

TOTAL APPLICANTS JANUARY 2017

PROJECT/PROGRAM	1 BR	2 BR	3 BR	4 BR	5 BR	62+*
PUBLIC HOUSING APPLICANTS						
EMPIRE	570					13
WILSON	507					5
FAMILY HOUSING		1300	336	195	34	15
SECTION 8 NEW CONSTRUCTION						
GERMAIN TOWERS	815					32
GRACE MCDOWALL	986					22
NORTHWAY TH		1394	831			33-2BR/2 3BR
AFFORDABLE HOUSING						
EASTWOOD	282	26				29-1BR/1 2BR
TAX CREDITS						
BROWNSTONES		933	419			17-1BR/7 2BR
CREEKS		768	392			12-1BR/4 2BR
RIVERSIDE	13	5				6-1BR/4 2BR
SWISSHELM ONE/TWO		61	55			0-2BR/1 3BR
WESTWOOD ONE/TWO		34	24			1-2BR/0 3BR
* 62+ included in total numbers						
TOTALS	3,173	4,521	2,057	195	34	174

ADDITIONAL

Hsg Choice Voucher	511	46
[Top of List Ltr Mailed]	4	
[Searching for Unit]	15	
[Processing Applicant]	7	
SPECIAL PROGRAMS	26 (+ 5 VASH)	

Total = 14,273 members
8,050 adults; 6,223 minors

Total Applications – 10,522
 Single Households – 2,220
TOTAL UNIQUE APPLICATIONS – 4,811

ANNUAL REPORT 2016

CAPITAL IMPROVEMENT PROJECTS

Significant projects during 2016 were as follows:

1. Fire alarm system replacement at Empire and Wilson Apartments. The cost for this project was approximately \$230,000 and paid for with HUD's Capital Fund Program (CFP), which is an annual grant for Public Housing capital improvements.
2. Water heater replacement at Empire and Wilson Apartments. The cost for this project was approximately \$127,000 and paid for by the CFP.
3. Common area carpet replacement at Empire and Wilson Apartments. The cost for this project was approximately \$36,000 and paid for by the CFP (\$25,000) and operating funds (\$11,000).
4. Landscaping at Empire Apartments. The cost for this project was approximately \$30,000 and paid for by the CFP.
5. Parking lot maintenance at all properties. The cost for this project was approximately \$60,000 and paid for by each individual property's operating funds.
6. Kitchen and bathroom cabinet replacement at four Public Housing scattered site homes. The cost for this project was approximately \$28,000 and paid for out of operating funds.
7. Restoration at a Public Housing scattered site home that incurred fire damage in July. The total cost for this project was approximately \$85,000. All but the \$5,000 deductible was reimbursed by the HRA's insurance carrier.

NEIGHBORHOOD PROGRAMS

CDBG Homeowner Housing Rehabilitation Program:

The CDBG Rehab Loan Program provides a deferred loan (no payment – no interest) for a period of 30 years or whenever the owner sells the home. The loan is for low-to-moderate income homeowners for home improvements directly affecting the safety, habitability, energy efficiency and accessibility of their homes. The maximum loan amount is \$25,000. The loans are funded by a Federal CDBG grant that the City receives and then awards to the HRA. The HRA was awarded \$235,035 in program year 2015 and \$237,014 in program year 2016. In 2016 there were 12 projects completed and 9 are currently in process. Total 2016 program expenses were approximately \$234,350. There were 3 loan repayments (program income) totaling \$50,362.

CDBG Acquisition/Demo Program:

\$150,000 was awarded from the City for this program in 2015. Two blighted homes were purchased and demolished. One lot was transferred to Habitat for Humanity and the second lot will be transferred in 2017. A total of \$154,665 was spent on this program. \$4,665 in program income from the rehab loan program above was reallocated to this program to close it out.

St. Cloud Fix Up Loan Program

In October of 2014, the St. Cloud HRA Board of Commissioners approved the St. Cloud Fix Up Loan Program. A total of \$300,000 was set aside for this program. In 2016 the program was funded an additional \$50,000 from the tax levy.

The St. Cloud Fix Up Loan Program provides a deferred loan (no payment – no interest) for a period of 15 years or whenever the owner sells the home or it ceases to be their primary residence. The loan is for homeowners with an income of 85% Area Median Income or lower to make home improvements directly affecting the safety, habitability, energy efficiency and accessibility of their homes. The maximum loan is \$20,000. In 2016 there were 8 loans completed and 2 loans near completion with this program. There is currently \$920 in program funds available so no additional loans are planned at this time.

MN Housing Rehab Loan Program:

The MN Housing Rehab Loans are used to provide rehabilitation money to single family homes. Primary goals are to improve the health, safety and weatherization and provide accessibility improvements. The loan is for homeowners with extremely low income (30% of the Minneapolis/St. Paul area median). The maximum loan amount is \$27,000. The loans are forgiven if the applicants live in the home for a period of 15 years, or if the property is a mobile home the loan is forgiven in 10 years. This is the only program that offers assistance to mobile homes. There was one loan completed in 2016, due primarily to a lack of bidders for this rehab work. We currently have a waiting list with 10 applicants for this program.

Homestead Incentive Program

Each homebuyer may receive up to \$3,000 to be used for down payment, closing costs, pre-pays or go towards the purchase of the home. This loan is interest free and payment free but not forgiven, it runs co-terminus with the first mortgage and is due and payable at time of sale, refinance, if the home ceases to be the primary residence of the homeowner, or when the first mortgage term ends.

The home must be in a Core Neighborhood of St. Cloud and be homesteaded by the buyer at time of purchase and at least half of the down payment required by the first mortgage financier must come from the homebuyer. Between 2014 and 2016, the Board has approved allocations of \$233,000. There is currently \$84,162 available in program funds.

The Income Guidelines are:

Households of 1-2 persons = \$73,900

Households of 3 + persons = \$84,985

There were 29 households assisted with this program in 2016 and there is one currently in process.

Neighborhood Stabilization Program:

A total of \$1.9 million in Federal Neighborhood Stabilization funds were awarded through MN Housing for the purchase and rehabilitation of foreclosed properties. Central MN Habitat for Humanity was a sub-recipient of \$600,000 of the award. All program funds have been obligated and spent in past years; however as program income is received it can be utilized for new loans or other authorized activities. During 2016, three blighted properties were purchased. Two have been demolished and the third will be evaluated for demo or rehab in early 2017. All properties are planned to be transferred to Habitat for Humanity in 2017. Three homeowners repaid loans in 2016, totaling approximately \$113,000. There is approximately \$136,000 of program income that can be utilized.

PROPERTY MANAGEMENT AND RENTAL PROGRAMS

Property Management

The rental housing owned by the St. Cloud HRA consists of four funding areas. The four areas are Public Housing, Section 8 New Construction, Affordable and Tax Credit. The overall vacancy rate for 2016 was 2.13%. In 2015 the vacancy rate was 2.45%.

Public Housing

The Public Housing Program was created in 1937 under the Housing Act. Each resident pays 30% of their adjusted income in rent. Public Housing is operated from the rent paid by residents and an operating subsidy from HUD. The Public Housing vacancy rate for 2016 was 2.62%.

The HRA owns and manages 291 units of Public Housing comprised of:

- 89 units at Empire Apartments
- 126 units at Wilson Apartments
- 76 family units, including 40 scattered site homes

In 2016:

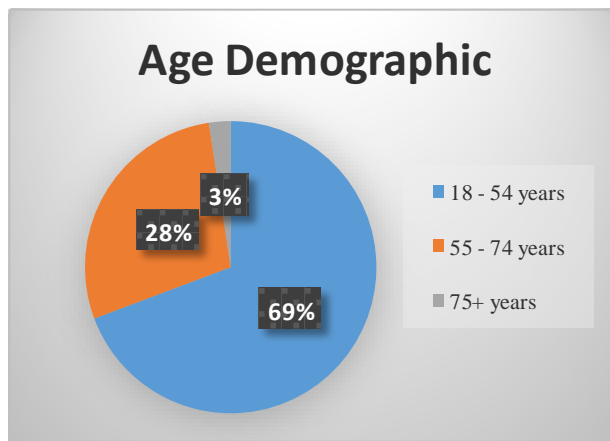
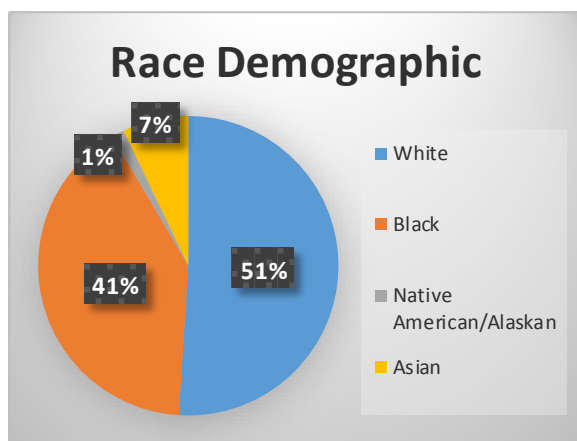
- 1678 applicants were sent out for top of the waiting list selection. Of those, 235 appointments were made.

Head of household race:

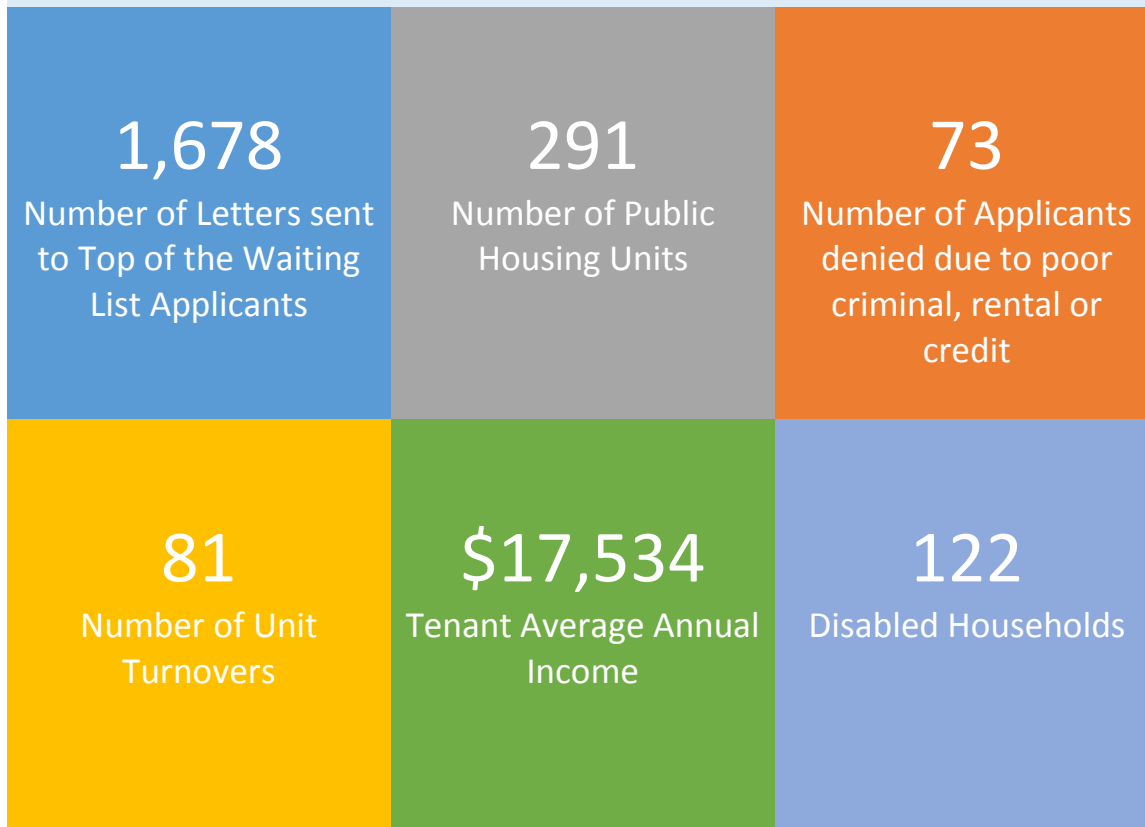
- 51% White, 41% Black, 1% American Indian and 7% Asian
- 54% female head of household
- 42% head of households are disabled
- \$17,534 is the average annual income of Public Housing residents
- Unit turnover: Wilson 33; Empire 25; Scattered Sites 23

Household age demographic:

- 18-54yrs. 69% 55-74yrs 28% 74+yrs 3%
- 0-17yrs. 253 children residing in public housing



Know the Numbers Public Housing 2016



Section 8 New Construction:

The Housing and Community Development Act of 1974 created the Section 8 New Construction Program. Each resident pays 30% of their adjusted income in rent. Each apartment complex has a Housing Assistance Contract with HUD to cover the balance of the rents. The vacancy rate in 2016 for these properties was 1.32%.

The HRA owns and manages 162 units of S8NC comprised of:

- 102 units Grace McDowall Apartments/Northway B Townhomes
- 60 units Germain Towers Apartments

In 2016:

- 850 applicants were sent top of the waiting list letters. Of those, 95 persons responded with follow-up appointments.

Head of household race:

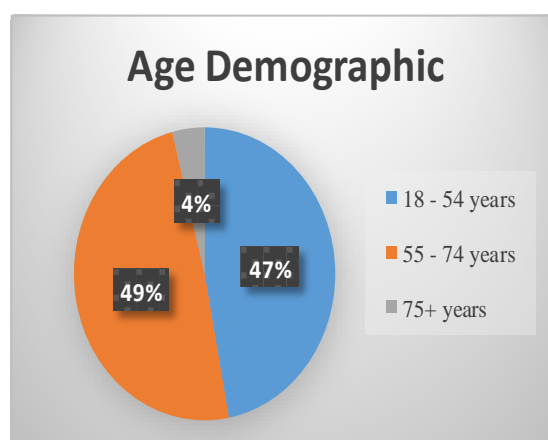
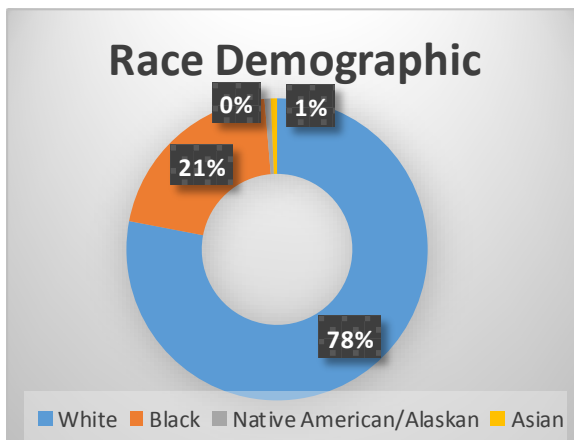
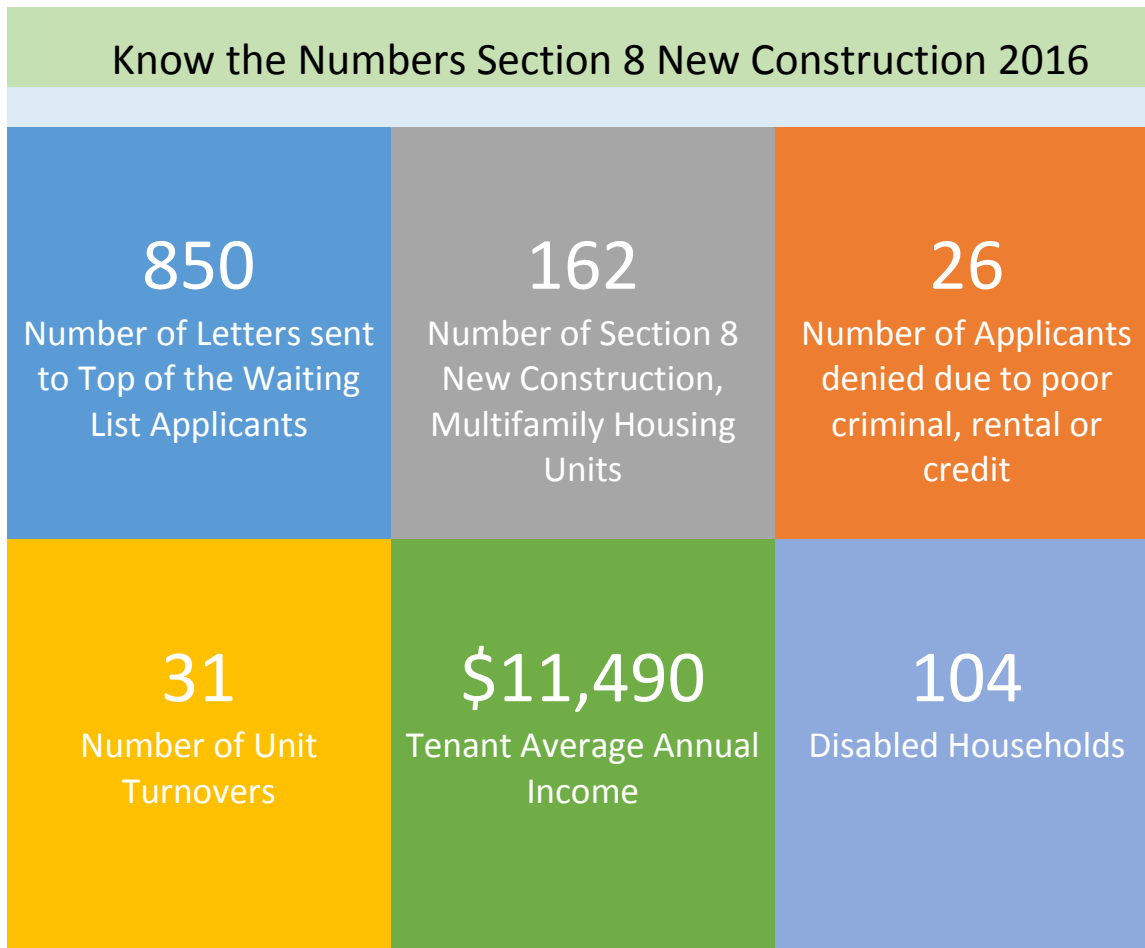
- 77% White, 20% Black, .5% American Indian, .5% Asian, 1% Hawaiian Islander, Other 1%
- 62% female head of households
- 68% head of households are disabled
- \$10,169 is the average annual income of S8NC residents at Germain Towers

- \$12,222 is the average annual income of S8NC residents at Grace McDowall/Northway B
- Unit turnover: Grace/Northway 19; Germain 12

Household age demographic:

0-17yrs. = 30 18-54yrs. 47% 55-74yrs 49% 74+yrs 4%

Between Public Housing and Section 8 New Construction 99 applicants were denied due to one or more of these reasons: 1) Criminal Background 2) Credit History 3) Rental References.



Affordable Housing:

The St. Cloud HRA has two apartment complexes under the Affordable Housing Fund. Rents are set below the fair market rents. The vacancy rate for 2016 was 2.17%.

The HRA owns both properties but Catholic Charities manages Al Loehr:

- 18 units at Eastwood Apartments
- 61 units at Al Loehr Apartments
- Unit turnover: Eastwood 4; Al Loehr 9

Al Loehr Veterans and Community Apartments

Head of Household:

- 66% Male; 34% Female
- 49% Veterans
- Average length of stay is 4 years

Tax Credit:

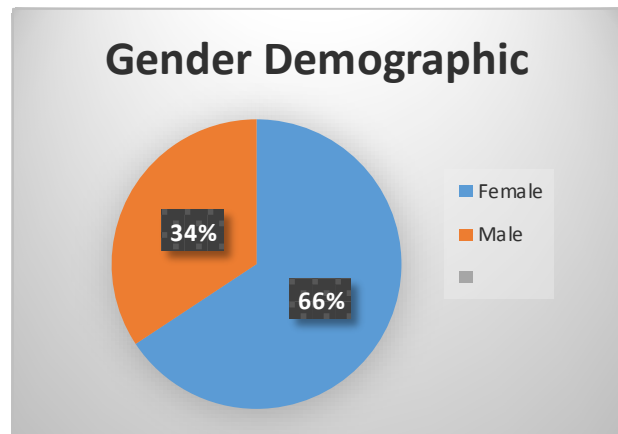
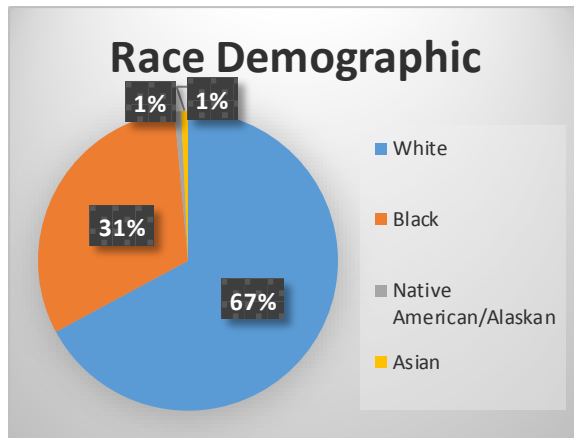
The St. Cloud HRA has seven tax credit properties. These complexes were built under Section 42 of the IRS Housing Tax Credit Regulations. Eligible residents must have incomes at or below for 2 persons \$35,160 and for 3 persons - \$39,540 to rent at a tax credit property. The vacancy rate at the tax credit properties was 2.4% in 2016.

The HRA owns and manages 249 units of Tax Credit housing comprised of:

- 24 units at The Creeks Townhomes
- 12 units at The Brownstones Townhomes
- 32 units at Westwood Village One Apartments
- 32 units at Westwood Village Two Apartments
- 32 units at Swisshelm Village One Apartments
- 32 units at Swisshelm Village Two Apartments
- 85 units at Riverside Apartments

In 2016:

- 66% of tax credit units have female head of household
- Head of household race - 67% White, 31% Black, 1% American Indian, Asian 1%
- Unit turnover: Creeks - 3; Brownstones - 1; Westwood Village One - 6; Westwood Village Two - 8; Swisshelm Village One - 11; Swisshelm Village Two - 14; Riverside - 19



Know the Numbers Tax Credit Properties 2016

1,423

Number of Letters sent
to Top of the Waiting
List Applicants

249

Number of Section 8
New Construction,
Multifamily Housing
Units

10

Number of Applicants
denied due to poor
criminal, rental or
credit

61

Number of Unit
Turnovers

211

Number of Children
housed in Tax Credit
Properties

66

Disabled Households

Housing Choice Voucher Program (HCV) Regular Vouchers

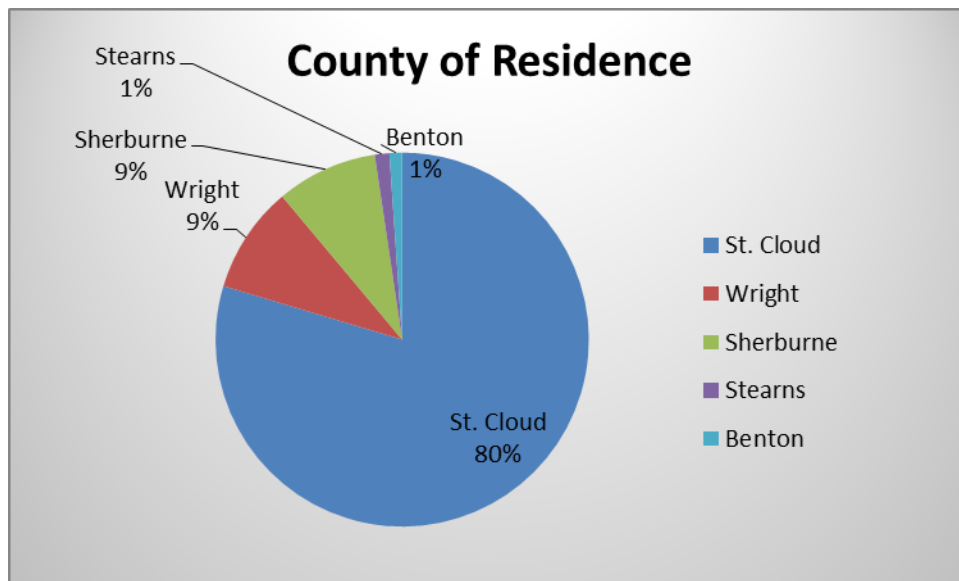
The Housing Choice Voucher Program (HCV) is a HUD funded, locally administered program that helps low-income households affordably rent market-rate housing owned and managed by private landlords. The HRA makes a payment to the landlord that bridges the gap between 30 percent of the tenant's income and the actual rent. The HRA administers 944 Vouchers. This includes 45 Project Based Assistance Vouchers (PBA) and 75 HUD-VASH Vouchers listed later in this report.

- \$4,670,291 was received from HUD for housing assistance payments (HAP)
- \$4,717,213 in HAP (Housing Assistance Payment) was paid to 429 private landlords/property owners.
- \$562,848 was received from HUD for administrative costs.
- Average HAP was \$448.

The waiting list for HCV is currently closed. The approximate wait time is seven years. The next applicants who will be contacted for available vouchers applied to the waiting list in January 2010. There are approximately 511 households on the waiting list.

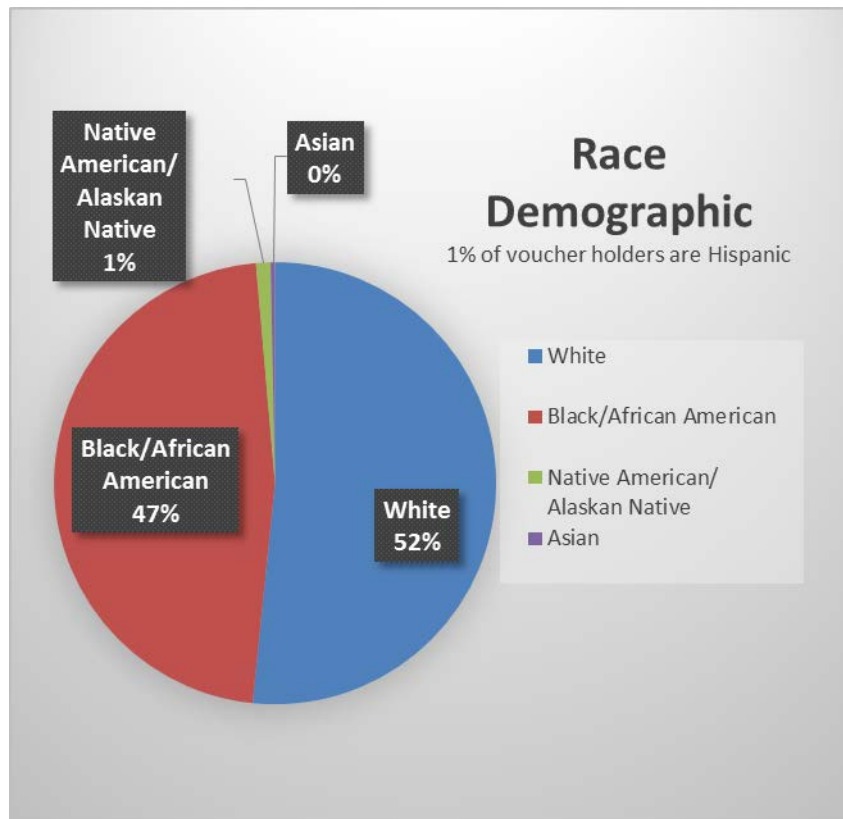
- 691 applicants were contacted to determine eligibility for a voucher in 2016. 90 applicants responded.
- 131 applicants were housed in 2016 (41 were issued vouchers in 2015).

The jurisdiction for the voucher program is the city limits of St. Cloud, and Benton, Sherburne and Wright Counties.



Of the leased vouchers:

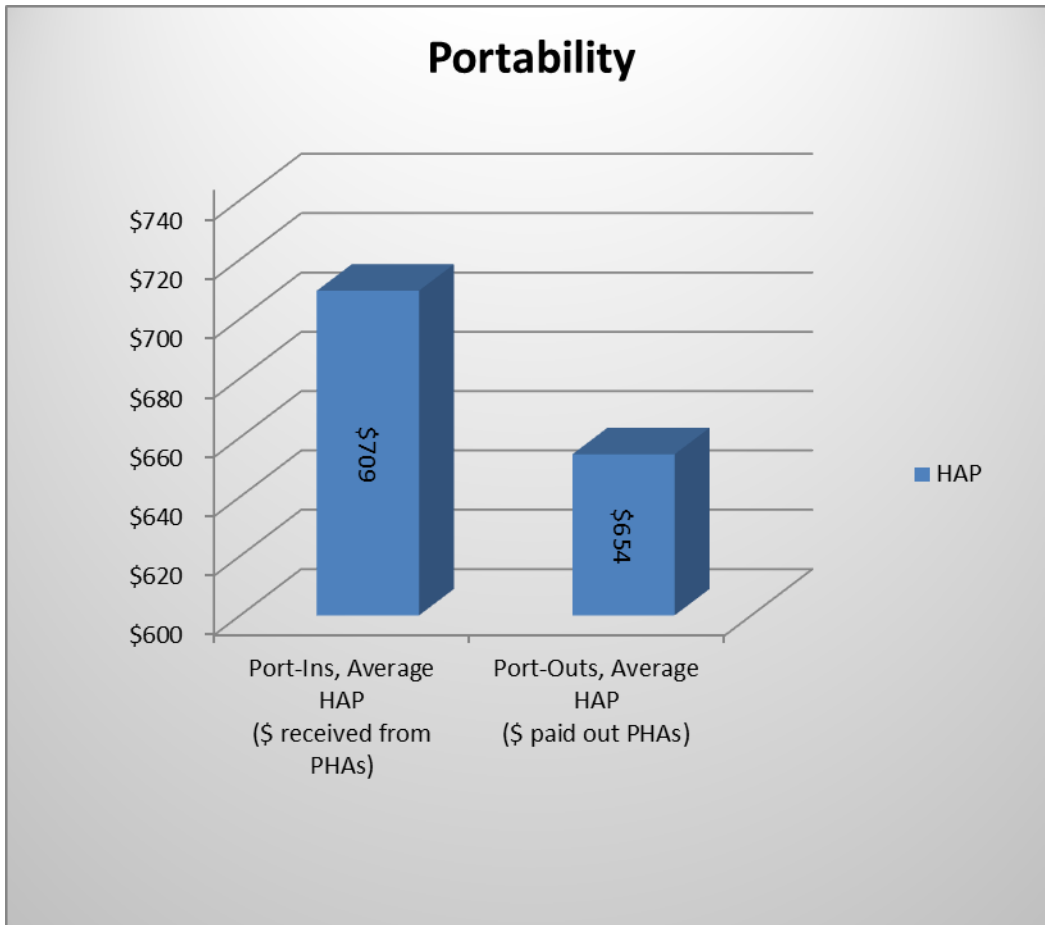
- 45% of households are disabled
- The average household has been on the program 6 years and 5 months
- The average household income is \$15,487
- 45% of household members are age 0-17
- 24% of household members are age 18-35
- 18% of household members are age 36-54
- 6% of household members are age 55-61
- 7% of household members are age 62 and older
- 75% of voucher holders are female
- 80% of household members were eligible citizens in 2016. (83 % of household members were eligible citizens in 2015. 84% of household members were eligible citizens in 2014. 87% of household members were eligible citizens in 2013. 89% of household members were eligible citizens in 2012. 95% of household members were eligible citizens in 2007.)



1% of voucher holders are Hispanic

Portability

Portability provides flexibility to participants to relocate to other areas of the country for family needs.



There are 38 port out vouchers and the average HAP paid for port-out vouchers is \$654 per month. There are 184 port in vouchers and the average HAP received for port-in vouchers is \$709 per month.

Large Families

113 households qualified for a four-bedroom voucher in 2016.

- 2 rent a two-bedroom unit
- 33 rent a three-bedroom unit
- 72 rent a four-bedroom unit
- 6 rent a five-bedroom unit

34 households qualified for a five-bedroom voucher in 2016.

- 6 rent a three-bedroom unit
- 19 rent a four-bedroom unit
- 6 rent a five-bedroom unit
- 2 rent a six-bedroom unit
- 1 rents a seven-bedroom unit

9 households qualified for a six-bedroom voucher in 2016.

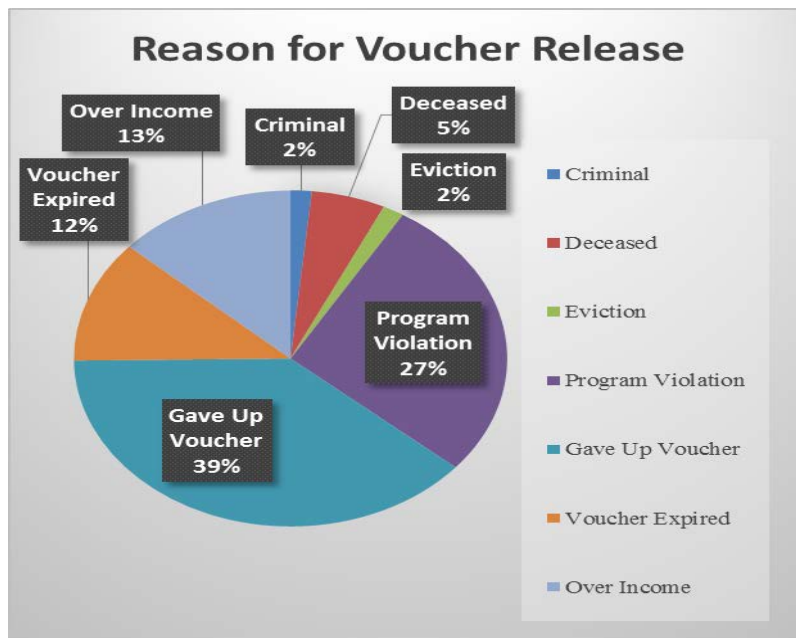
- 7 rent a four-bedroom unit
- 1 rents a five-bedroom unit
- 1 rents a six-bedroom unit

Historical large family voucher statistics:

	Households Qualified for a:		
	4 bedroom voucher	5 bedroom voucher	6 bedroom voucher
2016	113	34	9
2015	79	22	2
2014	75	18	3
2013	49	10	1
2012	63	10	3
2011	51	8	2
2010	37	6	0

Releasers

127 Households left the Housing Choice Voucher Program in 2016.



Project Based Assistance (PBA), included in our total allocation of 944 vouchers

45 vouchers are under contract for PBA. The developments that have approved contracts are:

- Westwood Village Apartments, 8 units.
- Swisshelm Village Apartments One, 8 units.
- Swisshelm Village Apartments Two, 8 units.
- Eastwood Apartments, 4 units
- The Highlands Apartments, 17 units.
- The funds for PBA vouchers are part of the funding received for the total 944 vouchers.

Veterans Affairs Supportive Housing (VASH) Vouchers, included in our total allocation of 944 vouchers

The VASH program combines HCV housing assistance with case management provided by the Department of Veterans Affairs (VA). There are 75 VASH vouchers and they must be used by a homeless veteran that is referred to the HRA by the St. Cloud VA.

- \$292,699 was paid to private landlords/property owners for HAP.

Family Self-Sufficiency (FSS) Program

This program is a collaborative effort with Tri-CAP to promote self-sufficiency among participating households who also receive HCV assistance. Tri-CAP provides employment training to FSS program participants. The program has 6 mandatory slots.

Shelter Plus Care (7 grants have been consolidated to 3 grants)

Shelter Plus care is funded by HUD. The program provides rental assistance to persons who are chronically chemically dependent, seriously mentally ill and chronically homeless. Participants are required to cooperate with support services provided by the Central MN Mental Health Center.

- There are 43 Shelter Plus Care slots and we were able to fill 55 slots due to lower than average HAP expenses.
- \$311,543 was received for HAP. The administrative fee is 8 percent of rental assistance paid per month.

Bridges, Bridges Long-Term Homelessness, Bridges RTC

Both Bridges and Bridges Long-Term Homelessness programs are funded by MN Housing Finance Agency. Qualified persons must have a severe mental illness. Bridges Long-Term Homelessness also requires that households meet the chronic homeless definition. Bridges RTC provides housing assistance for people who are homeless or at significant risk of homelessness upon Anoka Regional Treatment Center at admission or discharge.

- Bridges has 32 slots. Bridges Long-Term Homelessness has 13 slots. Bridges RTC has 3 slots.
- \$167,763 was received for HAP and administrative fees for Bridges.
- \$53,873 was received for HAP and administrative fees for Bridges Long-Term Homelessness.
- \$9,395 was received for HAP and administrative fees for Bridges RTC.
- \$45-60 per month per participant is paid to the HRA for an administrative fee.

CommUNITY

CommUNITY is funded through a grant that is co-sponsored by Benton, Sherburne, Stearns and Wright Counties. Rental assistance is provided to persons with severe mental illness.

- CommUNITY has 16 slots.
- \$90,606 was received for HAP and administrative fees.
- \$300 administrative fee is paid per month regardless of the number of participants.

ACT Housing (f.k.a. Phase I Program)

ACT Housing provides rental assistance for persons being released from state hospitals and those that would have been served by state hospitals

- ACT Housing has 9 slots.
- \$31,083 was received for HAP and administrative fees.
- \$40 per month per participant is paid to the HRA for administrative fee.