

Community Development Block Grant (CDBG)
 2010-2014 Consolidated Housing and Community Development Plan
UNCERTAIN NATIONAL OBJECTIVE (LOW MOD INCOME OR BLIGHT)

AFFORDABLE HOUSING

<p>ISSUE AA: - Housing for large families</p> <ul style="list-style-type: none"> • City of St. Cloud must allow landlords to convert 2 bedroom units to 4 and 6 bedroom units • Form private / public partnerships to develop housing for large families
<p>ISSUE AB: - Improve the qualities of Affordable Housing</p> <ul style="list-style-type: none"> • Livable Wage - \$16 per hour
<p>ISSUE AC: Create good working relationship between HRA offices in the area</p> <ul style="list-style-type: none"> • Improve and increase the relationship number between HRA and area landlords • Create community forum with for profit and nonprofit developers and housing providers to identify trends, needs, universal design usage, etc.
<p>ISSUE AD: - Permanent housing for abused women, with supportive services</p> <ul style="list-style-type: none"> • Reduce fees for targeted (permanent / transitional) populations • Work with other cities to address need for targeted housing
<p>ISSUE AE: - Affordable housing options include: renovation of multi-family properties, development of new multi-family buildings, and the purchase/sale of existing homes</p> <ul style="list-style-type: none"> • Use colored maps to offer special services such as down payment assistance • Find existing buildings that may need some work and turn into subsidized or transitional housing
<p>ISSUE AF: - Housing for those recently released from prison</p> <ul style="list-style-type: none"> • Expect more from Minnesota Department of Corrections • Housing for prison releases: Invite churches and other groups to purchase a cluster of homes and provide to recent prison releases at low rent • Provide incentives to landlords that will encourage them to rent to persons with specific issues (ie. those persons with criminal records, poor credit)
<p>ISSUE AG: - Entry level housing caught in credit crisis</p> <ul style="list-style-type: none"> • Housing with community meeting rooms • Sub grants for developers • City Council and HRA Board make developing affordable housing a priority
<p>ISSUE AH: - Allow Section 8 Voucher Home Purchase</p> <ul style="list-style-type: none"> • Look at Section 8 procedures to reduce wait time • Change guidelines – move from County to County • Increase rentals willing to accept vouchers • Encourage HRA to adopt a Voucher Homeownership Policy • Build a relationship between HRA and allow to port Section 8 Voucher from one area to another • Increase the number of Section 8 Voucher and public housing slots
<p>ISSUE AI: Dismantle affordable housing barriers in St. Cloud Area (no strategies identified).</p>
<p>ISSUE AJ: Rehab doesn't meet demand for all users (renters or purchasers) (no strategies identified).</p>
<p>ISSUE AK: Bedbugs (no strategies identified).</p>

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COMMUNITY DEVELOPMENT

ISSUE AA: Promote the preservation and renovation of historic structures

- Developer process and criteria to obtain grant
- Contact property owners to determine interest in changing use to affordable housing units.

ISSUE AB: Increase the utilization of green practices

- Education needed to become greener city
- City staff not as accessible as needed for “green homes” by new developers
- Add to city staff for additional “hand holding” during initial developer inquiry processes.

ISSUE AC: Improvement of youth service facilities through the City

- Develop a youth mentorship/leadership program center that shows youth/citizens what mentorship looks like
- Create facilities for youth to hang out at (13-18)
- Identify host locations in core neighborhoods where services could be made available

ISSUE AD: Improve downtown safety, security, accessibility, public space, and public buildings

- Increase green space in downtown and public art
- Cameras and access control for public buildings
- Study downtown needs and establish priorities
- Next generation needs better enticements to use the arts
- Wayfinding system (to welcome, direct, facilitate)
- Showcase the mighty Mississippi
- Build social/intellectual capital through arts and culture

ISSUE AE: Maximize the Mississippi River

- Develop a plan to maximize this resource
- Preserve any property along Sauk River that may still be undeveloped
- River boat tour system
- Increase river access via Civic Center expansion

ISSUE AF: Increase public transportation and walking by all liveable cities for youth and seniors to reduce dependence on autos

- Include bike lanes during road construction/improvements
- Use railroad through city as better pedestrian way
- Work with other communities to connect up trail systems
- Develop health friendly bikeways, walkways, etc.
- We need dedicated bike lanes
- Use railroad to connect bike and pedestrian traffic

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COMMUNITY DEVELOPMENT

ISSUE AG: Develop a community activity center

- Winter/cold weather activities
- Creation of a larger domed facility that can be used year long
- Facility for youth, infants & toddlers, school age, families, and senior citizens
- Reopen nature center
- Utilize river area, expand Whitney, use Monticello as a template

ISSUE AH: Institutional racism and discrimination against other categories of people

- Strategy M.1: Study, analyze, and address institutional racism (e.g., Debra Leigh's seminar)

ISSUE AI: Increase the presence of I.C.E. in City (no strategies identified).

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FAIR HOUSING

ISSUE AA: No regional human rights office.

- Educate city officials about the need for a human rights office and it is an essential service.

ISSUE AB: The Section 8 program is much less accessible to families with 7 + members.

- Look at City’s occupancy limits.
- Reduce housing barriers.
- Provide legal aid for tenants in large families (legal aid for tenants).
- Create a property tax credit for landlords who produce eligible tenants (eg. credit restoration, crime issues, rent history).
- Increase family housing rental permits (increase family houses renting permits).
- Develop a Section 8 homeownership program (Section 8 homeownership program?).
- Encourage builders to build larger housing units for 7+ member families (encourage builders to build larger housing).
- Provide education on HRA programs and other social service agencies programs.
- Match rules with expectation.
- Work with HUD to explore more ideas.
- Allow families to rent two adjacent apartments using Section 8 vouchers, if allowed.
- Establish (or use existing) landlord association with a goal of finding ways to provide large families housing and maintain profitability.
- Help landlords review occupancy limits.

ISSUE AC: Improve communication/relationships between housing authorities (improve housing authorities’ relationship).

- Section 8 vouchers could cross between housing authorities (Section 8 voucher porting).

ISSUE AD: Increase uses of rental homes (increase uses of rental homes – rental home available for licensed child care).

- Educate landlords as to what that looks like.
- Identify what would be needed for this to happen.

ISSUE AE: Buildings don’t provide a congregate area/room for service providers (no strategies identified).

ISSUE AF: Landlords discriminating against tenants (eg. telling a tenant she can’t park in the parking lot) (no strategies identified).

ISSUE AG: Landlords charging tenants unnecessarily and fabricating reasons to keep deposit (no strategies identified).

ISSUE AH: Dismantle racism and discrimination based on family size and income (no strategies identified).

ISSUE AI: Discrimination based on the number of children in the family (no strategies identified).

ISSUE AJ: Provide incentives for providing fair housing opportunities.

ISSUE AK: Explore use of licensing power to promote fair housing.

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HOMELESSNESS

ISSUE AA: Increasing numbers of homeless veterans.

- Work with VA to increase outreach.

ISSUE AB: Emergency shelters not accommodating persons with mental health issues.

- Extend time limits for persons in shelters dealing with mental illness.
- Establish program to support seamless case management system, presumptive eligibility and acceptance requirements.

ISSUE AC: Older adults not willing to stay in shelters.

- Assess/understand why older adults do not stay in shelters.

ISSUE AD: Lack of coordination between agencies serving homeless individuals.

- Formalize homeless concerns group by funding some initiatives.

ISSUE AE: Number of homeless youth in St. Cloud area is under counted (no strategies identified).

ISSUE AF: Limited daycare options for homeless individuals (no strategies identified).

ISSUE AG: The serious impacts of losing GAMC (no strategies identified).

ISSUE AH: Increasing number of abused women- current shelter at 107% occupancy.

- Lobby legislature to increase number of beds at Anna Maries.

ISSUE AI: Replace lost housing coalition capacity – 20 beds for emergency shelter and 30 – 35 beds for transitional.

- HRA take over their existing shelter ownership.

ISSUE AJ: Not enough transitional supportive housing (no strategies identified).

ISSUE AK: Local landlords review rental applications differently- forcing persons with money into homelessness (no strategies identified).

ISSUE AL: Number of homeless youth is increasing.

- Establish prevention programs in the school system.
- Involve area business leaders in school programs to provide soft skills training to at-risk students.

ISSUE AM: A single unemployed person cannot get public assistance to pay rent forcing them into homelessness (no strategies identified).

ISSUE AN: Large families do not receive enough public assistance to pay rent forcing family members into homelessness (no strategies identified).

ISSUE AO: Need for more 2 bedroom public housing units (no strategies identified).

ISSUE AP: Chronic inebriate housing not moving fast enough (no strategies identified).

ISSUE AQ: Need faster response time for non-crisis mental health needs (no strategies identified).

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HOMELESSNESS

ISSUE AR: Need more units to accommodate large families – 5 to 6 bedrooms (no strategies identified).

ISSUE AS: Lack of CDBG funds going to non-profit community organizations who serve the homeless (no strategies identified).

ISSUE AT: No pandemic facility for homeless - H1N1 Recovery Center (no strategies identified).

ISSUE AU: Agencies Serving homeless individuals will not pay for court costs (no strategies identified).

ISSUE AV: Extended hospital stays due to lack of available beds in the appropriate care facilities such as supportive housing (no strategies identified).

ISSUE AW: Tenant screening fees slow down rental process and increased costs for the most vulnerable.

ISSUE AX: Joint tenant screening required by City ordinance.