

SEMAP (Section Eight Management Assessment  
Program) and  
PHAS (Public Housing Assessment  
System) St. Cloud HRA Scores

	SEMAP	PHAS
2020* same score as 12/31/2018 due to Covid-19	100	97
2019	100	95
2018	100	97
2017	100	97
2016	100	97
2015	100	98
2014	97	97
2013	100	97
2012	97	96
2011	100	93
2010	100	93
2009	99	91
2008	100	91
2007	90	91
2006	90	87 (standard)
2005		
2004	100	
2003	100 (1 <sup>st</sup> )	High Performer
2002	High Performer	94
2001	High Performer	
2000	High Performer (90%+)	60

Standard – 60/89  
High Performer – 90/100

**TOTAL WAIT LIST APPLICANTS**

**January 2022**

PROJECT/PROGRAM	1 BR	2 BR	3 BR	4 BR	5 BR	62+*
<b>PUBLIC HOUSING APPLICANTS</b>						
EMPIRE	1677					47
WILSON	1892					27
FAMILY HOUSING		1118	1177	328	86	
<b>SECTION 8 NEW CONSTRUCTION</b>						
GERMAIN TOWERS	2861					94
GRACE MCDOWALL	3237					121
NORTHWAY TH		1316	1566			59-2BR/17-3BR
<b>AFFORDABLE HOUSING</b>						
Al Loehr	66					6
EASTWOOD	1176	48				94-1BR/1 2BR
<b>TAX CREDITS</b>						
BROWNSTONES		1951	977			32-2BR/10 3BR
CREEKS		1728	441			29-2BR/4 3BR
RIVERSIDE	21	3				9-1BR/3 2BR
SWISSHELM ONE/TWO		153	393			5-2BR/6 3BR
WESTWOOD ONE/TWO		84	58			2-2BR/0 3BR
* 62+ included in total numbers						
<b>TOTALS</b>	10,938	6,401	4612	328	86	490

**ADDITIONAL**

Hsg Choice Voucher	386	43
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The one bedroom waiting lists may have duplicate applicants as an individual can apply to more than one list.

## **Voucher Programs**

The voucher programs department administers 950 Housing Choice Vouchers which includes 75 HUD-Veterans Affairs Supportive Housing (VASH) Vouchers and 28 Project-Based Assistance Vouchers; 39 HUD Mainstream Vouchers; 48 HUD Emergency Housing Vouchers; up to 25 HUD Foster Youth Initiative (FYI) Vouchers; 50 HUD Continuum of Care (CoC) Vouchers; 37 Minnesota Housing Bridges Certificates; 2 Minnesota Housing Bridges Regional Treatment Center (RTC) Certificates; 22 CommUNITY Mental Health Initiative (CAMHI) Certificates; 9 Assertive Community Treatment (ACT) Certificates; 21 Bridges Region 7E Certificates.

All of these voucher and certificate programs provide rental assistance for households renting from private landlords.

### **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.

- \$5,588,789 was received from HUD for housing assistance payments (HAP). The HRA had cash HAP reserves of approximately \$409,000, which is why the HUD HAP revenue received during 2021 is so much less than the HAP paid out to landlords.
- \$6,069,513 in HAP (Housing Assistance Payment) was paid to 327 private landlords.
- \$850,791 was received from HUD for administrative costs.
- Average HAP was \$560.

The waiting list for HCV is currently closed.

- 271 (including Mainstream eligible) applicants were contacted to determine eligibility for a voucher in 2021. 106 applicants responded.
- 42 applicants were housed in 2021.

### **Project Based Assistance (PBA), included in our total allocation of 950 vouchers**

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

- Westwood Village Apartments One, 8 units.
- Swisshelm Village Apartments One, 8 units.
- Swisshelm Village Apartments Two, 8 units.
- Eastwood Apartments, 4 units.

### **Veterans Affairs Supportive Housing (VASH) Vouchers, included in our total allocation of 950 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.

- \$309,593 was paid to private landlords/property owners for HAP.

In 2018 the HRA was selected as one of two housing authorities in the country to participate in a HUD-VASH Continuum Pilot Program. Three of our 75 VASH vouchers were designated to the VASH Continuum Pilot Program. This program serves homeless veterans with other than dishonorable discharge who are not eligible for VA services. In 2021 the VA expanded the eligibility criteria for the standard VASH program to include this population and the VASH Continuum Pilot Program as dissolved.

61 VASH vouchers were under lease at the end of 2021.

### **Mainstream Vouchers**

The HRA was awarded 30 Mainstream Vouchers in November 2019 and 9 additional vouchers in 2020. These vouchers are for non-elderly persons with disabilities. Non-elderly persons with disabilities will receive a preference if they are:

- Transitioning out of institutional and other segregated settings
- At serious risk of institutionalization
- Currently experiencing homelessness
- Previously experienced homelessness and currently a client in a permanent supporting housing or rapid rehousing project
- At risk of experiencing homelessness

34 Mainstream Vouchers were under lease at the end of 2021.

### **Foster Youth to Independence Initiative (FYI) Vouchers**

At the end of 2019, the HRA was awarded up to a maximum of 25 FYI Vouchers. These vouchers are for youth who are at least 18 years of age, left foster care or will leave foster care, at risk of homelessness or are homeless. The HRA has partnered with Stearns, Benton and Sherburne Counties who will make referrals for the program and provide support services to the voucher holders.

We continue to collaborate with partnering counties to admit eligible youth to the program. 1 FYI voucher was under lease at the end of 2021.

### **Emergency Housing Vouchers (EHV)**

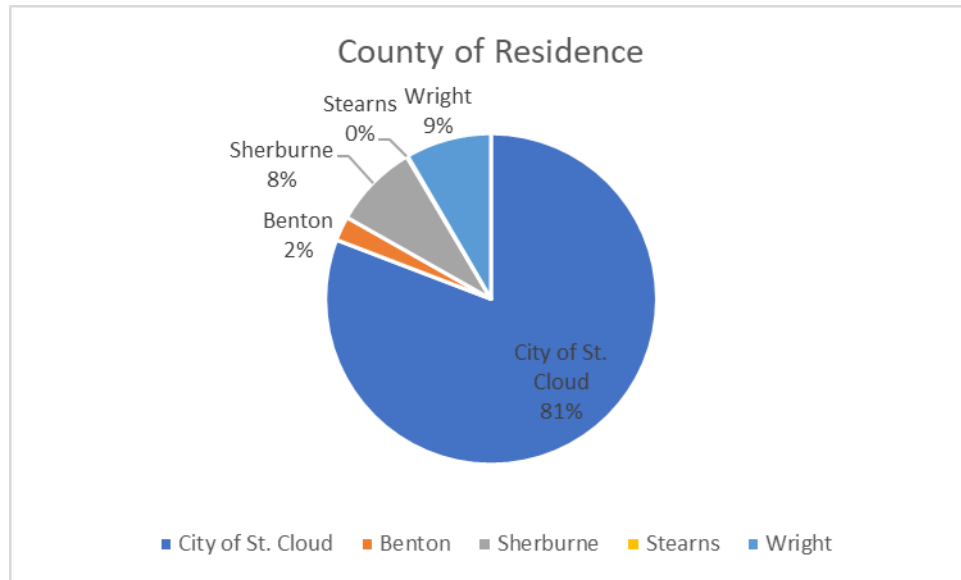
Effective July 1, 2021 the HRA was awarded 48 EHVs. The American Rescue Plan Act of 2021 (ARP) provides administrative fees and funding for the vouchers. The HRA has a partnership with the Central Minnesota Continuum of Care (CoC), Stearns County Human Services, Anna Marie's Alliance, Terebinth and Lutheran Social Services Savings Grace for the administration of EHVs.

Eligible individuals or families must meet one of the following criteria in addition to the eligibility criteria of the standard HCV program:

- Homeless
- At risk of becoming homeless
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking
- Recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability as determined by the CoC

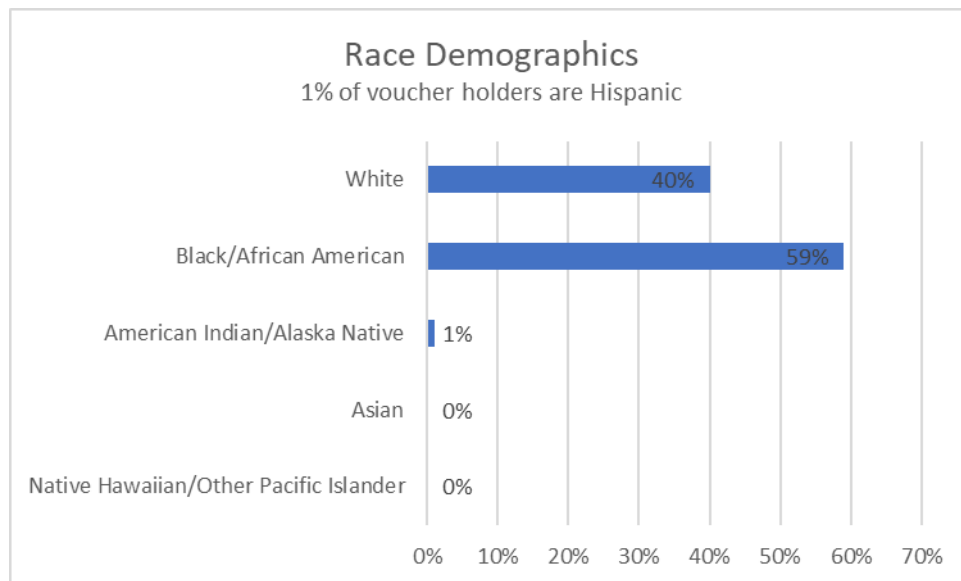
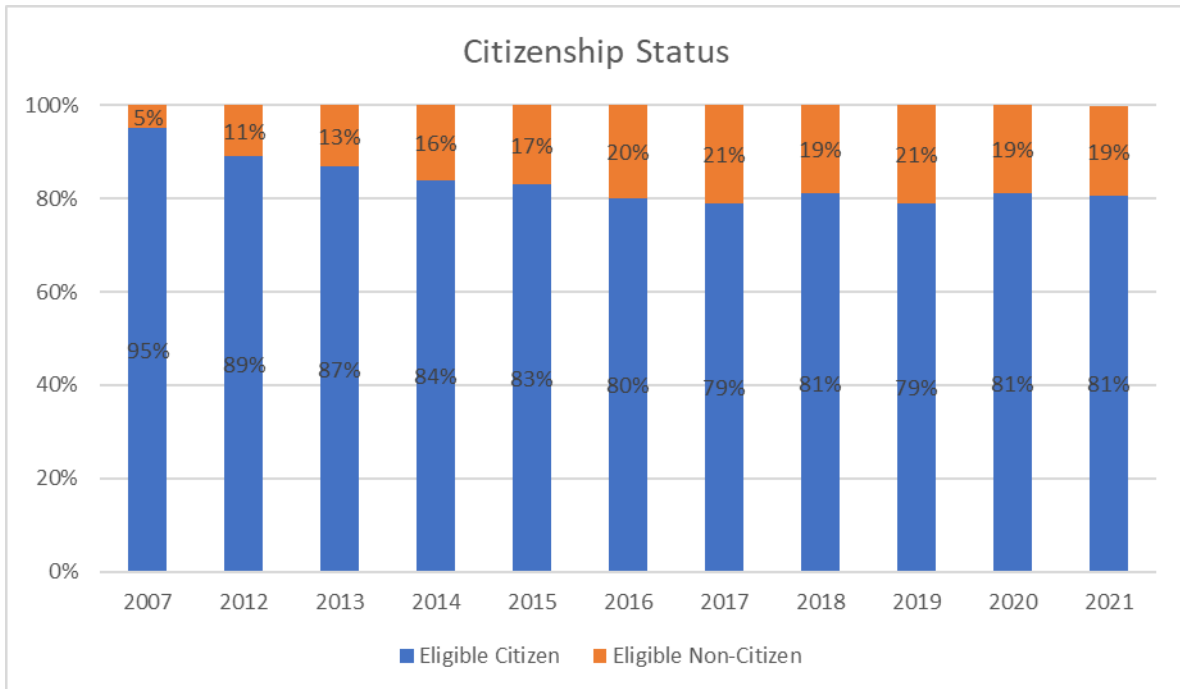
23 EHV's were under lease at the end of 2021.

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



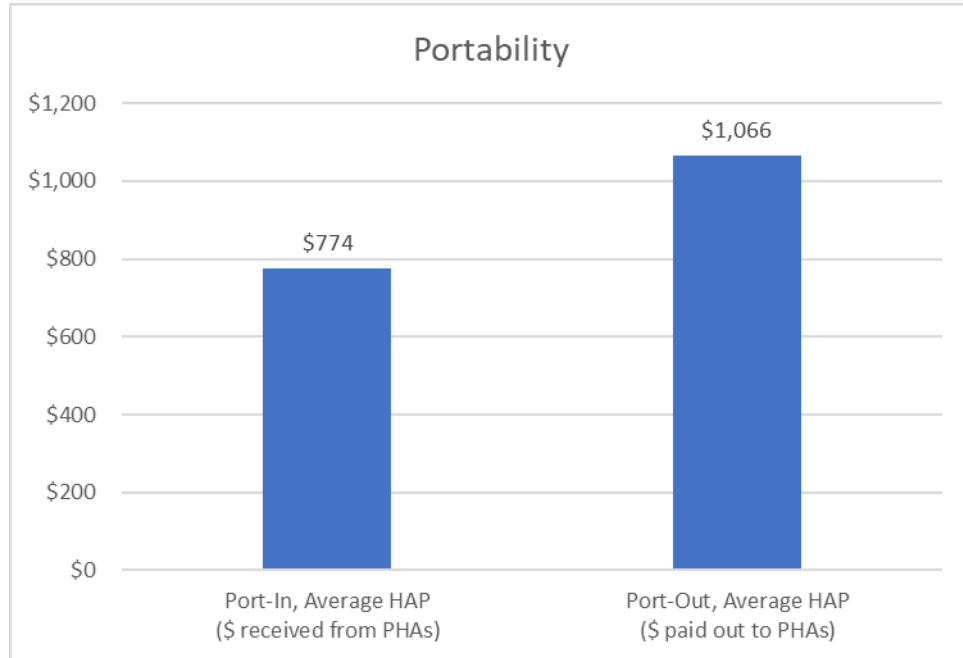
Of the leased vouchers (including port in vouchers):

- 44% of households are disabled
- The average household has been on the program 7 3/4 years
- The average household size is 3 members per family
- The average household income is \$17,874
- 53% of household members are age 0-17
- 18% of household members are age 18-35
- 17% of household members are age 36-54
- 5% of household members are age 55-61
- 7% of household members are age 62 and older
- 80% of voucher holders are female
- 208 voucher holders pay more than 30% of their monthly adjusted income for rent

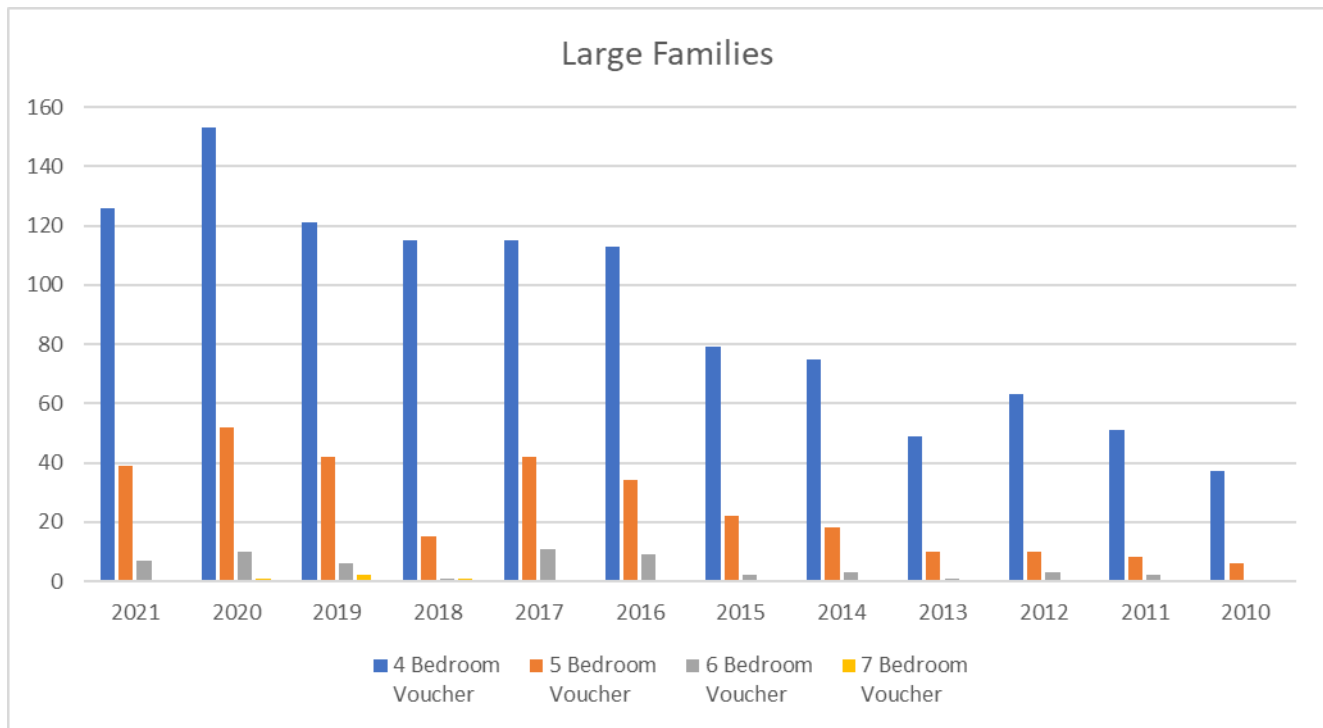


## Portability

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

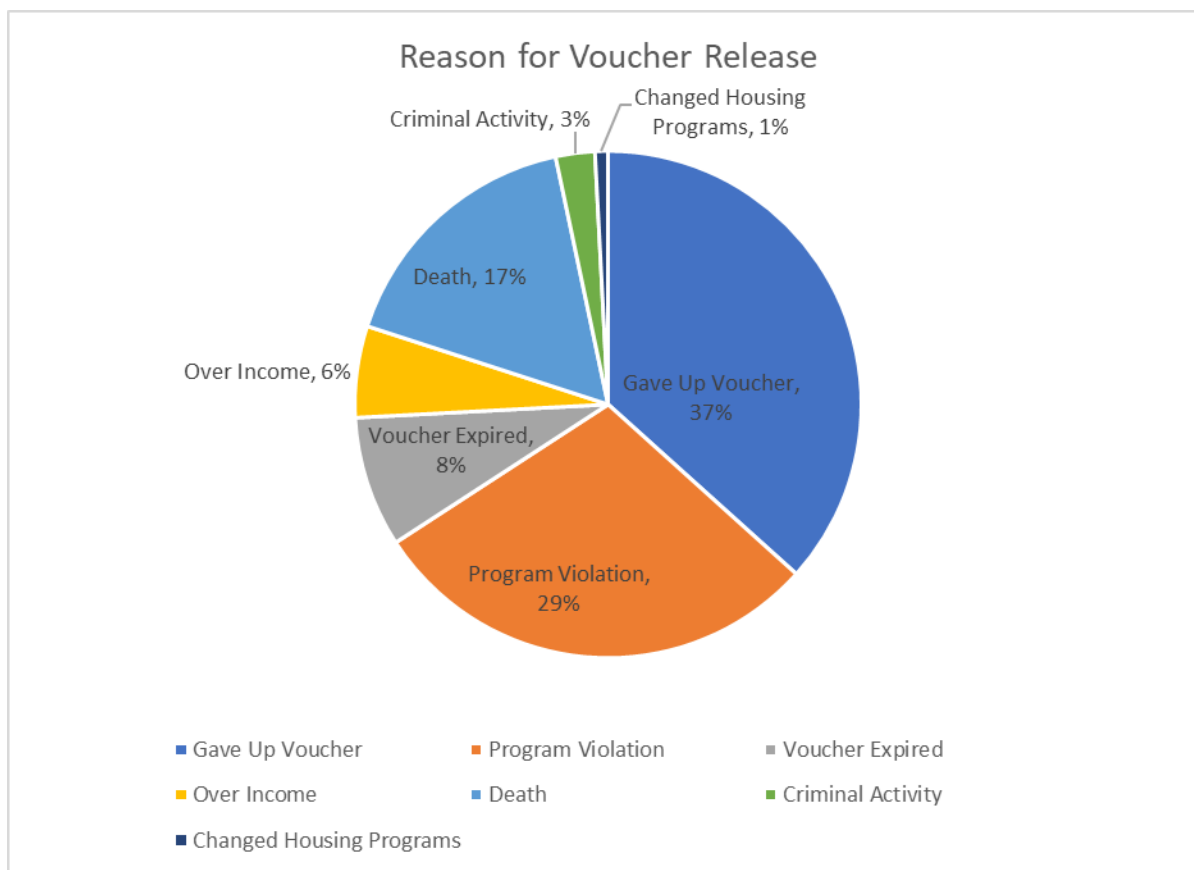


As of December 31, 2021, there were 39 port out vouchers and 110 port in vouchers.



## **Releasers**

120 Households left the Housing Choice Voucher Program in 2021.





### **Incentive Payments for New Landlords**

The CARES Act allows for the HRA to make incentive payments to new landlords to increase participation in the HCV Program. Landlords who have not had a participating unit in the HCV Program since April 1, 2018 are eligible for a one-time incentive payment based on the number of bedrooms in their rental unit. In 2021, 9 payments totaling \$10,500 were made to new landlords. The average payment per landlord was \$1,167.

In addition to paying incentive payments to landlords new to the HCV program, the HRA used CARES Act funds to make retention payments to existing landlords. The HRA paid \$199 per unit with a qualifying voucher under lease during May 2021. Qualifying vouchers are HCV, PBA, VASH, and FYI. December 29, 2021 the HRA made 262 payments totaling \$219,099.

The funds for incentive and retention payments have been exhausted.

### **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.

### **HUD Continuum of Care (CoC) Rental Assistance (formerly Shelter Plus Care)**

HUD CoC Rental Assistance 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 50 HUD CoC Rental Assistance slots.
- \$305,908 was received for HAP. The administrative fee is 8 percent of rental assistance paid per month.

### **Central Minnesota Beyond Backgrounds**

Beyond Backgrounds is a program that provides incentive and support to landlords who are willing to rent to someone with barriers in their background (i.e. criminal, credit or rental history).

When a landlord participates in the program, they have access to up to \$2,000 of free insurance in certain circumstances such as damages to the dwelling unit, unpaid rent at the end of the lease term or court filing fees if an eviction is pursued beyond what is covered by the security deposit.

The HRA was awarded 10 slots for this program in November 2020. Three referrals were made in 2021. The program ended December 31, 2021.

### **Bridges and Bridges Regional Treatment Center (RTC)**

Bridges and Bridges RTC programs are funded by Minnesota Housing. Qualified persons must have a severe mental illness. Support services are provided by Catholic Charities Hope Community Support Program.

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. Support services are provided by the Assertive Community Treatment Teams of Central MN Mental Health Center.

- Bridges has 37 slots. Bridges RTC has 2 slots.
- \$212,516 was received for HAP and administrative fees for Bridges.
- \$5,693 was received for HAP and administrative fees for Bridges RTC.
- \$53-68 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 County's Mental Health Initiative. Rental assistance is provided to persons with severe persistent mental illness. Support Services are provided by Catholic Charities Hope Community Support Program.

- \$156,924 was received for HAP and administrative fees and served 22 households.
- \$500 administrative fee is paid per month regardless of the number of participants.

### **ACT Housing (formerly 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. Support services are provided by the Assertive Community Treatment Teams of Central MN Mental Health Center.

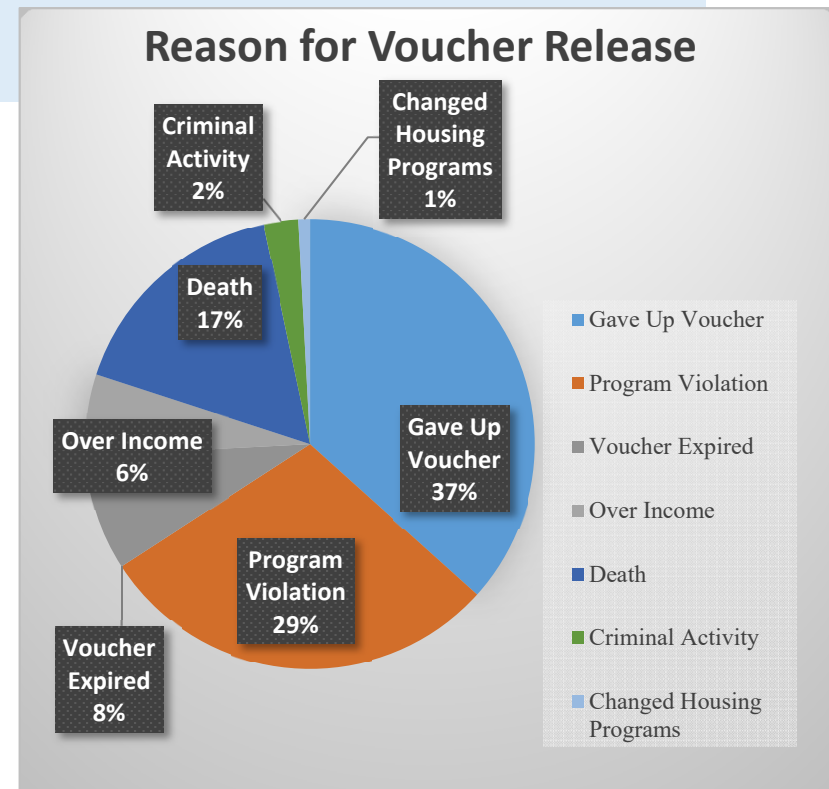
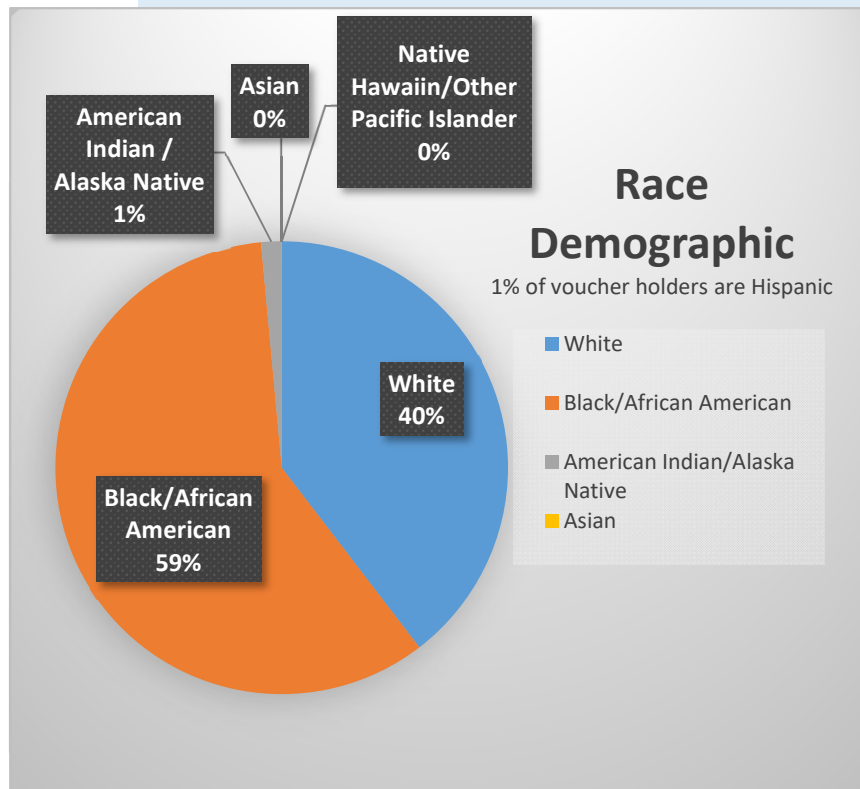
- \$39,365 was received for HAP and administrative fees to serve 9 households.
- \$40 per month per participant is paid to the HRA for administrative fee.

### **Bridges Region 7E**

Bridges Region 7E functions the same as the Bridges Program the HRA administers for our agency's jurisdiction. Bridges Region 7E was formerly administered by the Mora HRA. The Mora HRA did not apply to renew their Bridges Grant for the biennium July 1, 2021 through June 30, 2023. Minnesota Housing asked the HRA to administer the rental assistance dollars from September 1, 2021 through June 30, 2023. Region 7E covers Mille Lacs, Kanabec, Isanti, Pine and Chisago Counties and the Mille Lacs Band of Ojibwe. The total grant for housing assistance and administrative fees is \$284,626 to serve 21 households.

## Know the Voucher Numbers 2021

<b>950</b> Number of Vouchers including Project Based Assistance (PBA) and HUD-VASH	<b>\$6,069,513</b> Amount of Housing Assistance paid in 2021	<b>327</b> Number of private property owners/managers who accepted vouchers in 2021
<b>\$560</b> Average Housing Assistance paid per household in 2021	<b>\$ 17,874</b> Tenant Average Annual Income	<b>5,488</b> Number of individuals housed with assistance from the voucher program



## 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 2021 was 1.16%. In 2020 the overall vacancy rate was 2.05%.

### 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 2021 was 1.62%. In 2020 the Public Housing vacancy rate was 1.31%. Slight increase due to the Empire fire.

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

- 89 units at Empire Apartments, built in 1971
- 126 units at Wilson Apartments, built in 1971
- 76 family units, including 40 scattered site homes, built 1955 to 1992

In 2021:

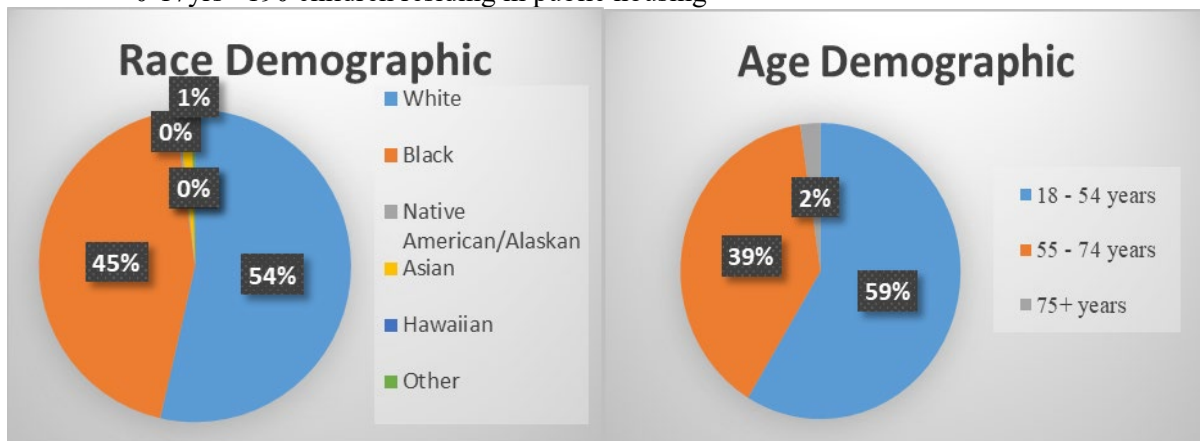
- 750 applicants were sent out for top of the waiting list selection. Of those, 71 applications were processed. This is a 11% response rate to letters sent.

Head of household race:

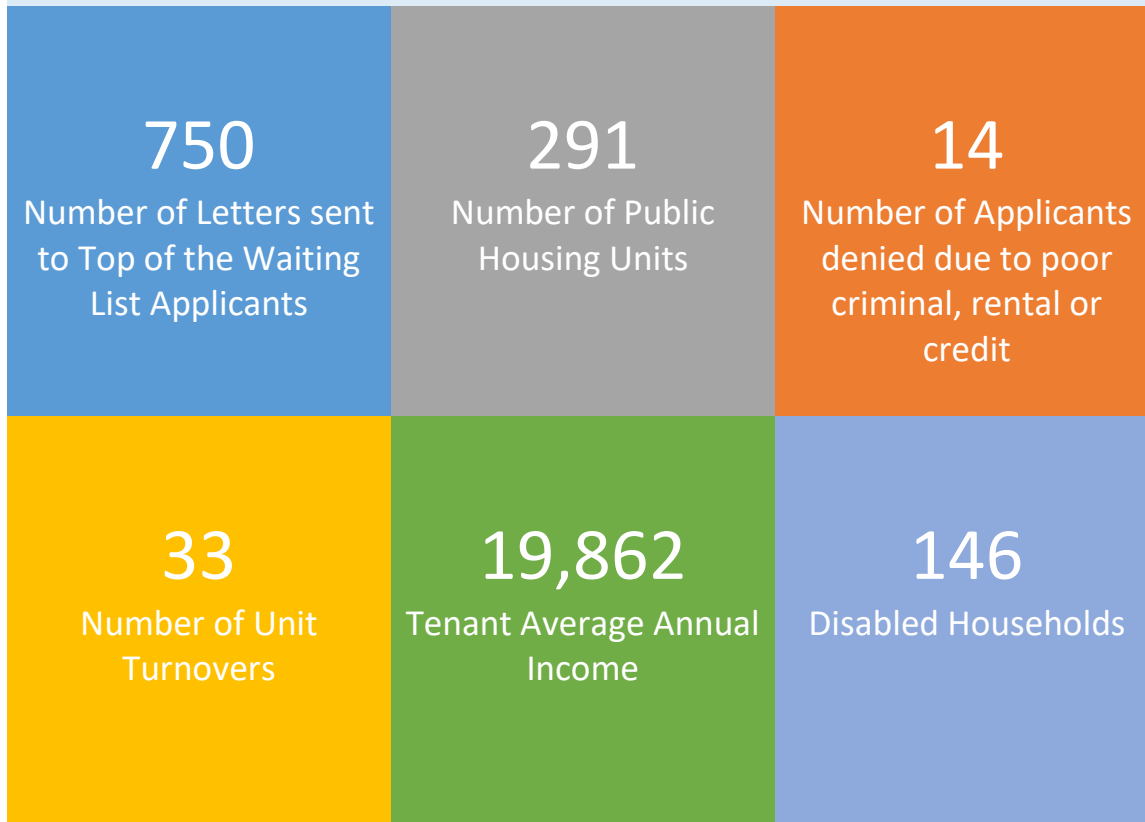
- 54% White, 45% Black, 0% American Indian, 1% Asian, 0% Native Hawaiian, 0% other
- 59% female head of household 13% increase from 2020
- 50% head of households are disabled
- \$19,862 is the average annual income of Public Housing residents  
219 households were on fixed incomes (Social Security, SSI, pensions)  
92 households reported variable income (wages)—Some resident's have both Fixed and Variable incomes  
Unit turnover: Wilson 18; Empire 11; Scattered Sites 4

Household age demographic:

- 18-54yrs. 59% 55-74yrs 39% 74+yrs 2% 55-74yrs up by 5% from 2020
- 0-17yrs 190 children residing in public housing



## Know the Public Housing Numbers 2021



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### **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 2021 for these properties was .66%. In 2020 the vacancy rate was .93%

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

- 102 units Grace McDowall Apartments/Northway B Townhomes, built in 1978
- 60 units Germain Towers Apartments, built in 1921, rehabbed to apts 1982, HRA purchased in 1995

In 2021:

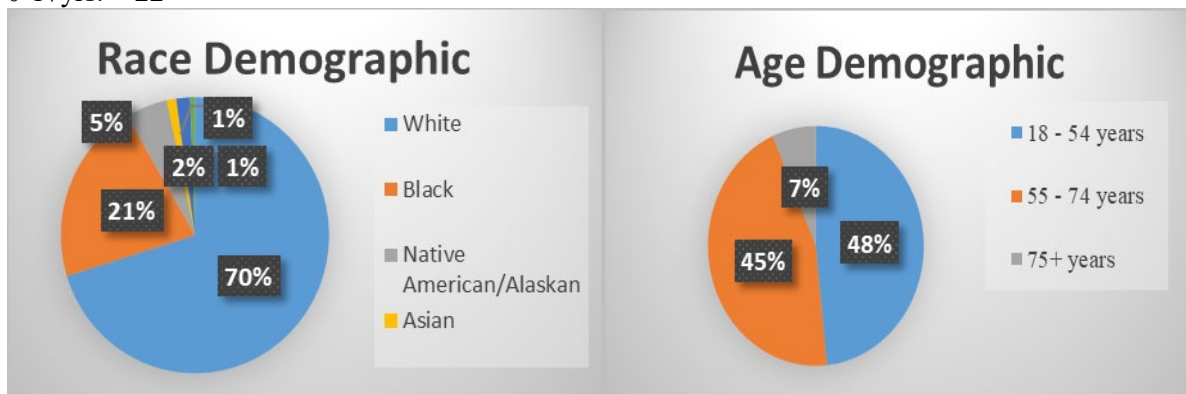
- 1,439 applicants were sent top of the waiting list letters. Of those, 50 persons responded with follow-up appointments. This is a 0.003% response rate to letters sent. Drop of almost 10% from 2020

Head of household race:

- 70% White, 21% Black, 5% American Indian, 2% Asian, 1% Hawaiian Islander, Other 1%
  - 52% female head of households—Drop of 10% from 2020
  - 83% head of households are disabled
  - \$12,317 is the average annual income of S8NC residents at Germain Towers
  - \$13,884 is the average annual income of S8NC residents at Grace McDowall/Northway B
- There were 128 households with fixed incomes (Social Security, SSI, Pension)  
40 households had variable income (wages)—Some resident's have both Fixed and Variable incomes  
Unit turnover: Grace/Northway 5; Germain Towers 4

Household age demographic:

18-54yrs. 48%    55-74yrs 45%    74+yrs 7%  
0-17yrs. = 22



*Between Public Housing and Section 8 New Construction 30 applicants were denied due to one or more of these reasons: 1) Criminal Background 2) Credit History 3) Rental References.*

## Know the Numbers Section 8 New Construction 2021

1,439

Number of Letters sent  
to Top of the Waiting  
List Applicants

162

Number of Section 8  
New Construction,  
Multifamily Housing  
Units

16

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

9

Number of Unit  
Turnovers

13,100

Tenant Average Annual  
Income

138

Disabled Households

### **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 2021 was 5.64%. The vacancy rate in 2020 was 2.82%.

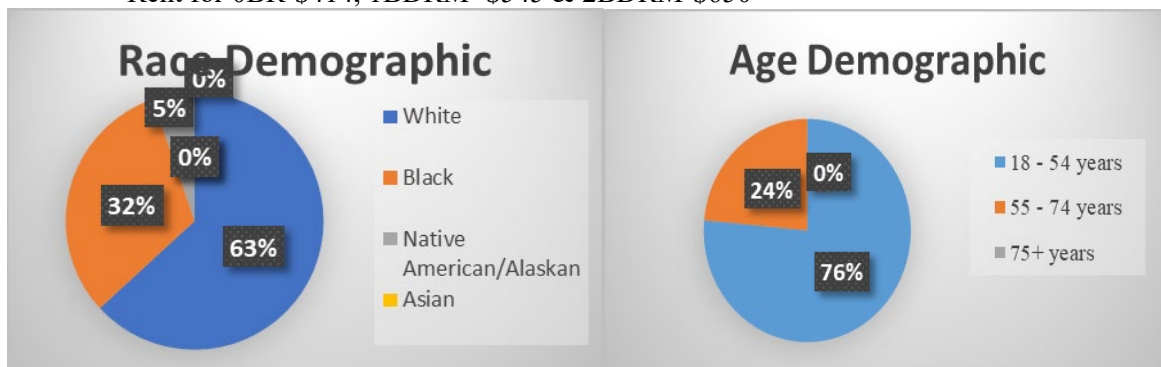
Factors for high vacancy rate were due to Eastwoods lack of response from TOL letters, under income applicants, denials for criminal, credit, rental and 3 units that needed excessive repairs.

The HRA owns both properties:

- 18 units at Eastwood Apartments, built in 1982, HRA purchased in 2002
- 61 units at Al Loehr Apartments, built 2006
- Unit turnover: Eastwood 9; Al Loehr 9

### **Eastwood Apartments Head of Household:**

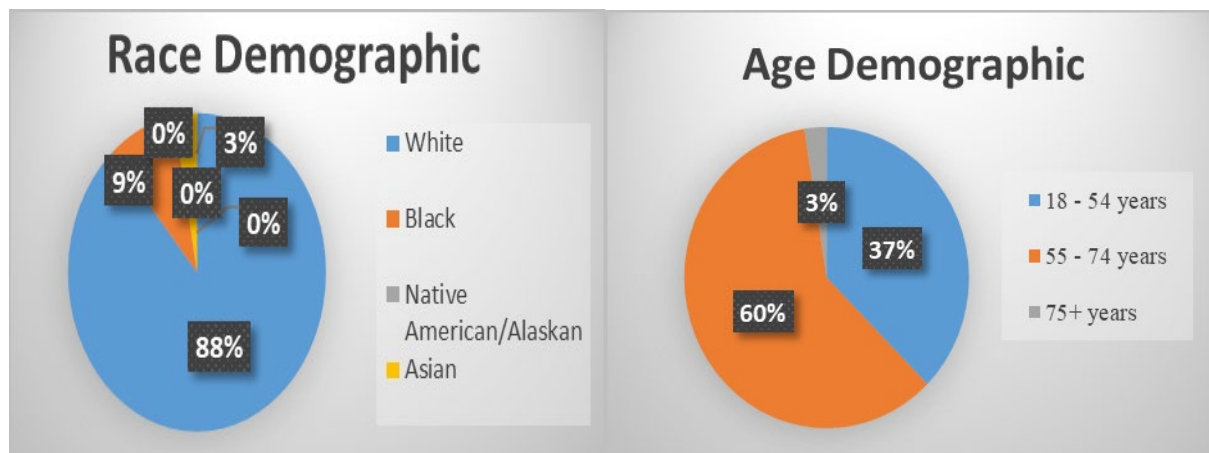
- Average Income: 2021:\$16,821 2020:\$18,376
- Rent for 0BR-\$414, 1BDRM- \$545 & 2BDRM-\$650





## Al Loehr Veterans and Community Apartments Head of Household:

- 65% Male; 35% Female
- 59% Veterans 7% increase from 2020
- Average income: \$12,442
- Studios: \$330.00, \$410.00, \$420.00 Varies based on income



Some residents identify as more than one race

### Al Loehr current residents came from:

42-St. Cloud	2-Sartell
1-St. Joseph	1-Clearwater
1-Sauk Rapids	1-Crystal
1-Litchfield	1-Eagan
1-Moorhead	2-Avon
1-Annandale	2-Grand Rapids
1-Mankato	1-Anoka
1-Waite Park	
1-Brainerd	
1-St. Francis	

### **Tax Credit:**

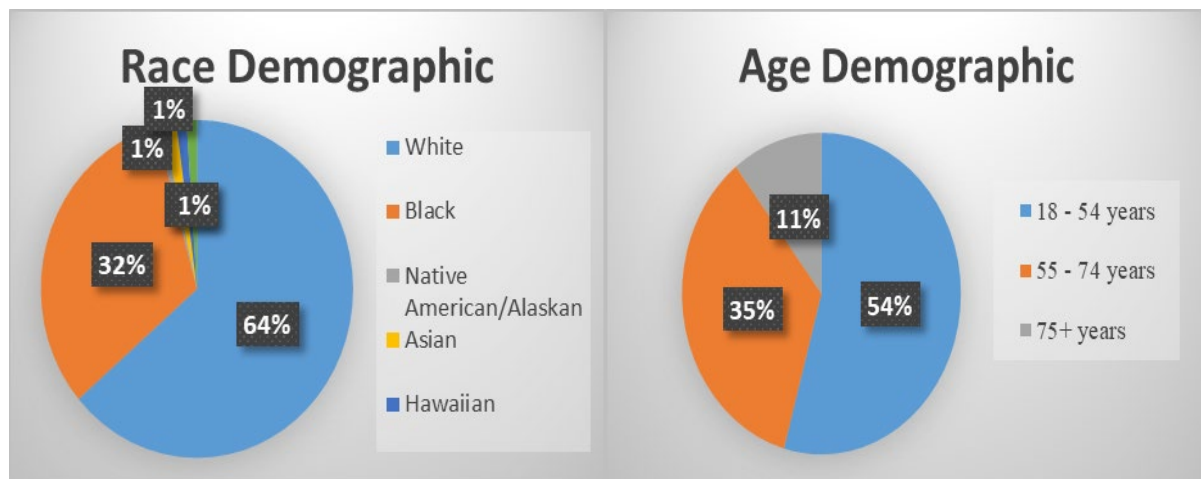
The St. Cloud HRA has seven tax credit properties. These complexes were built under Section 42 of the IRS Housing Tax Credit Regulations. Eligible residents must have incomes at or below for 2 persons \$39,000 and for 3 persons - \$43,860 to rent at a tax credit property. The vacancy rate at the tax credit properties was 2.10% in 2021. In 2020 the vacancy rate was 2.46%

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

- 24 units at The Creeks Townhomes, built 2000
- 12 units at The Brownstones Townhomes, built 2000
- 32 units at Westwood Village One Apartments, built 2003
- 32 units at Westwood Village Two Apartments, built 2005
- 32 units at Swisshelm Village One Apartments, built 2004
- 32 units at Swisshelm Village Two Apartments, built 2004
- 85 units at Riverside Apartments, built 1975, HRA purchased and rehabbed in 2006

In 2021:

- 66% of tax credit units have female head of household
- Head of household race - 64% White, 32% Black, Other 1%, Native Hawaiian 1%, Asian 1%
- Unit turnover: Creeks – 3; Brownstones - 1; Westwood Village One - 7; Westwood Village Two - 4; Swisshelm Village One -- 4; Swisshelm Village Two - 7; Riverside – 15
- Brownstone -Creeks 2 bedroom \$584.00 & 3 bedroom \$663.00
- Swisshelm One and Two - 2 bedroom \$659.00 & 3 bedroom \$824.00
- Riverside-- 1 bedroom \$622, 1lg 1 bedroom \$642 & 2 bedroom \$745
- Westwood One and Two—2 bedroom \$679 & 3 bedroom \$849



## Know the Numbers Tax Credit Properties 2021

16,751

Average Annual  
Income

249

Number of Tax Credit  
Housing Units

24

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

41

Number of Unit  
Turnovers  
11 less than 2020

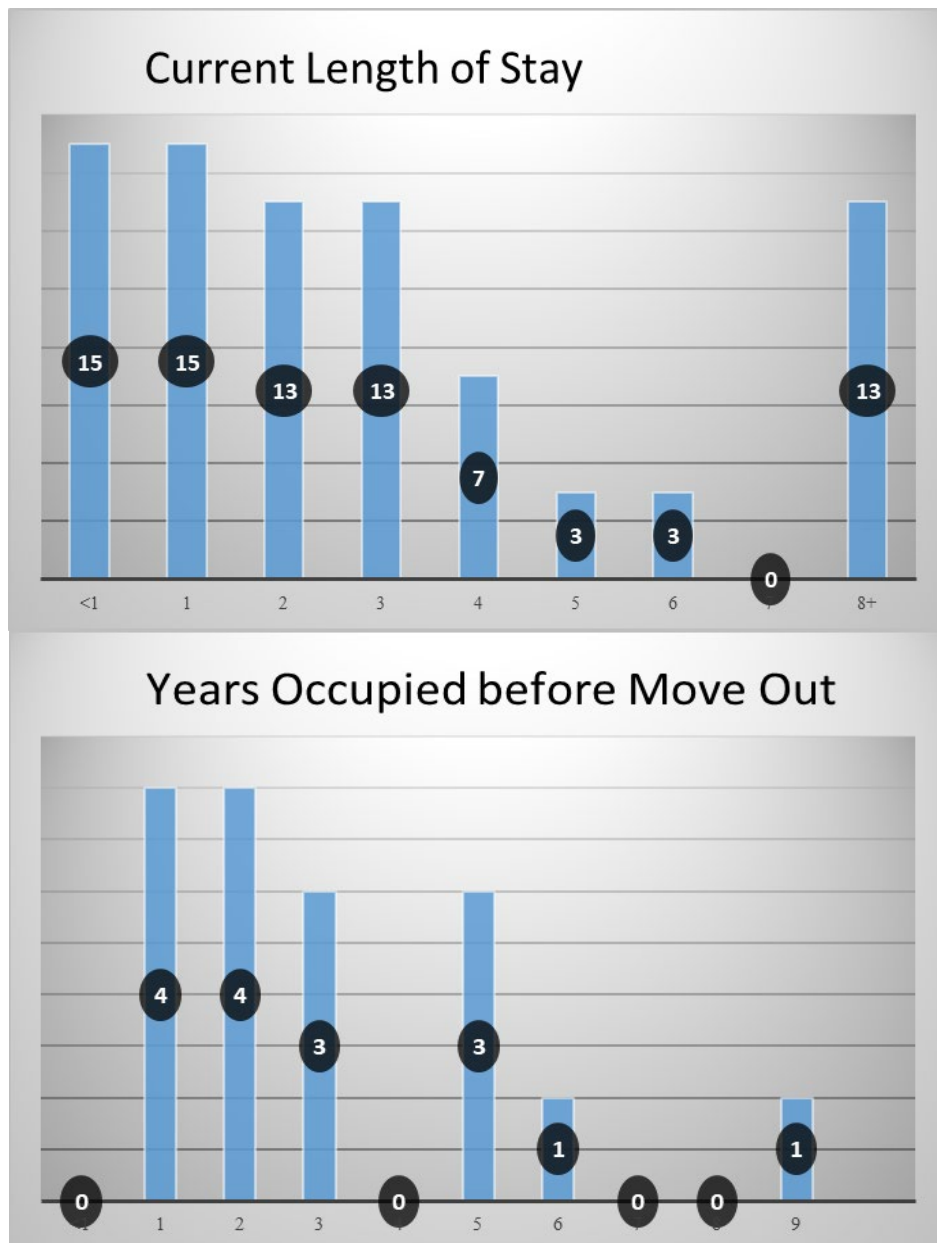
246

Number of Children  
housed in Tax Credit  
Properties

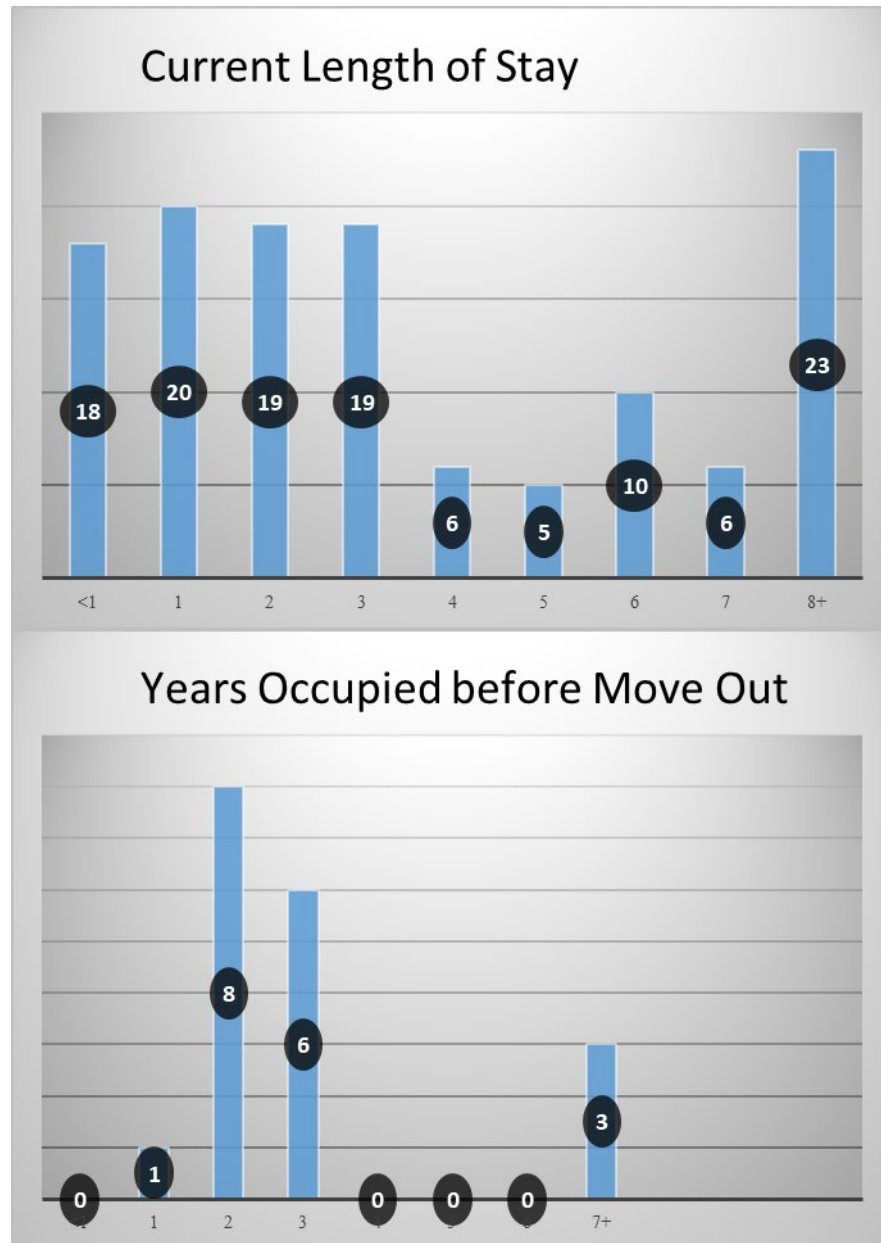
92

Disabled Households

# EMPIRE 2021



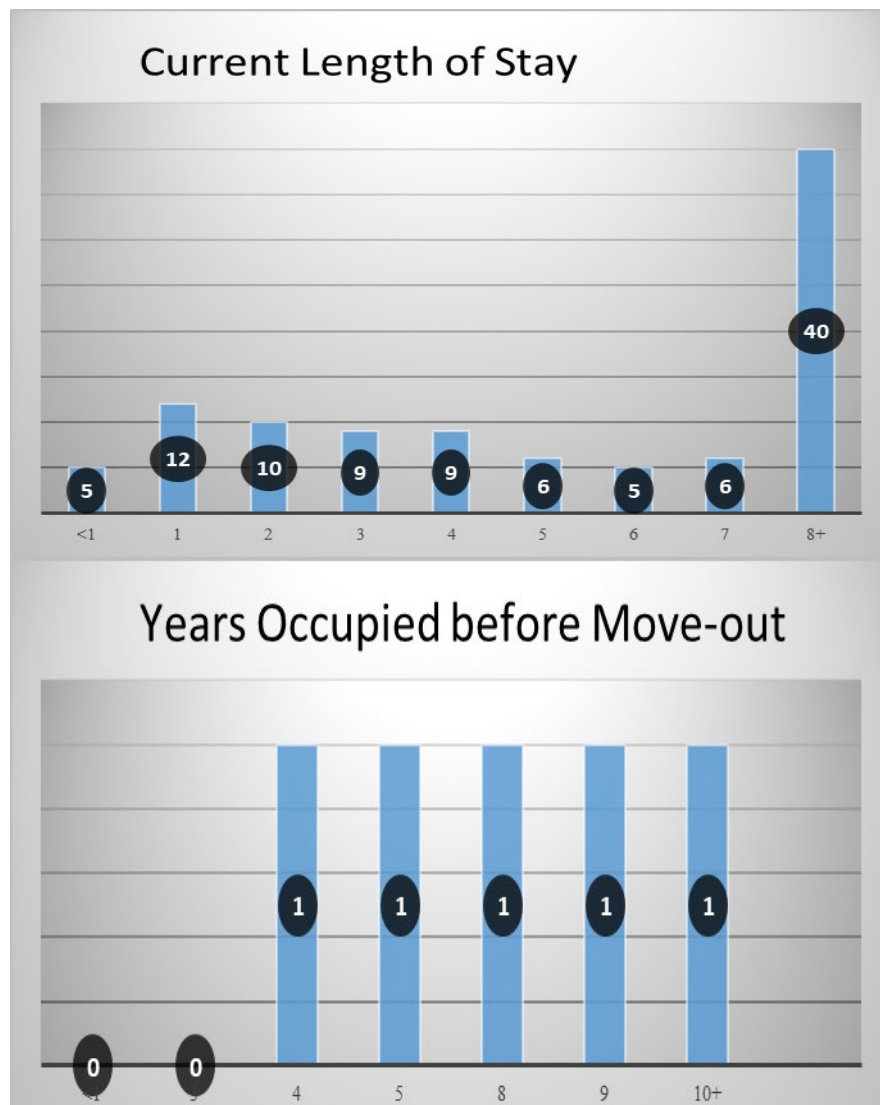
# WILSON 2021



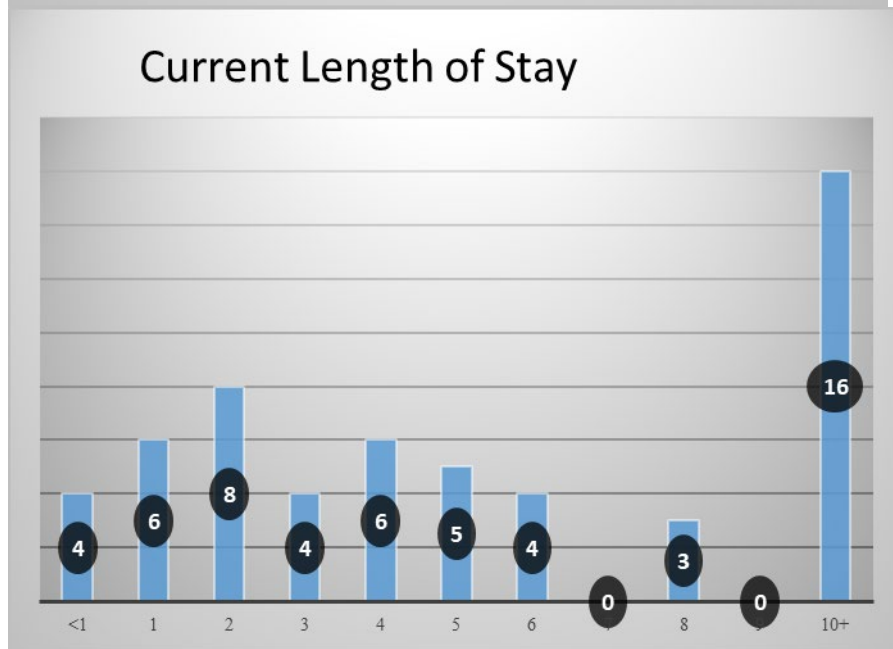
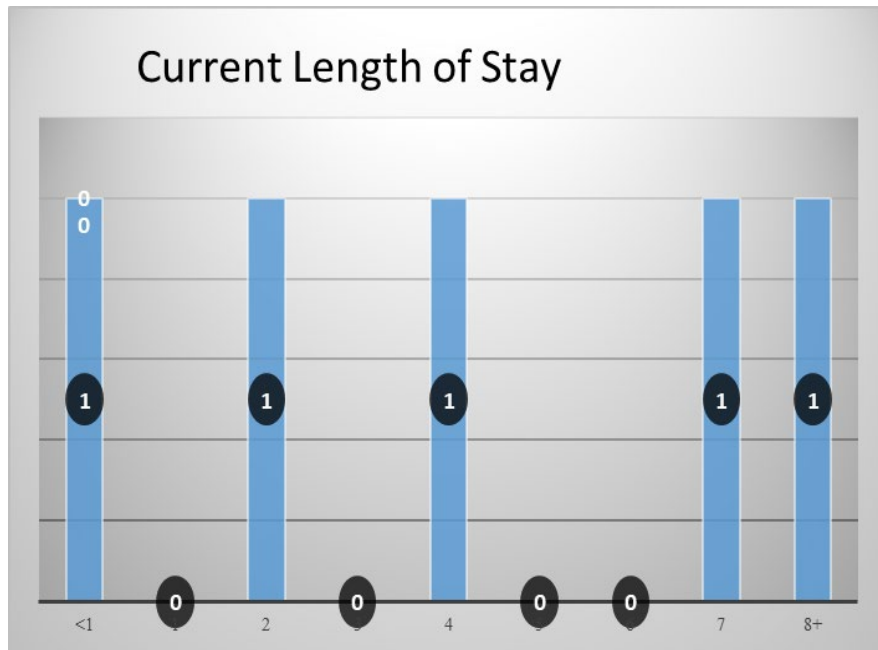
# SCATTERED SITES 2021



## GRACE MCDOWALL/NORTHWAY B 2021



# GERMAIN TOWERS 2021

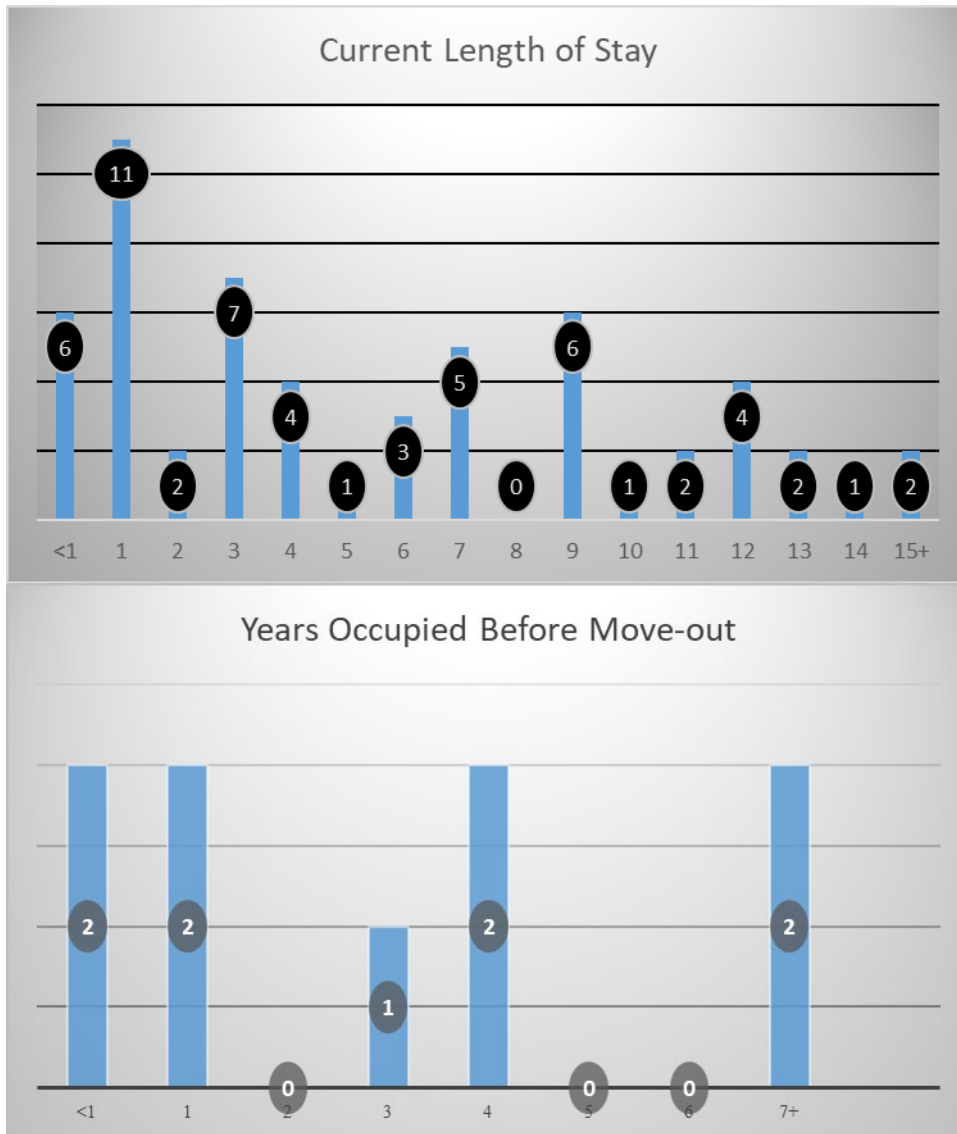




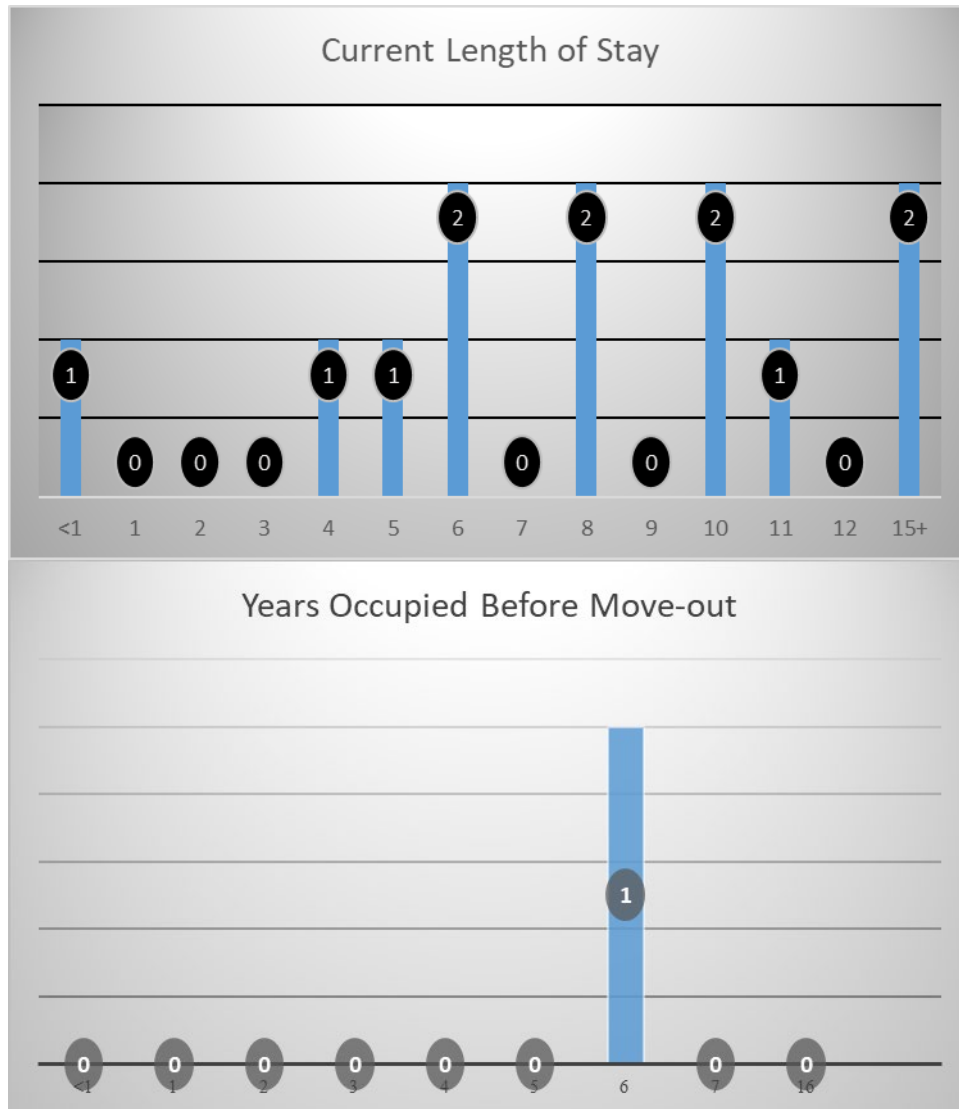
# EASTWOOD 2021



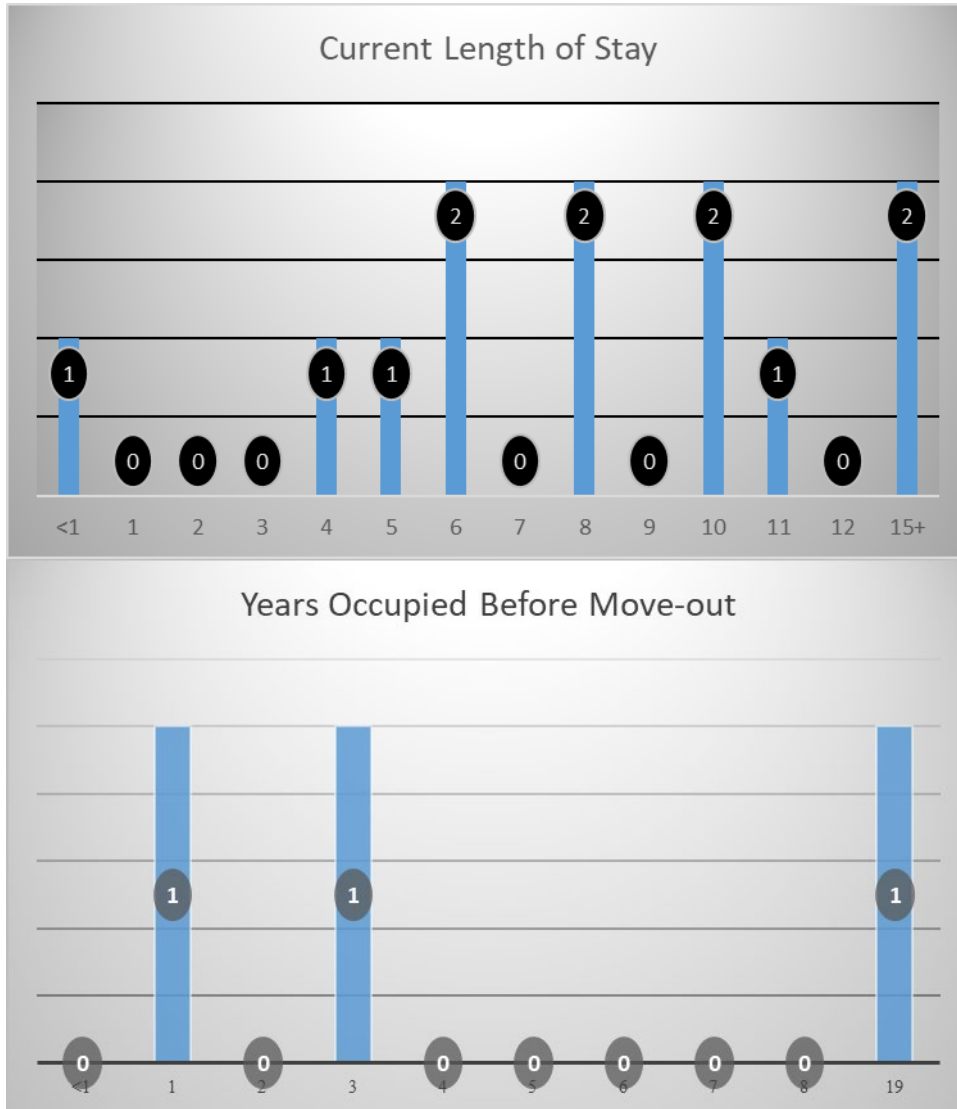
# AL LOEHR 2021



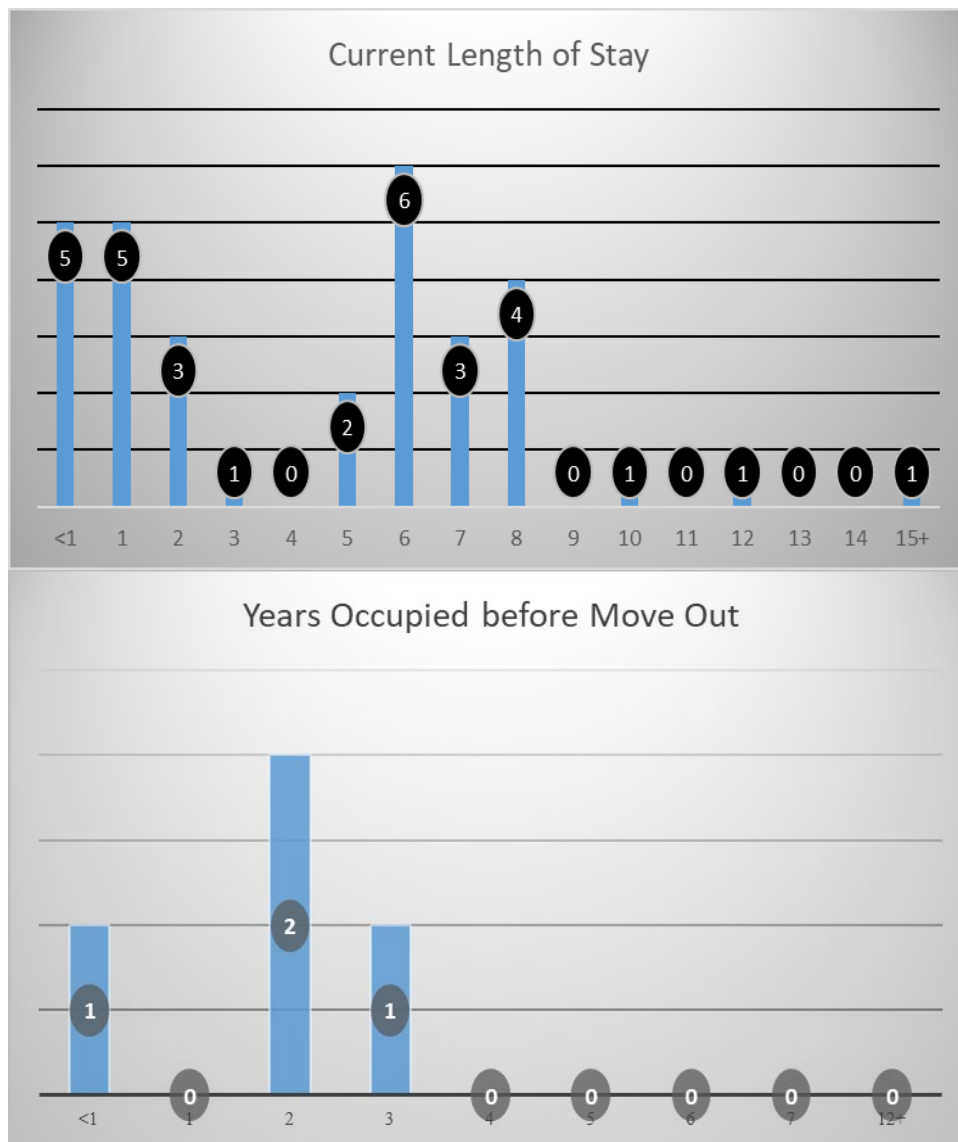
# BROWNSTONE 2021



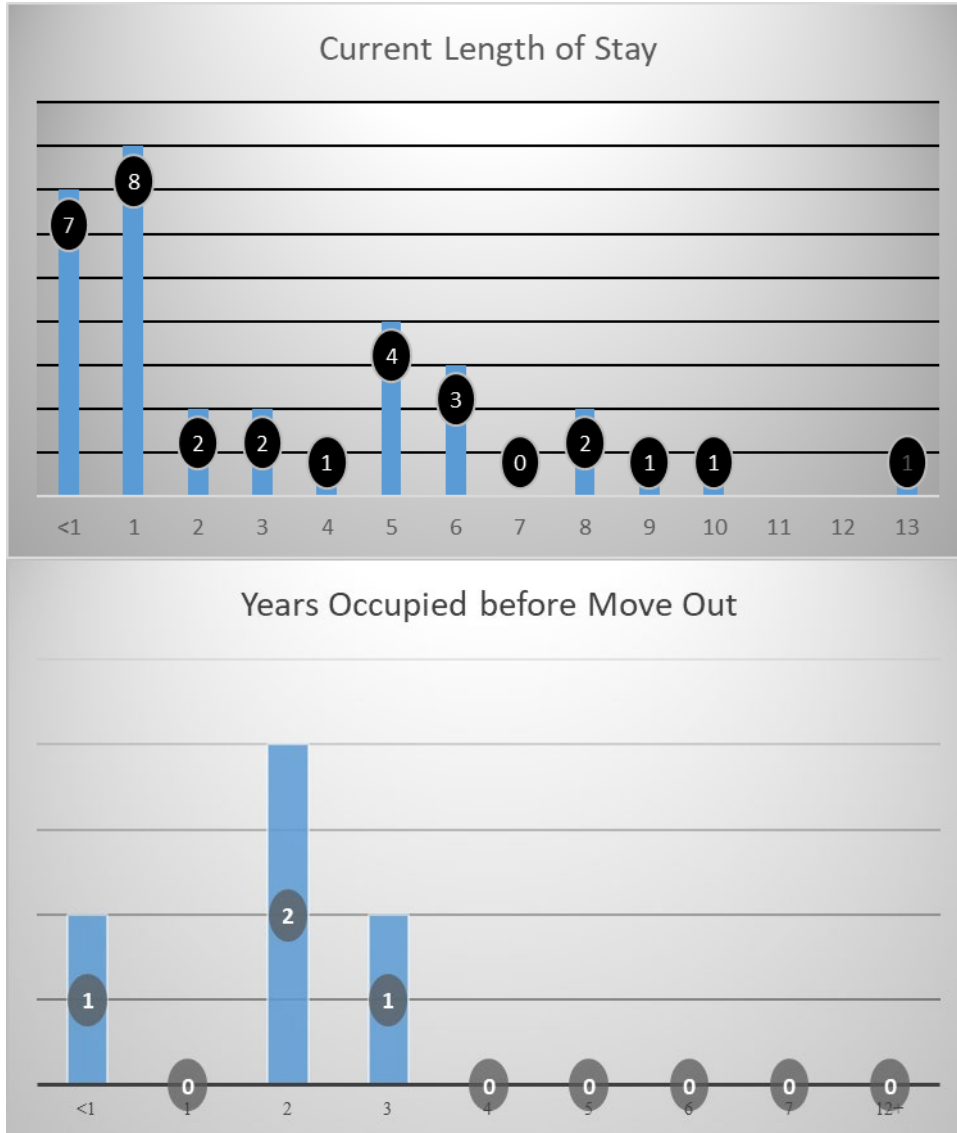
# CREEKS 2021



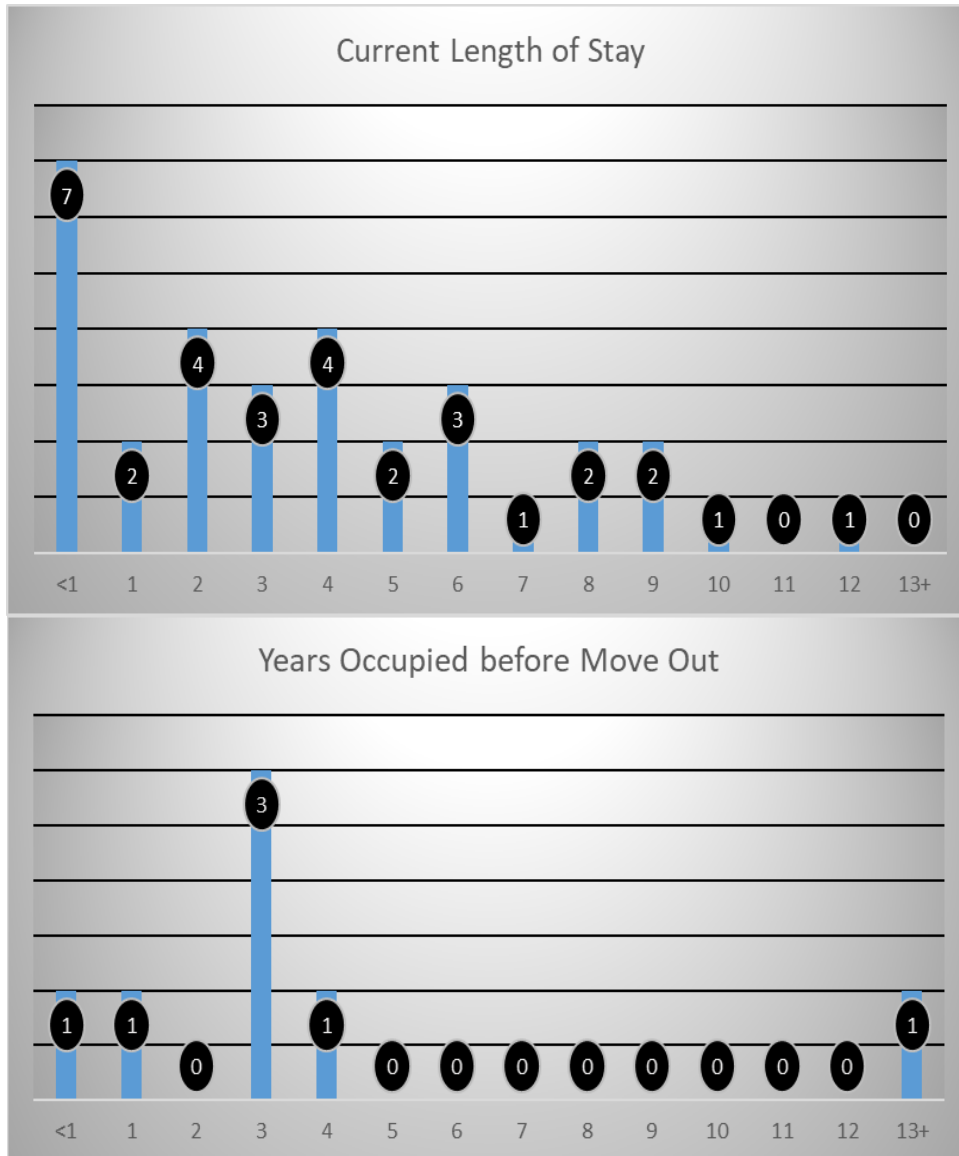
# SWISSHELM I 2021



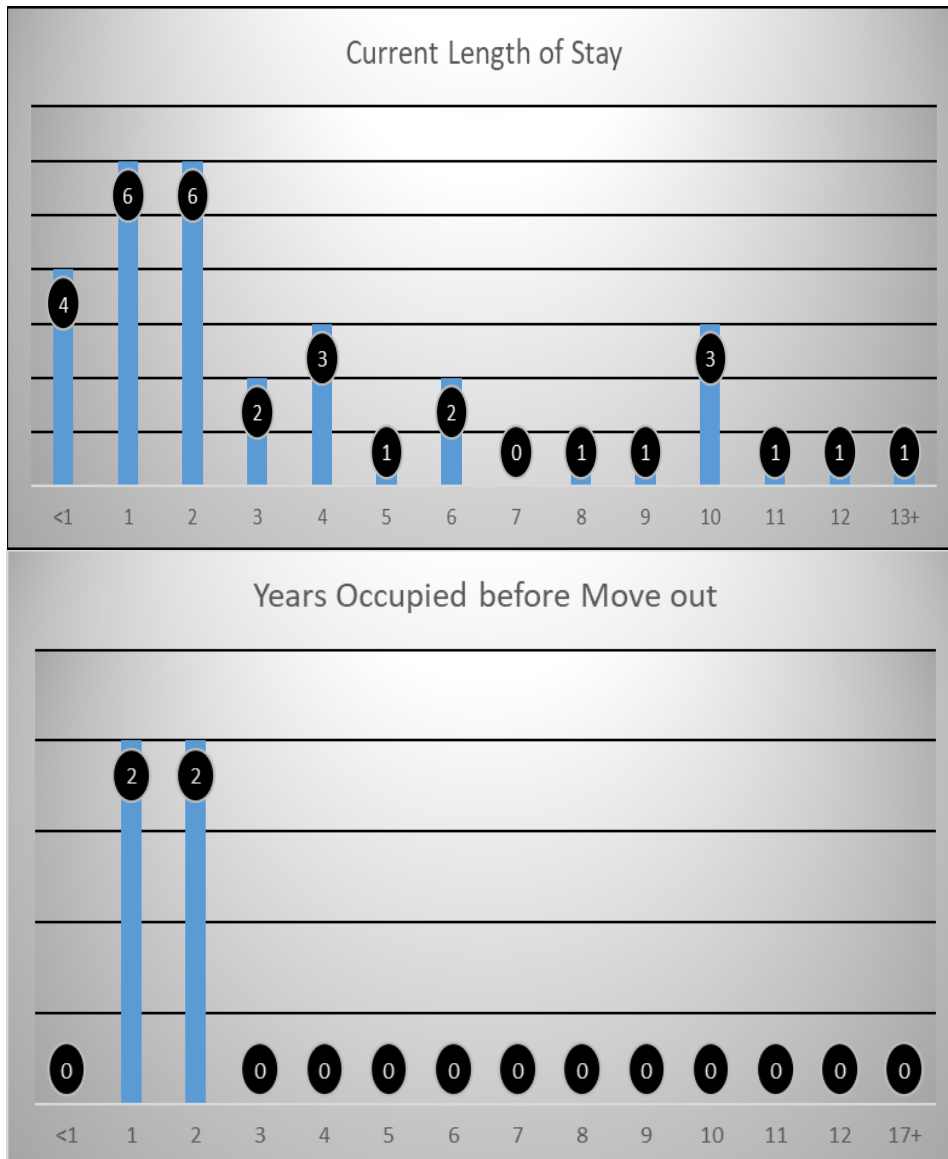
## SWISSHELM II 2021



# WESTWOOD I 2021

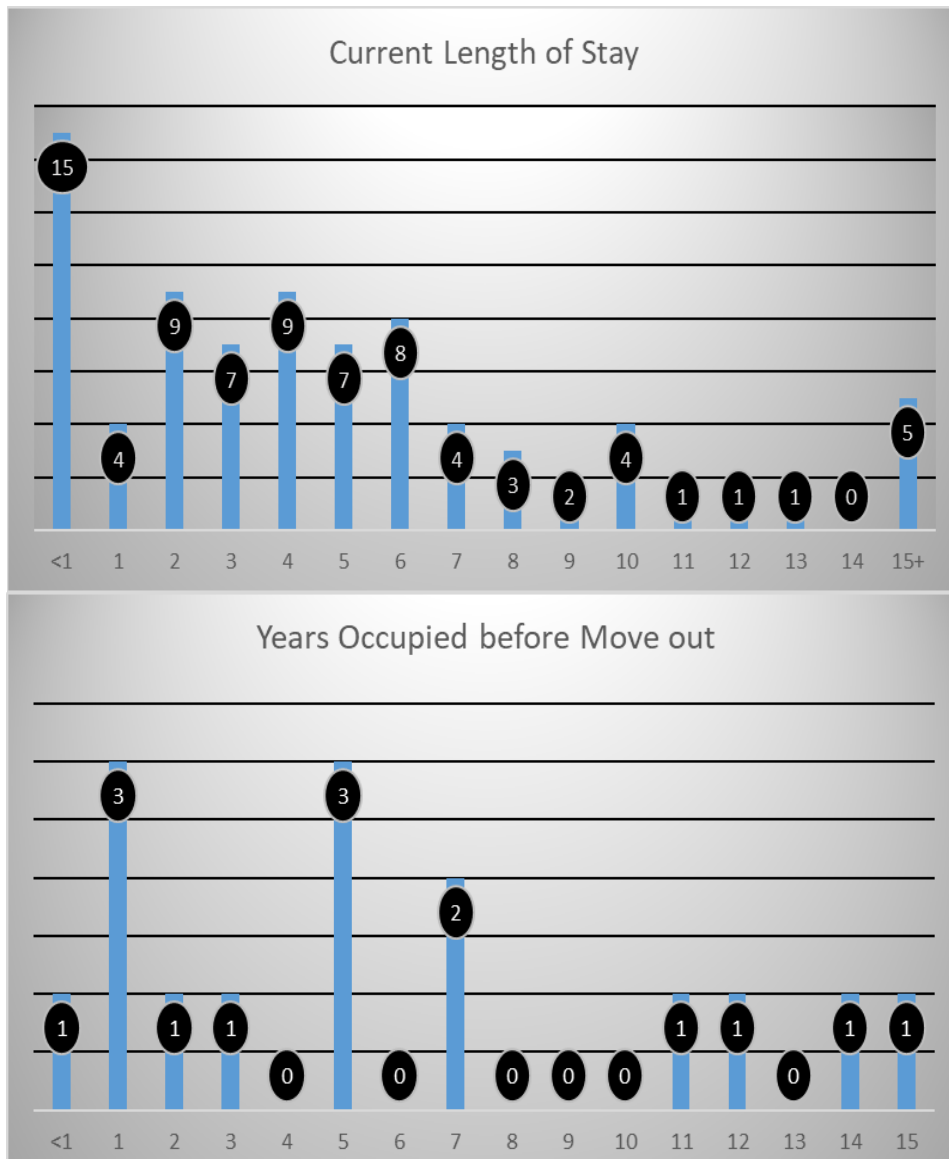


## WESTWOOD II 2021





# RIVERSIDE 2021





# ANNUAL REPORT 2021

## CAPITAL IMPROVEMENT AND SIGNIFICANT MAINTENANCE PROJECTS

Improvement projects over \$25,000 approved during 2021 were as follows:

- Empire Apartments Electronic Lock Installation \$66,457
- Empire Apartments Exterior Painting \$72,750
- Empire Apartments Roof Replacement \$187,900
- Empire Apartments Fire & Jockey Pump Replacement \$32,435
- Empire Apartments Fire Elevator Repairs \$234,946
- Empire Apartments Fire Restoration/Service/Remodel \$263,450
- Empire Apartments Fire Water Remediation \$109,317
- Wilson Apartments Accessibility Upgrades \$386,000
- Northway B Townhomes Roof Replacement \$44,872
- Two scattered site homes General Repairs \$25,650
- Six scattered site homes HVAC and Water Heater Projects \$57,546
- Riverside Apartments Carpet Replacement \$61,299

## NEIGHBORHOOD PROGRAMS

### CDBG (Community Development Block Grant)

CDBG is a federal program administered by the City. The City awards funding on an annual basis.

### CDBG Single Family Homeowner Housing Rehabilitation Loan Program:

The CDBG Single Family 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 original grant amount from the City was \$221,500 in 2020 and \$286,898 in 2021. A maximum of 9% of the award can be used for administration of the program. A maximum of 5% of the award can be used for lead risk assessments, lead clearances, and document fees. A minimum of 86% of the award must be used for the rehab loans (payments directly to contractors).

In 2021 there were 10 projects completed and 6 that were started and are still in progress. As of the date of this report, total 2021 program expenses were approximately \$224,600. There were 10 loan repayments (program income) totaling \$180,524.

### St. Cloud Fix Up Loan Program

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 \$25,000. This program was originally funded with HRA reserves and some tax levy dollars. Those funds were all loaned in previous years. There were 3 loans in 2021. We currently have \$54,478 in program income that can be used for loans in 2022.

### 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, weatherization, and provide accessibility improvements. The loan is for homeowners with extremely low income (30% of the Minneapolis/St. Paul area median) based on

household size with a one-person household income limit of \$21,700. The maximum loan amount is \$37,500, recently raised from \$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 were 6 loans completed in 2021. There are currently 4 applicants on the waiting list.

*Homestead Incentive Program*

Each homebuyer may receive up to \$5,000 to be used for down payment, closing costs, pre-pays or towards the purchase of the home. This maximum loan amount was raised from \$3,000 in September of 2021. 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 Income Guidelines are:

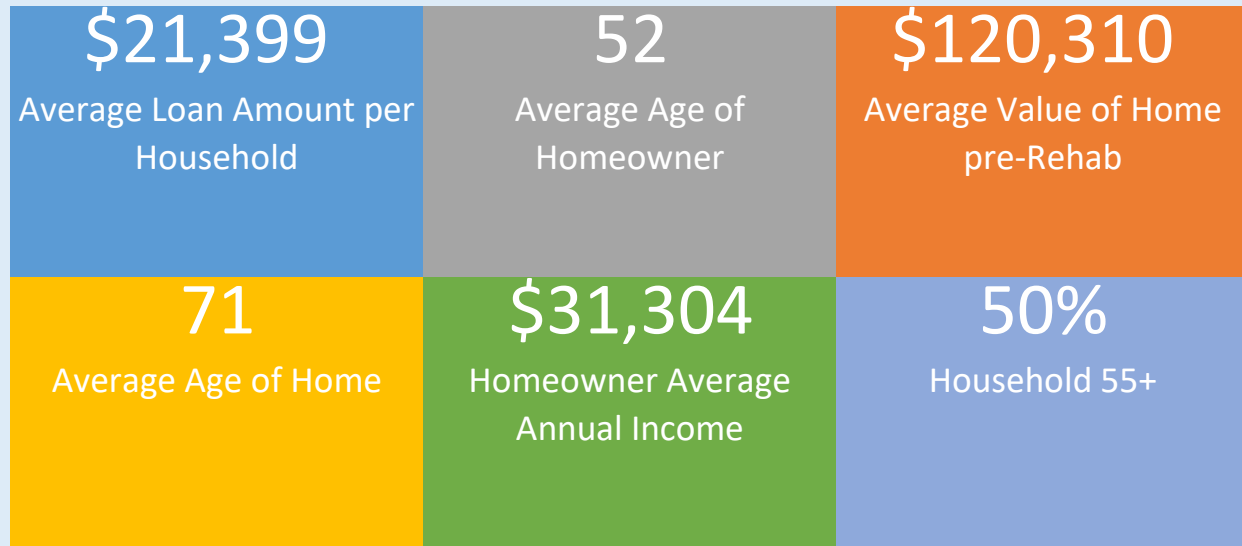
Households of 1-2 persons = \$93,100

Households of 3 + persons = \$107,500

The home must be in the city limits of St. Cloud and be homesteaded by the buyer at time of purchase. The homebuyer is required to bring in a minimum of \$1,000 of their own funds towards the purchase of the property. A total of \$901,837 has been allocated for this program since its inception in 2014. There is currently \$152,033 available in program funds.

There were 30 households assisted with this program in 2021 and there are three currently in progress.

## Know the Numbers CDBG Rehab Loans



## By Neighborhood

