
















**Community Development Block Grant (CDBG)  
2010-2014 Consolidated Housing and Community Development Plan  
MEETS NATIONAL OBJECTIVE(S)**

<b>AFFORDABLE HOUSING</b>	Low Mod Income	Blight	RESPONSIBLE PARTY (S)	PRIORITY
ISSUE A: Zoning for multi-family is very limited				
Strategy A.1: Acquire land that is properly zoned for apartments				
ISSUE B: Development costs are high relative to rents				
Strategy B.1: Green - Passive Solar – energy for saving energy efficiency in all Habitat for Humanity and low income				
ISSUE C: Need housing for youth who have no resources				
Strategy C.1: Work with developers (private and HRA) to build housing for youth and provide support services				
ISSUE D: - Housing for large families - Since there aren't enough units for large poor families. They have double utility costs etc. for the two units they choose - Rental / home ownership for large families - Rental housing with 4, 5, or 6 bedrooms - Increase the availability of affordable housing in St. Cloud - Section 8 Fair Market Standards cover apartment rent, but 4, 5, and 6 bedroom apartments are very limited; rent standards are not enough to rent 4, 5, or 6 bedroom houses (or to rent multiple smaller units) - Availability of large family rental units				
Strategy D.1: Fund the building of apartments with large units designed with the potential to be changed into smaller units if demand changes				
Strategy D.2: Use CBDG, HRA Housing Fund, and City resources to help fund development of large family housing				
ISSUE E: - Improve the qualities of Affordable Housing Maintenance of current facilities (given limited money from rent) - Demand Landlords to keep homes in good repair - Government Code issues may implement cost of homes to raise (ie. heating and insulation issues)				
Strategy E.1: Renew efforts to produce entry level affordable housing				

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ISSUE F: - Analyze housing needs of seniors and existing resources and options - Lack of supportive services for persons in low income to better enable them to keep their housing - Loss of transitional housing – need for more transitional opportunities				
Strategy F.1: Senior focus groups to best understand housing needs / gaps				
Strategy F.2: Provide support in form of case management services to those in subsidized to help move them to market rate which would open up subsidized apartments				
Strategy F.3: Find new owners for Housing Coalition properties and offer incentives to maintain shelters				
ISSUE G: Create good working relationship between HRA offices in the area				
Strategy G.1: Help the refugees to understand rules and regulations of HUD and HRA				
ISSUE H: - Permanent housing for abused women, with supportive services - More transitional housing for abused women - Availability of transitional housing for persons with families that have experienced abusive living situations				
Strategy H.1: City / HRA support and approve development of permanent housing (stop using the excuse that St. Cloud has done enough)				
Strategy H.2: Use CBDG, HRA Housing Fund and City resources to fund transitional housing for women				
ISSUE I: - Affordable housing options include: renovation of multi-family properties, development of new multi-family buildings, and the purchase/sale of existing homes - Down payment assistance - Create new / innovative options: such as Share-a-Home - Loss of available options (Housing Coalition affects)				
Strategy I.1: Purchase foreclosed homes rehab and share a home with the disabled, seniors, and youth				

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<b>ISSUE A: Improve aging infrastructure in existing neighborhoods</b>				
Strategy A.1: Provide grants to pay for street improvements in front of subsidized housing	✓			
Strategy A.2: Provide grant for improvement of service lines in connection with neighborhood infrastructure project	✓	✓		
<b>ISSUE B: Improve amenities for existing and new-to-the-community retirees</b>				
Strategy B.1: Have a community gathering place that gives retired people a place to stay active and involved	✓	✓		
<b>ISSUE C: Promote the preservation and renovation of historic structures</b>				
Strategy C.1: Identify properties to be rehabbed		✓		
<b>ISSUE D: Enhance park improvements in core neighborhoods and growth areas</b>				
Strategy D.1: Use funds to adequately maintain parks.	✓	✓		
Strategy D.2: Provide park improvements in areas where most will be impacted.	✓	✓		
Strategy D.3: Determine needs, establish priorities, identify funding opportunities, and provide funds accordingly	✓	✓		
<b>ISSUE E: Lack of employment opportunities; jobs, jobs, jobs</b>				
Strategy E.1: For everyone; particularly manufacturing.	✓			
<b>ISSUE F: Increase the utilization of green practices</b>				
Strategy F.1: Homes need to be made more energy efficient	✓			
Strategy F.2: Expand or implement grant programs for home improvements.		✓		








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<b>ISSUE G: Improvement of youth service facilities through the City</b>				
Strategy G.1: Air condition Southside Boys and Girls Club	✓			
Strategy G.2: Create facility service pre-school age activities (head start , Boys & Girls Club) that involves parents (reading/ homework)	✓			
<b>ISSUE H: Improve downtown safety, security, accessibility, public space, and public buildings</b>				
Strategy H.1: Downtown housing for mixed income levels	✓			
Strategy H.2: Focus on downtown economic development	✓	✓		
Strategy H.3: Need riverfront development (ie, riverfront restaurants)		✓		
<b>ISSUE I: Maintain attractive/livable core neighborhoods</b>				
Strategy I.1: Growing number of decayed /damaged homes after foreclosure/vacancy	✓	✓		
Strategy I.2: Continue funding housing rehabilitation programs: single family, handicap, emergency	✓	✓		
Strategy I.3: Affordable/sustainable amenities; streetscape, parks, interconnection between neighborhoods.	✓	✓		
Strategy I.4: Small shops within walking distance of neighborhoods	✓	✓		
Strategy I.5: Need to rehab properties that are deteriorated/code issues	✓	✓		
Strategy I.6: Package/coordinate public improvements adjoining private improvements	✓			
Strategy I.7: Providing supportive services for seniors wanting to stay in long-time homes; aging in place construction	✓			
Strategy I.8: Health clinics in neighborhoods, regularly scheduled clinics with doctors, nurses, physician's assistants, wellness info.	✓			




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ISSUE A: Language/cultural gaps				
Strategy A.1: Teach English to applicants.	✓			
Strategy A.2: Increase the number of multi-lingual, multi-cultural people working for property management companies.	✓			
ISSUE B: No regional human rights office.				
Strategy B.1: Provide for a regional human rights office.	✓			
ISSUE C: People feel they are treated unfairly because they don't know the laws.				
Strategy C.1: Provide education about tenant rights for immigrant populations.	✓			
Strategy C.2: Provide access to talk with a housing expert.	✓			
ISSUE D: Increase available "quality" homes for rent.				
Strategy D.1: Refurbish run down neighborhoods.	✓	✓		
ISSUE E: Legal advice needed by many tenants/landlords regarding fair housing.				
Strategy E.1: Provide funding for legal services needed for tenants and or landlords regarding fair housing complaints.	✓			
ISSUE F: Dealing with service and companion animals (service/companion animals).				
Strategy F.1: Continue tenant and landlord training related to service and companion animals (Education – newspaper articles – continue idea in fair housing training – handouts – SCSU student project)	✓			

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<b>ISSUE G: On going fair housing training for landlords needs to continue.</b>				
Strategy G.1: Continue to provide funding for landlord training for fair housing (provide funding for landlord training for fair housing).				
Strategy G.2: Partner with other jurisdictions/non-profit agencies to provide informational fair housing workshops (Tri-Cap will have a landlord information workshop on 2/17/10. Planning on every six months. Welcome assistance with facilitating).				
<b>ISSUE H: Need to increase landlord/tenant knowledge of rights and responsibilities.</b>				
Strategy H.1: Create webinar for management and landlord offices to use at time of lease signage.				
Strategy H.2: Continue to promote the U-Choose Program to SCSU and SCTC student to reduce high risk episodic drinking.				
Strategy H.3: Continue to encourage landlords to participate in the U-Choose Program.				
<b>ISSUE I: Lack of local enforcement of various fair housing laws and investigation (local enforcement of various fair housing laws and investigation).</b>				
Strategy I.1: Provide local investigation and enforcement of fair housing discrimination (local investigation and enforcement of fair housing/discrimination).				
Strategy I.2: Work with Create Community's Housing Committee to conduct fair housing testing.				

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ISSUE J: The Section 8 program is much less accessible to families with 7 + members.				
Strategy J.3: Expand on fair housing curriculum to multi-housing community to include more input and effort by landlords to improve their own rent pool relative to past prohibited issues (eg. criminal, rent, and credit history).				
Strategy J.10: Provide family planning money and training free of charge to families in their language in a culturally acceptable manner (family planning money and training available and free to families in their language and culturally acceptable).				
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<b>HOMELESSNESS</b>	Low Mod Income	Blight	RESPONSIBLE PARTY (S)	PRIORITY
ISSUE A: Need an “awareness of homelessness” plan.				
Strategy A.1: Develop “ways to help” plan. - How can a person directly affect the homelessness in this area? - Identify a central receiving area. - Survey the area’s perception on homelessness.	✓			
ISSUE B: Need to increase community outreach efforts to homeless individuals.				
Strategy B.1: Continue the vision of developing a one-stop resource shop for homeless (expand Salvation Army).	✓			
Strategy B.2: Focus on credential restoration of Non-Profit Service Delivery.	✓			
ISSUE C: There are no opportunities for homeless individuals to be educated.				
Strategy C.1: Provide workshops on job-seeking skills such as writing a resume.	✓			
Strategy C.2: Fund high school/college scholarship grants.	✓			
Strategy C.3: Provide educational opportunities for homeless individuals to expand skills in an effort to increase income.	✓			
Strategy C.4: Provide workshops on local housing options, as well as tenant and landlord rights and responsibilities.	✓			
Strategy C.5: Educate young parents on handling day-to-day stressors such as bills, childcare and work.	✓			
ISSUE D: Need mental health supportive housing.				
Strategy D.1: Develop 16-bed facility with varying levels of support.	✓			

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ISSUE E: Increasing numbers of homeless veterans.				
Strategy E1: Develop additional facilities to serve Vets	✓			
ISSUE F: Lack of emergency and transitional housing for adolescents, unaccompanied minors, and adolescent parents.				
Strategy F.1: Build emergency and transitional housing specifically for adolescents, and adolescent parents.	✓			
Strategy F.2: Establish a “welcome center” specifically for youth encouraging them to go back home rather than through the system.	✓			
ISSUE G: More options for homeless individuals in the winter.				
Strategy G.1: Use larger facilities that are unused at night or seasonal as temporary shelters.	✓			
ISSUE H: At-risk youth not attending area programs due to lack of transportation.				
Strategy H.1: Provide free bus passes to agencies serving at-risk youth like the Boys and Girls Club.	✓			
ISSUE I: Lack of mental health supportive services in emergency shelters.				
Strategy I.1: Establish a floating mental health case manager.	✓			