDIS Expenditures</u>	<u>Accomplishments</u>
Acquisition/Rehab; Ownership Housing	Single Family Home Ownership	391,309	7 affordable single family residences assisted
Acquisition/ Rehab; Multifamily Residential	Alliance NSP 2 rental	236,073	Alliance NSP2-Acquisition and rehab of 5 foreclosed properties comprising 12 total affordable rental units including 5 HOME units
Development; Multifamily Residential	520 2 nd St SE	925,000	New construction 91 low income rental housing including 7 HOME units
Development; Multifamily Residential	Riverview Apartments	35,979	Completion: remainder funds drawn for accomplishments reported in prior year report
Multi-family Rental & Cooperative Program	Spirit on Lake	1,448,000	46 unit affordable rental housing for LGBT seniors including 10 HOME rental units for 2013 occupancy.
General Administration	Administration	596,129	
	HOME Investment Partnerships Total Expenditures	3,632,490	

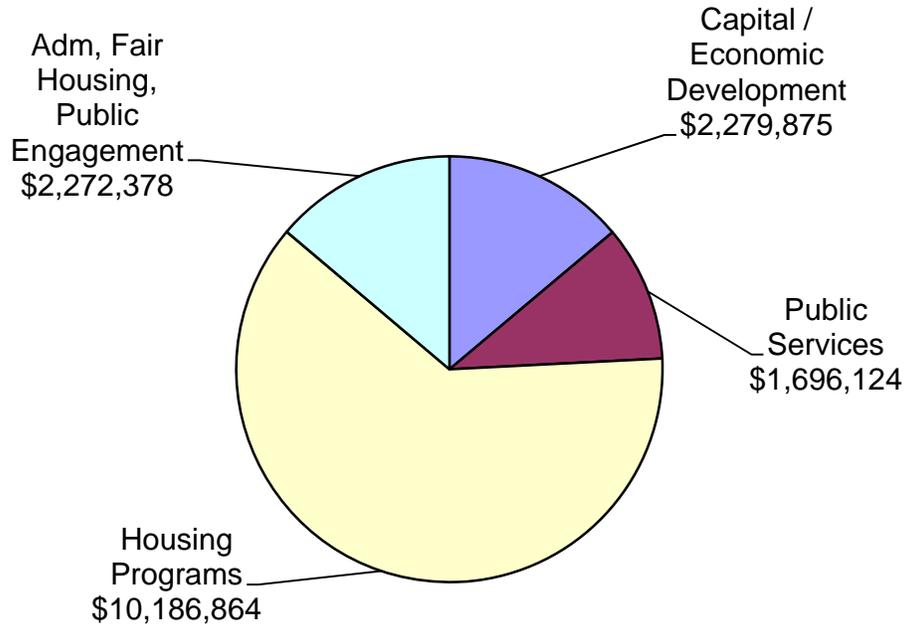
Emergency Solutions Grant (ESG)			
<u>Strategy</u>	<u>Program</u>	<u>2012 IDIS Expenditures</u>	<u>Accomplishments</u>
New Construction; Multi-unit Residential- Homelessness	Higher Ground (Shelter)	210,759	Furnishings, equipment and security system installation for new emergency shelter 251-bed development.
Rehab; Multi-unit Residential- Homelessness	Passage Community Housing	320,000	Completed exterior renovation of 17-unit shelter. This was funded under the old Emergency Shelter Grant use allowance.
Rehab; Multi-unit Residential- Homelessness	Families Moving Forward Day Center	25,000	Purchase of furnishings and equipment for day shelter serving homeless families with children.
Rapid Re-Housing - Homelessness	Ascension Place	17,500	Served 26 persons with rapid re-housing services
Rapid Re-Housing/HMIS - Homelessness	St. Stephens	39,287	Served 42 persons with rapid re-housing services

Rapid Re-Housing/Homelessness Prevention- Homelessness	Catholic Charities Housing First	7,000	Served 10 persons with rapid re-housing services
Rapid Re-Housing/Homelessness Prevention- Homelessness	Catholic Charities Hope Street	7,500	Served 11 youth with rapid re-housing services
Rapid Re-Housing/HMIS/Homelessness Prevention- Homelessness	Minnesota Council of Churches	9,500	Report forthcoming
General Administration	Administration	33,559	
	Emergency Solutions Grant Total Expenditures	670,105	

Housing Opportunities for Persons with AIDS (HOPWA)

<u>Strategy</u>	<u>Program</u>	<u>2012 IDIS Expenditures</u>	<u>Accomplishments</u>
Subsidized Special Needs Housing	Metropolitan HRA Housing Assistance	574,008	63 Person/Households provided with rental assistance
Subsidized Special Needs Housing	Minnesota AIDS Project Transitional Housing	532,607	92 Person/Households provided with rental assistance
General Administration	Administration	33,262	
	HOPWA Total Program Expenditures	1,139,877	

2012 CDBG Expenditures



- **Timely Expenditure of CDBG Funds**

HUD requires that City should not have more than 1.5 times their annual grant amount unexpended 60 days prior to the start of a new grant program year. The City met this benchmark measure for the program year.

- **Reprogramming**

The City will reprogram \$119,735 of unspent CDBG funding previously budgeted and programmed through FY2012 ending 5/31/13. The CDBG entitlement is obligated over and above the grant budget which reflects what the City borrowed against its entitlement to fund the Block E economic development project. As program revenues exceed budget expenditures, these reprogrammed funds are incrementally applied to reduce the balance. The chart below presents the original Block E balance including each subsequent reprogramming amount, with the current balance through this 2012 CAPER time period.

Original Block E allocation Entitlement Funds	\$7,791,856
2001 Reprogramming	(410,620)
2004 Reprogramming	(846,218)
2005 Reprogramming	(367,461)
2009 Reprogramming	(1,127,423)
2010 Reprogramming	(234,645)
2011 Reprogramming	(448,301)
2012 Reprogramming	(119,735)
Remaining Over allocation of Entitlement Funds	\$4,237,453

- **Other Resources Made Available**

Other resources made available to support Consolidated Plan strategies include General Fund dollars; federal grants made available from the U.S. Departments of Justice, Housing and Urban Development, Commerce, Health and Human Services, Environmental Protection Agency; state grants made available by Trade and Economic Development; Human Services; Children, Families and Learning; Metropolitan Council; and local resources through foundations, financial institutions, the Family Housing Fund, Neighborhood Revitalization Program and subrecipient in-kind goods and services.

Match requirements for the HOME and Emergency Solutions Grant (ESG) programs are met through funding provided by the project, Hennepin County or other government bodies. All RFPs for these projects specify the need of committed match in order to qualify for funding. The ESG match is detailed later in this report.

HOME match provided in FY 2012 was \$707,129 consisting of non-federal cash and property resources.

Project	HOME Match
520 2 nd St SE Apartments	\$ 88,391
Alliance NSP II	\$380,347
Spirit on Lake	\$238,391

f) CDBG Loans and Other Receivables

- A. Total number of loans outstanding and principal balance owed as of May 31, 2013:

Economic Development:

14 outstanding loans, with a combined principal balance of \$3,432,080

Housing Rehab/Other:

Housing Development:

CDBG funded:

- 145 loans outstanding with combined principal balance of \$80,704,762.

HOME funded:

- 90 loans outstanding with combined principal balance of \$42,106,484.

Single Family Loans:

Home Improvement Loan/Grants:

- 115 interest free deferred loans outstanding with a combined principal balance of \$1,631,502.
- 32 low interest amortizing loans outstanding with a combined principal balance of \$418,770
- 147 total combined loans outstanding with a combined principal balance of \$2,050,272

Mortgage Assistance Loans/Grants:

- 212 total interest free or low interest loans outstanding with principal balance of \$2,690,528

B. Parcels acquired or improved with CDBG funds that are available for sale as of May 31, 2013:

Residential: 6 properties
 Commercial: 1 properties

C. Loans written off/forgiven during the 2012 program year:

Of the 32 Single Family amortizing loans, 17 are in default (\$165,031). Liens are on these properties and if the loan is not brought current, the loan is paid back to the City upon property sale or title transfer, unless the borrower's primary loan, if any, is foreclosed at which time the City's loan is then written off.

g) CDBG Administrative Activities

The following chart documents city CDBG administrative expenditures during the 2012 program year.

<u>Strategy</u>	<u>Administration, Fair Housing, Public Engagement</u>	<u>2012 IDIS Expenditures</u>	<u>Accomplishments</u>

Planning	Youth Coordinating Board	64,803	Planning administration youth development programs
Planning	Youth Violence Prevention	104,603	Planning administration for youth violence program
General Administration and Planning	CPED – Planning Division	952,164	Support of program activities and strategies
General Administration and Planning	Finance Dept.	206,690	Support of program activities and strategies
General Administration and Planning	Homelessness Initiative	49,223	Joint-powers agreement with Hennepin County in support of program activities and strategies
General Administration and Planning	Grants & Special Projects	161,776	Support of program activities and strategies
General Administration and Planning	Neighborhood Services	136,989	Support of program activities and strategies
General Administration and Planning	Way to Grow Admin	19,299	Support of program activities and strategies
Public Information – PHA Properties	MPHA Resident Participation	155,729	Encouraged representation and cooperation from public housing resident councils
Public Information – CDBG neighborhoods	CPED Citizen Participation	11,449	Ensure high level citizen participation CPED project decisions 24 target neighborhoods
Fair Housing Activities	Mid-Minnesota Legal Aid	30,350	182 individuals were represented with fair housing legal assistance
Fair Housing / Compliance	Civil Rights Fair Housing / CDBG Compliance	328,636	6 Fair Housing Complaints investigated with 3 resolved and 3 still under investigation
Fair Housing / Compliance	Mid-Minnesota Legal Aid – Housing Discrimination Law Project	50,667	Investigation and referrals for housing discrimination cases; 82 cases closed
	Administration, Fair Housing, Public Engagement Total Expenditures	2,272,378	

h) Section 108 Loan Program Funds

The City has received HUD Section 108 Loans for projects in support of past Consolidated Plans. A Section 108 Guaranteed Loan Summary Sheet located in the Appendix provides information on recent projects. The 900-unit Heritage Park development project is moving forward. The public streets, underground infrastructure, and associated streetscape

elements (sidewalks, trees, and lights) are nearly complete. The southerly extension of Van White Memorial Boulevard that was required by the Consent Decree is currently under construction with a completion date of December, 2013. The 440 unit rental phase was completed in 2005 in part with HOPE VI funding and are being leased. The 102 public housing senior-only building, Heritage Commons at Pond's Edge, was completed in 2006 and has operated with a very low vacancy. The Minneapolis Public Housing Authority has completed a 48 unit combined senior assisted living facility and 69,000 gross square foot senior center funded in part by ARRA stimulus funds. The first home ownership phase is partially complete with 95 single and multi-family for-sale homes built out of 360 originally planned. The remainder of the home ownership phase is currently on hold because the City foreclosed upon the previous developer due to inactivity and non-compliance with terms contained in the Redevelopment Contract. For the remaining vacant Heritage Park parcels, a request-for-proposals is anticipated to be issued later in 2013 for development ideas.

Certifications of Consistency

As part of its compliance with the need to pursue all available resources to support its Consolidated Plan, the City is required to provide Certifications of Consistency to its Consolidated Plan to organizations seeking federal HUD funding. These certifications testify to the fact that the proposed funding application meets strategies identified in the City's Consolidated Plan. City staff reviews certification requests against Consolidated Plan strategies and recommends certification of eligible proposals. All requests for certifications received by the City during the past year were certified as addressing Consolidated Plan strategies.

Assessment Summary of Minneapolis Implementation of Consolidated Plan – 2012

The City continues to strive in allocating its Consolidated Plan resources appropriately among its high and medium priority housing and community development strategies. Although, over the past few years there was a slump in affordable housing project financing, the city is still committed to addressing affordable housing with available resources. Ongoing challenges include the lack of project-based Section 8 rental assistance to make units affordable at <30% MMI, shortage of large family rental housing units (and the rising costs to produce those larger units), and the continuing challenge in providing location choice. It is difficult to provide affordable housing in all locations. Unfortunately, due to the deep subsidy required, preservation of existing units is easier than creation of new units. It is a continuing challenge to the City to leverage enough resources to

meet this commitment. However, preservation activities are just as important in holding an inventory of available, affordable housing units.

The mortgage foreclosure crisis hit Minneapolis hard since 2006 and the City is continuing to respond with increased funding for its foreclosure prevention program, stepped up enforcement of vacant properties, and the addition of new financing products for households threatened with foreclosure. Even though foreclosure numbers are stabilizing somewhat, the concentration of foreclosed properties threatens to undo past community efforts at stabilizing neighborhoods. The City received Neighborhood Stabilization Program (NSP) funds from HUD and the State of Minnesota. These funds will assist local communities in dealing with the market effects caused by foreclosed properties.

In assisting those experiencing homelessness and special needs populations having adequate shelter and housing, the City does allocate for this need with all of its Consolidated Plan resources. Through the Affordable Housing Trust Fund, the City has been creative in using its CDBG and HOME resources to play a role in the development of homeless and special needs housing. While not at a level that the community feels may be adequate, the City continues to encourage development of these housing units.

In areas of public services and public facilities, the City still seeks to address its priority areas. Over the past several years national CDBG budgets have been reduced which has reduced funding available for Public Services (up to 15 percent of CDBG can be used on public service programming). The most recent Public Health Advisory Committee competitive public service programs request had an oversubscription for funding. Annually the City budgets the maximum of 15 percent of its CDBG grant for public services, allowing these community-based programs to assist the City in meeting the needs of its low-income residents.

The HUD prescribed Table 3A- Summary of Specific Annual Objectives found below complements HUD's new performance measurement system and offers a snapshot of City progress to each of the performance objectives outlined in the 2010-14 Consolidated Plan Strategy. Various factors influence the progress noted in each objective. As future performance reports for the Five-Year Strategy are produced, significant variances from established goals will be noted with a case analysis of why a particular goal may not be being met or may be being exceeded.

Table 3A
Summary of Specific Annual Objectives for 2010-14 Consolidated Plan

(Through the 2012 annual performance report)

Grantee Name: Minneapolis, MN

Availability/Accessibility of Decent Housing (DH-1)							
Specific Annual Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
DH1.1	Finance and administer programs for development of affordable and mixed-income rental housing	HOME CDBG	2010	Housing Units	242	124	51%
			2011		242	195	80%
			2012		242	383	158%
			2013		242		%
			2014		242		%
MULTI-YEAR GOAL					1,210	702	58%
DH 1.2	Finance and administer programs for development of affordable and mixed-income ownership housing	HOME CDBG	2010	Housing Units	52	1	2%
			2011		52	26	50%
			2012		52	11	21%
			2013		52		%
			2014		52		%
MULTI-YEAR GOAL					260	38	15%
DH 1.4	Finance development of housing opportunities for persons with special needs	CDBG HOME HOPWA	2010	Housing Units	42	61	145%
			2011		42	83	197%
			2012		42	0	0%
			2013		42		%
			2014		42		%
MULTI-YEAR GOAL					210	144	69%
DH1.5	Develop shelter and supportive housing options for those persons experiencing homelessness	CDBG HOME	2010		310	65	21%
			2011		310	46	15%
			2012		310	251	81%
			2013		310		%
			2014		310		%
MULTI-YEAR GOAL					1,550	362	23%
DH 1.6	Develop new affordable senior housing	CDBG HOME	2010	Housing Units	68	0	0%
			2011		68	66	97%
			2012		68	89	130%
			2013		68		%
			2014		68		%
MULTI-YEAR GOAL					340	155	46%
Affordability of Decent Housing (DH-2)							
DH2.1	Support homeownership opportunities for underserved populations	CDBG	2010	Housing Units	17	20	118%
			2011		17	69	405%
			2012		17	57	400%
			2013		17		%
			2014		17		%
MULTI-YEAR GOAL					85	146	171%
DH2.11	Acquisition and slum blight removal and reuse to support affordable housing development	CDBG	2010	Housing Units	25	15	60%
			2011		25	3	12%
			2012		25	15	60%
			2013		25		%
			2014		25		%
MULTI-YEAR GOAL					125	33	26%

DH2.2	Support multi-family housing grants to non-profit developers for predevelopment assistance	CDBG	2010	Organizations	10	6	60%
			2011		10	6	60%
			2012		10	0	0%
			2013		10		%
			2014		10		%
MULTI-YEAR GOAL				50	12	24%	
DH 2.3	Provide housing assistance to HOPWA eligible households	HOPWA	2010	Households	125	148	118%
			2011		125	153	122%
			2012		125	155	124%
			2013		125		%
			2014		125		%
MULTI-YEAR GOAL				625	456	73%	
Sustainability of Decent Housing (DH-3)							
DH3.1	Finance and administer programs for rehabilitation of affordable and mixed-income rental housing	CDBG HOME	2010	Housing Units	330	281	85%
			2011		330	104	32%
			2012		330	1,282	388%
			2013		330		%
			2014		330		%
MULTI-YEAR GOAL				1,650	1,667	101%	
DH 3.2	Finance preservation of housing opportunities for persons with special needs	CDBG HOME ESG	2010	Housing Units	36	13	36%
			2011		36	0	0%
			2012		36	0	0%
			2013		36		%
			2014		36		%
MULTI-YEAR GOAL				180	13	7%	
DH 3.3	Contribute capital resources to the rehabilitation of supportive housing and shelter units consistent with Continuum of Care	ESG HOME CDBG	2010	Housing/Bed Units (3 SRO = 1 unit)	55	63	115%
			2011		60	37	62%
			2012		62	17	27%
			2013		65		%
			2014		68		%
MULTI-YEAR GOAL				310	117	38%	
DH 3.4	Finance owner-occupied housing rehabilitation	CDBG, NSP	2010	Housing Units	18	20	111%
			2011		18	29	155%
			2012		18	46	255%
			2013		18		%
			2014		18		%
MULTI-YEAR GOAL				90	95	105%	
DH 3.6	Support rehabilitation needs of public housing supply	CDBG	2010	Housing Units	0	55	n/a
			2011		50	0	0%
			2012		50	2	4%
			2013		50		%
			2014		50		%
MULTI-YEAR GOAL				200	57	29%	
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL 1.2	Support programs that allow seniors to be self-sufficient	CDBG	2010	Persons	450	661	147%
			2011		150	794	531%
			2012		400	649	163%
			2013		400		%
			2014		400		%
MULTI-YEAR GOAL				2,100	2104	100%	

SL 1.3	Promote healthy well-being of residents through public and private service providers	CDBG	2010	Persons	99	232	234%		
			2011		95			398	418%
			2012		87			353	406%
			2013		81				%
			2014		76				%
MULTI-YEAR GOAL					438	983	224%		
SL 1.4	Provide public service resources to vulnerable homeless elder citizens	CDBG	2010	Persons	20	50	250%		
			2011		20			0	0%
			2012		18			0	0%
			2013		16				%
			2014		14				%
MULTI-YEAR GOAL					88	50	57%		
SL 1.5	Promote resources for city youth programming	CDBG	2010	Persons	1,125	1,298	115%		
			2011		1,085			2,108	194%
			2012		1,041			2,173	209%
			2013		997				%
			2014		953				%
MULTI-YEAR GOAL					5,205	5,579	107%		
SL 1.6	Provide for school readiness initiatives	CDBG	2010	Persons	750	861	115%		
			2011		740			841	113%
			2012		730			832	114%
			2013		720				%
			2014		710				%
MULTI-YEAR GOAL					3,350	2,534	76%		
SL 1.7	Provide for housing advocacy services	CDBG, HPRP	2010	Persons	10,000	TBD	%		
			2011		10,000				%
			2012		10,000				%
			2013		10,000				%
			2014		10,000				%
MULTI-YEAR GOAL					50,000	0	%		
SL 1.8	Public service provision and assistance for immigrant and Native American populations	CDBG	2010	Persons	6,453	1,463	23%		
			2011		6,453			740	11%
			2012		6,453			650	10%
			2013		6,453				%
			2014		6,453				%
MULTI-YEAR GOAL					32,265	2,853	9%		
Affordability of Suitable Living Environment (SL-2)									
SL2.1	Provide mortgage foreclosure assistance to low-income homeowners	CDBG/NSP Private	2010	Households	100	330	330 %		
			2011		100			0	0 %
			2012		100			0	0%
			2013		100				%
			2014		100				%
MULTI-YEAR GOAL					500	330	66%		
Sustainability of Suitable Living Environment (SL-3)									
SL3.1	Mitigate housing conditions that present life and safety issues	CDBG	2010	Housing Units	750	853	114%		
			2011		750			815	108%
			2012		750			172	23%
			2013		750				%
			2014		750				%
MULTI-YEAR GOAL					3,750	1,840	49%		

SL 3.2	Evaluate and remove lead-based paint hazards in city affordable housing supply	CDBG HUD State	2010	Housing Units	100	207	207%
			2011		100	220	220%
			2012		50	37	74%
			2013		50		%
			2014		50		%
MULTI-YEAR GOAL				350	464	132%	
SL 3.21	Enhance and sustain fire protection capacity serving low/mod income areas	CDBG	2010	Persons	113,005	113,005	
			2011		113,005	113,005	
			2012		113,005	113,005	
			2013		113,005		
			2014		113,005		
				113,005	113,005	100%	
SL 3.3	Provide crime prevention and restorative justice programs to Low/mod income targeted city neighborhoods	CDBG	2010	Persons	227,472	227,472	
			2011		227,472	227,472	
			2012		227,472	227,472	
			2013		227,472		
			2014		227,472		
MULTI-YEAR GOAL				227,472	227,472	100%	

Availability/Accessibility of Economic Opportunity (EO-1)							
Specific Annual Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
EO 1.2	Redevelop Brownfield sites	Met Council, MN DEED, Hennepin County	2010	Public Facilities	5	TBD	%
			2011		5		%
			2012		5		%
			2013		5		%
			2014		5		%
MULTI-YEAR GOAL				25	0	%	
Sustainability of Economic Opportunity (EO-3)							
EO3.1	Rehabilitate neighborhood commercial properties to retain their marketability and job creation	CDBG Local	2010	Businesses Assisted	4	12	300%
			2011		6	0	0%
			2012		4	0	0%
			2013		6		%
			2014		4		%
MULTI-YEAR GOAL				24	12	50%	
EO 3.2	Link low income residents to permanent jobs	CDBG Federal State	2010	Jobs	190	242	127%
			2011		200	377	189%
			2012		200	654	327%
			2013		200		%
			2014		200		%
MULTI-YEAR GOAL				990	1,273	129%	
EO 3.3	Prepare low-income youth for future workforce participation through summer employment training programs	CDBG State	2010	Persons	600	353	59%
			2011		600	569	95%
			2012		600	463	77%
			2013		600		%
			2014		600		%
MULTI-YEAR GOAL				3,000	1,385	46%	

The HUD prescribed Table 3B- Annual Housing Completion Goals found below offers a snapshot of City progress toward meeting its housing

strategies in 2012 identified in the 2010-14 Consolidated Plan Strategy. Housing goals include funding from multiple sources and in some cases units may be counted from multiple strategies.

**Table 3B
ANNUAL HOUSING COMPLETION GOALS
(with expected resources)**

Grantee Name: Minneapolis, MN Program Year: 2012	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)		To be reflected in 2012 Annual Performance Report				
Homeless households (capital development/rehab only)	166 (new) + 446 (rehab) = 612	251 (new) + 17 (rehab) = 268	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	N/A		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households (capital development/rehab only)	42 (new) + 36 (rehab) = 78	0 (new) + 0 (rehab) = 0	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)	Units may be counted multiple times among strategies					
Acquisition of existing units	10	15	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Production of new units	320	383	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Rehabilitation of existing units	338	1,282	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	125	155	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Total Sec. 215 Affordable Rental	793	1,665	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)	Units may be counted multiple times among strategies					
Acquisition of existing units	10	15	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Production of new units	52	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Rehabilitation of existing units	18	35	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Homebuyer Assistance	7	41	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	87	41	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)	Units may be counted multiple times among strategies					
Acquisition of existing units	10	15	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Production of new units	372	389	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Rehabilitation of existing units	356	1,317	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	7	41	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Housing	745	“Geographic Distribution	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

		of Consolidated Plan Assistance”				
ANNUAL HOUSING GOALS	Source: 2010-14 Consolidated Plan Table 2A					
Annual Rental Housing Goal (HUD Table 2A Section 215 goal)	518	1,665	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Annual Owner Housing Goal (HUD Table 2A Section 215 goal)	28	41	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Annual Housing Goal	546	1,706	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Fostering and Maintaining Affordable Housing

The City through its Community Planning and Economic Development department (CPED) and the Minneapolis Public Housing Authority (MPHA) work to meet the housing needs, goals and objectives identified in the 2010-14 Five Year Consolidated Plan.

The following analysis of city performance in addressing affordable housing needs is based on CPED’s yearly Affordable Housing Reports. The Affordable Housing Report is an annual report required by City Council to document progress in achievement of Minneapolis Affordable Housing goals. Annually, the report undergoes a public hearing. The analysis also consulted several other documents such as Consolidated Plan project reports and Continuum of Care Exhibit I narratives, among others.

Table 1. 2010-14 Consolidated Plan Housing Production summarizes unit performance progress through 2012.

Table 1. 2010-14 Consolidated Plan Housing Production

		<30% Median Family Income	31-50% Median Family Income	51-80% Median Family Income	Disabled/Special Needs	Homeless
Small Rental (0-2 Bedrooms)						
<i>New/Positive Conversion</i>						
	Total Units Completed in FY 2010-14	269	195	210	144	111
	FY 2010-14 Units Goals	380	330	150	**	515 (shelter bed/units—1,550 beds divided by 3)

<i>Preserved</i>						
	Total Units Completed in FY 2010-14	202	830	513	13	17
	FY 2010-14 Units Goals	630	360	200	**	
Large Rental (3+ Bedrooms) <i>New/Positive Conversion</i>						
	Total Units Completed in FY 2010-14	6	22	0	0	0
	FY 2010-14 Units Goals	140	110	100	**	0
<i>Preserved</i>						
	Total Units Completed in FY 2010-14	49	41	32	0	0
	FY 2010-14 Units Goals	210	140	150	**	0
Owner- Occupied <i>New/Positive Conversion</i>						
	Total Units Completed in FY 2010-14	0	17	21		
	FY 2010-14 Units Goals	-	110	150		
<i>Preserved</i>						
	Total Units Completed in FY 2010-14	6	39	51		
	FY 2010-14 Units Goals	-	30	60		

** overall goals for special needs units are: 180 rehabbed, 210 units preserved, included in numbers above

Both Consolidated Plan funds and non-Consolidated Plan funds are included in the discussion of listed actions below. CDBG and HOME funds are generally directed towards the production/preservation of housing units targeted to those less than or equal to 80 percent of median income. These funds are also provided to projects serving those with special needs. ESG funds are used for emergency shelter and transitional housing stabilization/rehabilitation while HOPWA is directed toward unit production and subsidies for those with HIV/AIDS special needs. Non-Consolidated Plan funds could be targeted towards all income ranges.

This report focuses on units made available at income levels at/or below 80 percent of median income.

Unit numbers may not necessarily correspond with the IDIS program accomplishment summary found in the appendix. The City only reports units in the affordable housing reports as units are completed and made available. IDIS records may not necessarily correspond. If Consolidated Plan funds remain to be drawn against a project, units will not appear as completed in the IDIS system. The key source data for the numbers, the annual affordable housing policy reports, also detail projects that receive no Consolidated Plan funding and thus, would not show up in the IDIS system.

The following summarizes the housing strategies by housing type discussed in the 2010-14 Consolidated Plan Five-Year Strategy.

Section 215 Qualified Housing (units)	FY 2010-14	FY 2010-14 Goals
<i>Rental</i>	2,365	2,590
<i>Ownership</i>	88	140

For FY 2012, the City preserved 35 and built 6 new Section 215 Qualified owner occupied units. In rental housing, 1,282 Section 215 qualified units were preserved/rehabbed, and 383 new residential units placed into the market. The preservation/rehab numbers were greatly influenced by the completion of the Riverside Plaza rehabilitation project which accounted for 1,174 preserved affordable housing rental units.

a) Rental Housing

Goal H-1	Foster and Maintain Affordable Rental Housing
Objective H-1a	Provide financing and administer programs for the development of affordable and mixed-income housing

Funds will be directed to stabilizing existing, and adding affordable housing units to preserve/add them in the city’s housing inventory. Creation of new units should be focused on meeting housing needs not being met by the market, such as supportive transitional housing developments. Equally important is the need to combine supportive services with stabilized housing.

The City seeks to meet the following five-year (2010-14) numerical goals with respect to affordable rental housing.

Type	Priority	0-30%	31-50%	51-80%
-------------	-----------------	--------------	---------------	---------------

Rehabilitated	H	840	500	350
New/Positive Conversion	H	660	590	300
Total		1,500	1,090	650

In order to meet these rental goals, the city pursues the following strategies.

- ◆ Preserve and improve the physical condition of existing subsidized housing, both publicly and privately owned.
- ◆ Support development of new three or more bedroom rental units for large families. The City’s goal is that 70% of affordable housing funds be allocated to larger family units.
- ◆ A minimum of 20% of all city-assisted rental projects of 10+ units be affordable at 50%MFI.
- ◆ Create additional transitional housing units with appropriate supportive services as an alternative to extended shelter use.
- ◆ Identify opportunities for placing new higher density housing on transportation corridors to take advantage of transit opportunities and job markets and promote housing growth.
- ◆ Encourage development of mixed-income housing serving a broad and continuous range of incomes.
- ◆ Emphasize affordable housing development outside impacted areas. The City’s goal is that at least 50% of new city-produced affordable housing be located in non-impacted areas.
- ◆ Use the affordable housing trust fund to guarantee a minimum level of sustained financial commitment toward the housing needs of those at the low income level. The annual funding goal is \$10 million.
- ◆ Link housing programs to supportive service programs, income assistance programs and public housing initiatives to facilitate affordability.
- ◆ Fifty percent (50%) of city affordable housing funds will be used for capital production of units affordable at 30%MFI.

b) Ownership

Goal H-2	Foster and Maintain Affordable Ownership Housing
Objective H-2a	Provide financing and administer programs for the development and preservation affordable ownership housing

The City undertakes the following strategies to make home ownership opportunities more available for low income households. The aim is to keep existing low income homeowners in their homes with strategic home improvement investments and to allow for new low income homeowners through creative, leveraged homeowner financing programs. An emphasis of city homeownership programs will be increasing the number of minority homeowners; the City will design its homeownership programs to attract minority homeowners.

The City seeks to meet the following five-year (2010-14) numerical goals with respect to affordable ownership housing.

Type	Priority	0-30%	31-50%	51-80%
Rehabilitated	H (low for <30%)	0	30	60
New/Positive Conversion	H (low for <30%)	0	110	150
Total		0	140	210

*No goal was identified for owner-occupied units at the very low-income level in the 2010-14 Consolidated Plan. Due to the deep subsidy needed to create new owner-occupied units at this level, strategies focus on preserving a greater number units at this level.

In order to meet these goals, the city will pursue the following strategies over the next five years:

- ◆ Preserve and improve the physical condition of existing ownership housing through home improvement offerings.
- ◆ Support in-fill development of new three or more bedroom housing for large families.
- ◆ A minimum of 20% of all city-assisted ownership projects of 10+ units be affordable at 50%MFI.
- ◆ Identify opportunities for placing new higher density housing on transportation corridors to take advantage of transit opportunities, job markets and promote housing growth.
- ◆ Encourage development of mixed-income ownership housing options serving a broad and continuous range of incomes.
- ◆ Promote and support first-time homeownership opportunities for traditionally underserved populations.
- ◆ Streamline city development review, permitting and licensing to make it easier to develop property in the City of Minneapolis.
- ◆ Develop a close dialog with community participants about appropriate locations and design standards for new housing.
- ◆ Foster community dialog about housing growth in and adjacent to city neighborhoods.
- ◆ Promote the development of housing suitable for people and households in all life stages, and that can be adapted to accommodate changing housing needs over time.
- ◆ Promote accessible housing designs to support persons with disabilities.

c) Worst Case Housing Needs Analysis

Over the past year the City has made progress to meet worst case housing needs through programs, programming, and through service

providers for residents to gain more independence. The City continually makes efforts to enhance the market to serve worst case housing needs, and provide residents with greater opportunities for independence. The City promotes accessible housing designs to support persons with disabilities; it uses programming and tools, such as capping rent, providing supportive housing development, through programming and service providers. In the face of diminishing federal and state funding resources, the City is continually making efforts to improve housing stock. To avoid the potential for persons to be displaced involuntarily, the City works with property managers and owners, as it becomes apparent, for example, after a an affordability period expires, to make necessary repairs to keep rents affordable using funding sources, such as CDBG and HOME.

d) Assessment of Progress towards Goals

Ongoing challenges include the obtaining project-based Section 8 rental assistance to make units affordable at <30% MMI, production challenges of large family rental housing units (and the rising costs to produce those larger units), and the continuing issue of providing location choice. It is difficult to provide affordable housing in all locations. There are several reasons, including the lack of available sites, the cost of land, and neighborhood preference. With the exception of moderate-income rental housing, new production of rental housing decreased. However, several projects are still in development or scheduled to begin development so next year's numbers are projected to increase. New production and preservation of owner-occupied housing did increase over last year as projects assisted through HOME and Neighborhood Stabilization Program funds are being completed and occupied.

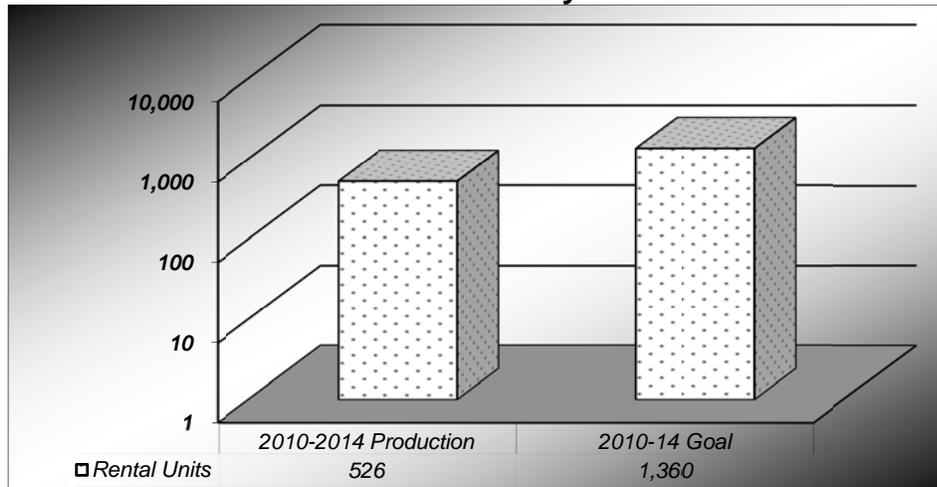
All city-assisted multifamily housing projects (10+ units) placed in service in calendar year 2012 had at least 20% of the units affordable. The small bedroom unit goal is on track to be achieved; however, it continues to be difficult to develop new large family housing units, especially in the current project financing environment. This has been a historical norm though additional application points added to projects proposing larger units in the city's affordable housing project solicitations. This gap of large family housing unit production will be somewhat mitigated by rental housing being developed through the Neighborhood Stabilization Program to address low-income rental set-aside goals of that particular program.

e) Very Low-Income (0-30% of median income) 2012 Performance

i) Renters Rental Housing Production 0-30% Median Family Income

	2012 Placed in service	New Units (2012)	Preserved Units (2012)	2010-14 Total Production	2010-14 Consolidated Plan Goal
Small Related (0-2 BRs)	166	87	79	471	1,010
Large Related (3+ BRs)	8	0	8	55	350

**New and Preserved Renter Housing Unit Production
0-30% Median Family Income**



Out of Consolidated Plan funds, the City provided CDBG, HOME, and ESG to projects in this income category. The Minnesota Housing Finance Agency also allocated HOPWA funding from the City to projects assisting residents in this income category. HOPWA project support included rental assistance. HOPWA unit numbers are not included in the numbers described in this section unless HOPWA funding was involved in a project that received other city funding. Specific HOPWA assistance is detailed later in this report.

All City-assisted projects are required to accept Section 8 certificates and vouchers. The City also works to assist projects in obtaining Section 8 project-based rental assistance to ensure project affordability.

ii) Owners

The City assists owner-occupied properties in the very low-income category through programs discussed below.

Assessment of Progress towards Goals

No goal was identified for owner-occupied units at the very low-income level in the 2010-14 Consolidated Plan. To create new owner-occupant units at this income level requires a deep subsidy. The primary strategy at this level is to provide programs that allow a very low-income owner occupant keep their unit up to code compliance and to preserve its life. An additional strategy is to fund mortgage assistance and foreclosure assistance programming. This strategy is two-fold. One, it allows those who are on limited incomes retain the housing that they have and two, down-payment and closing cost assistance is provided families wishing to buy foreclosed homes.

The City of Minneapolis operates several single family affordable home ownership programs. Initially properties are acquired using Community Development Block Grant (CDBG) or Neighborhood Stabilization Program (NSP) funds either to remove a blighting influence or to facilitate the construction or rehabilitation of a home. Although there are currently a large number of existing homes for sale in the City of Minneapolis and the sales prices and values are depressed, there continues to be an interest by residents to purchase high quality affordable new or substantially rehabilitated homes. To meet this demand the City has the Home Ownership Works program that is funded using federal HOME funds, the Home Ownership program that is entirely funded by CDBG funds and the Affordable Ownership Housing Program that is funded using a blend of CDBG funds as well as other local sources. The City also has a partnership with Habitat for Humanity of the Twin Cities that affords Habitat for Humanity development gap assistance to provide affordable ownership housing for households with income at or below 50% of MMI.

In areas of the City experiencing high crime, foreclosures and abandonment, the City is targeting specific cluster areas in an attempt to help preserve and stabilize the existing low/moderate income owner occupied housing, as well as create new affordable ownership opportunities. The City of Minneapolis has also capitalized a mortgage foreclosure prevention program to provide financing and counseling for low/moderate income home owners who are in jeopardy of losing their homes. During the program year, the City received federal funding through the Neighborhood Stabilization Program (NSP) to provide emergency assistance to acquire and redevelop foreclosed properties.

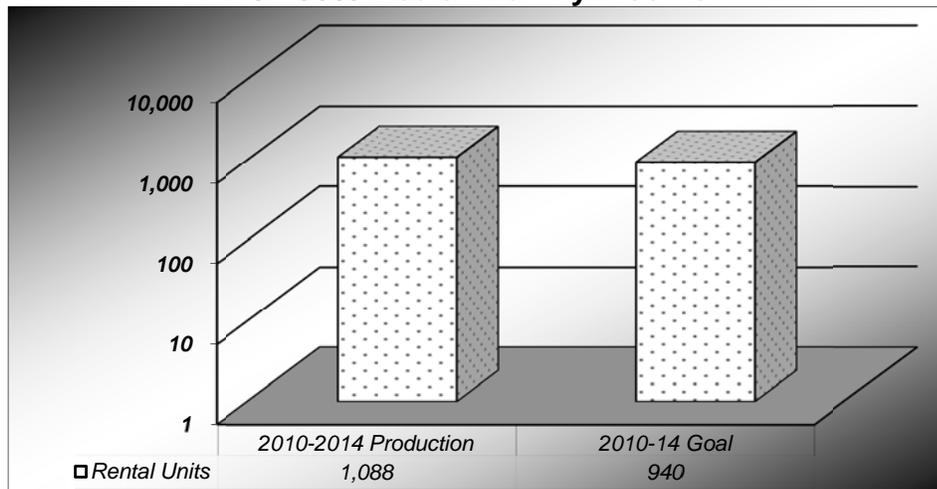
f) Low-Income (31-50% of median income) 2012 Performance

i) Renters

Rental Housing Production 31-50% Median Family Income

	2012 Placed in service	New Units (2012)	Preserved Units (2012)	2010-14 Total Production	2010-14 Consolidated Plan Goal
Small Related (0-2 BRs)	785	103	682	1,025	690
Large Related (3+ BRs)	16	8	8	63	250

**New and Preserved Renter Housing Unit Production
31-50% Median Family Income**



The City provided HOME and CDBG funds to projects in this income category. The Minnesota Housing Finance Agency also allocated HOPWA funding from the City to projects assisting residents in this income category.

All City-assisted projects are required to accept Section 8 certificates and vouchers. The City also works to assist projects in obtaining Section 8 project-based rental assistance to ensure project affordability.

At this income level, a major rehabilitation project completed in the past year was the Riverside Plaza project. Riverside Plaza is a 1,303 unit mixed use project which houses approximately 4,440 individuals of diverse cultural backgrounds. The eleven building Riverside Plaza campus was designed by architect Ralph Rapson and completed in 1973 as part of HUD's "New Town in Town" initiative. This is the largest affordable housing complex in Minnesota. The complex also contains on site services managed by a non-profit tenant resource association including early child care, a K-8 charter school, computer education lab and adult literacy facilities. The last major rehab of the property occurred in 1988

and 1989 and focused on life/safety enhancements such as a 30-story exterior elevator tower, fire sprinkler improvements, structural repairs, and limited improvements to units and common areas. The complex's major central systems for its buildings were beyond their design lifespan and failing. The developer undertook and completed a comprehensive rehab of this campus funded in part with is necessary to keep the buildings habitable and functioning properly. CDBG funds were provided by the City to this project preserving 669 vouchered-units.

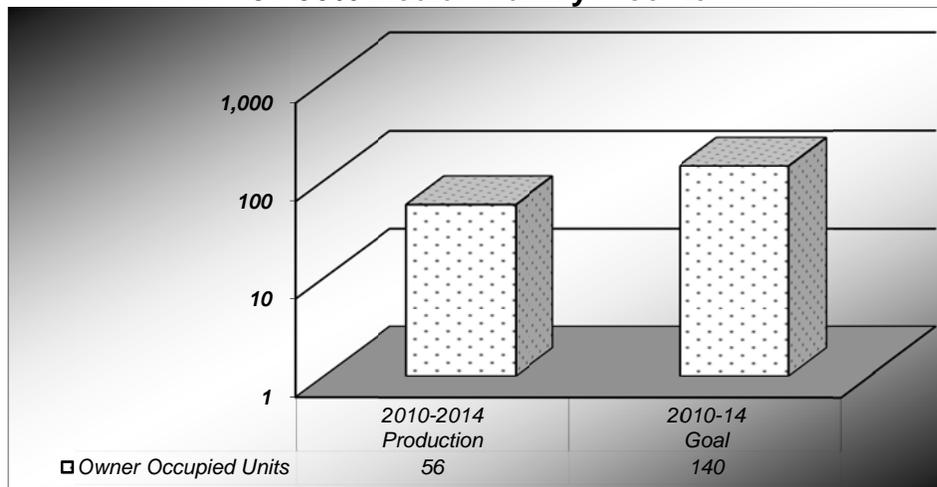
ii) Owners

The City provided assistance through the Home Ownership Works program and partners with community based non-profit housing developers in the Neighborhood Stabilization Program.

**New and Preserved Owner Housing Unit Production 2012 Performance
31-50% Median Family Income**

	2012 Placed in service	New Units (2012)	Preserved Units (2012)	2010-14 Total Production	2010-14 Consolidated Plan Goal
Owner-Occupied	25	6	19	56	140

**New and Preserved Owner Housing Unit Production
31-50% Median Family Income**



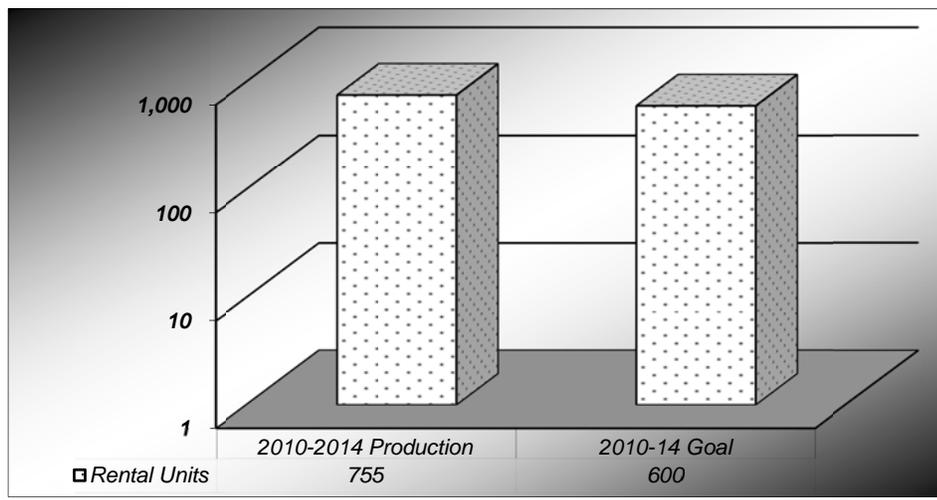
g) Moderate-Income (51-80% of median income) 2012 Performance

i) Renters

Rental Housing Production 2012 Performance 51-80% Median Family Income

	2012 Placed in service	New Units (2012)	Preserved Units (2012)	2010-14 Total Production	2010-14 Consolidated Plan Goal
Small Related	669	185	484	723	350
Large Related	21	0	21	32	250

New and Preserved Renter Housing Unit Production 51-80% Median Family Income



The City provides CDBG and HOME funds to projects in this income category. All City-assisted projects are required to accept Section 8 certificates and vouchers. Other resources available to housing at this income level include MHFA, and other private resources. All preserved units at this income level in 2012 were associated with the Riverside Plaza rehabilitation.

ii) Owners

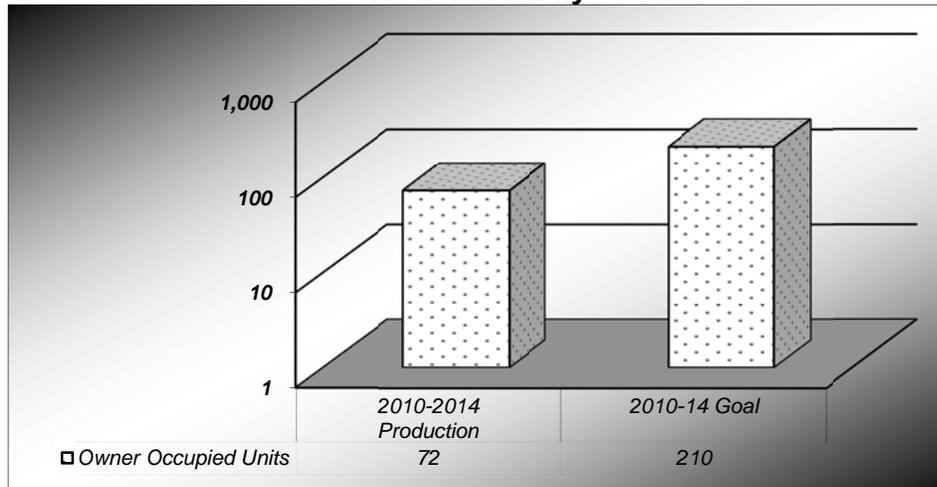
The City provided assistance to moderate income owners through the Home Ownership Works, Rehab Support, Recycling and Loan and Grant programs as well as financial programs such as Foreclosure Prevention.

Consolidated Plan funding for owners at the moderate-income level consisted of CDBG and HOME. Other resources at this level include MHFA, Neighborhood Stabilization Program and private resources.

**New and Preserved Owner Housing Unit Production 2012
Performance
51-80% Median Family Income**

	2012 Placed in service	New Units (2012)	Preserved Units (2012)	2010-14 Total Production	2010-14 Consolidated Plan Goal
Owner-Occupied	31	5	26	72	60 preserved 150 new; all regardless of unit size

**New and Preserved Owner Housing Unit Production
51-80% Median Family Income**



h) Disabled/Special Needs

Goal SPH-1	Foster and Maintain Housing for Those with Special Needs
Objective SPH-1a	Provide financing for the development and preservation of housing opportunities for persons with special needs

The City supports the creation of housing units for special needs populations. When possible these units should be in the form of supportive housing. The city anticipates the following five-year goals for special needs housing:

2010-14 Goals for Special-needs Housing				
Type	Priority	2010-2014	2010-14	

		Production	Goal for 0-80%
Rehabilitated	H	13	180
New/Positive Conversion	H	144	210
Total		157	390

The city supports these goals through the following strategies:

- ◆ Promote the development of housing suitable for people and households in all life stages, and that can be adapted to accommodate changing housing needs over time.
- ◆ Promote accessible housing designs to support persons with disabilities.
- ◆ Support the development of housing with supportive services that help households gain stability in areas such as employment, housing retention, parenting, mental health and substance challenges.
- ◆ Not use zoning ordinance or other land use regulations to exclude permanent housing for people with disabilities. Special needs housing shall be available as needed and appropriately dispersed throughout the city.

Some specific strategies to be undertaken in support of specific subpopulations of special needs households include the following.

Elderly/Frail Elderly

- ◆ Support development of affordable and mixed-income senior rental housing in all parts of the city. These developments may be independent rental, congregate, and/or assisted living projects.
- ◆ Seek available resources and partnerships to assist the development of senior housing through land acquisition, advantageous site location/improvements and other eligible appropriate ways.
- ◆ Ensure quality design and amenities of housing as well as quality management and supportive services.

2010-14 Goals for Affordable Senior Housing			
Type	Priority	2010-2014 Production	2010-14 Goal for 0-80%
New/Positive Conversion	H	155	340

Severe Mental Illness

- ◆ Seek opportunities for development of new supportive housing units for persons with mental illness as part of larger housing or redevelopment initiatives.

- ◆ Seek to retain existing housing stock through rehabilitation activities.
- ◆ Encourage the development of practice apartments within new developments to give people the chance to learn independent living without jeopardizing their rental history and for mental health services to assess service needs realistically.
- ◆ Use available federal, state, and local resources to assist in the development of supportive housing units for persons with mental illness.

Developmentally Disabled

- ◆ Seek opportunities for development of new supportive housing units for developmentally disabled persons as part of larger housing or redevelopment initiatives.
- ◆ Seek to retain existing housing stock through rehabilitation activities.

Physically Disabled

- ◆ Seek opportunities for development of new supportive housing units for physically disabled persons as part of larger housing or redevelopment initiatives.
- ◆ Seek to retain and increase accessibility to existing housing stock through rehabilitation activities.
- ◆ Ensure availability of accessible units in city-assisted housing developments.

Persons with Alcohol/Other Drug Addiction

- ◆ Seek opportunities for development of new supportive housing units for persons who suffer from chemical dependency as part of larger housing or redevelopment initiatives.
- ◆ Seek to retain existing housing stock through rehabilitation activities.

Veterans

- ◆ Finance transitional housing developments for veterans. Projects would need to serve Minneapolis veterans who were either residents of Minneapolis prior to suffering homelessness, or have been referred from a Minneapolis facility serving the homeless or near homeless.

Those with HIV/AIDS

Further detail on past year accomplishments on these strategies is found in the HOPWA section of the report. Strategies for housing for persons living with HIV and AIDS include the following:

- ◆ Provide tenant based rental assistance (TBRA) housing subsidies to allow people living with HIV to access and maintain affordable housing, with choice of location

- ◆ Promote an increase of affordable housing throughout the region, and of various bedroom sizes, including affordable rental units for large families
- ◆ Seek opportunities for development of new supportive housing units for people living with HIV, as part of larger housing or redevelopment initiatives
- ◆ Seek to retain and increase accessibility to existing housing stock through rehabilitation initiatives
- ◆ Ensure quality, accessible design and amenities of housing as well as quality management and supportive services.

Assessment of Progress Towards Goals

The City was able to see the completion of three new projects for a total of 149 units. Several additional projects are coming on line over the next several years.

h) Other Housing Goals

Goal H-3	Provide for Safe Affordable Housing
Objective H-3b	Mitigate housing conditions that present life and safety issues

The City continues to work through its inspections and CPED departments to ensure that the city’s affordable housing supply is safe. The city proposes to set aside CDBG funding, annually, to assist in this endeavor. Over the next five years, all rental-housing units in the city are planned for inspections.

The Problem Properties Unit (PPU) identifies the worst properties in the city and develops strategies to reduce or eliminate problems. Solutions can include up to securing buildings with boards or demolish buildings under the provisions of Chapter 249 of the city's code of ordinances. During the 2012 program year, the Problem Properties Unit addressed 172 nuisance properties across low- and moderate-income areas of the City. CDBG funding for the program fell to 38%; despite the change in funding, the program continues to see approximately 65% of its properties within CDBG low income eligible areas.

With the 2012 CDBG program year, the City is in its’ seventh year implementing the Problem properties unit. Regulatory Services used its portion of CDBG allocation to preserve and enhance the safety of Minneapolis neighborhoods through the prompt board-up of vacant property found open to trespass. As with many cities around the country, Minneapolis is experiencing an increase in the number of vacant

properties leading to increased vandalism, squatting and neighborhood instability.

i) Summary of Consolidated Plan Expenditures on Housing Production Numbers in 2012 (by Strategy)

<u>Strategy</u>	<u>CDBG Housing Programs</u>	<u>2012 IDIS Expenditures</u>	<u>Accomplishments</u>
Affordable Rental Housing	High Density Corridor Housing	601,220	High-density Housing Development parcel acquisition activities primarily supporting redevelopment activities slated for West Broadway, Riverview Road, and Lowry Corridor
Multi-family Rental Housing	Abbott Apartments	642,645	Historic rehabilitation of hospital building into 123 units of affordable housing
Multi-family Rental Housing	EManual Housing – RS Eden	1,930,000	New construction 101 units of permanent supportive housing
Multi-family Rental Housing	Urban Homeworks	800,000	11 multi-family scattered-site affordable rental properties acquired and rehabilitated
Multi-family Rental Housing	Touchstone Supportive Housing	708,953	New Construction of 40 units supportive housing serving low income persons with severe and persistent mental health issues
Multi-family Rental Housing	Stradford Flats	873,651	Stradford Flats acquisition and rehab of existing 62 unit affordable housing project
Multi-family Rental Housing	Spirit on Lake	11,666	This completes a non-profit administration contract for 46 unit affordable rental housing for LGBT seniors committed with HOME funds with closing and full occupancy expected December 2013.
Multi-family Rental Housing	Zoom House, Bii Di Gain Dash Anwebi, Greenway Heights	80,405	Funding and non-profit administration for housing projects recorded in previous or next program year
Housing Development Assistance & Multi-family Rental Housing	Rental Reclaim	375,375	Foreclosure acquisition and rehab of scattered site development comprising of 52 units rental housing
Housing Development Assistance	Alliance NSP 1 & 2; PPL Foreclosure II	247,311	Acquisition and rehabilitation of 12 foreclosed comprising of 49 affordable rental units

Owner-occupied Housing	Home-buyer Initiated Ownership Program	45,638	Low/moderate income homeowners receiving remainder of prior-year rehabilitation funding addressing maintenance code violations and substandard conditions
Homeownership	Vacant Scattered Sites	1,831,092	The City together with neighborhood organizations and the development community furthered slum and blight removal and site redevelopment for approximately 15 properties
Multi-family Rental Housing	CPED Multi-family Administration	1,943,381	Program delivery support for multifamily housing development
Public Housing	MPHA General Rehabilitation Program	55,567	Capital improvements for MPHA single family scattered site housing
Lead-based Paint Remediation	Lead Hazard Reduction	39,960	37 low- and moderate-income housing units in targeted neighborhoods were made lead safe
	CDBG Housing Programs Total Expenditures	10,186,864	

***Assistance To Homeless And Special Needs Population-
Assisting the Continuum Of Care (ESG, HOPWA, HOME)***

Goal HM-1	Support Persons Suffering from Homelessness
Objective HM-1a	Support movement of homeless families and individuals toward permanent housing
Objective HM-1b	Contribute capital resources to address supportive housing and shelter needs consistent with strategies of Continuum of Care and the Community Advisory Board on Homelessness

a) Those Experiencing Homelessness

The lead administrative entity for the Continuum of Care in Hennepin County is the Hennepin County Housing Department in collaboration with the County's Human Service Department. The Heading Home Hennepin Executive Committee is responsible for planning and implementing the Continuum of Care in the county. The County provides staff support for

the overall Continuum of Care; soliciting, reviewing and recommending applications for HUD funding; providing certifications of consistency with other HUD and state funding programs and development of Continuum of Care documentation materials required for applicants for HUD homeless program funding.

The Heading Home Hennepin Executive Committee provides support and oversight to the Coordinator to End Homelessness and the implementation of Heading Home Hennepin plan (described below). The committee brings key issues to the Hennepin County Board of Commissioners and the Minneapolis City Council for consideration and reports annually on progress in implementing goals in the plan. Committee members represent public and private stakeholders in the implementation of the Heading Home Hennepin plan.

The City of Minneapolis works closely with a number of local and state agencies to ensure that Federal entitlement opportunities such as HOPWA, HOME, and ESG meet the funding priorities supporting the Continuum of Care. For instance, the City works to direct funding to increasing the number of housing units, as well as expansion of the scope of services provided to homeless persons. Descriptions of how these entitlement funds were used to assist the local Continuum of Care during the past program year follow.

To address needs and gaps in the Continuum of Care strategy, the City of Minneapolis supported the applications of Year 2012 Continuum of Care projects. Thirty-three programs received funding totaling \$8.78 million. Projects received funding for transitional and permanent supportive housing along with services. The following table lists the funded applications.

2012 Continuum of Care Awards - Renewals

Project	Award	Description
Minneapolis Public Housing Authority	79,776	S+C – It’s All about the Kids
Aeon	77,003	SHP PH – Alliance Apartments
Aeon	236,803	SHP TH – Youth Housing Project
Alliance Housing Inc.	208,664	SHP PH – Central Avenue Apartments
American Indian Community Development Corporation	81,111	SHP PH – Anishinabe Wakiagun
Amherst H. Wilder Foundation	49,994	SHP HMIS – Hennepin
Cabrini Partnership	185,629	SHP PH – Cabrini Independent Living Program
Community Involvement Programs	25,712	SHP PH – Shared housing Program

Emerge Community Development	128,625	SHP PH – Collaborative Village
Emerge Community Development	573,312	SHP TH – Father’s And Children Together (FACT)
Freeport West, Inc.	412,619	SHP TH – Project SOLO Transitional Living Program for Homeless Teens
Freeport West, Inc.	242,886	SHP SSO – Streetworks Collaborative – Hennepin County
Hennepin County	503,868	SHP SSO – Hennepin County Homeless Outcomes Project
Hennepin County	348,183	SHP PH – Hennepin County Project Connect
Community Involvement Programs	115,440	S+C Clear Spring Road Supportive Housing Project
Hennepin County	706,560	S+C SRA – Scattered Site Supportive Housing Program
Housing Authority of St. Louis Park	119,232	S+C SRA – Perspectives for Continuum of Care Group Serving Hennepin County
Living Works Ventures	56,343	SHP PH – LivingWorks – Crystal Lodge
Lutheran Social Service of Minnesota	166,023	SHP PH – Journey Homes
Mental Health Resources, Inc.	363,848	SHP PH – Stevens Supportive Housing Program
Metropolitan Council, Minnesota	1,926,240	S+C TRA – Hennepin Consolidated
Our Saviour’s Outreach Ministries	69,905	SHP TH – The Self-Sufficiency Project at Our Saviour’s Housing
Perspectives, Inc.	172,799	SHP PH – Perspective’s Permanent Housing Program
Perspectives, Inc.	171,173	SHP TH – Perspective’s Transitional Housing Program
Plymouth Church Neighborhood Foundation	270,348	SHP PH – Lydia House
RESOURCE, Inc.	590,977	SHP PH – Spectrum Homeless Project
RS Eden	150,457	SHP PH – Portland Village
Simpson Housing Services, Inc.	74,339	SHP PH – Mel’s Place Supportive Housing
Simpson Housing Services, Inc.	143,086	SHP TH – Simpson Family Housing
Housing Authority of St. Louis Park	113,676	S+C – Camden Apartments
The Salvation Army	246,784	SHP PH – HOPE Harbor
Tubman	97,085	SHP PH – Tubman Transitional Housing
Zion Originated Outreach Ministry	75,185	SHP TH – ZOOM House
Total:	8,783,183	

SHP (Supportive Housing Program); **TR**A (Tenant-based Rental Assistance); **SR**A (Sponsor-based Rental Assistance); **S+C** (Shelter Plus Care); **ELTH** (End Long-Term Homelessness); **TH** (Transitional Housing); **PH** (Permanent Housing); **SSO** Supportive Services Only

In order to address the needs of those experiencing homelessness and the needs of persons threatened with homelessness and requiring supportive housing, the following summarizes appropriate elements of the Continuum of Care system:

- Coordinate inter-agency and inter-jurisdictional action.
- Coordinated outreach and assessment.
- Emphasize permanent supportive housing and prevention services versus emergency shelter.
- Combine housing with appropriate supportive services.
- Tailor a variety of supportive services to appropriate needs of intended recipients.
- Involve the private sector to a more significant degree.
- Reduce use of emergency services to promote cost-effectiveness.
- Preserve existing capacity and expand.
- Prioritize projects that serve under served constituencies.

The Continuum of Care process works to identify activities that:

- prevent homelessness,
- provide outreach and assessment,
- provide emergency shelter space along with appropriate linkages to other services,
- fund transitional housing programs that utilize supportive services,
- assist special needs persons and families with appropriate permanent supportive housing options, and
- work to place very low-income households into permanent, affordable housing units.

Over the past year, city efforts at funding homeless needs in line with City/County Continuum priorities have made available units and services for homeless needs. However, demand for shelter use has increased, in part due to the gap between incomes and housing costs, and market vulnerabilities. The situation facing those most vulnerable to homelessness due to this gap has not improved. The Continuum process continues to examine available community service options to expand opportunities for persons to transition out of homelessness. The City continues to work on producing and stabilizing affordable units to meet the housing needs of this population. The City also utilizes a portion of its Emergency Solutions Grant (ESG) for rapid re-housing and homelessness prevention service programming.

Further detail on how the County and City work to achieve actions in support of housing and services along the continuum can be found in the annual Hennepin County Continuum of Care narrative submitted annually to HUD.

The City directs its ESG, HOME, and HOPWA funds toward housing opportunities for those persons who are homeless and those threatened with homelessness, both special needs and regular populations.

Heading Home Hennepin Plan

The Heading Home Hennepin Plan, issued in the summer of 2006, contains six broad goals, thirty recommendations, and fifty concrete actions steps. Successful implementation of the Ten Year Plan seeks to prevent homelessness whenever possible, provide outreach to get people off the streets, and provide stable housing for men, women, and children, and the support services they need to succeed. The Minneapolis City Council accepted the strategic framework in the spring of 2007. Successful implementation of the Heading Home Hennepin Ten Year Plan will:

- ❖ Change the paradigm from managing homelessness to ending it, from funding programs to investing in the community, from serving people to partnering with people to achieve self-sufficiency.
- ❖ Drastically reduce the number of shelter beds in our community, requiring only a few small shelters to address emergencies that cannot be resolved through prevention. People will be rapidly re-housed within two weeks.
- ❖ Eliminate panhandling and other nuisance issues through providing prevention and outreach services. Downtown businesses and neighborhoods will thrive as more people both move downtown and come downtown to shop, play, and attend a Twins game.
- ❖ Lead to safer streets, since no police time will be spent dealing with issues of homelessness. Non-criminal issues will be handled by trained outreach workers, so law enforcement personnel can attend to more pressing community safety issues.
- ❖ Greatly reduce recidivism rates as effective discharge planning will ease the transition of people back into our communities and housing plus services will reduce the revolving door of expensive institutional placements.

- ❖ Result in all-time low rates of youth prostitution and teen pregnancy due to increased family supports, extended drop-in hours and additional outreach workers in our schools.
- ❖ There will be no homeless children in our public schools.

A listing of Heading Home Hennepin goals, strategies and annual progress can be found at the following website:
www.headinghomehennepin.org

Emergency Solutions Grant (ESG) Program

The City provides ESG funds to support programs and projects that serve persons who are homeless and those persons who are threatened with homelessness. Funding is used for rehabilitation and development of quality emergency shelter space, rapid re-housing and homelessness prevention service options, and will be used for street outreach services for the chronically homeless.

The following table shows program year 2012 ESG expenditures by the City followed by tables detailing populations served and ESG match provided by projects.

Emergency Solutions Grants (ESG)			
<u>Strategy</u>	<u>Program</u>	<u>2012 IDIS Expenditures</u>	<u>Accomplishments</u>
Rehab; Multi-unit Residential-Homelessness	Passage Community Housing	320,000	Completed exterior renovation of 17-unit shelter. This was funded under the old Emergency Shelter Grant use allowance.
Rehab; Multi-unit Residential-Homelessness	Families Moving Forward Day Center	25,000	Purchase of furnishings and equipment for day shelter serving homeless families with children.
New Construction; Multi-unit Residential- Homelessness	Higher Ground (Shelter)	210,759	Furnishings, equipment and security system installation for new emergency shelter 251-bed development.
Rapid Re-Housing - Homelessness	Ascension Place	17,500	Served 26 persons with rapid re-housing services
Rapid Re-Housing/HMIS - Homelessness	St. Stephens	39,287	Served 42 persons with rapid re-housing services
Rapid Re-Housing/Homelessness Prevention- Homelessness	Catholic Charities Housing First	7,000	Served 10 persons with rapid re-housing services

Rapid Re-Housing/Homelessness Prevention- Homelessness	Catholic Charities Hope Street	7,500	Served 12 persons with rapid re-housing services
Rapid Re-Housing/HMIS/Homelessness Prevention- Homelessness	Minnesota Council of Churches	9,500	Report forthcoming
General Administration	Administration	33,559	
	Emergency Solutions Grant Total Expenditures	670,105	

Rapid Re-Housing	
Time Period: December 24, 2012-May 31, 2013	
Household Information	
Number of Persons in Households	Total
Adults	48
Children	48
Don't Know/Refused	
Missing Information	
Total	96
Gender Information	
	Total
Male	47
Female	49
Transgendered	
Unknown	
Total	96
Age Information	
Number of Persons in Households	Total
Under 18	53
18-24	23
Over 24	20
Don't Know/refused	
Missing Information	
Total	96
Special Populations Served	
Subpopulation	Total
Veterans	
Victims of Domestic Violence	10
Elderly	
HIV/AIDS	

Chronically Homeless	13
Persons with Disabilities:	9
Severely Mentally Ill	17
Chronic Substance Abuse	5
Other Disability	
Total (unduplicated if possible)	54

Emergency Shelter

Time Period: June 1, 2011-May 31, 2013 (post completion of rehab)

Household Information	
Number of Persons in Households	Total
Adults	1873
Children	
Don't Know/Refused	
Missing Information	
Total	1873
Gender Information	
Number of Persons in Households	Total
Male	1258
Female	615
Transgendered	
Unknown	
Total	1873
Age Information	
Number of Persons in Households	Total
Under 18	
18-24	212
Over 24	1661
Don't Know/refused	
Missing Information	
Total	1873
Special Populations Served	
Subpopulation	Total
Veterans	229
Victims of Domestic Violence	227
Elderly	105
HIV/AIDS	4
Chronically Homeless	1086

Persons with Disabilities:	
Severely Mentally Ill	308
Chronic Substance Abuse	433
Other Disability	78
Total (unduplicated if possible)	2470

Sum Across Projects ESG Program Match Sources (\$)	
Other Non-ESG HUD Funds	
Other Federal Funds	\$ 45,623.00
State Government	\$ 82,290.00
Local Government	\$ 522,468.49
Private Funds	\$ 1,011,412.90
Other	
Fees	
Program Income	
Total Match Amount	\$ 1,661,794.39

The 2012 program year allowed Minneapolis to receive its 2011 and 2012 allocations of new Emergency Solutions Grant funding. With these funds, Minneapolis was able to entertain a broader mix of program service options to fund in addition to its ongoing capital rehab support provided to emergency shelters. The City issued a RFP for capital rehabilitation projects with its annual Affordable Housing Trust Fund solicitation. After consultation with Heading Home Hennepin, the City issued an RFP for rapid re-housing and homelessness prevention services in the summer of 2012 with awards and contracts being entered into by the end of 2012. The City is also funding an outreach services contract with St. Stephen's Human Services for engagement with persons experiencing homelessness in a non-shelter setting. That work is funded effective with the 2012 program year.

These services have been underway since the beginning of 2013 and already the community is seeing an impact of the ESG funds that is partially offsetting the expiration of HUD's HPRP resources. To date 90 persons have been served with rapid re-housing services, about 50 percent of the contracted for services target goal with one year remaining on most contracts. Rapid re-housing services include housing search and placement, short and medium-term rental assistance, moving costs, case management and living skills. One program has placed 4 of its 11 families into permanent housing. Another program has been able to see 60

percent of its families served obtain Section 8 vouchers or employment. Ten single adults have been housed in a rapid exit from shelter program.

Initial barriers seen in the program are both environmental and system issues. With a decreasing vacancy rate it can be difficult to find appropriate and affordable housing for hard to house clients. There can be program restrictions realized when attempting to find a range of housing resources for clients. Additionally there are implementation concerns raised with instituting the new program requirements of the Emergency Solutions Grant with existing and newly developed programs. The City in coordination with the City-County Office to End Homelessness is exploring how to address these barriers as it moves forward in its awarding of FY 2013 ESG funding.

Housing Opportunities for Persons With AIDS (HOPWA)

The Minnesota Department of Health (MDH) received funding for housing for people living with AIDS statewide in 1994. During that time, a comprehensive needs assessment and five-year plan for HIV/AIDS housing was completed. The Coalition for Housing for People with HIV/AIDS (now referred to as Minnesota HIV Housing Coalition) was designated as the advisory group to assist MDH in the distribution and expenditure of HOPWA funds. During that time, a comprehensive needs assessment and five-year plan for HIV/AIDS housing was completed. In 1995, the number of AIDS cases for the Twin Cities metropolitan area surpassed the threshold, and the City of Minneapolis (the metropolitan area’s largest municipality) became the designated HOPWA grantee.

Housing Opportunities for Persons with AIDS (HOPWA)			
<u>Strategy</u>	<u>Program</u>	<u>2012 IDIS Expenditures</u>	<u>Accomplishments</u>
Subsidized Special Needs Housing	Metropolitan HRA Housing Assistance	574,008	63 Person/Households provided with rental assistance
Subsidized Special Needs Housing	Minnesota AIDS Project Transitional Housing	532,607	92 Person/Households provided with rental assistance
General Administration	Administration	33,262	
	HOPWA Total Program Expenditures	1,139,877	

Renewals for ongoing tenant based rental assistance (TBRA) programs receive funding priority following priorities set by the Minnesota HIV Housing Coalition, which acts as an advisory group to make recommendations for HOPWA funding. If funds appropriated exceed the

amount necessary to continue those programs at comparable levels (or if priorities change to address changing needs) those funds are advertised by the City of Minneapolis through the Grants Office RFP process.

Priority populations are:

- Households with children
- Individuals whose rental histories, pre-existing conditions, and other life circumstances increase difficulty of accessing affordable housing
- People from communities of color
- Adolescents and young adults 13-24 years of age
- Households who are homeless or at risk of homelessness

The following are priorities for funding, and these address the use of HOPWA funds, funds that HOPWA can be linked with, and other potential funding sources.

- ◆ Promote the use of HOPWA funds for rental subsidies, or other housing expenses to secure and expand access to affordable housing for households affected by HIV. Ongoing subsidy renewal should be a priority. Maintain funding flexibility reflecting the changing needs of people living with HIV and changes in the housing market.
- ◆ Promote flexibility in funding for capital projects. This flexibility is needed to reflect the changing needs of people living with HIV and changes in the housing market.
- ◆ Promote work with developers to market HOPWA rental subsidies in their development projects.
- ◆ Promote use of HUD programs such as HUD's Homeless Assistance Programs, Programs for Persons with Disabilities, Section 811 and HOME Initiatives to be directed to persons living with HIV/AIDS and their families.
- ◆ Seek competitive HUD funds, including HOPWA competitive (encompassing ten percent of national HOPWA allocation), for capital projects to increase the supply of affordable housing responding to specific needs of people living with HIV.
- ◆ Encourage Consolidated Plans to allow the use of Community Development Block Grants (CDBG) and Emergency Shelter Grant (ESG) for HIV housing, and HOME funds for rental subsidies and HIV housing.
- ◆ Provide training and systems development services to support capacity of HIV and other service providers to use these programs.

- ◆ Stabilize funding for support services in adult foster care and supportive housing. While HOPWA funds in Minnesota have not traditionally funded this, this emerging issue will be more critical in the future with awareness of increased service needs with HIV disease progression.
- ◆ Increase reimbursement levels for adult foster care
- ◆ Increase access to funding through established adult foster care and supportive housing programs including CADI, TBI waivers, Supportive Housing Program (SHP) and other waiver services.
- ◆ Use HOPWA as funding source of last resort to fill gaps where established adult foster care and supportive housing programs fail to meet needs.

The following are priority targeted strategies:

Targeted Strategies

Increased affordable housing stock through housing development and utilization of housing subsidies

- ◆ Provide outreach to and cultivate relationships with landlords.
- ◆ Provide seamless movement from transitional into permanent housing.
- ◆ Create affordable housing units, where rent is no more than 30% of adjusted income, including expansion of specialized housing stock with more units dedicated to special needs populations.
- ◆ Create mixed-use, high tolerance and harm reduction models of housing including SROs, apartments, and family housing.
- ◆ Projects that include assisted living programs, including adult foster care, and proposals from adult foster care providers that address recent changes in the HIV health spectrum.
- ◆ Outreach to non-profit developers as well as other housing professionals to leverage additional funds for new projects.

Intensive housing intervention

- ◆ Programs emphasizing advocacy.
- ◆ Programs prepared to assist clients through the housing search process, with staff/case managers trained in such areas as skill building and discrimination issues.
- ◆ Advocate assisting all HIV service agencies.
- ◆ Short-term rental assistance subsidy programs that include one-to-one interaction between staff and clients to improve client's capacity for greater self-sufficiency.

Emergency housing assistance

- ◆ Emergency programs modeled on existing emergency funds from agencies experienced in the administration of emergency housing funds.
- ◆ Programs that emphasize “essential” services and limit “non-essential” services, such as past due long distance telephone bills.
- ◆ Proposals for short-term housing/emergency housing units.

Clearinghouse

- ◆ Projects which would partner with The Housing Link to improve their capacity to effectively serve the housing needs of individuals and families living with HIV and AIDS.

2010-14 HOPWA Projects	Purpose
Met Council HRA	Tenant based rental assistance for permanent housing
Minnesota AIDS Project (MAP)	Supportive services, transitional housing rental assistance
Clare Midtown Apartments	Capital project, 45 permanent supportive housing units

A comprehensive overview of the HOPWA grant programs is contained in the appendix to this document. HOPWA resources are dedicated to the provision of tenant-based rental assistance based on priorities determined community-wide. For 2012 the Metropolitan Council HRA and Minnesota AIDS Project sponsored the program activities. The sponsors’ goal at the beginning of the program year was to provide tenant-based rental assistance for 125 households, with a program budget of \$862,023. At the end of the program year, 155 households were provided program services and housing assistance. In 2012, non-HOPWA county and private funds provided additional leveraging of \$374,678. The expected program outcome goals from program sponsors are estimated each year in Table 3 of the Consolidated Plan. Project sponsors receiving HOPWA funds in the past year provided the estimated number of households receiving HOPWA assistance and the total HOPWA funds expended during their operating year. There is a time lag between the providers’ expenditure reports and the City’s draw from HUD, therefore these performance reports differ slightly from the IDIS HOPWA reports found in the Appendix. The outlook for annual rental assistance, capital production and stabilization funding occurs subsequently to the Consolidated Planning process. The HOPWA performance report in the Appendix provides a comprehensive account of these HOPWA funded programs and its accomplishments. Also, in 2012 the City utilized reprogrammed HOPWA funds from prior years to commit \$250,000 of capital construction dollars to Clare Housing from the HOPWA RFP in February 2013. This

award was a “first approval” for funding on Clare Housing’s proposed list of financing and will be instrumental in leveraging over \$15 million of total proposed funding sources – for Clare Lowry, a proposed 36 unit facility in NE Minneapolis, and Clare Terrace, in Robbinsdale, a proposed 36-unit facility.

The following summarizes barriers and recommendations articulated by the project sponsors, MAP and Metro HRA, in the 2012 HOPWA Performance Report located in the Appendix:

Barriers:
Section 8 wait list rarely have any openings. We utilize the HAP certificates but still have difficulties with getting clients the long term subsidies that they are in need of. We continue to have clients who have extensive legal histories. This can hinder a client’s ability to obtain housing. We foster relationships with landlords in the community, which assists us in finding housing for those clients with extensive legal histories. <i>See HOPWA CAPER in appendix for additional information.</i>

Recommendations:
Continue to allocate HOPWA funds for tenant-based housing subsidies. These subsidies play a key role in helping a large number of HIV positive persons obtain and ultimately maintain stable housing. The housing first approach helps these households to establish themselves and get a stable place to live. Since these funds offer flexibility in their use, clients can choose to live in neighborhoods, which work for them and accommodate their needs, such as medical, transportation, school, work and more. Once stabilized in an apartment Housing Specialist work and plan for more permanent solutions, HOPWA funds buy tenants time to work on life goals and gain stability so that they can receive needed medical care, apply for work or social security and get assistance with many more services needed to establish permanent housing. Continue to increase funding for long term subsidies. As stated above section 8 lists are long and often closed. The HAP certificates continue to allow clients to live in neighborhoods that work for them and when they need to move they are able to take the HAP certificate with them.

HOME Investment Partnerships

The City of Minneapolis designates the Minneapolis Community Planning and Economic Development Department (CPED) as recipient of all HOME entitlement allocations for use in rehabilitation of single family homes and multi-family rental units as well as for the production of new single and multi-family units. The creation of additional affordable housing units through either new construction or rehabilitation increases the housing choices available to persons moving through the homeless continuum of

care in the City of Minneapolis and Hennepin County. The ultimate goal is for those persons who have moved through the continuum - from being on the street in the beginning on up to supportive housing - eventually being able to move into a safe, affordable, independent housing unit created in part through HOME funding.

The following table illustrates 2012 HOME expenditures:

HOME Investment Partnerships			
<u>Strategy</u>	<u>Program</u>	<u>2012 IDIS Expenditures</u>	<u>Accomplishments</u>
Acquisition/Rehab; Ownership Housing	Single Family Home Ownership	391,309	7 affordable single family residences assisted
Acquisition/ Rehab; Multifamily Residential	Alliance NSP 2 rental	236,073	Alliance NSP2-Acquisition and rehab of 5 foreclosed properties comprising 12 total affordable rental units including 5 HOME units
Development; Multifamily Residential	520 2 nd St SE	925,000	New construction 91 low income rental housing including 7 HOME units
Development; Multifamily Residential	Riverview Apartments	35,979	Completion: remainder funds drawn for accomplishments reported in prior year report
Multi-family Rental & Cooperative Program	Spirit on Lake	1,448,000	46 unit affordable rental housing for LGBT seniors including 10 HOME rental units for 2013 occupancy.
General Administration	Administration	596,129	
	HOME Investment Partnerships Total Expenditures	3,632,490	

Actions Taken To Prevent Homelessness

Goal HM-1	Support Persons Suffering from Homelessness
Objective HM-1a	Support movement of homeless families and individuals toward permanent housing
Objective HM-1b	Contribute capital resources to address supportive housing and shelter needs consistent with strategies of Continuum of Care and the Community Advisory Board on Homelessness

b) Address Emergency Shelter And Transitional Housing Needs Of Homeless Individuals And Families

In the provision of homeless and special needs facilities within the Consolidated Plan budget, the City emphasizes the use of its ESG and HOPWA entitlements to meet gaps. The City also assists these facilities with CDBG and HOME stabilization resources. The following sections review how the City used Consolidated Plan funds to address homeless and special needs in both the City and the surrounding metropolitan area.

Community Development Block Grant/HOME

Multifamily Rental development of new reserved units for the homeless is funded partially through CDBG and HOME awards to developers. In the past three program years, 111 housing units reserved for those who are homeless have been created through these investments. CDBG also supports the work of Legal Aid, whose clients often times are able to retain their precarious housing situation with the assistance of Legal Aid.

Emergency Solutions Grant

As noted above, the City has several providers that can utilize its ESG resources for the provision of homelessness prevention services. CPED annually issues an RFP for use of Emergency Shelter Grant funds for capital needs. Expenditures and outcomes are detailed earlier in this report.

Homelessness Prevention and Rapid Re-Housing (HPRP)

This grant was made available to the city through the American Recovery and Reinvestment Act of 2009. The city was awarded \$5,520,902 for the provision of housing relocation and stabilization services and financial assistance for those who are homeless or are threatened with homelessness. Seven hundred and eighty-one households have received homeless prevention services through this resource.

Housing Opportunities for Persons with AIDS

The City also allocates HOPWA funds through its RFP process for capital and permanent and short-term rental subsidy assistance for low-income families and persons with HIV/AIDS as described previously. This is an important resource for meeting the housing needs of families and persons with HIV/AIDS. This population's need to obtain or keep affordable housing is great. Stable housing situations are often second to health care in importance for this population, HOPWA funding for the Minnesota AIDS Project's THP project provides a temporary subsidy of up to six months for individuals and up to 24 months for families with children.

c) Transition To Permanent Housing And Independent Living

The City works with programs that offer assistance to families to make the transition to permanent housing. Funding for the Minnesota AIDS Project Transitional Housing Program is one example. Family Housing Fund research recommends that time limits for transitional program participation be eased due to complexities of conditions faced by clients and the tight rental market which makes it difficult for clients to secure permanent housing. The Minnesota AIDS Project (MAP) and Metropolitan Council Housing & Redevelopment Authority (Metro HRA) work to offer continued rental assistance to persons with HIV/AIDS when they expire their time limits in the transitional program. MAP staff works with clients to pursue alternative subsidy options: increased income, other public forms of assistance or personal rent supports.

Minneapolis through CPED uses its Affordable Housing Trust Fund to create additional supportive housing opportunities. Hennepin County also works to address permanent housing barriers with the Family Homeless Prevention Assistance Program.

Evaluation And Treatment Of Lead-Based Paint Hazards

Goal H-3	Provide for Safe Affordable Housing
Objective H-3a	Evaluate and remove lead-based paint hazards in City’s affordable housing stock

The City has instituted a comprehensive lead-based paint strategy to address the issue of lead hazards in the city’s housing stock with the goal of eliminating these hazards from the City Housing stock. The City may not realistically be able to reach the goal of zero poisoned children; however, it will continue to sustain its goal through partnerships with rehab agencies, education, enforcing current lead law and community engagement. Lead poisoning has been reduced to less than 100 in 2012, from 1995 levels when 1,137 children were poisoned.

The City of Minneapolis has taken a two pronged approach towards the goal of eliminating childhood lead poisoning. The elevated blood lead response program performs risk assessments, writes corrective orders and issues administrative citations for non-compliance. The program also combines CDBG funds with a HUD lead hazard control grant which is performing risk assessments and making properties lead safe in a targeted neighborhoods traditionally high for lead poisoning. Using resources from the City, Hennepin County and HUD, this office addresses lead-based paint hazards through:

- Identification and mitigation of lead hazards from units occupied by children with elevated blood lead levels.
- Education and outreach to the parents/guardians of children most impacted by lead hazards in dwellings.
- Lead-based paint hazard awareness training for housing inspectors and education materials on the disclosure rules and lead safe work practices distributed to rental property owners.
- Prevention of lead poisoning by incorporating lead hazard reduction into the maximum numbers of dwelling units undergoing rehabilitation activities.
- Inspections of rental properties where children with blood lead levels between 5-9.9ug/dl reside. Deteriorated painted surfaces result in corrective orders being issued, and HUD grant enroll offered to assist with costs of replacing windows.
- Homeowners where children with blood lead levels between 5-9.9ug/dl reside are offered and educational visit and HUD grant enrollment is offered to assist with costs of replacing windows.

These efforts have seen the level of child screening for lead increase while at the same time the number of children diagnosed with an elevated blood lead level has decreased.

Improving Public Housing

Goal H-4	Foster and Maintain City’s Public Housing Supply
Objective H-4a	Support rehabilitation needs of MPHA housing stock
Objective H-4b	Assist in locating financial resources to prevent subsidized housing “opt-outs”
Objective H-4c	Assist in development of Heritage Park

The City has contributed CDBG funding to the Minneapolis Public Housing Authority (MPHA) for improvements to the housing inventory and support for resident initiatives. CDBG funding for resident participation enables resident councils to promote resident citizen participation in the review of public housing programs, policies and community building activities. Federal funding reductions realized for the 2011 program year eliminated the use of CDBG for rehabilitation programming at MPHA public housing, and in 2012 remaining CDBG dollars funded additional rehabilitation work on two MPHA single family scattered site residences. CDBG has, in prior years, supported MPHA’s modernization program comprising of needed capital improvements for single-family housing. Funding was used for a variety of physical improvements including flooring replacement, exterior renovation, heating system replacement, and general interior rehabilitation. These activities improved the quality of life for residents and extended the useful life of the properties.

The organizational relationship between the MPHA and the city continues to be an important component of the city's institutional structure for carrying out its housing and community development plan. The MPHA is governed by a nine member Board of Commissioners; four of these members are city council-appointed, and five members, including the chairperson, are mayoral appointees. One appointee of the council and mayor respectively must be a public housing resident.

The MPHA functions as an independent housing authority with its own personnel and purchasing systems. City staff sits on the Comprehensive Grant Committee of MPHA and MPHA staff contributes to the development of the city's Consolidated Plan. The city funds resident participation initiatives that encourage local resident management of public housing sites.

Affirmatively Furthering Fair Housing

Goal H-5	Affirmatively Further Fair Housing
Objective H-5a	Enforce the City's fair housing ordinance
Objective H-5b	Provide resources to the metro Fair Housing Implementation Committee

The City acts through its Consolidated Plan to affirmatively further fair housing in its jurisdiction. These actions include providing fair housing information to the community and educating community groups and businesses on fair housing issues. Fair housing principles have been incorporated into the City's Housing Principles to ensure equal opportunity in the availability of housing in the city. The City also enforced fair housing actions through its Civil Rights Department. The Minneapolis Department of Civil Rights (MCDR) investigated claims of discrimination of various types (housing, jobs, employment).

The City directly supports the Housing Discrimination Law Project with its CDBG funds. The project was able to close 82 cases of alleged fair housing discrimination through the first half of FY12 program year.

d) Analysis Of Impediments to Fair Housing

HUD requires its recipients of Consolidated Plan funding to conduct an Analysis of Impediments to Fair Housing for each five-year Consolidated Plan strategic plan. For the 2000 Consolidated Plan, the City joined with other metropolitan area entitlement jurisdictions to conduct a metro area Analysis of Impediments to Fair Housing (AI). This Regional Analysis of Impediments contains recommended actions that each jurisdiction can

take to address barriers to fair housing. Since then the jurisdictions have created a Fair Housing Implementation Council (FHIC) composed of jurisdiction and stakeholder representatives to determine annual strategic actions to address fair housing issues at a regional level.

Since 2003, the Fair Housing Implementation Council has approved a variety of action plan items for which metro jurisdictions are implementing. The FHIC provides the City with a clear understanding of the issues that are in need of the greatest attention and what the City can proactively provide to those issues. In 2006, FHIC received an award of excellence from the National Association of County Community and Economic Development for its metro-wide approach and partnership to fair housing issues.

The FHIC updated its regional Analysis of Impediments in preparation for the 2011 Consolidated Plan Five-Year Strategy. The Regional Analysis of Impediments was published in October 2009. The 2009 Regional Analysis of Impediments to Fair Housing is found on the following website: <http://www.minneapolismn.gov/grants/consolidated-plan.asp>. The Analysis will be updated later in 2014 in preparation for the City's new Consolidated Plan Five Year 2015-2019 Strategy.

The following fair housing actions have been undertaken during the 2012 program year:

Impediment (s)	Action	Organization	Resources	Outcome
Discriminatory terms and conditions for racial and ethnic minorities in rentals Discrimination and harassment in the rental markets	Services including complaint intake, investigation, advocacy and litigation	Mid-Minnesota Legal Aid-Housing Discrimination Law Project	CDBG	82 cases closed
Poor documentation of fair housing activities, especially enforcement	Enforcement of City fair housing ordinance; case investigation	Minneapolis Civil Rights Department	CDBG	6 Fair Housing Complaints investigated with 3 resolved and 3 still under

activities, such as housing complaint responses				investigation
Insufficient system capacity Discriminatory terms and conditions for racial and ethnic minorities in rentals Discrimination and harassment in the rental markets Discrimination of Section 8 voucher holders	Advice and representation with special emphasis on housing and shelter-related issues	Mid-Minnesota Legal Aid	CDBG	182 cases investigated
Discrimination and harassment in the rental markets	Rental testing and enforcement	Southern MN Regional Legal Services/Mid-Minnesota Legal Aid	FHIC	554 cases opened and 495 cases closed
Lack of sufficient outreach and education Policies and practices that have contributed to concentrations of protected classes in selected areas of the community	Testing and enforcement of federally subsidized rental housing	Housing Discrimination Law Project/Housing Equality Law Project	FHIC	17 complaint-based tests, 14 survey tests performed; 6 tests indicated supported a discrimination claim- two of them in Minneapolis regarding familial status

e) Affirmative Actions Undertaken in Support of Analysis of Impediments

Over the past year, the City and other local agencies continue to undertake the following actions in response to fair housing impediments:

- CPED requires any developer who plans to demolish existing housing to provide a relocation plan, as well as the HUD one-for-one replacement requirement. The City met its annual goal of producing more new units in both impacted and non-impacted areas than the City removed from the housing inventory. *Impediment addressed: Policies and practices that have contributed to concentrations of protected classes in selected areas of the community*
- First Call for Help and Housing Link provide information about housing programs throughout the City of Minneapolis in other languages. The City of Minneapolis Neighborhood and Community Relations Department provides Spanish, Hmong and Somali interpretive services for CPED housing programs. *Impediment addressed: Lack of sufficient outreach and education*
- CPED works with the Homeownership Center. The Homeownership Center provides training and counseling services to individuals purchasing homes. These services are offered in several languages and provide the necessary information needed to navigate the home buying process. *Impediments addressed: Insufficient system capacity; Disproportionately high home purchase denial rates for racial and ethnic minorities*
- The Minneapolis Public Housing Authority provides advertisement of openings for the waiting lists for public housing and Section 8 housing in the major circulation newspaper as well as community and neighborhood newspapers in several languages. CPED requires as part of affirmative marketing agreements, the advertisement of developed units in community newspapers. *Impediments addressed: Lack of sufficient outreach and education; Disproportionate shares of racial and ethnic minorities in selected areas*
- The Minneapolis Public Housing Authority utilizes a marketing person to recruit new Section 8 landlords. The recruitment has taken on various concerns, one of which is larger family units. *Impediment addressed: Lack of sufficient outreach and education*
- CPED requires that all city-assisted development projects provide for Section 8 acceptance. *Impediment addressed: Policies and practices*

that have contributed to concentrations of protected classes in selected areas of the community

- The City has instituted a tenant screening ordinance. *Impediment addressed: Discriminatory terms and conditions for racial and ethnic minorities in rentals*

Providing Coordination Between Public And Private Housing And Social Service Agencies

The institutional structure through which the City carries out its housing and community development plan consists of public, private and nonprofit partners. Many have worked with and supported the city in carrying out the affordable and supportive housing strategy for the community.

The primary public entities are the City of Minneapolis, Minneapolis Community Planning and Economic Development, the Minneapolis Public Housing Authority (MPHA), Hennepin County, and the Minnesota Housing. Nonprofit organizations include nonprofit developers, community housing development organizations, and the Family Housing Fund. The federal government and the state are key funding source for rental and ownership housing projects. Local funds are available for housing and non-housing activities. Private sector partners such as local financial institutions, for-profit developers, faith-based organizations and the foundation community continue to be valuable in assisting Minneapolis meet its housing and community development goals and strategies.

The City works with these partners to design programs that effectively work to better the conditions present in the city. However, gaps in program delivery still occur whether through funding shortfalls, differing timetables, and contrary regulations. The City seeks to resolve these gaps through its commitment to its institutional relationships evidenced by its close working relations with its partners. The city will continue to meet with and inform its partners of its housing and community development needs, goals and strategies.

As a business planning strategy, City departments commit to a citizen engagement framework that encourages citizen participation for a shared vision. The City provides alternative means of public involvement through its community engagement framework, various community advisory groups, technical assistance, requests for proposals (RFPs) and through its extensive use of the internet communications and community surveys. The City actively meets its national objectives by developing public service, employment and housing strategies, through the network of sustainable relationships mentioned above. Participation from the local and regional stakeholders garners broad relationships, and through its

broad network of relationships, resources are leveraged whenever possible with new and existing partnerships including federal, private and non-federal public sources.

City departments directly engage partner agencies and create program strategies that culminate with the Mayor’s business planning process and annual budget in coordination with City Council input and deliberation. Additionally, the City informs the Consolidated Plan and its development, ongoing, through the collection of performance data through Subrecipient relationships, which provide the necessary feedback for planning and budget-setting priorities.

As noted earlier, the organizational relationship between the MPHA and the City is an important component of the city’s institutional structure for carrying out its housing and community development plan.

Addressing Non-Housing Community Development Needs

An important component to the Consolidated Plan is the role that non-housing community development needs play in a comprehensive redevelopment strategy. CDBG funds can be used to address these needs outside of housing in order to provide benefits to the community’s low- and moderate-income households. The City undertook the actions identified below in FY 2012 to support non-housing community development needs in support of its Consolidated Plan.

f) Public Services

The following are the goal, objectives and strategies the City is carrying out for its 2010-14 Consolidated Plan.

Goal CD-2	Support the Community Safety Net
Objective CD-2a	Provide support to the City’s senior citizens

High Priority Strategies

Senior Services

Support programs that allow seniors to be self-sufficient

Goal CD-2	Support the Community Safety Net
Objective CD-2b	Promote healthy outcomes for low and moderate income individuals and families

High Priority Strategies

Health Services

Promote the healthy well being of residents through public and private service providers

Goal CD-2	Support the Community Safety Net
Objective CD-2c	Provide resources to vulnerable citizens

Medium Priority Strategies

Public Services (General)

City will decide on appropriate funding needs for public services on case-by-case basis. City will support program applications for federal assistance

Substance Abuse Services

Coordinate with county to promote culturally sensitive substance abuse programming

Mental Health Services

Work with County to provide outreach and assessment services to remedy individual mental health issues

Goal CD-2	Support the Community Safety Net
Objective CD-2d	Promote resources for the City’s youth programming initiatives

Medium Priority Strategies

Youth Services

Develop and support community-based services to nurture and support young people

Over the past year the City supported the following public service activities. A majority of funds spent supported key city public service initiative priorities such as restorative justice and targeted crime prevention in low- and moderate-income neighborhoods through crime prevention specialists, as well as support of the priorities laid out by the City’s Public Health Advisory Committee for the development of healthy outcomes for youth and families. Youth violence prevention programming is consistent with the City’s Blueprint for Youth Violence Prevention.

<u>Strategy</u>	<u>Public Services</u>	<u>2012 IDIS Expenditures</u>	<u>Accomplishments</u>
Public Safety / Crime Prevention	CCP-SAFE Crime Prevention Specialists	876,600	Reduce crime in low- and moderate-income neighborhoods across the

			city through strategic recruitment, outreach, and increased access to police resources
Multicultural Client Advocates	Multicultural and Native American Advocates	129,393	Assisted 650 low-income multicultural city residents navigate city services / organizations
Senior Services	Senior Block Nurse Program	35,088	649 seniors in three Minneapolis communities served with home health visits and preventative care
Health Services	Way to Grow	214,416	832 persons served through this well- and readiness-development program
Youth Services	Juvenile Supervision Center (Curfew Truancy)	100,000	Partnership with Minneapolis Police: 2,104 adolescents detained or referred by parents: youth issues identified; programs provided; juvenile crime prevention and referral
Employment Training	Youth Employment	150,845	Summer employment opportunities, 463 low-income Minneapolis youth provided job training and experience, ages 14-21
Health/Youth/Adult Services	Community-wide services	60,128	Expenditures for services and accomplishments provided for low-income beneficiaries reported in previous year
Youth Health Services	Hennepin Healthcare Teenage Parenting Pregnancy Program	63,878	City Health Department advocates to Minneapolis school district providing comprehensive pregnancy prevention/curriculum, including programming for pregnant and parenting teens – 69 low-income students received a direct benefit from this program
Health Services	Domestic Abuse Project's Parenting & Prevention Project	65,775	DAP advocacy services for 353 victims of domestic violence and their children with attempt to connect necessary services and safety planning. DAP collaborates with Minneapolis Police and

			Attorney offices
	Public Services Total Expenditures	1,696,124	

g) Public Facilities

The City is pursuing the following goals and strategies with respect to the provision of public facilities in its 2010-14 Consolidated Plan.

Goal CD-3	Meet Community Infrastructure Needs
Objective CD-3a	Use CDBG resources to address public space initiatives in CDBG target areas

High Priority Strategies:

Public Facilities (General)

Use Capital Improvement Plan to guide city investment in public facilities

Child Care Centers

Provide capital funds to maintain existing childcare opportunities, and to expand number of childcare opportunities

Neighborhood Facilities

Address capital improvements to neighborhood-based facilities that are accessible to the city's low and moderate income residents

Medium Priority Strategies:

Senior Centers

Renovate, expand or develop public facilities appropriate for the city's growing elderly population

Youth Centers/Handicapped Centers

Renovate, expand and develop of public facilities appropriate for the city's youth population, including special need groups

Park and Recreational Facilities

Park and recreational sites will be made secure, attractive, and accessible through capital investments

Non-Residential Historic Preservation

Provide for historic preservation on historically, architecturally and culturally significant community institutions

<u>Strategy</u>	<u>Capital/Economic Development Programs (Public Facilities)</u>	<u>2012 IDIS Expenditures</u>	<u>Accomplishments</u>
Clearance & Demolition	Problem Properties Unit Strategy	338,635	172 nuisance properties addressed through rehabilitation or demolition

The Department of Regulatory Services works to facilitate the rehabilitation of vacant homes through the Restoration Agreement program. These agreements waive the Vacant Building Registration fee in exchange for completing the rehabilitation in a timely manner. In addition, this process pairs property owners with an inspector who is able to help them through the rehabilitation process. Through the waiver of fees and the assistance of staff, this program makes it easier for low to moderate income property owners to rehabilitate and reoccupy vacant homes in Minneapolis.

Anti-Poverty Strategy

Goal CD-1	Expand Economic Opportunities for Low- and Moderate-Income Persons
Objective CD-1a	Link residents to permanent jobs

High Priority Strategy

Economic Development Direct Financial Assistance to For-Profits

City will work to link provision of public assistance to companies who can offer jobs appropriate to low and moderate income residents' needs. This assistance may include HUD Section 108 financing as necessary. In 2012 CDBG funding for Economic Development technical and micro-enterprise assistance will become a higher priorities, moving these two strategies, below, to the Medium Priority Strategy designation.

Goal CD-1	Expand Economic Opportunities for Low- and Moderate-Income Persons
Objective CD-1b	Provide resources to improve community access to capital

High Priority Strategies

Rehab, Publicly or Privately-Owned Commercial

Rehabilitate commercial properties to keep them marketable

Medium Priority Strategies

Commercial Industrial Land Acquisition/Disposition

Facilitate commercial/industrial investment to core areas of the city suitable for redevelopment

Commercial Industrial Infrastructure Development

Support new industry in specific industrial/business center growth areas such as SEMI-University Research Park, Biosciences Corridors.

Other Commercial Industrial Improvements

Planning, market studies, design forums, infrastructure improvements such as roadway access, capital equipment acquisition

Low Priority Strategies

Economic Development Technical Assistance

Direct technical assistance opportunities to small businesses, especially through CPED Business Assistance office.

Micro-Enterprise Assistance

Direct technical assistance opportunities to low-income entrepreneurs and small businesses, especially through CPED Business Assistance office.

The City of Minneapolis continued its efforts to reduce the number of poverty-level families in the city through focusing its development resources on programs and activities that facilitate the creation or retention of job opportunities. A city goal the creation of job opportunities and equipping city residents to take advantage of those resultant opportunities.

The following chart details economic development projects funded through the 2012 Consolidated Plan.

<u>Strategy</u>	<u>Capital/Economic Development Programs</u>	<u>2012 IDIS Expenditures</u>	<u>Accomplishments</u>
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Public Safety	Fire Department Protection Equipment	5,195	The Minneapolis Fire Department purchased fire protection and life-saving equipment to benefit low-moderate income areas.
Child Care Centers Capital Improvements	Childcare Facilities Loan/Grant	67,869	Two loans closed on home-based facilities serving 12 low income families
Clearance & Demolition	Problem Properties Unit Strategy	338,635	172 nuisance properties addressed through rehabilitation or demolition
Economic Development Assistance	Hollywood Theatre	13,276	Additional site development and continued City efforts for eventual commercial reuse
Economic Development Assistance / Anti poverty strategy	Adult Training, Placement & Retention	1,837,516	Placement of 654 income-eligible residents with employers with use of performance targets
Economic Development Technical Assistance	Northside Economic Opportunities and Metropolitan Economic Opportunity Networks	15,125	633 classroom technical assistance hours for 61 Minneapolis low-income resident micro-enterprise entrepreneurs providing training for business planning, bookkeeping, marketing, cash-flow projections, and how to create a business plan
Economic Development Assistance	NEDF/CEDF Admin	2,257	Business development management and administration
	Capital/Economic Development Programs Total Expenditures	2,279,875	

Improved housing and human development activities are essential components of the City's anti-poverty strategy. Various programs are utilized by the City in this effort, including among others CPED programs and initiatives of the Minneapolis Public Housing Authority. These programs have made progress in diversifying the City's housing market. In areas of economic development, the City has worked with private and non-profit partners to create an environment to develop opportunities for residents to leave poverty.

Businesses provided with public funds for economic assistance from the City are required to post job openings with the City's Employment and

Training Program in an attempt to link City residents with these jobs. In FY 2012, CDBG-funded vocational training efforts assisted 654 adults in obtaining private sector, permanent jobs.

The City also funds programs that prepare youth for their future by equipping them with job and career building skills. Youth employment training programs funded through CDBG public service funds enabled 463 youth to receive job training skills and experience in FY 2012 through summer youth job training.

The City works to clean up polluted industrial sites in order to attract new light industrial businesses, or to site new housing or commercial development opportunities. Minneapolis CPED is the key public agency in coordinating the clean up of sites. Funding assistance is received from the Environmental Protection Agency, the Minnesota Pollution Control Agency and Department of Trade and Economic Development, the Metropolitan Council and other local sources. The benefits to Brownfield's redevelopment is an increase in the tax base, provision of job opportunities to city residents, improvement in the environment, and recycling of city land to productive uses.

The City addresses economic development needs by providing business development assistance. Recognizing that jobs and strong, growing local businesses are a cornerstone of economic stability in the Central Business District and neighborhood business districts throughout the City, the City of Minneapolis' Department of Community Planning and Economic Development provides assistance to businesses with identifying locations for expansion or relocation and understanding and navigating various city regulatory processes, and establishes business-to-business connections in key economic sectors. CPED also funds local business organizations to provide assistance to entrepreneurs and small businesses with developing a business plan, accounting, marketing, merchandising and gaining access to capital. The City has a number of business financing programs for purchasing equipment and property, real estate development and tenant improvements, working capital and micro loans.

Commercial corridor revitalization is another economic development strategy being pursued by the City. The goal is to strengthen the commercial market for these areas, and to attempt to efficiently tie together commercial, housing, and transportation options in commercial corridors. Minneapolis' ability to creatively think how these corridors can work to underpin accessible job, commercial, housing and transportation objectives has led to the City receiving several Livable Communities grants from the Metropolitan Council. Areas of the city identified for assistance are West Broadway, Penn Avenue, Plymouth Avenue, Lake Street, and Franklin Avenue.

Addressing Barriers To Affordable Housing

Minneapolis is sensitive to the effects that public policies have on the cost of housing, or serve to dissuade development, maintenance or improvement of affordable housing. Minneapolis has adopted and implemented policies to provide lifecycle housing throughout the City, providing all residents with safe, quality and affordable housing, as a priority, in cooperation with public and private partners. Although some of the barriers to the cost of producing affordable housing are beyond the control of local government, it is hoped that city policies do not create more barriers. The city works to establish positive marketing strategies and program criteria increasing housing choices for households with limited incomes, to provide geographical choice in assisted housing units, and to improve the physical quality of existing affordable housing units. The city has identified regulatory, transportation and financing issues as barriers to affordable housing.

Goal H-6	Remove or ameliorate any barriers to affordable housing
Objective H-6a	Mitigate barriers to the development, maintenance, and improvement of affordable housing

Regulatory/Program Strategies

- In the area of regulatory controls, the city has administratively reformed its licensing and examining boards to ensure objectivity and eliminate unnecessary regulation in housing development. The city continues to update unnecessary regulation in housing development. The city no longer limits the pool of contractors that can enter the city to facilitate housing development, which encourages a more competitive pricing environment.
- In response to other regulatory controls and life safety issues that may affect the cost of affordable housing, the city housing agency continues to work with various regulatory departments to cancel special assessments and outstanding water charges on properties during the acquisition process. Construction Code Services waives the deposit on condemned buildings when the housing agency or the county requests to rehabilitate these buildings. The Minnesota Conservation Code has given the building official the opportunity to extend greater discretion when rehabilitating existing buildings.
- Truth in Sale of Housing and Code compliance staff work closely with real estate and mortgage industries to address issues brought on by the many foreclosures. Truth in Sale of Housing reports are cancelled with the foreclosure, allowing the bank to proceed with a new report to sell to a new buyer. Code compliance information on condemned

properties is emailed to agents so they can apply for the inspection before marketing the property.

- The City's Truth in Sale of Housing program is now web-based. Both sellers and buyers have greater access to the report, repair checklists, and certificates needed for sale. Real estate agents and closers also have access to the documents they need for marketing or closing 24/7. The program is trying to help maintain the housing stock by identifying housing deficiencies and requiring that certain life-safety items be repaired when a property is sold.
- Construction Code Services staff work closely with Problem Properties staff when there are new buyers of boarded, condemned properties, to assist them with the different program requirements including code compliance inspections and VBR (vacant building registration) fees.
- In addition, CCS and MDR partnered to develop a new mechanical permit that addresses concerns of more expensive permits for those mechanical systems that are of a more sustainable nature than typical mechanical systems. The new permit applies to all types of systems and has a flat fee so everyone pays the same fee. The permit type for this work is in place as of June 2012 and we believe has successfully addressed the concerns.
- In 2002, the city amended its zoning code to increase flexibility and provide an affordable housing density bonus for developers. The maximum floor area ratio and number of dwelling units for new cluster and multifamily dwellings of five or more units may be increased by 20 percent if at least 20 percent of the dwelling units are affordable housing (50 percent of MFI).
- During 2008 a 30% density bonus was made available (versus the normal 20% outlined above) for developments in the Transit Station Area Pedestrian Oriented Overlay Districts – basically, near the LRT line.
- In 2009, the City increased the amount of residential density allowed in most of the city's zoning districts; most affordable housing projects are multi-family units (increased density usually means more financially feasible and less needed subsidy).
- The city continues to refine its program guidelines and funding criteria to support growth and increase densities and mixed uses in areas designated for growth in the City's Comprehensive Plan and Access Minneapolis, the ten-year transportation implementation plan. These include activity centers, transit station areas, commercial corridors and other areas. Several programs are specifically designated for affordable housing development and preservation.
- In 2011, the City eliminated the need to obtain a conditional use permit for new or expanded multi-family residential developments. This amendment reduces costs and provides greater certainty that developers may build, as-of-right, the number of units allowed in a particular zoning district.

- In 2012, the city extended the time within which a permit must be obtained following approval of a land use application. This change allows housing developers (and others) additional time to secure financing and finalize other project details prior to obtaining and building permit and commencing a project.
- In 2012, the city revised its definitions and development standards for supportive housing. A project will no longer be classified as supportive housing unless it *requires* participation in programs that improve daily living skills. Projects that offer but do not require such participation will no longer be subjected to a spacing requirement from supportive housing uses, thus opening more locations in the city where this housing may be provided.
- In progress (2013); staff is working on a revision to the city's zoning ordinance that would overhaul the way in which the city regulates residential density in most zoning districts. Existing regulations act as a disincentive to develop smaller dwelling units in multi-family and mixed use developments. The change would eliminate most "minimum lot area per dwelling unit" standards. The City Planning Commission has approved the zoning code change and City Council action is currently pending.
- Minneapolis has had a very active stabilization/preservation program for many years and participates in the Interagency Stabilization Group (ISG), a multi-jurisdictional group of affordable housing funders. The group considers the stabilization needs of existing housing units in a comprehensive and coordinated manner, working directly with lenders to accomplish goals. This approach deals directly with the problems of existing units to make sure that they remain affordable. Comprehensive funding solutions are provided for the physical and financial stabilization of distressed and at-risk affordable rental properties.
- The City is participating in the Family Housing Fund's Preservation of Supportive Housing for Families Initiative, also called the Stewardship Council. A broad group of funders (FHF, CPED, MHFA, HUD, Hennepin County and MN DHS) has been convened to focus on the stabilization of family supportive housing. In addition to financing the stabilization of individual properties, there is an emphasis on asset management, organization capacity, and healthy families initiatives. There is a core relationship to the State Business Plan to End long Term Homelessness and ongoing monitoring of City production progress as it relates to the Heading Home Hennepin plan.
- CPED's land acquisition programs, (Higher Density Corridor Housing Program for multifamily housing projects and Capital Acquisition Revolving Fund for mixed-use projects) address a key barrier to affordable housing – the need to assemble sites for development. These initiatives allow the city to gain control of land for disposition to developers for affordable and mixed-income development on the city's

corridors, creating a critical linkage between affordable housing, jobs and transit.

- CPED continues to operate its Low Income Housing Tax Credits, Housing Revenue Bond, Affordable Housing Trust Funds programs which financially assist in the development and stabilization of affordable housing opportunities.
- Since lead-based paint can serve as a barrier to the preservation of safe and affordable housing, the city will continue multi-faceted efforts with county and community partners to address this issue. Our program combines CDBG funds with HUD lead hazard control grant which is performing risk assessments and making properties lead safe in a targeted neighborhood traditionally high for lead poisonings. The city continues to use CDBG funds with HUD Lead Hazard Control Grant funds to make residential units safe. One of the conditions for a rental property owner to receive grant funds is that they will not raise the rent above fair market value and that they will market these properties if they become vacant to families with children under the age of 6.
- The city continues to work together with CPED and Regulatory Services to restore dilapidated property where appropriate and demolish it where the economic feasibility justifies removal. The city successfully develops and sells properties to low and moderate income buyers.
- The Department of Regulatory Services works to facilitate the rehabilitation of vacant homes through the Restoration Agreement program. These agreements suspend or hold in abeyance the Vacant Building Registration fee in exchange for completing the rehabilitation in a timely manner. In addition, this process pairs property owners with an inspector who is able to help them through the rehabilitation process. Through the suspension of fees and the assistance of staff, this program makes it easier for low to moderate income property owners to rehabilitate and reoccupy vacant homes in Minneapolis.
- The City continues to advocate for policies that prevent mortgage foreclosures, secure and reoccupy vacant and abandoned properties, and help stabilize communities that suffer from foreclosure, including, but not limited to:
 - Improved notices of foreclosures to cities and renters
 - Modifications of mortgage terms
 - Increased availability and public awareness of counseling services
 - Modifying the foreclosure process to provide additional time prior to the sale
 - Maintain owner occupancy of foreclosed homes by current or new owner occupants
 - Lender-owner mediation
 - Funding for local governments or non-profits to purchase homes for owner-occupancy

- Ensure that tenants' rights are protected in such arrangements as lease-to-own contracts

Transportation Strategies

- Concerning addressing transportation barriers for low-income residents and its impact on accessing job opportunities that promote economic self-sufficiency, the city actively seeks to link its affordable housing and commercial corridor development strategies.
- The city has also amended its comprehensive plan to allow for denser housing development along sections of its light rail corridors. The city also strives to locate affordable housing units with access to public transportation through offering developers density bonuses. The city's primary multifamily funding programs have established priority points in their respective ranking systems for "proximity to jobs and transit".
- The Minneapolis Plan for Sustainable Growth, the City's Comprehensive Plan, was adopted by the City Council on October 2, 2009. The Plan and its corridor housing implementation programs support the development of affordable and mixed-income housing in close proximity to transit service, especially near Light Rail Transit stations and along high frequency bus routes.
- The Higher Density Corridor Housing Program provides funding sources for public (CPED) acquisition of sites for multifamily housing development on or near community, commercial and transit corridors as defined in the Minneapolis Plan for Sustainable Growth. This funding source is used to assemble larger sites for new mixed-income rental and ownership multifamily housing development.
- The comprehensive plan states that Minneapolis will implement steps to integrate development with transit stations, concentrating highest densities and mixed-use development nearest the transit station and/or along commercial corridors, community corridors and/or streets served by local bus transit. This supports the development of new housing types and recruitment of land uses that value convenient access to downtown Minneapolis or other institutional or employment centers that are well served by transit.

Financing Strategies

- The Minneapolis City Council adopted a housing preservation policy in 1991, and since then, the city has worked to preserve federally subsidized housing units through proactive efforts with housing partners.
- Along the line of keeping private housing affordable, the city provides funding for programs preventing mortgage foreclosures. Minneapolis

CDBG funds are used to leverage mortgage foreclosure programs where foreclosures are prevented at rates exceeding 50% where households receive intensive counseling. The program provides financial assistance in the form of a no interest-deferred loans to reinstatement mortgages for families. In addition funds are leveraged from other public and private sources to reinstate mortgages. This project provides intensive marketing and outreach to underserved populations.

- The City will continue to advocate for full federal and state financial participation in its affordable housing efforts. Other legislative items that the City supports include: state income tax credits for affordable housing, initiation of a state-supported land trust project, and continued review of the property tax code to encourage affordable housing production and preservation.
- The City advocated for the successful amendment of the renter’s credit to provide additional relief to renters whose income is less than \$57,170. The maximum refund is increased from \$1,620 to \$2,000. The changes become effective for rent paid in 2013.
- The City advocated for the success achieved for the state’s investment increase of \$25.4 million over 2012-2013 base funding to MHFA to Family Homeless Prevention Assistance Fund, Challenge Fund, Housing Trust Fund, Rental Assistance for mentally ill (Bridges), Preservation (PARIF), Rental Rehab Loans, Homebuyer Education (HECAT), Capacity Building, and Homeowner Assistance Fund.
- The MPHA continues to manage and preserve over 5000 units of public housing serving low income families and over 4500 Section 8 vouchers. Additionally, MPHA acts as a financial fiduciary for several local homeless shelters and battered women shelters.

Ensuring Performance-- Monitoring

Goal AD-1	Manage HUD Resources for Accountability
Objective AD-1a	Design, implement and monitor Consolidated Plan programs to achieve compliance
Objective AD-1b	Encourage citizen feedback for Consolidated Plan performance

This section describes the standards and procedures that the City uses to monitor activities carried out in the Consolidated Plan and to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements. The City, through continual collaboration between the Finance and Grants Offices provides an overall level of assurance that grant programs implemented by the City and Subrecipient programs implemented by community-based organizations are being carried-out as intended in the Consolidated Plan.

Programmatic, regulatory and contract compliance is achieved through the City's administrative structure, its offices of contract management, and through Finance/Grants and the Grants Office. Programmatic and Financial monitoring is one of the primary methods the City uses to determine whether grant funds are being spent in compliance with the City's contracting and financial framework and federal regulations. These are structured reviews conducted on-site to ensure consistency with the contract, for determining the adequacy of program performance and to ensure that reported information is accurate. Monitoring records, and in the case of finance audit records, are maintained in an easily understandable format by the Grants Office and by the Finance department respectively. The Grants Office monitors the overall levels of program compliance and performance, provides technical assistance to grant-funded program managers, and together with Finance/Grants implements the funding draw-down process.

Further, compliance monitoring is achieved implicitly through the Grants Office semi-annual process of communication city-wide with each respective program manager in the implementation and development of the Consolidated Plan and the year-end Consolidated Annual Performance and Evaluation Report (CAPER). Through these processes, communication is established and sustained by Grants Office and Finance/Grants personnel with program managers city-wide. Also, the parallel process of City budget development by Finance, and Consolidated Planning through the Grants Office explicitly provides a control mechanism assuring a program-by-program systematic match. This system provides awareness of new programming and programming that is removed on a year-to-year basis.

In addition to the monitoring process described above, Consolidated Plan programs that are implemented through third-party Subrecipients are monitored for HUD compliance by the respective program managers, within their area of expertise. Grants Office staff conducts systematic reviews across programmatic areas to ensure consistency with regulatory compliance and that HUD national objectives are being met. This framework allows for an effective oversight of the monitoring and technical assistance process. As a matter of course, this strong communication link, together with guidance offered from the Minneapolis HUD Field Office, provides the capacity to identify the potential risk of serious issues that may arise.

Program managers are responsible for sustaining contractual compliance according to the policies of HUD and of City of Minneapolis. Grants Office staff and Finance/Grants staff provide technical assistance to assure regulatory and contract compliance. Subrecipient relationships and programmatic monitoring are achieved through this contract compliance framework. Monitoring is carried out by Grants and Finance/Grants personnel, scheduled regularly and randomly, and documented in a standard format throughout the program year. Throughout their auditing and monitoring processes, the Finance and Grants office respectively

identify potential issues of non-compliance and implement a corrective action based on City policy when such issues arise. To prevent continuance of a violation and to mitigate adverse effects of violation, a monitoring letter stating the condition, criterion, effect, cause and corrective action is presented to the program manager and possibly the director for a 30-day response. Additionally, technical assistance is provided to program managers as the need is identified or requested.

The Grants Office and the Finance Department monitor Consolidated Plan programs using standard financial checklists and HUD guidelines to systematically identify and monitor programming based on a combination of risk, perceived weakness and identified need. The Grants office uses a monitoring checklist which includes standard HUD monitoring guidelines; the Finance department monitors compliance using a checklist specific to minimum standards generally accepted in the accounting profession and as included in this section, below. If any grant funded program is out of compliance with the City's established financial policies, or perceived to be out of compliance with federal regulations, follow-up corrective actions are implemented immediately with the contract manager and the department director.

1. Purpose

The intention of these guidelines is to define the City's monitoring system and provide general guidelines and operating standards for "overseeing" subcontracted activities.

2. Objectives

The objectives of the City's monitoring system are:

- ◆ To satisfy the statutory requirements of grantor agencies.
- ◆ To assist contractors in properly administering grant-funded programs implemented on behalf of the City.
- ◆ To minimize the City's liability by identifying and correcting major program deficiencies before they result in financial penalties and/or funding sanctions.
- ◆ To provide City management and grantor agencies with performance information to guide them in making future funding decisions (i.e. verify the quantity and assess the quality of the services being delivered).

3. Definitions

The definition of monitoring, for the purposes of grant administration, is an on-going process aimed at measuring, maintaining and/or improving performance and, under normal circumstances, can be placed in one of the following two categories:

Production Monitoring: Review procedures done at critical points within a process to assure production consistency. An example of this would be the "desk top" review of invoices by City staff before payment.

Quality Control / Compliance Monitoring: Review procedure done outside the production process to assess the quality of the process and product being delivered; it can be used to measure the effectiveness of production controls. An example of this would be the reviews conducted by auditors to determine the accuracy and adequacy of financial records, procedures and controls.

Vendor: A "Vendor," as defined in the Internal Control Standards section of the Federal Managers Financial Integrity Act of 1982, audit resolution Standard is one who:

- ◆ Provides goods and/or services within normal business operations
- ◆ Provides similar goods or services to many different purchasers
- ◆ Operates in a competitive environment
- ◆ Is not required to follow program compliance requirements in delivering goods and/or services

Subrecipient: A "Subrecipient" as defined in the Internal Control Standards section of the Federal Managers Financial Integrity Act of 1982, audit resolution Standard is one who:

- ◆ Determines eligibility for assistance
- ◆ Is required to meet program objectives
- ◆ Is responsible for making program decisions
- ◆ Is responsible for meeting program compliance requirements
- ◆ Uses funds provided to carry out a subrecipient program rather than provide goods or services for a program of the prime recipient.

4. Production Monitoring

Subrecipient Monthly / Quarterly Reports: City departments responsible for administering grants normally require periodic reports from subrecipients indicating costs incurred and progress on contract goals. Normally, these are done monthly and result in installment type payments over the contract period. Payments cover reported costs and may include an operating advance. Program and Finance staff review these reports before payment – also, the reports serve as one of the indicators as to whether an on-site visit is necessary.

Vendor Invoices: Vendor invoices are normally submitted after goods or services have been received and are reviewed by Program and Finance staff before payment. Payment is based solely on the competitively established per-unit price of the goods or services received rather than the cost to the vendor.

Technical Assistance: The City Program and Finance offices both provide technical assistance on a request basis to improve subrecipient performance and reduce the need for compliance monitoring. During these visits, staff is not only able to provide subrecipients with technical assistance but can assess the need for "quality control" type follow-up visits.

Audit Reviews: City Finance staff performs audit reviews on a regular basis to assure that:

- ◆ Required audits are completed and submitted.
- ◆ Any findings identified in the reports are resolved.
- ◆ The reports, in general, meet the grantor's minimum audit requirements.

The audit review function is a centrally coordinated and controlled activity and is used as another indicator of the need to conduct an on-site visit.

5. Quality Control/Compliance Monitoring

Quality control or compliance type monitoring is done on a "perceived risk" or request basis and is conducted by Program, Finance, or a combination of Program and Finance staff as dictated by each particular situation. Monitored subrecipients are selected from the most recent complete list of contractors, based on dollar volume and/or types of activities being undertaken and/or for the problem indicators previously listed. Subrecipients monitored on a request basis are normally identified by City Council members or subrecipient Boards also on a perceived risk basis but on the judgment of someone other than Program or Finance Department staff.

Under current staffing, subrecipients meeting the following criteria do not necessarily need to be monitored:

- ◆ Those that receive less than \$5,000 per year
- ◆ Those that have a "clean" audit report.
- ◆ Those that have been administering programs for the City/CPED for more than 3 years
- ◆ Those that have submitted all of the required program and financial reports and those reports do not indicate a problem.

Monitoring review is done using the contract as a guide with the summary of results and recommendations from each visit prepared in memo form and provided to the responsible Program Office manager(s) for resolution.

The City monitors Consolidated Plan projects to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements. For example, with the HOME program, the City conducts monitoring on an ongoing basis, depending on the type of project, for 5 to 20 years, to assure requirements are met related to rents, income of tenants, affirmative marketing and fair housing, condition of the property, and resale/recapture provisions.

The objectives of the city's monitoring system are:

- To satisfy the statutory requirements of grantor agencies.
- To assist contractors in properly administering grant funded programs being implemented on behalf of the city.
- To minimize the city's liability by identifying and correcting major program deficiencies before they result in financial penalties and/or funding sanctions.
- To provide city management and grantor agencies with performance information to guide them in making future funding decisions (i.e. verify the quantity and assess the quality of the services being delivered).

During the period covering June 1, 2012 through May 31, 2013, the City Finance department received, and reviewed audit reports from Subrecipients and no findings were identified related to City funding. The Grants Office subrecipient programmatic monitoring review process, includes technical assistance, and verifies Subrecipient contract compliance, including assurance that income certifications are being obtained and verified by clients. The respective City program managers are engaged throughout the monitoring process to verify that contract compliance is being achieved and that HUD national objectives are being met through the City's Subrecipient relationships. For the 2012 program year ending May 31, 2013 four (4) CDBG programs and one (1) HOPWA Subrecipient were selected from the most recent list of activities based on dollar amount, draw history and program complexity. A summary of results and recommendations from each visit is prepared in memo form and provided to the responsible Program Office manager(s) for resolution if there are any inconsistencies encountered. In addition to monitoring visits, through the course

of program year there were three instances of technical assistance provided to program managers to enhance the understanding of regulatory compliance and IDIS reporting consistency. No significant issues were found.

The Civil Rights Department monitors city-funded projects (including HOME) through its Contract Compliance unit and sets development participation goals for women/minority-owned businesses through its Small and Underutilized Business Program.

Routinely, the City reviews new and existing grant contracts. Grants, Finance, Health, Civil Rights, and Community Planning and Economic Development (CPED) offices provide on-site visits to contract agencies on a schedule, provide visits to new agencies to review their accounting systems and offers technical assistance, and will conduct a review of the agency's grant accounting and documentation in the event of an issue or problem.

Each contract details the requirements for the project to ensure that projects are CDBG eligible and have clear performance expectations. Contract managers maintain contact with the agencies throughout the project period, and visit sites as needed to meet with those managing the programs and/or clients being served.

HOME Investment Partnerships

The City uses HOME funds to provide for affordable multifamily rental production and stabilization and new housing production for qualified income first-time homeowners.

New housing production is produced through the Home Ownership Works program. All properties acquired/donated for this program are vacant and/or boarded. After renovation repairs are complete, an after rehab appraisal is ordered to establish the sales price. Properties have resale restrictions placed on them. Historically, CPED has concentrated on foreclosed properties offered by the federal government and privately offered properties in need of extensive renovation, such as condemned structures for inclusion in the Home Ownership Works program.

Home Ownership Works (HOW) is designed to address the goal of providing home ownership opportunities for households who otherwise would have difficulty in attaining home ownership. It is also designed to address the problem of abandoned and foreclosed houses through either rehabilitation or demolition and new construction.

Prior to properties being held open to the public, CPED-contracted marketing agents mail out information to their mailing lists. In addition, properties are

advertised for sale in various community newspapers as well as the *Minneapolis Star Tribune* and marketing signs on the property. Open houses are held allowing prospective buyers a review of the home interiors. All buyers are given the option of being represented by their choice of agent, who is paid by seller at time of closing. All interested in purchasing a property may submit purchase offers with accompanying documentation by a specified date. When multiple offers are received, an impartial in-house lottery is used to rank order offers.

Due to the volume of multiple offers and to assist larger households, properties with 4 bedrooms are sold to purchasers comprised of two or more persons and properties with 5 or more bedrooms are sold to purchasers comprised of three or more persons. All properties are sold to first-time low-to-moderate income purchasers who are required to owner occupy the dwelling as their principal residence. All purchasers are required to complete a certified homeownership-counseling course before closing. In addition, all homebuyers are provided with a post-purchase manual at closing and given information about a hands-on post-purchase workshop offered throughout the year through Neighborhood Housing Services of Minneapolis. These workshops provide new homeowners with basic household and fall maintenance tips along with cost saving energy tips.

Affordable rental units developed with HOME funds are subject to ongoing compliance which includes monitoring income requirements, rent requirements, on-site inspections of unit conditions, and affirmative marketing by the owner/manager. These monitoring visits are performed by CPED Housing staff and coordinated with MHFA and Hennepin County agencies when other public funding is involved such as low income housing tax credits. The following table summarizes inspection results for past program year.

2012 Program Year HOME Compliance Monitoring

(This is a summary of the complete data provided to HUD with submission of CAPER)

Inspection Type	Number of Inspections	Monitoring compliance issue summary
Unit conditions	68	<ul style="list-style-type: none"> • Overall the properties have been very well maintained and unit interiors ok generally. Some housekeeping issues that management took care of with tenants. • Minor health/safety issues such as inoperable smoke detectors or emergency/backup lights. • Minor repair issues such as correcting previous water damage
Rent/Income Compliance	68 projects monitored for rent/income compliance. 38	<ul style="list-style-type: none"> • Most of the desk audits and on-site file reviews found sufficient but imperfect documentation to demonstrate HOME compliance. • TA provided to managers during desk reviews and site visits on issues such as Low vs High HOME designation; over rent limit (need to amend leases and refund or credit overpayments).

	<p>properties had site visits and file reviews.</p> <p>1 new project</p>	<ul style="list-style-type: none"> • All projects market to target populations through service providers and newspapers (Star Tribune and local papers) where appropriate. • Lease review including HOME addendum attached to all the leases so tenants are aware of prohibited clauses and HOME. • All projects filed annual HOME Compliance reports • New Project (Riverview Apartments)– Collecting information on initial leases, rents, etc.
Affirmative Marketing	63	<ul style="list-style-type: none"> • All sites visited were compliant with affirmative marketing and had posters prominently displayed.

Affirmative marketing actions and outreach to minority- and women-owned businesses continue to be performed in a satisfactory manner. It indicates continued efforts on the parts of owners to affirmatively market available units. The HOME Annual Performance Report in the Appendix documents HOME-funded projects affirmative contracting information for program year 2012.

HOME Disbursements and Unit Completions	Disbursed Amount	Units Completed	Units Occupied
Rentals	\$86,248	28	28

Source: IDIS 2012 Summary of Accomplishments 8/9/13

Home Unit Completions by % of Area Median Income	0-30%	31-50%	51-60%	61-80%	Total 0-60%	Total 0-80%
Rentals	6	6	0	0	12	12
First Time Homebuyers	0	1	4	11	5	16

Source: IDIS 2012 Summary of Accomplishments 8/9/13

Home Unit Completions by Racial/Ethnic Category

	Rentals		First Time Homebuyer	
	Total	Hispanic	Total	Hispanic
White	10	1	8	0
Black/African American	2	0	4	0
Black/African American & White			1	
Asian	0	0	0	0
American Indian/Alaskan Native	0	0	0	0
Native Hawaiian/Other Pacific Islander	0			

Am. Indian/Alaskan Native & Black/African American	0	0	0	0
Other/Multi-Racial	0	0	3	3

Source: IDIS 2012 Summary of Accomplishments 8/9/13

Appendix

The Appendix contains various information about the availability of supplemental reports from HUD IDIS system as well as other items mentioned in the CAPER to performance aspects to the 2010-14 Five-Year and 2012 Consolidated Plan. The IDIS reports are made available to provide additional detail on specific Consolidated Plan project activities such as annual and cumulative accomplishments since the activity was set up in the IDIS system (may be as early as 1997) as well as financial information of funding that has been requested of HUD for each activity. Accomplishment data is cumulative since the City converted to IDIS in 1997 and may not necessarily be specific to the 2012 Program Year.

APPENDIX INDEX

Public Comments Received

Annual Performance Report – HOME Program

HOME Match Report

Annual Performance Report – HOPWA Program

Tables & Reports:

Section 108 Guaranteed Loan Summary Sheet

- ◆ **City of Minneapolis IDIS Table Reports available to HUD:** The Department of Housing and Urban Development (HUD) has authorized and developed a grant management system. This system is referred to as the Integrated Disbursement and Information System (IDIS). IDIS is intended to be a grantee-driven system for processing grant data and disbursing grant funds for the Community Development Block Grant (CDBG) Program, HOME Investment Partnership (HOME) Program, Emergency Shelter Grant (ESG) Program and Housing Opportunities for Persons With Aids (HOPWA) Program.

City of Minneapolis FY2012 CAPER Summary of Public Comments Public Hearing August 20, 2013

This public hearing will be held for the purpose of obtaining comments on the City's proposed 2012 Consolidated Annual Performance and Evaluation Report to HUD.

Comments received:

City of Minneapolis FY 2012 CAPER Summary of Written Public Comments

Any public comments received during the August 13- August 28, 2013 public comment period, will be submitted to HUD with the final draft on August 29.

Comments received:

Annual Performance Report HOME Program

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

OMB Approval No. 2506-0171
(exp. 8/31/2009)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/M) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410	Starting 06/01/2012	Ending 05/31/2013	08/29/2013

Part I Participant Identification

1. Participant Number MC-270201	2. Participant Name City of Minneapolis		
3. Name of Person completing this report Peter O'Toole	4. Phone Number (Include Area Code) 612-673-5456		
5. Address 301 M City Hall, 350 South Fifth Street	6. City Minneapolis	7. State MN	8. Zip Code 55415

Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period 0	2. Amount received during Reporting Period 649,718.75	3. Total amount expended during Reporting Period 698,172.49	4. Amount expended for Tenant-Based Rental Assistance 0	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5 (48,453.74)
--	--	--	--	--

Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
A. Contracts						
1. Number	13	0	2	3	0	8
2. Dollar Amount	39,568,988	0	166,624	434,319	0	38,968,045
B. Sub-Contracts						
1. Number	248	4	6	26	5	207
2. Dollar Amount	27,007,117	614,710	497,500	931,353	50,479	24,913,075
	a. Total	b. Women Business Enterprises (WBE)	c. Male			
C. Contracts						
1. Number	13	0	13			
2. Dollar Amount	39,568,988	0	39,568,988			
D. Sub-Contracts						
1. Number	248	38	210			
2. Dollar Amounts	27,007,117	4,804,677	22,202,440			

Part IV Minority Owners of Rental Property

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number						
2. Dollar Amount						

Part V Relocation and Real Property Acquisition

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost
1. Parcels Acquired		
2. Businesses Displaced		
3. Nonprofit Organizations Displaced		
4. Households Temporarily Relocated, not Displaced		

Households Displaced	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number						
6. Households Displaced - Cost						



Housing Opportunities for Persons with AIDS (HOPWA) Program

Consolidated Annual Performance and Evaluation Report (**CAPER**) Measuring Performance Outcomes

Final Released 1/12/12

OMB Number 2506-0133 (Expiration Date: 10/31/2014)

The CAPER report for HOPWA formula grantees provides annual information on program accomplishments that supports program evaluation and the ability to measure program beneficiary outcomes as related to: maintain housing stability; prevent homelessness; and improve access to care and support. This information is also covered under the Consolidated Plan Management Process (CPMP) report and includes Narrative Responses and Performance Charts required under the Consolidated Planning regulations. The public reporting burden for the collection of information is estimated to average 42 hours per manual response, or less if an automated data collection and retrieval system is in use, along with 60 hours for record keeping, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Grantees are required to report on the activities undertaken only, thus there may be components of these reporting requirements that may not be applicable. This agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless that collection displays a valid OMB control number.

Overview. The Consolidated Annual Performance and Evaluation Report (CAPER) provides annual performance reporting on client outputs and outcomes that enables an assessment of grantee performance in achieving the housing stability outcome measure. The CAPER, in conjunction with the Integrated Disbursement Information System (IDIS), fulfills statutory and regulatory program reporting requirements and provides the grantee and HUD with the necessary information to assess the overall program performance and accomplishments against planned goals and objectives.

HOPWA formula grantees are required to submit a CAPER, and complete annual performance information for all activities undertaken during each program year in the IDIS, demonstrating coordination with other Consolidated Plan resources. HUD uses the CAPER and IDIS data to obtain essential information on grant activities, project sponsors, Subrecipient organizations, housing sites, units and households, and beneficiaries (which includes racial and ethnic data on program participants). The Consolidated Plan Management Process tool (CPMP) provides an optional tool to integrate the reporting of HOPWA specific activities with other planning and reporting on Consolidated Plan activities.

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- B. Facility-Based Housing Assistance

Continued Use Periods. Grantees that received HOPWA funding for new construction, acquisition, or substantial rehabilitations are required to operate their facilities for HOPWA-eligible beneficiaries for a ten (10) years period. If no further HOPWA funds are used to support the facility, in place of completing Section 7B of the CAPER, the grantee must submit an Annual Certification of Continued Project Operation throughout the required use periods. This certification is included in Part 6 in CAPER. The required use period is three (3) years if the rehabilitation is non-substantial.

In connection with the development of the Department’s standards for Homeless Management Information Systems (HMIS), universal data elements are being collected for clients of HOPWA-funded homeless assistance projects. These project sponsor/subrecipient records would include: Name, Social Security Number, Date of Birth, Ethnicity and Race, Gender, Veteran Status, Disabling Conditions, Residence Prior to Program Entry, Zip Code of Last Permanent Address, Housing Status, Program Entry Date, Program Exit Date, Personal Identification Number, and Household Identification Number. These are intended to match the elements under HMIS. The HOPWA program-level data elements include: Income and Sources, Non-Cash Benefits, HIV/AIDS Status, Services Provided, and Housing Status or Destination at the end of the operating year. Other suggested but optional elements are: Physical Disability, Developmental Disability, Chronic Health Condition, Mental Health, Substance Abuse, Domestic Violence, Date of Contact, Date of Engagement, Financial

Assistance, Housing Relocation & Stabilization Services, Employment, Education, General Health Status, , Pregnancy Status, Reasons for Leaving, Veteran’s Information, and Children’s Education. Other HOPWA projects sponsors may also benefit from collecting these data elements.

Final Assembly of Report. After the entire report is assembled, please number each page sequentially.

Filing Requirements. Within 90 days of the completion of each program year, grantees must submit their completed CAPER to the CPD Director in the grantee’s State or Local HUD Field Office, and to the HOPWA Program Office: at HOPWA@hud.gov. Electronic submission to HOPWA Program office is preferred; however, if electronic submission is not possible, hard copies can be mailed to: Office of HIV/AIDS Housing, Room 7212, U.S. Department of Housing and Urban Development, 451 Seventh Street, SW, Washington, D.C.

Record Keeping. Names and other individual information must be kept confidential, as required by 24 CFR 574.440. However, HUD reserves the right to review the information used to complete this report for grants management oversight purposes, except for recording any names and other identifying information. **In the case that HUD must review client level data, no client names or identifying information will be retained or recorded. Information is reported in aggregate to HUD without personal identification. Do not submit client or personal information in data systems to HUD.**

Definitions

Adjustment for Duplication: Enables the calculation of unduplicated output totals by accounting for the total number of households or units that received more than one type of HOPWA assistance in a given service category such as HOPWA Subsidy Assistance or Supportive Services. For example, if a client household received both TBRA and STRMU during the operating year, report that household in the category of HOPWA Housing Subsidy Assistance in Part 3, Chart 1, Column [1b] in the following manner:

HOPWA Housing Subsidy Assistance		[1] Outputs: Number of Households
1.	Tenant-Based Rental Assistance	1
2a.	Permanent Housing Facilities: Received Operating Subsidies/Leased units	
2b.	Transitional/Short-term Facilities: Received Operating Subsidies	
3a.	Permanent Housing Facilities: Capital Development Projects placed in service during the operating year	
3b.	Transitional/Short-term Facilities: Capital Development Projects placed in service during the operating year	
4.	Short-term Rent, Mortgage, and Utility Assistance	1
5.	Adjustment for duplication (subtract)	1
6.	TOTAL Housing Subsidy Assistance (Sum of Rows 1-4 minus Row 5)	1

Administrative Costs: Costs for general management, oversight, coordination, evaluation, and reporting. By statute, grantee administrative costs are limited to 3% of total grant award, to be expended over the life of the grant. Project sponsor administrative costs are limited to 7% of the portion of the grant amount they receive.

Beneficiary(ies): All members of a household who received HOPWA assistance during the operating year including the one individual who qualified the household for HOPWA assistance as well as any other members of the household (with or without HIV) who benefitted from the assistance.

Central Contractor Registration (CCR): The primary registrant database for the U.S. Federal Government. CCR collects, validates, stores, and disseminates data in support of agency acquisition missions, including Federal agency contract and assistance awards. Both current and potential federal government registrants (**grantees**) are required to register in CCR in order to be awarded contracts by the federal government. Registrants must update or renew their registration at least once per year to maintain an active status. Although recipients of direct federal contracts and grant awards have been required to be registered with CCR since 2003, this requirement is now being extended to indirect recipients of federal funds with the passage of ARRA (American Recovery and Reinvestment Act). Per ARRA and FFATA (Federal Funding Accountability and Transparency Act) federal regulations, all **grantees** and sub-grantees or subcontractors receiving federal grant awards or contracts must have a DUNS (Data Universal Numbering System) Number.

Chronically Homeless Person: An individual or family who : (i) is homeless and lives or resides individual or family who: (i) Is homeless and lives or resides in a place not meant for human habitation, a safe haven, or in an emergency shelter; (ii) has been homeless and living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter continuously for at least 1 year or on at least 4 separate occasions in the last 3 years; and (iii) has an adult head of household (or a minor head of household if no adult is present in the household) with a diagnosable substance use disorder, serious mental illness, developmental disability (as defined in section 102 of the Developmental Disabilities Assistance and Bill of Rights Act of 2000 (42 U.S.C. 15002)), post traumatic stress disorder, cognitive impairments resulting from a brain injury, or chronic physical illness or disability, including the co-occurrence of 2 or more of those conditions. Additionally, the statutory definition includes as chronically homeless a person who currently lives or resides in an institutional care facility, including a jail, substance abuse or mental health treatment facility, hospital or other similar facility, and has resided there for fewer than 90 days if such person met the other criteria for homeless prior to entering that facility. (See 42 U.S.C. 11360(2)) This does not include doubled-up or overcrowding situations.

Disabling Condition: Evidencing a diagnosable substance use disorder, serious mental illness, developmental disability, chronic physical illness, or disability, including the co-occurrence of two or more of these conditions. In addition, a disabling condition may limit an individual's ability to work or perform one or more activities of daily living. An HIV/AIDS diagnosis is considered a disabling condition.

Facility-Based Housing Assistance: All eligible HOPWA Housing expenditures for or associated with supporting facilities including community residences, SRO dwellings, short-term facilities, project-based rental units, master leased units, and other housing facilities approved by HUD.

Faith-Based Organization: Religious organizations of three types: (1) congregations; (2) national networks, which include national denominations, their social service arms (for example, Catholic Charities, Lutheran Social Services), and networks of related organizations (such as YMCA and YWCA); and (3) freestanding religious organizations, which are incorporated separately from congregations and national networks.

Grassroots Organization: An organization headquartered in the local community where it provides services; has a social services budget of \$300,000 or less annually, and six or fewer full-time equivalent employees. Local affiliates of national organizations are not considered

“grassroots.”

HOPWA Eligible Individual: The one (1) low-income person with HIV/AIDS who qualifies a household for HOPWA assistance. This person may be considered “Head of Household.” When the CAPER asks for information on eligible individuals, report on this individual person only. Where there is more than one person with HIV/AIDS in the household, the additional PWH/A(s), would be considered a beneficiary(s).

HOPWA Housing Information Services: Services dedicated to helping persons living with HIV/AIDS and their families to identify, locate, and acquire housing. This may also include fair housing counseling for eligible persons who may encounter discrimination based on race, color, religion, sex, age, national origin, familial status, or handicap/disability.

HOPWA Housing Subsidy Assistance Total: The unduplicated number of households receiving housing subsidies (TBRA, STRMU, Permanent Housing Placement services and Master Leasing) and/or residing in units of facilities dedicated to persons living with HIV/AIDS and their families and supported with HOPWA funds during the operating year.

Household: A single individual or a family composed of two or more persons for which household incomes are used to determine eligibility and for calculation of the resident rent payment. The term is used for collecting data on changes in income, changes in access to services, receipt of housing information services, and outcomes on achieving housing stability. Live-In Aides (see definition for Live-In Aide) and non-beneficiaries (e.g. a shared housing arrangement with a roommate) who resided in the unit are not reported on in the CAPER.

Housing Stability: The degree to which the HOPWA project assisted beneficiaries to remain in stable housing during the operating year. See *Part 5: Determining Housing Stability Outcomes* for definitions of stable and unstable housing situations.

In-kind Leveraged Resources: These involve additional types of support provided to assist HOPWA beneficiaries such as volunteer services, materials, use of equipment and building space. The actual value of the support can be the contribution of professional services, based on customary rates for this specialized support, or actual costs contributed from other leveraged resources. In determining a rate for the contribution of volunteer time and services, use the rate established in HUD notices, such as the rate of ten dollars per hour. The value of any donated material, equipment, building, or lease should be based on the fair market value at time of donation. Related documentation can be from recent bills of sales, advertised prices, appraisals, or other information for comparable property similarly situated.

Leveraged Funds: The amount of funds expended during the operating year from non-HOPWA federal, state, local, and private sources by grantees or sponsors in dedicating assistance to this client population. Leveraged funds or other assistance are used directly in or in support of HOPWA program delivery.

Live-In Aide: A person who resides with the HOPWA Eligible Individual and who meets the following criteria: (1) is essential to the care and well-being of the person; (2) is not obligated for the support of the person; and (3) would not be living in the unit except to provide the necessary supportive services. See the *Code of Federal Regulations Title 24, Part 5.403 and the HOPWA Grantee Oversight Resource Guide for additional reference.*

Master Leasing: Applies to a nonprofit or public agency that leases units of housing (scattered-sites or entire buildings) from a landlord, and subleases the units to homeless or low-income tenants. By assuming the tenancy burden, the agency facilitates housing of clients who may not be able to maintain a lease on their own due to poor credit, evictions, or lack of sufficient income.

Operating Costs: Applies to facility-based housing only, for facilities that are currently open. Operating costs can include day-to-day housing

function and operation costs like utilities, maintenance, equipment, insurance, security, furnishings, supplies and salary for staff costs directly related to the housing project but not staff costs for delivering services.

Outcome: The degree to which the HOPWA assisted household has been enabled to establish or maintain a stable living environment in housing that is safe, decent, and sanitary, (per the regulations at 24 CFR 574.310(b)) and to reduce the risks of homelessness, and improve access to HIV treatment and other health care and support.

Output: The number of units of housing or households that receive HOPWA assistance during the operating year.

Permanent Housing Placement: A supportive housing service that helps establish the household in the housing unit, including but not limited to reasonable costs for security deposits not to exceed two months of rent costs.

Program Income: Gross income directly generated from the use of HOPWA funds, including repayments. See grant administration requirements on program income for state and local governments at 24 CFR 85.25, or for non-profits at 24 CFR 84.24.

Project-Based Rental Assistance (PBRA): A rental subsidy program that is tied to specific facilities or units owned or controlled by a project sponsor or Subrecipient. Assistance is tied directly to the properties and is not portable or transferable.

Project Sponsor Organizations: Any nonprofit organization or governmental housing agency that receives funds under a contract with the grantee to provide eligible housing and other support services or administrative services as defined in 24 CFR 574.300. Project Sponsor organizations are required to provide performance data on households served and funds expended. Funding flows to a project sponsor as follows:

HUD Funding → Grantee → Project Sponsor

Short-Term Rent, Mortgage, and Utility (STRMU) Assistance: A time-limited, housing subsidy assistance designed to prevent homelessness and increase housing stability. Grantees may provide assistance for up to 21 weeks in any 52 week period. The amount of assistance varies per client depending on funds available, tenant need and program guidelines.

Stewardship Units: Units developed with HOPWA, where HOPWA funds were used for acquisition, new construction and rehabilitation that no longer receive operating subsidies from HOPWA. Report information for the units is subject to the three-year use agreement if rehabilitation is non-substantial and to the ten-year use agreement if rehabilitation is substantial.

Subrecipient Organization: Any organization that receives funds from a project sponsor to provide eligible housing and other support services and/or administrative services as defined in 24 CFR 574.300. If a subrecipient organization provides housing and/or other supportive services directly to clients, the subrecipient organization must provide performance data on household served and funds expended. Funding flows to subrecipients as follows:

HUD Funding → Grantee → Project Sponsor → Subrecipient

Tenant-Based Rental Assistance (TBRA): TBRA is a rental subsidy program similar to the Housing Choice Voucher program that grantees can provide to help low-income households access affordable housing. The TBRA voucher is not tied to a specific unit, so tenants may move to a different unit without losing their assistance, subject to individual program rules. The subsidy amount is determined in part based on household income and rental costs associated with the tenant's lease.

Transgender: Transgender is defined as a person who identifies with, or presents as, a gender that is different from his/her gender at birth.

Veteran: A veteran is someone who has served on active duty in the Armed Forces of the United States. This does not include inactive military reserves or the National Guard unless the person was called up to active duty.

Housing Opportunities for Person with AIDS (HOPWA) Consolidated Annual Performance and Evaluation Report (CAPER) Measuring Performance Outputs and Outcomes

OMB Number 2506-0133 (Expiration Date: 10/31/2014)

Part 1: Grantee Executive Summary

As applicable, complete the charts below to provide more detailed information about the agencies and organizations responsible for the administration and implementation of the HOPWA program. Chart 1 requests general Grantee Information and Chart 2 is to be completed for each organization selected or designated as a project sponsor, as defined by CFR 574.3. In Chart 3, indicate each subrecipient organization with a contract/agreement of \$25,000 or greater that assists grantees or project sponsors carrying out their administrative or evaluation activities. In Chart 4, indicate each subrecipient organization with a contract/agreement to provide HOPWA-funded services to client households. These elements address requirements in the Federal Funding and Accountability and Transparency Act of 2006 (Public Law 109-282).

Note: Please see the definition section for distinctions between project sponsor and subrecipient.

Note: If any information does not apply to your organization, please enter N/A. Do not leave any section blank.

1. Grantee Information

HUD Grant Number MNH12F001		Operating Year for this report From (mm/dd/yy) 06/01/12 To (mm/dd/yy) 05/31/13			
Grantee Name City of Minneapolis					
Business Address		301M City Hall 350 S. 5th St			
City, County, State, Zip		Minneapolis	Hennepin	MN	55415
Employer Identification Number (EIN) or Tax Identification Number (TIN)		41-6005375			
DUN & Bradstreet Number (DUNs):		066530411	Central Contractor Registration (CCR): Is the grantee's CCR status currently active? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide CCR Number:		
*Congressional District of Grantee's Business Address		5			
*Congressional District of Primary Service Area(s)		N/A			
*City(ies) and County(ies) of Primary Service Area(s)		N/A			
Organization's Website Address http://www.minneapolismn.gov		Is there a waiting list(s) for HOPWA Housing Subsidy Assistance Services in the Grantee service Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain in the narrative section what services maintain a waiting list and how this list is administered.			

* Service delivery area information only needed for program activities being directly carried out by the grantee.

2.0 Project Sponsor (1 of 2) Information

Please complete Chart 2 for each organization designated or selected to serve as a project sponsor, as defined by CFR 574.3. Use this section to report on organizations involved in the direct delivery of services for client households. These elements address requirements in the Federal Financial Accountability and Transparency Act of 2006 (Public Law 109-282).

Note: Please see the definitions for distinctions between project sponsor and subrecipient.

Note: If any information does not apply to your organization, please enter N/A.

Project Sponsor Agency Name Minnesota AIDS Project		Parent Company Name, if applicable NA		
Name and Title of Contact at Project Sponsor Agency	Gayle Caruso Associate Director of Social Services			
Email Address	gcaruso@mnaidsproject.org			
Business Address	1400 Park Ave South			
Phone Number (with area code)	612-373-2414			
Address, City, County, State	1400 Park Ave	Minneapolis	Hennepin	Minnesota
Employer Identification Number (EIN) or Tax Identification Number (TIN)	41-152-4746		Fax Number (with area code) 612-341-3827	
DUN & Bradstreet Number (DUNs):	154461743			
Congressional District of Project Sponsor's Business Address	5			
Congressional District(s) of Primary Service Area(s)	2-6			
City(ies) and County(ies) of Primary Service Area(s)	Cities Anoka: Anoka, Columbia Heights, Coon Rapids, Fridley, Ramsey Dakota: Apple Valley, Burnsville, Eagan, Inver Groves Heights, South St. Paul Hennepin: Bloomington, Brooklyn Park, Hopkins, Maple Grove, Minneapolis, Richfield, Robinsdale, St. Louis Park Ramsey: Maplewood, New Brighton, St. Paul, White Bear Lake Scott: Prior lake St. Croix: Hudson Washington: Mahtomedi		Counties Minnesota Counties: Sherburne, Isanti, Chisago, Wright, Anoka, Hennepin, Ramsey, Washington, Dakota, Scott, Carver; Wisconsin Counties: St. Croix and Pierce	
Total HOPWA contract amount for this Organization for the operating year	\$476,606			
Organization's Website Address	www.mnaidsproject.org			
Is the sponsor a nonprofit organization? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please check if yes and a faith-based organization. <input type="checkbox"/> Please check if yes and a grassroots organization. <input type="checkbox"/>		Does your organization maintain a waiting list? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain in the narrative section how this list is administered.		

2.1 Project Sponsor (2 of 2) Information

Please complete Chart 2 for each organization designated or selected to serve as a project sponsor, as defined by CFR 574.3. Use this section to report on organizations involved in the direct delivery of services for client households. These elements address requirements in the Federal Financial Accountability and Transparency Act of 2006 (Public Law 109-282).

Note: Please see the definitions for distinctions between project sponsor and subrecipient.

Note: If any information does not apply to your organization, please enter N/A.

Project Sponsor Agency Name Metropolitan Council Housing & Redevelopment Authority		Parent Company Name, if applicable State of Minnesota		
Name and Title of Contact at Project Sponsor Agency	Mary Dooher, Program Operations Supervisor			
Email Address	Mary.Dooher@metc.state.mn.us			

Business Address	390 North Robert St			
Phone Number (with area code)	651-602-1445			
City, County, State, Zip,	St. Paul	Ramsey	MN	55101
Employer Identification Number (EIN) or Tax Identification Number (TIN)	41-6008898		Fax Number (with area code) 651-692-1313	
DUN & Bradstreet Number (DUNs):	030018576			
Congressional District of Project Sponsor's Business Address	4			
Congressional District(s) of Primary Service Area(s)	2- 6			
City(ies) and County(ies) of Primary Service Area(s)	Cities: Anoka: Anoka, Columbia Heights, Coon Rapids, Fridley, Ramsey Dakota: Apple Valley, Burnsville, Eagan, Inver Groves Heights, South St. Paul Hennepin: Bloomington, Brooklyn Park, Hopkins, Maple Grove, Minneapolis, Richfield, Robinsdale, St. Louis Park Ramsey: Maplewood, New Brighton, St. Paul, White Bear Lake Scott: Prior lake		Counties: Minnesota Counties: Anoka, Hennepin, Ramsey, Washington, Dakota, Scott, Carver	
Total HOPWA contract amount for this Organization for the operating year	\$385,418			
Organization's Website Address	http://www.metrocouncil.org/housing/HRA/HRA.htm			
Is the sponsor a nonprofit organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Please check if yes and a faith-based organization.</i> <input type="checkbox"/> <i>Please check if yes and a grassroots organization.</i> <input type="checkbox"/>		Does your organization maintain a waiting list? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain in the narrative section how this list is administered.		

3. Administrative Subrecipient Information N/A

4. Program Subrecipient Information N/A

5. Grantee Narrative and Performance Assessment

a. Grantee and Community Overview

Provide a one to three page narrative summarizing major achievements and highlights that were proposed and completed during the program year. Include a brief description of the grant organization, area of service, the name(s) of the program contact(s), and an overview of the range/type of housing activities provided. This overview may be used for public information, including posting on HUD's website. *Note: Text fields are expandable.*

The Minnesota Department of Health (MDH) received funding for housing for people living with AIDS statewide in 1994. During that time, a comprehensive needs assessment and five-year plan for HIV/AIDS housing was completed. The Coalition for Housing for People with HIV (now referred to as Minnesota HIV Housing Coalition) was designated as the advisory group to assist MDH in the distribution and expenditure of HOPWA funds.

The number of AIDS cases for the Twin Cities metropolitan area surpassed the threshold and in 1995 the City of Minneapolis, the metropolitan area's largest municipality, became the designated HOPWA grantee. MDH remained a separate recipient of a much smaller HOPWA grant for state-wide distribution. The City of Minneapolis receives the annual HOPWA formula allocation as part of its annual Consolidated Plan process and is restricted to the thirteen county Eligible Metropolitan Area (EMA). The EMA includes 11 Minnesota Counties: Anoka, Carver, Chisago, Dakota, Hennepin, Isanti, Ramsey, Scott, Sherburne, Washington, Wright, and 2 Wisconsin counties: St. Croix, and Pierce.

The City's HOPWA resources are designated for the provision of tenant-based rental assistance, client advocacy and case management services, based on the needs identified by responses to its annual request for proposal (RFP) and by the recommendations from the MN HIV Housing Coalition. The Metropolitan Council HRA and Minnesota AIDS Project sponsor these activities. Periodically, HOPWA entitlement funding is provided for capital projects depending on responses to the City's RFP for HOPWA funding. Since 1996, approximately \$2.2 million of Minneapolis HOPWA funding has been leveraged throughout this metropolitan area for capital projects including new construction and rehabilitation of housing for persons living with HIV/AIDS at risk of homelessness. In 2012, 155 persons with HIV/AIDS received HOPWA grant funding, exceeding the projected number of 125 households for this funding cycle.

The City of Minneapolis works with program sponsors, funding partners and the Minnesota HIV/AIDS Housing Coalition to identify and develop its funding plans and priorities for HOPWA expenditures. The need to obtain or keep affordable housing is great, and the programming design for HOPWA assistance helps meet the housing needs of families and persons with HIV/AIDS. Stable housing situations are often second to health care in importance for this population – and it is widely asserted that “housing is healthcare”. The Minnesota AIDS Project (MAP) and Metropolitan Council HRA (Metro HRA) work to offer continued rental assistance to persons with HIV/AIDS when they expire their time limits in the transitional program.

b. Annual Performance under the Action Plan

Provide a narrative addressing each of the following four items:

1. Outputs Reported. Describe significant accomplishments or challenges in achieving the number of housing units supported and the number households assisted with HOPWA funds during this operating year compared to plans for this assistance, as approved in the Consolidated Plan/Action Plan. Describe how HOPWA funds were distributed during your program year among different categories of housing and geographic areas to address needs throughout the grant service area, consistent with approved plans.

HOPWA funding priorities are determined by the Minnesota HIV Housing Coalition: 2012 funding recommendation included the sustained continuum of metro-wide waiting list and case management services, and tenant based rental assistance programs (TBRA) provided through existing program sponsors. The sponsor Subrecipient relationship with Minnesota Aids Project (MAP) provides housing and intake services, and the Metropolitan Council Housing Redevelopment Authority (Metro HRA) assists program participants secure long term housing and stable living environments. The two program sponsors projected serving approximately 125 clients for 2012; however, 155 individuals and their families were provided case management and housing opportunities through the HOPWA housing assistance programs during the program year. As in prior years, in 2012 both THP sponsors exceeded the contracted number of households for the funding cycle. Transitional Housing Program (THP) clients enter the program through referrals from Medical HIV Case Managers. All participants in need of services will be referred to appropriate social service agencies, including providers of mental health and substance abuse. The goal of THP is to optimize client's ability to obtain and maintain decent, affordable housing which in turn will be a key factor in optimizing their health. All participants will choose the location and type of housing that best meets their needs and will have the opportunity to maintain housing stability. All households were encouraged to transition to Section 8 or other permanent housing which is the reason for the reduced number of assisted households at the end of the grant. THP is not a facility, but a scattered site housing program. So clients find housing in the community where they want to live. Housing Specialists work with their clients to implement permanent housing solutions; this may be using the time in THP to get education/training for a future job, taking time to look for work or applying for social security and applying for as many subsidized housing options as possible. There were 46 TBRA recipients exiting the THP program this last year. Out of those 46 households 30 households had obtained stable housing. \$374,678 in leveraged funds in the 2012 program year. This money was used for THP rent in the Twin Cities and for program staffing costs. This assisted in serving more individuals and provided education for clients on tenant rights and responsibilities. The ability to obtain and maintain decent, affordable housing is a key factor in

optimizing their health.

Wait List: MAP's Housing Program currently has a wait list. As stated above all clients are referred to the program through their Medical HIV Case Manager. HIV Case Managers turn in a THP application, release to exchange information, clients HIV/AIDS medical verification and income status. The housing staff reviews the applications and all other supporting documents. It is then determined if clients meet the following criteria, income eligibility, HIV/AIDS diagnosis and are either at risk of being homeless or are homeless. When clients meet the above criteria they are placed on the wait list. When an opening is available the client is assigned to a Housing Specialist who works with the client on finding stable housing.

2. Outcomes Assessed. Assess your program's success in enabling HOPWA beneficiaries to establish and/or better maintain a stable living environment in housing that is safe, decent, and sanitary, and improve access to care. Compare current year results to baseline results for clients. Describe how program activities/projects contributed to meeting stated goals. If program did not achieve expected targets, please describe how your program plans to address challenges in program implementation and the steps currently being taken to achieve goals in next operating year. If your program exceeded program targets, please describe strategies the program utilized and how those contributed to program successes.

City of Minneapolis HOPWA funded programs, through its sponsors MAP and MetroHRA, had 46 households exit the THP program this year. Out of the 46 households 30 households successfully completed the program and had housing in place at the time of discharge. Program Sponsors will continue to coordinate services with clients Medical HIV Case Managers so that appropriate interventions take place to assist clients in maintaining housing and meeting their health care goals. The continuation of Metro HRA's Housing Assistance Program (HAP) subsidy for persons with HIV/AIDS addresses the HIV Housing Coalition objectives as they relate to housing affordability, choice, adequacy and stability. The program specifically serves populations, such as people of color, who have historically been under-served by housing subsidy programs. MetroHRA initially established and continues to maintain the following general objectives for HAP:

1. All participants will choose the location and type of housing that best meets their needs and will have the opportunity to maintain housing stability.

Because of the coordination with Map's THP, households are not required to change housing location when shifting from one program to the other, thus maintaining housing stability.

2. All participants will pay no more than 30% of their adjusted gross income as rent.

Because participant rent increases only to the extent household income increases, participants are shielded from steep annual rent increases.

3. All participants in need of services will be referred to appropriate social service agencies, including providers of mental health, substance abuse and or HIV/AIDS case management.

The HRA maintains good working relationships with mental health and HIV/AIDS service providers in order to provide necessary referrals. The HRA has a partnership with the Minnesota/AIDS Project's IDS-LINE to provide referrals as needed. To determine if participants are in need of services, the HRA surveys participants at annual recertification.

3. Coordination. Report on program coordination with other mainstream housing and supportive services resources, including the use of committed leveraging from other public and private sources that helped to address needs for eligible persons identified in the Consolidated Plan/Strategic Plan.

As the HOPWA program, and HOPWA programming strategies have matured over an eighteen-year period, the City of Minneapolis, with its program sponsors, Minnesota AIDS Project (MAP), and the Metropolitan Council, together with the MN HIV Housing Coalition have gained a better understanding

of the HIV/AIDS community, and how to best meet its housing needs. The Minnesota HIV Housing Coalition membership of providers, funders, and all stakeholders across the metropolitan area, sustain an active role in identifying the housing needs for those with HIV/AIDS at risk of homelessness, including participation with the National HIV Housing Coalition and the Minnesota HIV Services Planning Council (Ryan White). The MN HIV Housing Coalition informs the metropolitan community of its housing needs and resources through research summarized in its semi-annual distribution of a *two-page Status Report*.

MAP has committed leverage funding from Hennepin County that supports the Transitional Housing Program. This funding supports Housing Specialist positions along with administrative support. MAP is able to provide comprehensive services to the Transitional Housing program clients through the combination of HOPWA and Hennepin County funding sources.

MAP's Transitional Housing Program (THP) coordinates with mainstream housing and supportive services and including HIV specific services. MAP coordinates care with all the metro HIV Medical Case Managers in the Twin Cities. All clients in THP are required to have a HIV Case Manager. While a client is in THP the assigned Housing Specialist work with clients on applying for any section 8 units that are available and applying for any public housing lists. MAP and the Metropolitan Council have established a MOU and coordinate clients' long term housing solutions with them whenever possible. Leverage funding is committed from Hennepin County that supports the Transitional Housing Program, supporting Housing Specialist positions along with administrative support. MAP is able to provide comprehensive services to the Transitional Housing program clients through the combination of HOPWA and Hennepin County funding sources.

Social and medical care services funded through the Ryan White Care Act are available to THP clients and include numerous HIV specific educational and supportive services such as medication adherence assistance, support groups, on-site meals, food delivery and food shelves, mental health services, chemical dependency services and more, all sensitive to the needs of persons living with HIV. MAP services available to THP clients include Benefits Counseling, Information and Referral through the MAP AIDSLine, Positive Link – an education and self-advocacy supportive program, Legal Services, Transportation, and Every Penny Counts Emergency Assistance. When a Housing Specialist recognizes the need for a particular wrap-around service for a client they alert the HIV case manager who coordinates this care and the Housing Specialist connects clients to housing and basic need specific resources.

MAP THP continually works to partner with landlords, supportive housing projects and other providers who can help enhance the housing opportunities for the clients we serve. Housing Specialists also refer clients to other support housing services such as Bridging and the Salvation Army for furniture, The Aliveness Project for services such as on-site meals, food shelf and complementary care, and other community organizations for telephone, economic and energy assistance as well as other community food shelves.

The HIV service system is extensive and comprehensive and Housing Specialists and case managers successfully coordinate services both within that system as well as the corrections, mental health/chemical dependency and child welfare system to assist clients in meeting their needs.

4. Technical Assistance. Describe any program technical assistance needs and how they would benefit program beneficiaries.

The City of Minneapolis, as HOPWA Grantee, and its program sponsors, MAP and Metropolitan Council, continuously input and receive housing needs analysis from the Minnesota HIV Housing Coalition, of which they are a part. The MN HIV Housing Coalition, together with all HOPWA stakeholders, continue to benefit from monitoring and TA received from the HUD national office

including TA site visits and training provided during the 2007 and 2010 program years. Also, HUD provided credentialed training for HOPWA program managers during 2011. HUD representatives, including those from the Minneapolis HUD Field Office, review existing programming and provide ongoing guidance for further development and alignment of the goals and objectives to meet the housing needs of the HIV/AIDS community. The coalition is receptive to options suggested from stakeholders for the potential use and implementation of recommendations resulting from HOPWA TA as the needs are identified or brought forward to its open meetings held monthly. Program beneficiaries have an opportunity to bring their concerns forward, and housing needs for people living with HIV/AIDS can be addressed and prioritized for the purposes of allocating HOPWA funds. The Minnesota HIV/AIDS Housing Coalition, which acts as an advisory group to make recommendations for HOPWA funding, is the recommending body to request HOPWA TA funds from HUD.

c. Barriers and Trends Overview

Provide a narrative addressing items 1 through 3. Explain how barriers and trends affected your program’s ability to achieve the objectives and outcomes discussed in the previous section.

1. Describe any barriers (including regulatory and non-regulatory) encountered in the administration or implementation of the HOPWA program, how they affected your program’s ability to achieve the objectives and outcomes discussed, and, actions taken in response to barriers, and recommendations for program improvement. Provide an explanation for each barrier selected.

Barriers: Section 8 wait list rarely have any openings. We utilize the HAP certificates but still have difficulties with getting clients the long term subsidies that they are in need of. We continue to have clients who have extensive legal histories. This can hinder a client’s ability to obtain housing. We foster relationships with landlords in the community, which assists us in finding housing for those clients with extensive legal histories. **Recommendation:** Continue to allocate HOPWA funds for tenant-based housing subsidies. These subsidies play a key role in helping a large number of HIV positive persons obtain and ultimately maintain stable housing. The housing first approach helps these households to establish themselves and get a stable place to live. Since these funds offer flexibility in their use, clients can choose to live in neighborhoods, which work for them and accommodate their needs, such as medical, transportation, school, work and more. Once stabilized in an apartment Housing Specialist work and plan for more permanent solutions, HOPWA funds buy tenants time to work on life goals and gain stability so that they can receive needed medical care, apply for work or social security and get assistance with many more services needed to establish permanent housing. Continue to increase funding for long term subsidies. As stated above section 8 lists are long and often closed. The HAP

<input type="checkbox"/> HOPWA/HUD Regulations	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/> Housing Availability	<input type="checkbox"/> Rent Determination and Fair Market Rents
<input type="checkbox"/> Discrimination/Confidentiality	<input type="checkbox"/> Multiple Diagnoses	<input type="checkbox"/> Eligibility	<input type="checkbox"/> Technical Assistance or Training
<input type="checkbox"/> Supportive Services	<input type="checkbox"/> Credit History	<input type="checkbox"/> Rental History	<input type="checkbox"/> Criminal Justice History
<input type="checkbox"/> Housing Affordability	<input type="checkbox"/> Geography/Rural Access	<input checked="" type="checkbox"/> Other, please explain further: Funding Availability	

certificates continue to allow clients to live in neighborhoods that work for them and when they need to move they are able to take the HAP certificate with them.

2. Describe any trends in the community that may affect the way in which the needs of persons living with HIV/AIDS are being addressed, and provide any other information important to the future provision of services to this population.

The rising cost of rent and low vacancy rates are affecting HIV positive low income individuals in finding and maintaining safe affordable rental housing. The need for long term housing certificates-subsidies continues to increase.

3. Identify any evaluations, studies, or other assessments of the HOPWA program that are available to the public.

The Minnesota HIV Housing Coalition compiles and distributes a semi-annual report to stakeholders comprised of various HIV/AIDS data and information to enhance overall awareness of housing needs and planning capacity. The objective of this report is to provide vital housing information for this eligible metropolitan statistical area (EMSA), for all stakeholders, compiled from national, state, local and private informational sources. This includes information about funding sources, housing inventory/availability and HIV/AIDS trends for this EMSA, as well as for the state. The Coalition supports a legislative agenda process and an active role in the National HIV Housing Coalition and the Minnesota HIV Services Planning Council (Ryan White). The Coalition is receptive to the needs brought to it, or that it identifies as pertinent within its mission to improve the accessibility and expand housing options for HIV positive individuals through advocacy, education and use of best practices.

d. Unmet Housing Needs: An Assessment of Unmet Housing Needs

In Chart 1, provide an assessment of the number of HOPWA-eligible households that require HOPWA housing subsidy assistance but are not currently served by any HOPWA-funded housing subsidy assistance in this service area.

In Row 1, report the total unmet need of the geographical service area, as reported in *Unmet Needs for Persons with HIV/AIDS*, Chart 1B of the Consolidated or Annual Plan(s), or as reported under HOPWA worksheet in the Needs Workbook of the Consolidated Planning Management Process (CPMP) tool.

Note: Report most current data available, through Consolidated or Annual Plan(s), and account for local housing issues, or changes in HIV/AIDS cases, by using combination of one or more of the sources in Chart 2.

If data is collected on the type of housing that is needed in Rows a. through c., enter the number of HOPWA-eligible households by type of housing subsidy assistance needed. For an approximate breakdown of overall unmet need by type of housing subsidy assistance refer to the Consolidated or Annual Plan (s), CPMP tool or local distribution of funds. Do not include clients who are already receiving HOPWA-funded housing subsidy assistance.

Refer to Chart 2, and check all sources consulted to calculate unmet need. Reference any data from neighboring states' or municipalities' Consolidated Plan or other planning efforts that informed the assessment of Unmet Need in your service area.

Note: In order to ensure that the unmet need assessment for the region is comprehensive, HOPWA formula grantees should include those unmet needs assessed by HOPWA competitive grantees operating within the service area.

1. Planning Estimate of Area's Unmet Needs for HOPWA-Eligible

1. Total number of households that have unmet housing subsidy assistance need.	160
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<p>2. From the total reported in Row 1, identify the number of households with unmet housing needs by type of housing subsidy assistance:</p> <p>a. Tenant-Based Rental Assistance (TBRA)</p> <p>b. Short-Term Rent, Mortgage and Utility payments (STRMU)</p> <ul style="list-style-type: none"> • Assistance with rental costs • Assistance with mortgage payments • Assistance with utility costs. <p>c. Housing Facilities, such as community residences, SRO dwellings, other housing facilities</p>	<p>29 Families & 131 Individuals</p>
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2. Recommended Data Sources for Assessing Unmet Need (check all sources used)

X	= Data as reported in the area Consolidated Plan, e.g. Table 1B, CPMP charts, and related narratives
	= Data established by area HIV/AIDS housing planning and coordination efforts, e.g. Continuum of Care
	= Data from client information provided in Homeless Management Information Systems (HMIS)
X	= Data from project sponsors or housing providers, including waiting lists for assistance or other assessments on need including those completed by HOPWA competitive grantees operating in the region.
	= Data from prisons or jails on persons being discharged with HIV/AIDS, if mandatory testing is conducted
	= Data from local Ryan White Planning Councils or reported in CARE Act Data Reports, e.g. number of clients with permanent housing
	= Data collected for HIV/AIDS surveillance reporting or other health assessments, e.g. local health department or CDC surveillance data

End of PART 1

PART 2: Sources of Leveraging and Program Income

1. Sources of Leveraging

Report the source(s) of cash or in-kind leveraged federal, state, local or private resources identified in the Consolidated or Annual Plan and used in the delivery of the HOPWA program and the amount of leveraged dollars. In Column [1], identify the type of leveraging. Some common sources of leveraged funds have been provided as a reference point. You may add Rows as necessary to report all sources of leveraged funds. Include Resident Rent payments paid by clients directly to private landlords. Do NOT include rents paid directly to a HOPWA program as this will be reported in the next section. In Column [2] report the amount of leveraged funds expended during the operating year. Use Column [3] to provide some detail about the type of leveraged contribution (e.g., case management services or clothing donations). In Column [4], check the appropriate box to indicate whether the leveraged contribution was a housing subsidy assistance or another form of support.

Note: Be sure to report on the number of households supported with these leveraged funds in Part 3, Chart 1, Column d.

A. Source of Leveraging Chart

[1] Source of Leveraging	[2] Amount of Leveraged Funds	[3] Type of Contribution	[4] Housing Subsidy Assistance or Other Support
Public Funding			
Ryan White-Housing Assistance			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Ryan White-Other			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Housing Choice Voucher Program			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Low Income Housing Tax Credit			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
HOME			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Shelter Plus Care			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Emergency Solutions Grant			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Other Public: Hennepin County	166,500		<input type="checkbox"/> Housing Subsidy Assistance <input checked="" type="checkbox"/> Other Support
Other Public:			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Other Public:			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Other Public:			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Other Public:			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Private Funding			
Grants			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
In-kind Resources			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Other Private:			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Other Private:			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Other Funding			
Grantee/Project Sponsor/Subrecipient (Agency) Cash			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Resident Rent Payments by Client to Private Landlord	208,178		
TOTAL (Sum of all Rows)	374,678		

2. Program Income and Resident Rent Payments

In Section 2, Chart A., report the total amount of program income and resident rent payments directly generated from the use of HOPWA funds, including repayments. Include resident rent payments collected or paid directly to the HOPWA program. Do NOT include payments made directly from a client household to a private landlord.

Note: Please see report directions section for definition of program income. (Additional information on program income is available in the HOPWA Grantee Oversight Resource Guide).

A. Total Amount Program Income and Resident Rent Payment Collected During the Operating Year

Program Income and Resident Rent Payments Collected		Total Amount of Program Income (for this operating year)
1.	Program income (e.g. repayments)	0
2.	Resident Rent Payments made directly to HOPWA Program	0
3.	Total Program Income and Resident Rent Payments (Sum of Rows 1 and 2)	0

B. Program Income and Resident Rent Payments Expended To Assist HOPWA Households

In Chart B, report on the total program income and resident rent payments (as reported above in Chart A) expended during the operating year. Use Row 1 to report Program Income and Resident Rent Payments expended on Housing Subsidy Assistance Programs (i.e., TBRA, STRMU, PHP, Master Leased Units, and Facility-Based Housing). Use Row 2 to report on the Program Income and Resident Rent Payment expended on Supportive Services and other non-direct Housing Costs.

Program Income and Resident Rent Payment Expended on HOPWA programs		Total Amount of Program Income Expended (for this operating year)
1.	Program Income and Resident Rent Payment Expended on Housing Subsidy Assistance costs	0
2.	Program Income and Resident Rent Payment Expended on Supportive Services and other non-direct housing costs	0
3.	Total Program Income Expended (Sum of Rows 1 and 2)	0

End of PART 2

PART 3: Accomplishment Data Planned Goal and Actual Outputs

In Chart 1, enter performance information (goals and actual outputs) for all activities undertaken during the operating year supported with HOPWA funds. Performance is measured by the number of households and units of housing that were supported with HOPWA or other federal, state, local, or private funds for the purposes of providing housing assistance and support to persons living with HIV/AIDS and their families.

Note: The total households assisted with HOPWA funds and reported in PART 3 of the CAPER should be the same as reported in the annual year-end IDIS data, and goals reported should be consistent with the Annual Plan information. Any discrepancies or deviations should be explained in the narrative section of PART 1.

1. HOPWA Performance Planned Goal and Actual Outputs

HOPWA Performance Planned Goal and Actual		[1] Output: Households				[2] Output: Funding	
		HOPWA Assistance		Leveraged Households		HOPWA Funds	
		a.	b.	c.	d.	e.	f.
		Goal	Actual	Goal	Actual	HOPWA Budget	HOPWA Actual
HOPWA Housing Subsidy Assistance		[1] Output: Households				[2] Output: Funding	
1.	Tenant-Based Rental Assistance	125	155			801,681	920,603
2a.	Permanent Housing Facilities: Received Operating Subsidies/Leased units (Households Served)						
2b.	Transitional/Short-term Facilities: Received Operating Subsidies/Leased units (Households Served) (Households Served)						
3a.	Permanent Housing Facilities: Capital Development Projects placed in service during the operating year (Households Served)						
3b.	Transitional/Short-term Facilities: Capital Development Projects placed in service during the operating year (Households Served)						
4.	Short-Term Rent, Mortgage and Utility Assistance						
5.	Permanent Housing Placement Services						
6.	Adjustments for duplication (subtract)						
7.	Total HOPWA Housing Subsidy Assistance (Columns a. – d. equal the sum of Rows 1-5 minus Row 6; Columns e. and f. equal the sum of Rows 1-5)	125	155			801,681	920,603
Housing Development (Construction and Stewardship of facility based housing)		[1] Output: Housing Units				[2] Output: Funding	
8.	Facility-based units; Capital Development Projects not yet opened (Housing Units)						
9.	Stewardship Units subject to 3 or 10 year use agreements	52	52				
10.	Total Housing Developed (Sum of Rows 78 & 9)						
Supportive Services		[1] Output Households				[2] Output: Funding	
11a.	Supportive Services provided by project sponsors/subrecipient that also delivered HOPWA housing subsidy assistance						
11b.	Supportive Services provided by project sponsors/subrecipient that only provided supportive services.						
12.	Adjustment for duplication (subtract)						
13.	Total Supportive Services (Columns a. – d. equal the sum of Rows 11 a. & b. minus Row 12; Columns e. and f. equal the sum of Rows 11a. & 11b.)						
Housing Information Services		[1] Output Households				[2] Output: Funding	
14.	Housing Information Services						
15.	Total Housing Information Services						

Grant Administration and Other Activities		[1] Output Households				[2] Output: Funding	
16.	Resource Identification to establish, coordinate and develop housing assistance resources						
17.	Technical Assistance (if approved in grant agreement)						
18.	Grantee Administration (maximum 3% of total HOPWA grant)					30,585	27,618
19.	Project Sponsor Administration (maximum 7% of portion of HOPWA grant awarded)					60,342	68,745
20.	Total Grant Administration and Other Activities (Sum of Rows 16 – 19)						
Total Expended						[2] Outputs: HOPWA Funds Expended	
						Budget	Actual
21.	Total Expenditures for program year (Sum of Rows 7, 10, 13, 15, and 20)					892,608	1,016,966

2. Listing of Supportive Services: N/A the City of Minneapolis does not provide the supportive services listed in this section. The City provides funding TBRA programming through its sponsors as reported in this CAPER.

3. Short-Term Rent, Mortgage and Utility Assistance (STRMU) Summary N/A

End of PART 3

Part 4: Summary of Performance Outcomes

In Column [1], report the total number of eligible households that received HOPWA housing subsidy assistance, by type. In Column [2], enter the number of households that continued to access each type of housing subsidy assistance into next operating year. In Column [3], report the housing status of all households that exited the program.

Data Check: The sum of Columns [2] (Number of Households Continuing) and [3] (Exited Households) equals the total reported in Column[1].

Note: Refer to the housing stability codes that appear in Part 5: Worksheet - Determining Housing Stability Outcomes.

Section 1. Housing Stability: Assessment of Client Outcomes on Maintaining Housing Stability (Permanent Housing and Related Facilities)

A. Permanent Housing Subsidy Assistance

	[1] Output: Total Number of Households Served	[2] Assessment: Number of Households that Continued Receiving HOPWA Housing Subsidy Assistance into the Next Operating Year	[3] Assessment: Number of Households that exited this HOPWA Program; their Housing Status after Exiting		[4] HOPWA Client Outcomes
Tenant-Based Rental Assistance	155	109	1 Emergency Shelter/Streets	1	<i>Unstable Arrangements</i>
			2 Temporary Housing		<i>Temporarily Stable, with Reduced Risk of Homelessness</i>
			3 Private Housing	21	<i>Stable/Permanent Housing (PH)</i>
			4 Other HOPWA	3	
			5 Other Subsidy	6	
			6 Institution	1	
			7 Jail/Prison	3	<i>Unstable Arrangements</i>
			8 Disconnected/Unknown	10	
			9 Death	1	<i>Life Event</i>
Permanent Supportive Housing Facilities/ Units			1 Emergency Shelter/Streets		<i>Unstable Arrangements</i>
			2 Temporary Housing		<i>Temporarily Stable, with Reduced Risk of Homelessness</i>
			3 Private Housing		<i>Stable/Permanent Housing (PH)</i>
			4 Other HOPWA		
			5 Other Subsidy		
			6 Institution		
			7 Jail/Prison		<i>Unstable Arrangements</i>
			8 Disconnected/Unknown		
			9 Death		<i>Life Event</i>

B. Transitional Housing Assistance

	[1] Output: Total Number of Households Served	[2] Assessment: Number of Households that Continued Receiving HOPWA Housing Subsidy Assistance into the Next Operating Year	[3] Assessment: Number of Households that exited this HOPWA Program; their Housing Status after Exiting		[4] HOPWA Client Outcomes
Transitional/ Short-Term Housing Facilities/ Units			1 Emergency Shelter/Streets		<i>Unstable Arrangements</i>
			2 Temporary Housing		<i>Temporarily Stable with Reduced Risk of Homelessness</i>
			3 Private Housing		<i>Stable/Permanent Housing (PH)</i>
			4 Other HOPWA		
			5 Other Subsidy		
			6 Institution		
			7 Jail/Prison		<i>Unstable Arrangements</i>
			8 Disconnected/unknown		
			9 Death		<i>Life Event</i>

B1:Total number of households receiving transitional/short-term housing assistance whose tenure exceeded 24 months	
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Section 2. Prevention of Homelessness: Assessment of Client Outcomes on Reduced Risks of Homelessness (Short-Term Housing Subsidy Assistance): N/A

Section 3. HOPWA Outcomes on Access to Care and Support

1a. Total Number of Households

Line [1]: For project sponsors/subrecipients that provided HOPWA housing subsidy assistance during the operating year identify in the appropriate row the number of households that received HOPWA housing subsidy assistance (TBRA, STRMU, Facility-Based, PHP and Master Leasing) and HOPWA funded case management services. Use Row c. to adjust for duplication among the service categories and Row d. to provide an unduplicated household total.

Line [2]: For project sponsors/subrecipients that did NOT provide HOPWA housing subsidy assistance identify in the appropriate row the number of households that received HOPWA funded case management services.

Note: These numbers will help you to determine which clients to report Access to Care and Support Outcomes for and will be used by HUD as a basis for analyzing the percentage of households who demonstrated or maintained connections to care and support as identified in Chart 1b. below.

Total Number of Households	
1. For Project Sponsors/Subrecipients that provided HOPWA Housing Subsidy Assistance: Identify the total number of households that received the following <u>HOPWA-funded</u> services:	
a. Housing Subsidy Assistance (duplicated)-TBRA, STRMU, PHP, Facility-Based Housing, and Master Leasing	155
b. Case Management	
c. Adjustment for duplication (subtraction)	
d. Total Households Served by Project Sponsors/Subrecipients with Housing Subsidy Assistance (Sum of Rows a.b. minus Row c.)	155
2. For Project Sponsors/Subrecipients did NOT provide HOPWA Housing Subsidy Assistance: Identify the total number of households that received the following <u>HOPWA-funded</u> service:	
a. HOPWA Case Management	
b. Total Households Served by Project Sponsors/Subrecipients without Housing Subsidy Assistance	

1b. Status of Households Accessing Care and Support

Column [1]: Of the households identified as receiving services from project sponsors/subrecipients that provided HOPWA housing subsidy assistance as identified in Chart 1a., Row 1d. above, report the number of households that demonstrated access or maintained connections to care and support within the program year.

Column [2]: Of the households identified as receiving services from project sponsors/subrecipients that did NOT provide HOPWA housing subsidy assistance as reported in Chart 1a., Row 2b., report the number of households that demonstrated improved access or maintained connections to care and support within the program year.

Note: For information on types and sources of income and medical insurance/assistance, refer to Charts below.

Categories of Services Accessed	[1] For project sponsors/subrecipients that provided HOPWA housing subsidy assistance, identify the households who demonstrated the following:	[2] For project sponsors/subrecipients that did NOT provide HOPWA housing subsidy assistance, identify the households who demonstrated the following:	Outcome Indicator
1. Has a housing plan for maintaining or establishing stable on-going housing	137		<i>Support for Stable Housing</i>
2. Had contact with case manager/benefits counselor consistent with the schedule specified in client's individual service plan (may include leveraged services such as Ryan White Medical Case Management)	136		<i>Access to Support</i>
3. Had contact with a primary health care provider consistent with the schedule specified in client's individual service plan	145		<i>Access to Health Care</i>
4. Accessed and maintained medical insurance/assistance	151		<i>Access to Health Care</i>
5. Successfully accessed or maintained qualification for sources of income	131		<i>Sources of</i>

Chart 1b., Line 4: Sources of Medical Insurance and Assistance include, but are not limited to the following (Reference only)

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> • MEDICAID Health Insurance Program, or use local program name • MEDICARE Health Insurance Program, or use local program name | <ul style="list-style-type: none"> • Veterans Affairs Medical Services • AIDS Drug Assistance Program (ADAP) • State Children’s Health Insurance Program (SCHIP), or use local program name | <ul style="list-style-type: none"> • Ryan White-funded Medical or Dental Assistance |
|--|--|--|

Chart 1b., Row 5: Sources of Income include, but are not limited to the following (Reference only)

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> • Earned Income • Veteran’s Pension • Unemployment Insurance • Pension from Former Job • Supplemental Security Income (SSI) | <ul style="list-style-type: none"> • Child Support • Social Security Disability Income (SSDI) • Alimony or other Spousal Support • Veteran’s Disability Payment • Retirement Income from Social Security • Worker’s Compensation | <ul style="list-style-type: none"> • General Assistance (GA), or use local program name • Private Disability Insurance • Temporary Assistance for Needy Families (TANF) • Other Income Sources |
|---|--|--|

1c. Households that Obtained Employment

Column [1]: Of the households identified as receiving services from project sponsors/subrecipients that provided HOPWA housing subsidy assistance as identified in Chart 1a., Row 1d. above, report on the number of households that include persons who obtained an income-producing job during the operating year that resulted from HOPWA-funded Job training, employment assistance, education or related case management/counseling services.

Column [2]: Of the households identified as receiving services from project sponsors/subrecipients that did NOT provide HOPWA housing subsidy assistance as reported in Chart 1a., Row 2b., report on the number of households that include persons who obtained an income-producing job during the operating year that resulted from HOPWA-funded Job training, employment assistance, education or case management/counseling services.

Note: This includes jobs created by this project sponsor/subrecipients or obtained outside this agency.

Note: Do not include jobs that resulted from leveraged job training, employment assistance, education or case management/counseling services.

Categories of Services Accessed	[1] For project sponsors/subrecipients that provided HOPWA housing subsidy assistance, identify the households who demonstrated the following:	[2] For project sponsors/subrecipients that did NOT provide HOPWA housing subsidy assistance, identify the households who demonstrated the following:
Total number of households that obtained an income-producing job	2	

End of PART 4

PART 5: Worksheet - Determining Housing Stability Outcomes (optional)

N/A

End of PART 5

SEE ATTACHED

End of PART 6

Part 7: Summary Overview of Grant Activities**A. Information on Individuals, Beneficiaries, and Households Receiving HOPWA Housing Subsidy Assistance (TBRA, STRMU, Facility-Based Units, Permanent Housing Placement and Master Leased Units ONLY)**

Note: Reporting for this section should include ONLY those individuals, beneficiaries, or households that received and/or resided in a household that received HOPWA Housing Subsidy Assistance as reported in Part 3, Chart 1, Row 7, Column b. (e.g., do not include households that received HOPWA supportive services ONLY).

Section 1. HOPWA-Eligible Individuals who Received HOPWA Housing Subsidy Assistance**a. Total HOPWA Eligible Individuals Living with HIV/AIDS**

In Chart a., provide the total number of eligible (and unduplicated) low-income individuals living with HIV/AIDS who qualified their household to receive HOPWA housing subsidy assistance during the operating year. This total should include only the individual who qualified the household for HOPWA assistance, NOT all HIV positive individuals in the household.

Individuals Served with Housing Subsidy Assistance	Total
Number of individuals with HIV/AIDS who qualified their household to receive HOPWA housing subsidy assistance.	155

Chart b. Prior Living Situation

In Chart b., report the prior living situations for all Eligible Individuals reported in Chart a. In Row 1, report the total number of individuals who continued to receive HOPWA housing subsidy assistance from the prior operating year into this operating year. In Rows 2 through 17, indicate the prior living arrangements for all new HOPWA housing subsidy assistance recipients during the operating year.

Data Check: *The total number of eligible individuals served in Row 18 equals the total number of individuals served through housing subsidy assistance reported in Chart a. above.*

Category		Total HOPWA Eligible Individuals Receiving Housing Subsidy Assistance
1.	<u>Continuing</u> to receive HOPWA support from the prior operating year	112
New Individuals who received HOPWA Housing Subsidy Assistance support during Operating Year		
2.	Place not meant for human habitation (such as a vehicle, abandoned building, bus/train/subway station/airport, or outside)	
3.	Emergency shelter (including hotel, motel, or campground paid for with emergency shelter voucher)	1
4.	Transitional housing for homeless persons	7
5.	Total number of new Eligible Individuals who received HOPWA Housing Subsidy Assistance with a Prior Living Situation that meets HUD definition of homelessness (Sum of Rows 2 – 4)	8
6.	Permanent housing for formerly homeless persons (such as Shelter Plus Care, SHP, or SRO Mod Rehab)	
7.	Psychiatric hospital or other psychiatric facility	
8.	Substance abuse treatment facility or detox center	
9.	Hospital (non-psychiatric facility)	
10.	Foster care home or foster care group home	
11.	Jail, prison or juvenile detention facility	1
12.	Rented room, apartment, or house	23
13.	House you own	
14.	Staying or living in someone else's (family and friends) room, apartment, or house	9
15.	Hotel or motel paid for without emergency shelter voucher	
16.	Other	2
17.	Don't Know or Refused	
18.	TOTAL Number of HOPWA Eligible Individuals (sum of Rows 1 and 5-17)	155

c. Homeless Individual Summary

In Chart c., indicate the number of eligible individuals reported in Chart b., Row 5 as homeless who also are homeless Veterans and/or meet the definition for Chronically Homeless (See Definition section of CAPER). The totals in Chart c. do not need to equal the total in Chart b., Row 5.

Category	Number of Homeless Veteran(s)	Number of Chronically Homeless
HOPWA eligible individuals served with HOPWA Housing Subsidy Assistance	0	10

Section 2. Beneficiaries

In Chart a., report the total number of HOPWA eligible individuals living with HIV/AIDS who received HOPWA housing subsidy assistance (as reported in Part 7A, Section 1, Chart a.), and all associated members of their household who benefitted from receiving HOPWA housing subsidy assistance (resided with HOPWA eligible individuals).

Note: See definition of HOPWA Eligible Individual

Note: See definition of Transgender.

Note: See definition of Beneficiaries.

Data Check: The sum of each of the Charts b. & c. on the following two pages equals the total number of beneficiaries served with HOPWA housing subsidy assistance as determined in Chart a., Row 4 below.

a. Total Number of Beneficiaries Served with HOPWA Housing Subsidy Assistance

Individuals and Families Served with HOPWA Housing Subsidy Assistance	Total Number
1. Number of individuals with HIV/AIDS who qualified the household to receive HOPWA housing subsidy assistance (equals the number of HOPWA Eligible Individuals reported in Part 7A, Section 1, Chart a.)	155
2. Number of ALL other persons diagnosed as HIV positive who reside with the HOPWA eligible individuals identified in Row 1 and who benefitted from the HOPWA housing subsidy assistance	4
3. Number of ALL other persons NOT diagnosed as HIV positive who reside with the HOPWA eligible individual identified in Row 1 and who benefited from the HOPWA housing subsidy	132
4. TOTAL number of ALL <u>beneficiaries</u> served with Housing Subsidy Assistance (Sum of Rows 1,2, & 3)	291

b. Age and Gender

In Chart b., indicate the Age and Gender of all beneficiaries as reported in Chart a. directly above. Report the Age and Gender of all HOPWA Eligible Individuals (those reported in Chart a., Row 1) using Rows 1-5 below and the Age and Gender of all other beneficiaries (those reported in Chart a., Rows 2 and 3) using Rows 6-10 below. The number of individuals reported in Row 11, Column E. equals the total number of beneficiaries reported in Part 7, Section 2, Chart a., Row 4.

HOPWA Eligible Individuals (Chart a, Row 1)						
		A.	B.	C.	D.	E.
		Male	Female	Transgender M to F	Transgender F to M	TOTAL (Sum of Columns A-D)
1.	Under 18					
2.	18 to 30 years	10	17			27
3.	31 to 50 years	51	39			90
4.	51 years and Older	19	19			38

5.	Subtotal (Sum of Rows 1-4)	80	75			155
All Other Beneficiaries (Chart a, Rows 2 and 3)						
		A.	B.	C.	D.	E.
		Male	Female	Transgender M to F	Transgender F to M	TOTAL (Sum of Columns A-D)
6.	Under 18	51	39			90
7.	18 to 30 years	17	13	1		31
8.	31 to 50 years	5	5			10
9.	51 years and Older	4		1		5
10.	Subtotal (Sum of Rows 6-9)	77	57	2		136
Total Beneficiaries (Chart a, Row 4)						
11.	TOTAL (Sum of Rows 5 & 10)	157	132	2		291

c. Race and Ethnicity*

In Chart c., indicate the Race and Ethnicity of all beneficiaries receiving HOPWA Housing Subsidy Assistance as reported in Section 2, Chart a., Row 4. Report the race of all HOPWA eligible individuals in Column [A]. Report the ethnicity of all HOPWA eligible individuals in column [B]. Report the race of all other individuals who benefitted from the HOPWA housing subsidy assistance in column [C]. Report the ethnicity of all other individuals who benefitted from the HOPWA housing subsidy assistance in column [D]. The summed total of columns [A] and [C] equals the total number of beneficiaries reported above in Section 2, Chart a., Row 4.

Category		HOPWA Eligible Individuals		All Other Beneficiaries	
		[A] Race [all individuals reported in Section 2, Chart a., Row 1]	[B] Ethnicity [Also identified as Hispanic or Latino]	[C] Race [total of individuals reported in Section 2, Chart a., Rows 2 & 3]	[D] Ethnicity [Also identified as Hispanic or Latino]
1.	American Indian/Alaskan Native	8	1	6	
2.	Asian	3		10	
3.	Black/African American	112		106	2
4.	Native Hawaiian/Other Pacific Islander				
5.	White	31	3	14	7
6.	American Indian/Alaskan Native & White				
7.	Asian & White				
8.	Black/African American & White				
9.	American Indian/Alaskan Native & Black/African American				
10.	Other Multi-Racial	1	1		
11.	Column Totals (Sum of Rows 1-10)	155	5	136	9

Data Check: Sum of Row 11 Column A and Row 11 Column C equals the total number HOPWA Beneficiaries reported in Part 3A, Section 2, Chart a., Row 4.

*Reference (data requested consistent with Form HUD-27061 Race and Ethnic Data Reporting Form)

Section 3. Households

Household Area Median Income

Report the area median income(s) for all households served with HOPWA housing subsidy assistance.

Data Check: The total number of households served with HOPWA housing subsidy assistance should equal Part 3C, Row 7, Column b and Part 7A, Section 1, Chart a. (Total HOPWA Eligible Individuals Served with HOPWA Housing Subsidy Assistance).

Note: Refer to http://www.huduser.org/portal/datasets/il/il2010/select_Geography_mfi.odn for information on area median income in your community.

Percentage of Area Median Income		Households Served with HOPWA Housing Subsidy Assistance
1.	0-30% of area median income (extremely low)	152
2.	31-50% of area median income (very low)	3
3.	51-80% of area median income (low)	
4.	Total (Sum of Rows 1-3)	155

Part 7: Summary Overview of Grant Activities N/A

B. Facility-Based Housing Assistance

PART 6: Annual Certification of Continued Usage for HOPWA Facility-Based Stewardship Units (ONLY)

The Annual Certification of Usage for HOPWA Facility-Based Stewardship Units is to be used in place of Part 7B of the CAPER if the facility was originally acquired, rehabilitated or constructed/developed in part with HOPWA funds but no HOPWA funds were expended during the operating year. Scattered site units may be grouped together on one page.

Grantees that used HOPWA funding for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for HOPWA eligible individuals for at least ten (10) years. If non-substantial rehabilitation funds were used they are required to operate for at least three (3) years. Stewardship begins once the facility is put into operation.

Note: See definition of Stewardship Units.

1. General information

HUD Grant Number(s) MNH03F001	Operating Year for this report From (mm/dd/yy) To (mm/dd/yy) <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name Clare Housing	Date Facility Began Operations (mm/dd/yy) 2005

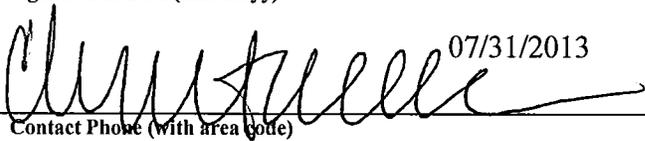
2. Number of Units and Non-HOPWA Expenditures

Facility Name: Clare Apartments	Number of Stewardship Units Developed with HOPWA funds	Amount of Non-HOPWA Funds Expended in Support of the Stewardship Units during the Operating Year
Total Stewardship Units (subject to 3- or 10- year use periods)	32	253,830.00

3. Details of Project Site

Project Sites: Name of HOPWA-funded project	Clare Apartments
Site Information: Project Zip Code(s)	55413
Site Information: Congressional District(s)	5th District
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list <input checked="" type="checkbox"/> Not confidential; information can be made available to the public
If the site is not confidential: Please provide the contact information, phone, email address/location, if business address is different from facility address	Clare Housing 929 Central Ave NE Minneapolis, MN 55413

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
Name & Title of Authorized Official of the organization that continues to operate the facility: Chuck Peterson	Signature & Date (mm/dd/yy)  07/31/2013
Name & Title of Contact at Grantee Agency (person who can answer questions about the report and program) Michele Boyer, Program Director	Contact Phone (with area code) 612-236-9526

PART 6: Annual Certification of Continued Usage for HOPWA Facility-Based Stewardship Units (ONLY)

The Annual Certification of Usage for HOPWA Facility-Based Stewardship Units is to be used in place of Part 7B of the CAPER if the facility was originally acquired, rehabilitated or constructed/developed in part with HOPWA funds but no HOPWA funds were expended during the operating year. Scattered site units may be grouped together on one page.

Grantees that used HOPWA funding for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for HOPWA eligible individuals for at least ten (10) years. If non-substantial rehabilitation funds were used they are required to operate for at least three (3) years. Stewardship begins once the facility is put into operation.

Note: See definition of Stewardship Units.

1. General information

HUD Grant Number(s) MNH03F001 MN46H99F001	Operating Year for this report From (6/1/2012) To (5/31/2013) Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input checked="" type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name	Date Facility Began Operations (mm/dd/yy) 3/2/2011

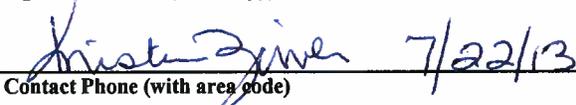
2. Number of Units and Non-HOPWA Expenditures

Facility Name: Martin Luther King Court	Number of Stewardship Units Developed with HOPWA funds	Amount of Non-HOPWA Funds Expended in Support of the Stewardship Units during the Operating Year
Total Stewardship Units (subject to 3- or 10- year use periods)	8	95,144.07

3. Details of Project Site

Project Sites: Name of HOPWA-funded project	Martin Luther King Court
Site Information: Project Zip Code(s)	55104
Site Information: Congressional District(s)	MN-004
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list <input checked="" type="checkbox"/> Not confidential; information can be made available to the public
If the site is not confidential: Please provide the contact information, phone, email address/location, if business address is different from facility address	YWCA St. Paul 375 Selby Avenue St. Paul, MN 55102 Kzimba@ywcaofstpaul.org 651-222-3741

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
Name & Title of Authorized Official of the organization that continues to operate the facility: Kristine Zimba, YWCA St. Paul, Director of Housing & Supportive Services	Signature & Date (mm/dd/yy)  7/22/13
Name & Title of Contact at Grantee Agency (person who can answer questions about the report and program)	Contact Phone (with area code)

End of PART 6

PART 6: Annual Certification of Continued Usage for HOPWA Facility-Based Stewardship Units (ONLY)

The Annual Certification of Usage for HOPWA Facility-Based Stewardship Units is to be used in place of Part 7B of the CAPER if the facility was originally acquired, rehabilitated or constructed/developed in part with HOPWA funds but no HOPWA funds were expended during the operating year. Scattered site units may be grouped together on one page.

Grantees that used HOPWA funding for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for HOPWA eligible individuals for at least ten (10) years. If non-substantial rehabilitation funds were used they are required to operate for at least three (3) years. Stewardship begins once the facility is put into operation.

Note: See definition of Stewardship Units.

1. General information

HUD Grant Number(s) MN1103F001	Operating Year for this report From (mm/dd/yy) To (mm/dd/yy) <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input checked="" type="checkbox"/> Yr 10;
Grantee Name Lydia Apartments	Date Facility Began Operations (mm/dd/yy) November 1, 2003

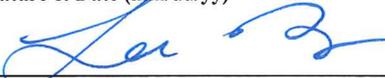
2. Number of Units and Non-HOPWA Expenditures

Facility Name: Lydia Apartments	Number of Stewardship Units Developed with HOPWA funds	Amount of Non-HOPWA Funds Expended in Support of the Stewardship Units during the Operating Year
Total Stewardship Units (subject to 3- or 10- year use periods)	6	\$45,722.45 total rent received \$15,096.45 resident rent recieved \$30,676 MPHA subsidy rent payment

3. Details of Project Site

Project Sites: Name of HOPWA-funded project	Lydia Apartments
Site Information: Project Zip Code(s)	55403
Site Information: Congressional District(s)	5th
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list <input checked="" type="checkbox"/> Not confidential; information can be made available to the public
If the site is not confidential: Please provide the contact information, phone, email address/location, if business address is different from facility address	

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
Name & Title of Authorized Official of the organization that continues to operate the facility: Lee Blons-Executive Director	Signature & Date (mm/dd/yy)  07/29/13
Name & Title of Contact at Grantee Agency (person who can answer questions about the report and program) Lee Blons-Executive Director	Contact Phone (with area code) 651-789-6260

End of PART 6

PART 6: Annual Certification of Continued Usage for HOPWA Facility-Based Stewardship Units (ONLY)

The Annual Certification of Usage for HOPWA Facility-Based Stewardship Units is to be used in place of Part 7B of the CAPER if the facility was originally acquired, rehabilitated or constructed/developed in part with HOPWA funds but no HOPWA funds were expended during the operating year. Scattered site units may be grouped together on one page.

Grantees that used HOPWA funding for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for HOPWA eligible individuals for at least ten (10) years. If non-substantial rehabilitation funds were used they are required to operate for at least three (3) years. Stewardship begins once the facility is put into operation.

Note: See definition of Stewardship Units.

1. General information

HUD Grant Number(s) MN46H01F001 MNH02F001 MNH03F001	Operating Year for this report From (mm/dd/yy) To (mm/dd/yy) <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input checked="" type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name Catholic Charities of the Archdiocese of St. Paul and Minneapolis	Date Facility Began Operations (mm/dd/yy) 10/01/2004

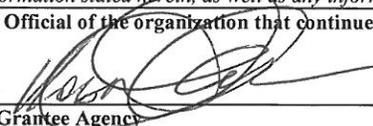
2. Number of Units and Non-HOPWA Expenditures

Facility Name: St. Christopher Place	Number of Stewardship Units Developed with HOPWA funds	Amount of Non-HOPWA Funds Expended in Support of the Stewardship Units during the Operating Year
Total Stewardship Units (subject to 3- or 10- year use periods)	6	\$29,788.00

3. Details of Project Site

Project Sites: Name of HOPWA-funded project	St. Christopher Place
Site Information: Project Zip Code(s)	55102
Site Information: Congressional District(s)	District 4
Is the address of the project site confidential?	<input checked="" type="checkbox"/> Yes, protect information; do not list <input type="checkbox"/> Not confidential; information can be made available to the public
If the site is not confidential: Please provide the contact information, phone, email address/location, if business address is different from facility address	651-647-2371 286 Marshall Ave., St. Paul, MN 55102

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
Name & Title of Authorized Official of the organization that continues to operate the facility: Robin Tushaus, Program Manager	Signature & Date (mm/dd/yy)  7/19/2013
Name & Title of Contact at Grantee Agency (person who can answer questions about the report and program) Robin Tushaus, Program Manager	Contact Phone (with area code) 651-647-2371

End of PART 6

Minneapolis Section 108 Guaranteed Loan Summary

Section 108 Loan Summary

Project Description		CDBG \$				Eligible Activity	National Objective		Jobs					Housing	LMA	SBA
Project Number	Project	108 Loan Amount	EDI Amount	Other CDBG \$	Total CDBG Assistance	HUD Matrix Code	HUD Nat'l. Objective	Has Nat'l. Objective Been Met	FTE Jobs proposed in 108 application	Total Actual FTE Jobs Created	Number Held by/Made Available to Low/Mod	Percent Held by/ Made Available to Low/Mod	Presumed Low/Mod Benefit (P) or Empowerment Zone (EZ)	Total Housing Units Assisted	% Low/Mod in Service Area	Slum / Blight Area (Y/N)
B-98-MC-27-0003	Heritage Park	\$3,900,000			\$3,900,000	12	LMI; SBA	Underway					EZ	450	83%	Y