



**State of Minnesota
DRAFT
Consolidated Annual Performance
and Evaluation Report
for Federal Fiscal Year 2012**

**To Be Submitted to the U. S. Department of
Housing and Urban Development
December 2012**

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Home Compliance Status Report

Complete data are not available for this draft report. The final report submitted to HUD in December 2012 will include required data and forms.

Executive Summary

Minnesota has three fundamental objectives in the distribution of housing and community development resources: to create suitable living environments, to provide decent affordable housing, and to create economic opportunities within the state.

The **Minnesota Consolidated Housing and Community Development Plan** presents the state’s strategy (a five-year plan with annual action updates) for using federal funds to meet these objectives and serves as a condition for funding for: the Small Cities Development Program (SCDP), HOME Investment Partnerships Program, Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grants (ESG). The state has drafted a new five-year plan, the **Consolidated Housing and Community Development Plan, FY 2012-2016**, which was submitted to the U.S. Department of Housing and Urban Development in January of 2012.

The **Consolidated Annual Performance and Evaluation Report (CAPER)** provides information with which to measure state agency performance in meeting objectives established in the previous year’s action plan. The state drafted this CAPER for submission to the U.S. Department of Housing and Urban Development in December 2012.

The largest number of households that the state assisted in 2012 using HUD resources was through Emergency Solutions Grants (ESG) to assist people experiencing homelessness. Assistance helps cover operating costs for emergency shelter facilities as well as supportive services to individuals or families; ESG funding is also used for homelessness prevention and rapid re-housing activities. The largest dollar amount that the state provided in 2012 using HUD resources was through the Small Cities Development Program to assist communities with public facilities projects, economic development, and housing rehabilitation. In working toward its goals in FFY 2012, HUD allocated and the state disbursed federal funds in the following amounts:

Program	HUD Allocation to Minnesota	State Expenditure for Assistance to Households
Small Cities Development	\$16,736,169	\$16,851,345 (awarded)
HOME	\$6,154,154	\$4,779,515
Emergency Solutions Grants	\$2,223,294	\$1,178,236
HOPWA*	\$142,672	

* In FY11, the HOPWA Sponsor grant term was changed from a December – November funding term to an October – September funding term.

**State of Minnesota
Draft Consolidated Annual Performance and
Evaluation Report for
Federal Fiscal Year 2012**

Introduction

Minnesota Housing, the Minnesota the Department of Employment and Economic Development (DEED), and the Minnesota Department of Human Services (DHS) submit the ***Consolidated Annual Performance and Evaluation Report*** (CAPER) to the U. S. Department of Housing and Urban Development (HUD) for Federal Fiscal Year 2012 on behalf of the State of Minnesota. This is in fulfillment of HUD's requirements for the consolidating planning and fund application process as provided by Code of Federal Regulations, title 24, section 91.520.

The ***Minnesota Consolidated Housing and Community Development Plan*** presents the state's strategy for using federal funds to meet specific housing and community development needs under the Small Cities Development Program (SCDP), HOME Investment Partnerships Program, Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grants (ESG).

This CAPER summarizes assistance provided through state agencies in Federal Fiscal Year 2012 (October 1, 2011 through September 30, 2012). The report includes a discussion of the resources available to the state, the way in which state agencies used those resources, the number and types of households assisted, and how other public policies affected affordable and supportive housing and community development (note the Self-Evaluation section and program narratives). Information in this report should enable a comparison between anticipated and actual assistance activities, as well as progress toward meeting objectives identified in the last five-year plan, ***Consolidated Housing and Community Development Plan, FY 2012-2016*** and the Annual Action Plan for 2012 found here:

http://www.mnhousing.gov/idc/groups/administration/documents/document/mhfa_012105.pdf

Federal assistance reported in the CAPER generally is available across the state. (By statute, Minnesota's CDBG program is not available in entitlement communities and HOPWA is not available in the 13-County Twin Cities area.) Entitlement communities or counties directly receive CDBG funding allocations from HUD and therefore are **not** covered by the state's CDBG program. The entitlement communities are: the cities of Bloomington, Coon Rapids, Eden Prairie, Minneapolis, Minnetonka, Plymouth, Saint Paul, Moorhead, Saint Cloud, Rochester, Duluth, Mankato, North Mankato, Woodbury, and the counties of Anoka, Dakota, Hennepin, Ramsey, Washington, and Saint Louis.

For the Emergency Solutions Grant (ESG) program, shelter funds were available statewide (with priority given to non-entitlement areas) but funds awarded for re-housing were not available to these communities receiving their own ESG allocations from HUD: Minneapolis, Hennepin County, Saint Paul, Duluth, and Saint Louis County.

Access to Data

The following reports are available upon request from Minnesota Housing, DEED, or DHS:

- PR06—a list of all projects for a plan year by project number, including disbursements by program for each project’s activities.
- PR12— a financial report for ESG.
- PR23—a series of reports that present demographic data on CDBG and HOME beneficiaries, including household distributions by race/ethnicity and income group.

IDIS reports may be obtained from Minnesota Housing at: 400 Sibley, Suite 300, Saint Paul, MN 55101 or by calling 1-800-657-3769 (toll free) or 651-296-7608, Fax 651-296-08139, TTY/TDD 651-297-2361 or by e-mail to mn.housing@state.mn.us. Additional information on HOME and HOPWA funding selections also is available from: <http://www.mnhousing.gov>

Information and details concerning residential and rental rehabilitation projects for 2012 can also be found in DEED's *Performance Evaluation Report (PER)*. The PER as well as information regarding job creation and community development can be obtained by contacting DEED at: Minnesota Department of Employment and Economic Development, Main Office, 332 Minnesota Street, Suite E-200, Saint Paul, MN 55101 or 651-259-7114, 888-GET-JOBS (438-5627), Fax 651-296-0994, TTY/TDD 651-282-5909. Additional information also is available at: http://www.positivelyminnesota.com/Government/Financial_Assistance/Community_Development_Funding/Small_Cities_Development_Program.aspx.

Additional information regarding ESG projects or activities is available through DHS at: Minnesota Department of Human Services, Office of Economic Opportunity, P.O. Box 64962, Saint Paul, MN 55164-0962 or (651) 431-3815.

I. Summary of Resources and Distribution of Funds

This section discusses funds from HUD and other sources.

HUD Resources

In working toward its goals in FFY 2012, the state received allocations from HUD and spent federal funds in the following amounts:

Program	HUD Allocation to Minnesota	State Expenditure for Assistance to Households
Small Cities Development	\$16,736,169	\$16,851,345 (awarded)
HOME	\$6,154,154	\$4,779,515
Emergency Solutions Grants	\$2,223,294	\$1,178,236
HOPWA*	\$142,672	

* In FY11, the HOPWA Sponsor grant term was changed from a December – November funding term to an October – September funding term.

The CAPER does not report on Minnesota’s performance under economic stimulus programs created by the Housing and Economic Recovery Act of 2008 (HERA) or the American Recovery and Reinvestment Act of 2009 (ARRA), or Neighborhood Stabilization. Jurisdictions report on

these programs separately according to the respective program requirements. For more information on these federal resources allocated to the state, visit this website: <http://www.mnhousing.gov/>

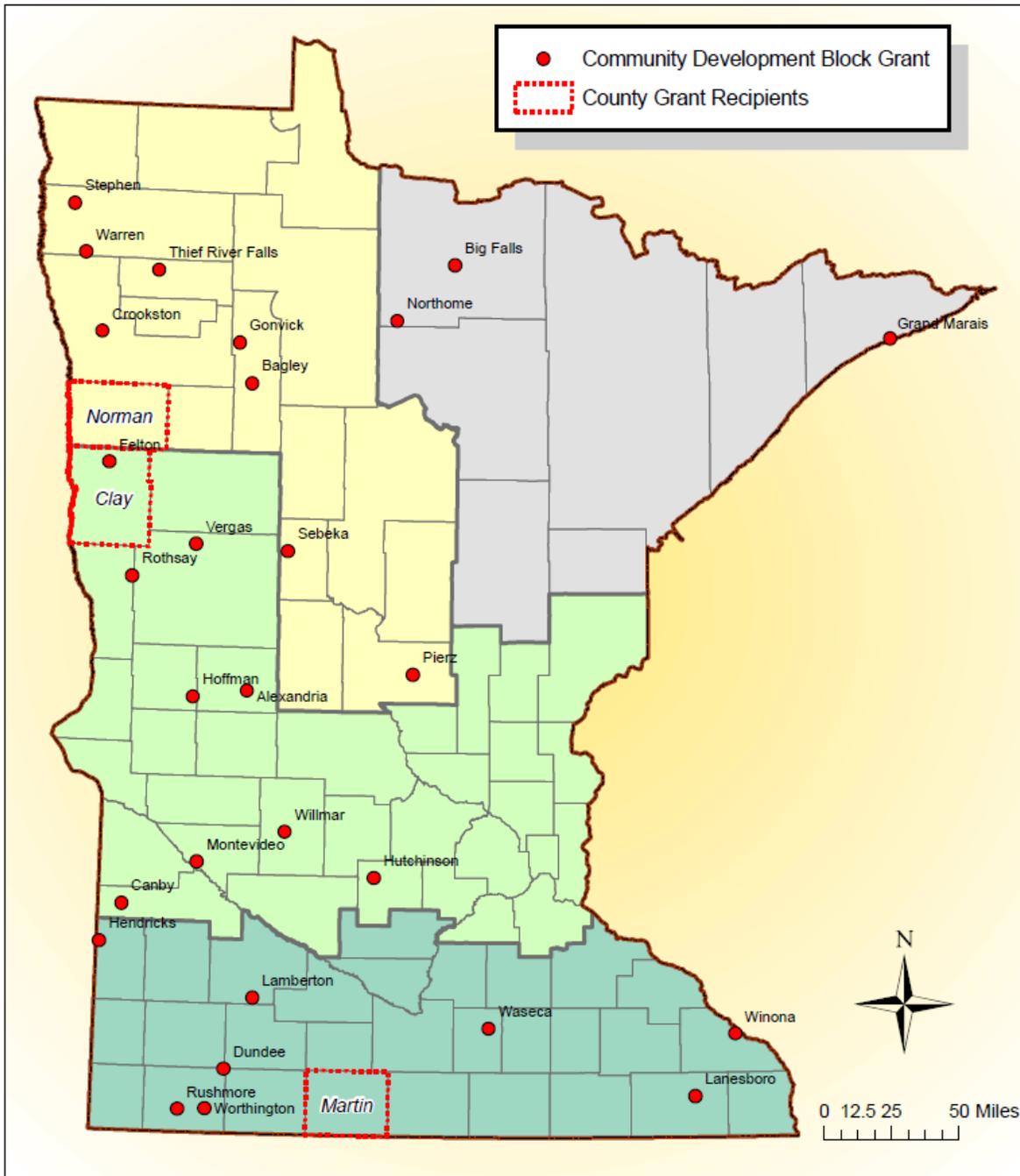
Minnesota historically has received the largest amount of assistance from HUD for housing and community development under the Small Cities Development Program (SCDP), administered through the Department of Employment and Economic Development (DEED).

Eligible applicants for the SCDP funds are cities, counties and townships in areas of the state that do not qualify as entitlement entities and, therefore, are not eligible to receive an allocation of Community Development Block Grant funds directly from HUD. Eligible SCDP applicants are cities with a population under 50,000 and counties and townships with an unincorporated population of fewer than 200,000.

The state awards SCDP funds to applicants on a competitive basis. Communities may use funds for public facilities, economic development, downtown commercial revitalization, residential housing rehabilitation (owner and renter occupied), new housing construction, and relief from flood or other natural disasters. In order to be considered eligible, an applicant must be in substantial compliance with all applicable State and Federal laws, regulations and Executive Orders that pertain to the CDBG Small Cities Development.

2012 Awarded Projects

Small Cities Development Program

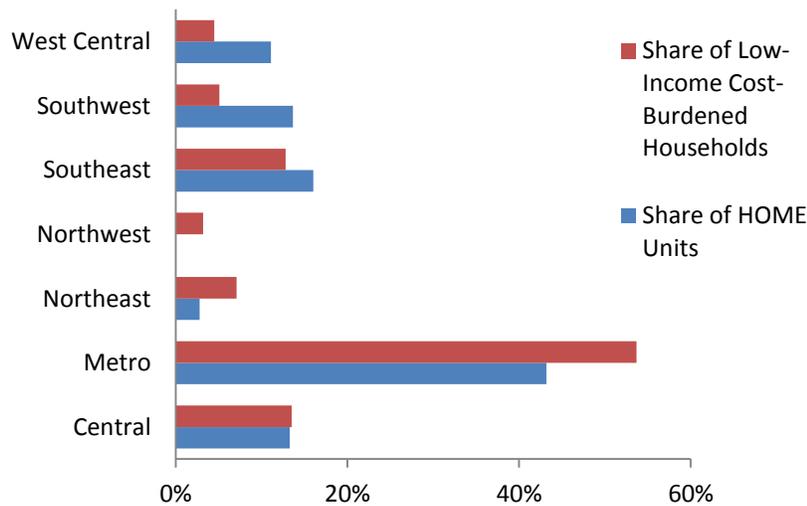


POSITIVELY
Minnesota
Department of Employment and Economic Development

HOME funds historically have comprised Minnesota’s second largest allocation of federal grant assistance from HUD. Minnesota Housing has provided HOME funds for a variety of activities, including downpayment assistance, single and multifamily rehabilitation, and operating expense payments for Community Housing Development Organizations. Note that HOME funds for entry cost assistance and rehabilitation of owner-occupied and rental properties were available throughout the state.

The share of low-income cost-burdened households is a proxy of the need for housing assistance.

Distribution of HOME Assistance by Region in Minnesota, 2012



Source: Census Bureau, *American Community Survey, 2006-2010*

Minnesota Housing also receives the state’s allocation of HOPWA formula funds from HUD. The agency administers HOPWA funds in cooperation with the Minnesota HIV Housing Coalition in Greater Minnesota. The City of Minneapolis receives and allocates funds in the 13-county Twin Cities area.

The Department of Human Services (DHS) administers federal funds from HUD under the Emergency Solutions Grant (ESG). ESG provides assistance to grantees throughout the state for the operating costs of shelters and essential services. The state selects grantees on a competitive basis. The reporting year for the CAPER overlaps two ESG state fiscal years, 2012 (7/1/2011– 6/30/2012) and 2013 (7/1/2012– 6/30/2013). In addition, the FFY2011 ESG Second Allocation (\$698,437 for Rapid Re-Housing) was awarded for the period 5/1/2012 – 12/31/2013 and the FFY2012 ESG funding (\$983,046) for Rapid Re-Housing and Prevention: Re-Housing) was awarded for the period 7/1/2012 – 12/31/2013. The following table shows all ESG funding awards for both of these State Fiscal Years (SFY2012 and SFY2013):

ESG Funding Awards

Agency	SFY2012 ESG allocation	SFY2013 ESG allocation
Amherst H. Wilder Foundation	-	\$19,547
Anoka County Community Action Program, Inc.	\$40,000	40,000
Arrowhead Economic Opportunity Agency, Inc.	55,000	135,000
Avenues for Homeless Youth	39,250	39,250
Bi-County Community Action Program, Inc.	-	81,400
Care and Share Center, Inc.	69,841	69,841
Catholic Charities - Hope Street	39,000	39,000
Catholic Charities of the Archdiocese of St Paul and Minneapolis	39,325	39,325
Churches United for the Homeless	80,000	80,000
Churches United in Ministry (CHUM)	35,000	35,000
Community Action Center of Northfield, Inc.	21,250	21,250
Dakota County Social Services	-	70,840
East Metro Women's Council	-	80,000
Evergreen House	-	40,000
Face to Face Health and Counseling Center	-	91,400
Heartland Community Action Agency, Inc.	27,500	87,500
Inter-County Community Council, Inc.	15,000	15,000
KOOTASCA Community Action, Inc.	-	102,215
Lakes and Pines Community Action Council, Inc.	72,500	172,500
Lakes and Prairies Community Action Partnership	-	162,800
Lutheran Social Service of Minnesota (St. Paul - TLPY)	26,250	26,250
Lutheran Social Service of Minnesota (Brainerd)		106,820
Mahube-Otwa Community Action Partnership, Inc.		132,500
New Pathways	40,000	40,000
Northwest Community Action Agency	15,000	15,000
Our Savior's Outreach Ministries	27,340	27,340
Ours to Serve House of Hospitality, Inc	60,000	60,000
Partners for Affordable Housing	56,876	136,876
Prairie Five Community Action Council	7,500	7,500
Red Lake Homeless Shelter, Inc.	106,540	50,000
Rise Housing Services, Inc.	30,000	30,000
Ruth's House of Hope	20,000	20,000
Saint Paul Area Council of Churches	52,000	52,000
Salvation Army (Brainerd)	5,000	5,000
Salvation Army (Rochester)	82,100	5,000
Salvation Army (St. Cloud)	50,000	50,000
Scott-Carver-Dakota CAP Agency, Inc.	40,000	101,400
Semcac	26,000	26,000
Simpson Housing Services, Inc.	27,430	27,430
St. Stephen's Human Services	27,430	27,430
The Refuge	40,000	40,000
Three Rivers Community Action, Inc.	-	73,000
Western Community Action, Inc.	94,460	22,500

Other Resources

Minnesota also provides housing and community development assistance through a variety of state or agency-funded programs or through the sale of tax-exempt revenue bonds. Activities include: entry cost assistance and homeownership financing to first-time buyers; loans to homeowners to improve the property they occupy; foreclosure remediation; deferred loans or grants to communities to meet local revitalization needs; and construction, acquisition, and rehabilitation of affordable rental housing through first mortgages, deferred loans, and operating subsidies to housing sponsors.

The Minnesota Legislature appropriates funds for homeownership education, counseling and training, and foreclosure prevention assistance as well as Family Homeless Prevention and Assistance. Under the Technical Assistance and Operating Support Program and the Nonprofit Capacity Building Revolving Loan Program, the state provides assistance to local nonprofit organizations to increase their capacity to meet local housing needs.

The state also receives allocations of federal funds to provide assistance that do **not** fall under HUD reporting guidelines for the CAPER and therefore are not included in the assessment of the state's performance toward meeting goals for housing and community development assistance. A discussion of these resources follows.

Department of Human Services

DHS receives funding allocations from the U.S. Department of Health and Human Services, Substance Abuse and Mental Health Services Administration (SAMHSA) under Projects for Assistance in Transition from Homelessness (PATH). PATH funds provide a variety of individual program specific services including outreach, screening and treatment, referrals, housing assistance, support services, linkage with mental health services, and other types of assistance for homeless adults with a serious mental illness. In FFY 2012, Minnesota received \$818,000 of PATH funds available through SAMHSA.

The Minnesota Department of Human Services served an average of 18,200 elderly and disabled people per month in 2011 (most current data) under the state-funded Group Residential Housing program (GRH). This is an income supplement program that pays room-and-board costs for low-income adults who have been placed in a licensed or registered setting with which a county human service agency has negotiated a monthly rate.

Department of Commerce

The U.S. Departments of Energy and Health and Human Services award funds to the state for weatherization, energy assistance, and energy-related repair. The Minnesota Department of Commerce received and allocated more than \$116.8 million in federal funds for energy assistance in 2012. Commerce also receives an appropriation of funds from the Minnesota Legislature.

Department of Public Safety

The Minnesota Department of Public Safety receives federal funds annually from the Department of Justice, a portion of which may be used to provide operating assistance and other related assistance to emergency shelters for battered women and their children.

Minnesota Housing

Minnesota Housing is the state's principal allocator of federal Low Income Housing Tax Credits and sells revenue bonds, both of which are activities important to the provision of affordable housing and are authorized in the federal tax code. In 2012, the state and its suballocators awarded \$11.8 million in credits for the development of more than 1,000 units of affordable rental housing.

Minnesota Housing's Affordable Housing Plan for FFY 2012, included \$75 million in federal Section 8 Housing Assistance Payments that assisted more than 12,000 households occupying Minnesota Housing-financed rental housing built under the New Construction component of the Section 8 program. It also included \$105 million in federal Section 8 Housing Assistance Payments for more than 18,000 households occupying HUD or conventionally financed housing and \$1.6 million in federal Section 236 funds in FFY 2011 for interest reduction payments on Minnesota Housing-financed developments.

HUD allocated more than \$55 million to Minnesota for the Emergency Homeowners' Loan Program (EHL) in 2011 to provide foreclosure assistance for up to 840 primarily unemployed or underemployed homeowners. Qualifying households may receive EHL loans at no interest.

Minnesota Housing received \$4.75 million in Neighborhood Stabilization funds (NSP3) in 2011. Information on the use of NSP1 and NSP3 funds may be found at:

<http://www.mnhousing.gov/resources/apply/nsp/index.aspx>

Under Round Six of the federally funded National Foreclosure Mitigation Counseling Program (NFMC), NeighborWorks awarded Minnesota Housing \$1,197,102 in 2012. The nonprofit Homeownership Center provided foreclosure counseling to nearly 15,000 Minnesota homeowners in 2012, supported in part by NFMC funds.

Minnesota Housing budgeted more than \$126 million in 2012, primarily in state and agency resources, to mitigate the impact of mortgage foreclosures.

Department of Employment and Economic Development

With various DEED funding sources and programs available, communities can undertake activities to strengthen communities and their housing stock in a coordinated and simultaneous approach. DEED provides resources for cleanup of contaminated sites through its state-funded Contaminated Cleanup and Redevelopment. The Public Facilities Authority lends funds to communities for sewer improvement and water improvement projects.

U.S. Department of Housing and Urban Development

HUD finances rental housing development in Minnesota through Section 202 Supportive Housing for the Elderly and Section 811 Supportive Housing for Persons with Disabilities. The following projects received funding awards in 2012:

**HUD Awards for Affordable Housing Assistance in Minnesota,
FFY 2012**

Description	Project location	Number of units	Capital advance	Three-year Rental Subsidy

Projects details are not yet available.

II. General CAPER Narratives

A. Assessment of the Three- to Five-Year Goals and Objectives

Minnesota’s objectives in the distribution of housing and community development resources are to create suitable living environments; provide decent, affordable housing; and create economic opportunities within the state. The **Priority Housing Activities/Investment Plan Table** on page 38 shows how the state performed in meeting its one-year goals for assisting households. An economy that continues to be slow and a difficult housing market have affected housing and community development activities.

The resources of state agencies provide the greatest amount of assistance for affordable housing in Minnesota. The most abundant resource available to states for affordable housing continues to be proceeds from the sale of revenue bonds. Appropriations from the Minnesota Legislature are an important resource that supports housing and community development programs, and Minnesota Housing uses some of its own resources, such as reserves, to provide additional leverage in projects that may not have access to adequate sources of funding for affordable housing or housing for people with special needs.

The largest number of people that the state assists with federal resources is through ESG, assisting people experiencing homelessness. Assistance includes operating and supportive service costs for emergency shelter facilities and rental assistance and housing relocation and stabilization services for homeless persons and those at imminent risk of homelessness who need to be re-housed.

The largest amount of assistance that the state provides with federal resources is through the Small Cities Development Program funded by CDBG, particularly for the rehabilitation of owner-occupied homes and the improvement of public facilities.

The Self-Evaluation section provides a more detailed analysis of the state’s progress toward meeting goals.

B. Affirmatively Furthering Fair Housing

In exchange for federal funds, the State of Minnesota is required to submit to the U.S. Department of Housing and Urban Development (HUD) certification that it is affirmatively furthering fair housing. This certification has three elements and requires that the State:

- Complete an Analysis of Impediments to Fair Housing Choice (AI);

- Take actions to overcome the effects of any impediments identified through the analysis; and
- Maintain records reflecting the actions taken in response to the analysis.

HUD defines impediments to fair housing choice in terms of their applicability to local, state and federal law. In Minnesota, impediments to fair housing choice include:

- Any actions, omissions or decisions taken because of race, color, religion, national origin, sex, familial status, mental or physical disability, ancestry, sexual orientation, gender identity, and spousal affiliation (protected classes) which restrict housing choices or the availability of housing choice; and
- Any actions, omissions or decisions which have the effect of restricting housing choices or the availability of housing choice on the protected classes previously listed.

Minnesota Housing's program procedural manuals for lending or development promote and require compliance with fair housing laws and regulations. When applicable, Minnesota Housing requires Affirmative Fair Housing Marketing Plans for the marketing and occupancy of assisted units in developments of five units or more. Owners must update these marketing plans once every five years.

In accordance with the applicable statutes and regulations governing the Consolidated Plan, DEED certifies that the State will affirmatively further fair housing. DEED, Minnesota Housing, and DHS have conducted an AI within the state, will take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard. A full disclosure of the impediments can be found in the *2012 Analysis of Impediments to Fair Housing Choice for Minnesota*.

Annual summaries of actions the state has taken to address impediments have been included as part of the CAPER report since 2002. The current *Analysis of Impediments to Fair Housing Choice* is available from Minnesota Housing upon request or may be found here (see Appendix B):

http://www.mnhousing.gov/idc/groups/administration/documents/document/mhfa_012107.pdf

The following is a summary of actions the state has taken to address impediments to fair housing in 2012:

IMPEDIMENTS TO FAIR HOUSING CHOICE AND SUGGESTED ACTIONS
Private Sector Impediments, Actions, and Measurable Objectives
Federal Fiscal Year 2012

Impediment 1: Lack of understanding of fair housing and affirmatively furthering fair housing

<p><i>Action 1.1:</i> Ensure that Minnesota Housing-financed rental developments have Affirmative Fair Housing Marketing Plans (AFHMPs).</p>	<p><i>Measurable Objective 1.1:</i> Number of approved AFHMPs</p>
<p>Results:</p>	<p>53 developments (amortizing & deferred loans) or 2,418 units</p> <p>Developments receiving only LIHTC assistance (no amortizing or deferred loans) – 4 developments or 239 units</p> <p>TOTAL 57 AFHMPs</p>
<p><i>Action 1.2:</i> Review AFHMPs of Section 8 developments for which Minnesota Housing manages the subsidy at least every 5 years.</p>	<p><i>Measurable Objective 1.2:</i> Number of AFHMPs reviewed and, if necessary, modified.</p>
<p>Results:</p>	<p>Asset Mgmt: Asset Mgmt reviewed modified, if needed, and approved 234 AFHMP's for TCA section 8 developments.</p> <p>PBCA: 346 properties were reviewed for AFHMP's</p> <ul style="list-style-type: none"> • 12 had outdated AFHMP's • 5 could not provide the AFHMP at the site review
<p><i>Action 1.3:</i> Explore a model to identify non Section 8 multifamily developments with AFHMPs that may be out of date and require review and modification.</p>	<p><i>Measurable Objective 1.3:</i> A model is developed and implemented.</p>
<p>Results:</p>	<p>Nothing to report this year</p>

IMPEDIMENTS TO FAIR HOUSING CHOICE AND SUGGESTED ACTIONS
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<p><i>Action 1.4:</i> Review marketing activities for compliance with the AFHMP and that the fair housing logo is used in advertising materials.</p>	<p><i>Measurable Objective 1.4:</i> Number of reviews of AFHMPs.</p>
<p>Results:</p>	<p>Asset Management: Asset Management reviewed marketing activities for compliance on 447 developments (this total includes the Section 8 developments referenced in Action1.2).</p> <p>Performance Based Contract Administration: 346 properties were monitored for AFHMP's</p> <ul style="list-style-type: none"> • 13 properties with deficiencies • 11 properties have resolved their findings *all but two of the properties have resolved the findings/issues • 6 properties had issues with advertising (signage and logo)

<p><i>Action 1.5:</i> Distribute flyers and education materials at annual conferences, public venues, and other opportunities</p>	<p><i>Measurable Objective 1.5:</i> Number of materials distributed</p>												
<p>Results:</p>	<p>Brochures and Posters</p> <table border="1" data-bbox="776 1108 1386 1617"> <thead> <tr> <th>Title</th> <th>How Many</th> <th>Remaining</th> </tr> </thead> <tbody> <tr> <td><i>Are You a Victim of Housing Discrimination? (Maroon/Yellow Brochure)</i></td> <td>(200) 100 English 100 Spanish</td> <td>0 English 45 Spanish</td> </tr> <tr> <td><i>Equal Opportunity Poster</i></td> <td>20</td> <td>15</td> </tr> <tr> <td><i>Residents Rights and Responsibility (Blue Poster)</i></td> <td>200</td> <td>22</td> </tr> </tbody> </table>	Title	How Many	Remaining	<i>Are You a Victim of Housing Discrimination? (Maroon/Yellow Brochure)</i>	(200) 100 English 100 Spanish	0 English 45 Spanish	<i>Equal Opportunity Poster</i>	20	15	<i>Residents Rights and Responsibility (Blue Poster)</i>	200	22
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IMPEDIMENTS TO FAIR HOUSING CHOICE AND SUGGESTED ACTIONS
Private Sector Impediments, Actions, and Measurable Objectives
Federal Fiscal Year 2012

<i>Action 1.6:</i> Explore with the Minnesota Multi Housing Association possibilities for training multifamily property owners, managers, and service providers	Measurable Objective 1.6.1: Document meetings with the Association Measurable Objective 1.6.2: Publicize the availability of training to Minnesota Housing-associated rental property owners or managers
Results:	Nothing to report this year.

<i>Action 1.7:</i> Support HousingLink’s efforts to educate owners and tenants on fair housing	Measurable Objective 1.7: Provide funding to HousingLink
Results:	Entered into Operational technical Assistance Grant for \$160,000.

<i>Action 1.8:</i> Implement the Sustainable Communities grant to develop best practices and fair housing resources for rental owners	Measurable Objective 1.8: Developers and owners will be encouraged to use the work product when it becomes available.
Results:	

Impediment 2: Discriminatory terms and conditions in rental markets

<i>Action 2.1:</i> Conduct outreach and education activities for housing providers	Measurable Objective 2.1: Support the “Working Together” conference
Results:	Entered into Operational Technical Assistance Grant for \$160,000.

<i>Action 2.2:</i> Support HousingLink’s efforts to educate owners and tenants on fair housing	Measurable Objective 2.2: Provide funding to HousingLink
Results:	Entered into Operational Technical Assistance Grant for \$160,000.

<i>Action 2.3:</i> Review policies of Section 8, LIHTC, and HOME assisted housing for discriminatory terms and conditions in leases, house rules and tenant selection plans and occupancy policies.	Measurable Objective 2.3: Results of the reviews
Results:	

IMPEDIMENTS TO FAIR HOUSING CHOICE AND SUGGESTED ACTIONS
Private Sector Impediments, Actions, and Measurable Objectives
Federal Fiscal Year 2012

Impediment 3: Failure to make reasonable accommodation or modification

<p><i>Action 3.1:</i> Conduct outreach and education activities for housing providers</p>	<p><i>Measurable Objective 3.1.1:</i> Support the “Working Together” conference <i>Measurable Objective 3.1.2:</i> Ensure that rent-assisted housing have formal grievance procedures that provide resolution of complaints alleging discrimination based on disability.</p>
<p>Results:</p>	<p>3.1.2 Section 8 rental assistance programs require a grievance procedures for certain aspects of program participation. MHFA staff perform reviews annually on these properties and review their compliance with this requirement.</p>

<p><i>Action 3.2:</i> Support HousingLink’s efforts to educate owners and tenants on fairhousing issues, including reasonable accommodation</p>	<p><i>Measurable Objective 3.2:</i> Provide funding to HousingLink</p>
<p>Results:</p>	<p>Entered into Operational Technical Assistance Grant for \$160,000.</p>

Impediment 4: Discriminatory refusal to rent

<p><i>Action 4.1:</i> Conduct outreach and education activities for housing providers</p>	<p><i>Measurable Objective 4.1:</i> Support the “Working Together” conference</p>
<p>Results:</p>	<p>Entered into Operational Technical Assistance Grant for \$160,000.</p>

<p><i>Action 4.2:</i> Periodically review occupancy of Tax Credit developments and evaluate whether households of color and disabled persons are under-represented.</p>	<p><i>Measurable Objective 4.2:</i> Production of periodic report</p>
<p>Results:</p>	<p>Produced <i>A Review of Rental Housing with Tax Credits</i>. The report may be obtained from Minnesota Housing Research staff or accessed at: http://www.mnhousing.gov/idc/groups/secure/documents/admin/mhfa_006740.pdf</p>

IMPEDIMENTS TO FAIR HOUSING CHOICE AND SUGGESTED ACTIONS

Private Sector Impediments, Actions, and Measurable Objectives

Federal Fiscal Year 2012

<i>Action 4.3:</i> Discuss with the Minnesota DHR how testing and enforcement can be supported by DEED, DHS, and Minnesota Housing	<i>Measurable Objective 4.3.1:</i> Determine appropriate support roles of DEED, Minnesota Housing, and DHS <i>Measurable Objective 4.3.2:</i> Execute support roles.
Results:	No action to report this year

Impediment 5: Failure to comply with federal and state accessibility standards

<i>Action 5.1:</i> Conduct outreach and education activities for housing providers	<i>Measurable Objective 5.1:</i> Number of outreach and education activities conducted
Results:	

<i>Action 5.2:</i> Ensure that multifamily developments newly-financed by Minnesota Housing comply with applicable building codes and accessibility and visitability standards	<i>Measurable Objective 5.2:</i> Number of financed developments that are found to be compliant
Results:	23 developments (amortizing & deferred loans) received a certificate of occupancy or substantial completion (1,312 units) TOTAL 23 developments that are found to be compliant

<i>Action 5.3:</i> Consult with representatives of the disability community to understand the type of housing discrimination the disabled population experiences and to consider whether there are strategies for how Minnesota Housing’s programs can be marketed to owners and developers who are identified as having failed to comply with accessibility standards.	<i>Measurable Objective 5.3:</i> Conduct at least one meeting with disability community representatives and consider implementing viable strategies.
Results:	No action to report this year.

IMPEDIMENTS TO FAIR HOUSING CHOICE AND SUGGESTED ACTIONS
Private Sector Impediments, Actions, and Measurable Objectives
Federal Fiscal Year 2012

Impediment 6: Steering in the home purchase and rental markets

<p><i>Action 6.1:</i> Support the Emerging Markets Homeownership Initiative</p>	<p><i>Measurable Objective 6.1(a):</i> Number of advisory council meetings attended <i>Measurable Objective 6.1(b):</i> Funding support for the Minnesota Home Ownership Center <i>Measurable Objective 6.1(c):</i> Number of realtors and lenders of color who have been trained on Minnesota Housing homebuyer programs</p>
<p>Results:</p>	<p>(a) advisory council meetings attended: 10 (b) (c) Number of realtors and lenders of color who have been trained: 150</p>
<p><i>Action 6.2:</i> Market mortgages and downpayment assistance to households of color.</p>	<p><i>Measurable Objective 6.2:</i> Number of loans to households of color that are made or purchased by Minnesota Housing</p>
<p>Results:</p>	<p>530 loans or 22.8 percent of all households borrowing a mortgage in 2012.</p>
<p><i>Action 6.3:</i> Educate homebuyers on the responsibilities and roles of realtors, lenders, and other actors who will be involved in their home buying experience so that they may recognize steering should it occur.</p>	<p><i>Measurable Objective 6.3:</i> Number of persons attending Home Ownership Center homebuyer training.</p>
<p>Results:</p>	<p>5,782 received homebuyer training and 2,148 received pre-purchase counseling in 2012.</p>
<p><i>Action 6.4:</i> Provide housing subsidy for persons with serious mental illness (exclusive to rental assistance)</p>	<p><i>Measurable Objective 6.4:</i> Number of households receiving assistance.</p>
<p>Results:</p>	<p>Preliminary data show nearly 620 households assisted in 2012</p>

IMPEDIMENTS TO FAIR HOUSING CHOICE AND SUGGESTED ACTIONS

Private Sector Impediments, Actions, and Measurable Objectives

Federal Fiscal Year 2012

<i>Action 6.5:</i> Provide permanent supportive housing for persons and families with mental illness, substance abuse disorders, or HIV/AIDS who are homeless or at risk of homelessness.	<i>Measurable Objective 6.5:</i> Number of households provided permanent supportive housing
Results:	In State Fiscal Year 2012, Minnesota Housing assisted 3,130 long-term homeless households with supportive housing.

Impediment 7: Denial of home purchase loans

<i>Action 7.1:</i> Enhance homebuyer understanding of real estate transactions, provide information on resources available to them if they are denied credit or feel they are discriminated against in the mortgage market, and establishing and keeping good credit through education and training	<i>Measurable Objective 7.1:</i> Number of persons attending Home Ownership Center homebuyer training.
Results:	5,782 received homebuyer training and 2,148 received pre-purchase counseling in 2012.

<i>Action 7.2:</i> Reach out to lenders, realtors, and emerging market communities through industry and emerging market community events to make them aware of Minnesota Housing’s first time homebuyer programs	<i>Measurable Objective 7.2.(a):</i> Number of events attended or sponsored <i>Measurable Objective 7.2.(b)</i> Percent of loans made to emerging market borrowers
Results:	(a) Number of events attended or sponsored:19 lender trainings, 28 partner real estate partner trainings, 4 nonprofit trainings (b)

IMPEDIMENTS TO FAIR HOUSING CHOICE AND SUGGESTED ACTIONS
Private Sector Impediments, Actions, and Measurable Objectives
Federal Fiscal Year 2012

Impediment 8: Predatory-style lending activities

<i>Action 8.1:</i> Enhance homebuyer understanding of real estate transactions so that they may recognize predatory lending and provide resources for them to discuss possible predatory loan products.	<i>Measurable Objective 8.1:</i> Number of attendees of homeownership training
Results:	5,782 received homebuyer training and 2,148 received pre-purchase counseling in 2012.
<i>Action 8.2:</i> Limit subordinations of HOME HELP downpayment assistance loans to mortgages at prevailing rates and fees for the borrower's risk category	<i>Measurable Objective 8.2:</i> The number of requests for subordination to predatory loans that are rejected.
Results:	There were no requests for subordinations of HOME HELP loans to predatory loans. Of a total of 501 requests for subordinations of all types of Minnesota Housing single family mortgages, 46 were denied, and two of those were denied because of predatory loan terms of the proposed first mortgage

Public Sector Impediments, Actions, and Measurable Objectives

Impediment 1: Insufficient fair housing outreach and education efforts

<i>Action 1.1:</i> Work with Minnesota NAHRO and the Minnesota Multi Housing Association to provide education to public sector housing providers through at their annual conferences	<i>Measurable Objective 1.1:</i> Number of outreach and education activities conducted <i>Action 1.2:</i> Distribute fair housing flyers and education materials at annual conferences, public venues, and other opportunities <i>Measurable Objective 1.2:</i> Number of materials distributed
Results:	Fair housing sessions held at both the Working Together Conference and the NAHRO Fall conference. DEED discussed grantee fair housing responsibilities with 200 of their SCDP grantee staff.

Impediment 2: Lack of sufficient fair housing testing and enforcement activities

<i>Action 2.1:</i> Determine with the Minnesota DHR the process of testing and enforcement and how it can be supported by DEED, DHS, and Minnesota Housing	<i>Measurable Objective 2.1.1:</i> Determine appropriate support roles of DEED, Minnesota Housing, and DHS <i>Measurable Objective 2.2.1:</i> Execute support roles
Results:	No action to report this year.

IMPEDIMENTS TO FAIR HOUSING CHOICE AND SUGGESTED ACTIONS

Private Sector Impediments, Actions, and Measurable Objectives

Federal Fiscal Year 2012

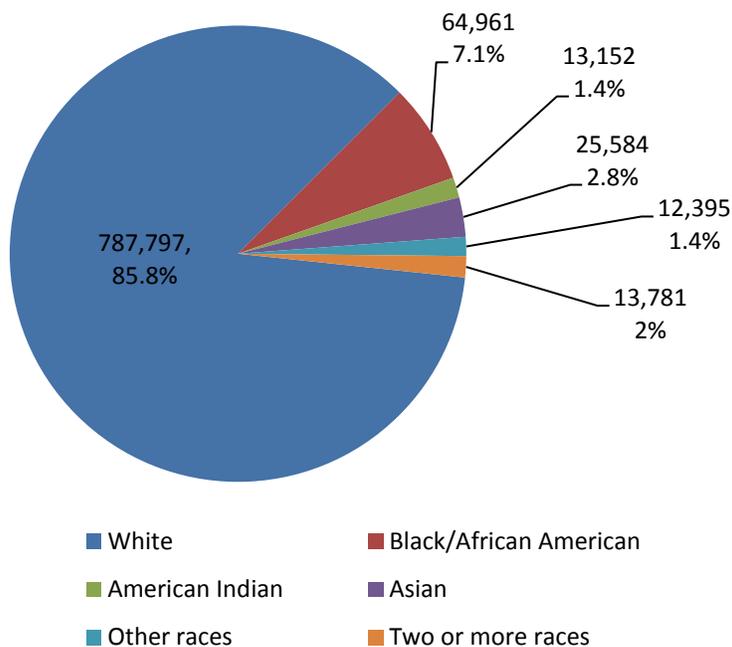
Impediment 3: NIMBYism (Not in My Backyard) tendencies and planning and zoning decisions affect housing availability

<i>Action 3.1: Incent decisions by communities that decrease segregation and increase economic integration of populations</i>	<i>Measurable Objective 4.1: Number of Minnesota Housing developments that are awarded selection points for zoning flexibility and economic integration</i>
Results:	

<i>Action 3.2: Provide internet links and other pre-existing materials to city staff and developers to inform citizens about affordable housing to reduce NIMBYism.</i>	<i>Measurable Objective 3.2: Number of internet links on Minnesota Housing’s webpage, and other materials identified to be made available to city staff and developers.</i>
Results:	No action to report this year

As a point of reference for this summary, 43 percent of households in Minnesota have incomes less than \$50,000. The chart shows the distribution of these households by race.

Distribution of Households with Incomes Less than \$50,000 by Race, 2011



Source: 2011 American Community Survey, US Census Bureau

Data from the most recent Wilder Research survey (2009) of homeless people indicate that half of homeless people in the Twin Cities are African American, 20 percent in Greater Minnesota are American Indian, and 62 percent of all homeless adults statewide are of color.

Using appropriations and agency resources, Minnesota Housing’s budget allocated more than \$22 million in funds in 2012 to prevent and long-term homelessness under the Family Homeless Prevention and Assistance Program (FHPAP), the Housing Trust Fund (HTF), Ending Long-term Homelessness Initiative Fund, Bridges, and HOPWA. Minnesota Housing’s 2012 budget included nearly \$7.5 million for FHPAP, which has assisted an average of 8,500 households a year between 2007 and 2011. Available data indicate that between 50 percent and 60 percent of the households assisted under FHPAP during that time have been emerging markets households. The Minnesota Legislature has funded FHPAP since 1993.

Minnesota Housing’s 2012 budget also included more than \$10 million for the state-funded Housing Trust Fund (HTF), which serves extremely low-income tenants many of whom may be at risk of homelessness. HTF guidelines give priority to capital and rent assistance funding proposals that include supportive housing for tenants experiencing long-term homelessness.

For more information on Minnesota Housing's budget see the Affordable Housing Plan here: <http://www.mnhousing.gov/news/reports/index.aspx>

C. Affordable Housing

HUD does not consistently require jurisdictions, in each of the various Community Planning and Development programs, to collect or report the data necessary to determine housing affordability. Agencies have cooperated to the extent possible in providing information. Based on data available in IDIS, 98 percent of CDBG beneficiaries in 2012 had incomes at or below 80 percent of HUD median income.

The ESG program has no goal to provide affordable housing as defined by Section 215, and DHS does not collect income information on ESG recipients. Most of the people assisted under this program have few or no resources; one of the basic criteria for qualifying for assistance is having no resources to afford housing even for a single night. ESG is the largest of Minnesota's federally funded efforts to address worst-case needs.

In accordance with guidelines, all tenants, homebuyers and homeowners under HOME have gross incomes at or below 80 percent of area median income and tenant rents meet the affordability requirements of 24 CFR 92.252. All HOPWA participants also have gross incomes at or below 80 percent of area median family income.

D. Continuum of Care

Continuum of Care is a community strategic plan to organize and deliver housing and services to reduce the incidence of homelessness by assisting homeless individuals, youth, and families with children so they move to self-sufficiency and permanent housing. The Continuum of Care includes: prevention, outreach and assessment, emergency shelter, transitional housing, and permanent supportive housing or other permanent housing. Annually, Continuum of Care organizations apply to HUD for funding under the McKinney Vento Homeless Assistance Program to address homelessness. The Minnesota Interagency Council on Homelessness (MICH) assists planning efforts in the Minnesota Continuum of Care regions.

Currently, 11 Continuum of Care (CoC) regions exist in Minnesota. CoC committees have developed the regional plans that identify and describe: 1) homelessness, 2) assistance needs of people experiencing homelessness or people at risk of becoming homeless, 3) gaps in regional service delivery for the homeless, and 4) a strategy for addressing those gaps.

ESG funding is used to strengthen the Continuum of Care systems by providing direct services to homeless persons. ESG funds were provided to grantee agencies in every CoC region, each of which has as a priority to provide shelter and supportive services for homeless individuals and families. ESG funds also were provided to shelters in all CoC regions to pay for the operating and service costs of these programs.

Both Minnesota Housing and DHS use CoC Plans in the process of reviewing and selecting proposals under the ESG and transitional housing programs. DHS offers each CoC committee the opportunity to provide comments and recommendations on each ESG application

submitted from their region. This allows CoC committees to have input into how ESG funds are spent in their community, ensuring that funds are filling gaps in their CoC systems.

CoC plans are available at:

<http://www.mnhousing.gov/initiatives/housing-assistance/continuum/index.htm> or through one of the offices listed on the next pages:

Affordable Housing Contacts in Minnesota, 2012

Continuum of Care (COC)—a community plan to organize and deliver housing and services to reduce the incidence of homelessness by assisting homeless individuals, youth and families with children to move to self-sufficiency and permanent housing.

Minnesota Interagency Council on Homelessness (MICH)—the goal of MICH is to maximize and coordinate state resources to prevent and address homelessness.

Heading Home Minnesota—statewide strategy which includes Minnesota's Business Plan to End Long-Term Homelessness and regional/local "Heading Home" Initiatives which represent partnerships with support of the public, business, nonprofit and philanthropic sectors and the faith community.

For additional support:

Corporation for Supportive Housing 612-721-3700

Regions	CoC and Heading Home Contacts	MICH Contacts	HUD Contacts
METROPOLITAN AREA			
Anoka County	<u>COC and Heading Home Contact:</u> Kristina Hayes Anoka County Housing Coordinator Tel: 763-323-5707 kristina.hayes@co.anoka.mn.us	Erin Schwarzbauer Minnesota Housing Tel: 651-296-3656 erin.schwarzbauer@state.mn.us	Sara Jean Bergen Housing & Urban Dev. Tel: 612-370-3019 ext. 2103 sara.j.bergen@hud.gov
Dakota County	<u>COC Contact:</u> Marsha Milgrom Dakota County Social Services Tel: 651-554-5918 marsha.milgrom@co.dakota.mn.us	Erin Schwarzbauer Minnesota Housing Tel: 651-296-3656 erin.schwarzbauer@state.mn.us	Sara Jean Bergen Housing & Urban Dev. Tel: 612-370-3019 ext. 2103 sara.j.bergen@hud.gov

Affordable Housing Contacts in Minnesota, 2012

Regions	CoC and Heading Home Contacts	MICH Contacts	HUD Contacts
Hennepin County	<p><u>COC Contact:</u> Allan Henden Tel: 612-596-1841 allan.henden@co.hennepin.mn.us</p> <p><u>Heading Home Contact:</u> Cathy ten Broeke Tel: 612-596-1606 cathy.ten.broeke@co.hennepin.mn.us</p>	<p>Ji-Young Choi Minnesota Housing Tel: 651-296-9839 ji-young.choi@state.mn.us</p> <p>Jane Lawrenz Human Services Tel: 651-431-3844 jane.m.lawrenz@state.mn.us</p>	<p>Tom Koon Housing & Urban Dev. Tel: 612-370-3019 ext. 2108 thomas.koon@hud.gov</p>
Ramsey County	<p><u>COC Contact:</u> Jim Anderson Ramsey County Human Services Tel: 651-266-4116 jim.anderson@co.ramsey.mn.us</p> <p><u>Heading Home Contact:</u> Carol Zierman Ramsey County Planning Office 651-266-8004 carol.zierman@co.ramsey.mn.us</p>	<p>Pat Leary Human Services Tel: 651-431-3824 pat.leary@state.mn.us</p>	<p>Ben Osborn Housing & Urban Dev. Tel: 612-370-3000 ext. 2237 benjamin.m.osborn@hud.gov</p>

Affordable Housing Contacts in Minnesota, 2012

Regions	CoC and Heading Home Contacts	MICH Contacts	HUD Contacts
Scott/Carver Counties	<p><u>COC Contact:</u> Jen Romero Scott Carver Dakota CAP Tel: 952 402-9872 jromero@capagency.org</p> <p><u>Heading Home Contact:</u> Allison Streich Carver County CDA Tel: 952-556-2803 allisons@carvercda.org</p>	<p>Alison Niemi Human Services Tel: 651-431-3848 alison.niemi@state.mn.us</p>	<p>Sara Jean Bergen Housing & Urban Dev. Tel: 612-370-3019 ext. 2103 sara.j.bergen@hud.gov</p>
Washington County	<p><u>COC Contact:</u> Diane Elias Washington County Community Services Tel: 651-430-8317 diane.elias@co.washington.mn.us</p> <p><u>Heading Home Contact:</u> David Browne Common Bond Tel: 651-312-3346 David.Browne@commonbond.org</p>	<p>Dianne Wilson Human Services Tel: 651-431-2024 dianne.c.wilson@state.mn.us</p>	<p>Sara Jean Bergen Housing & Urban Dev. Tel: 612-370-3019 ext. 2103 sara.j.bergen@hud.gov</p>

Affordable Housing Contacts in Minnesota, 2012

GREATER MINNESOTA			
Regions	CoC and Heading Home Contacts	MICH Contacts	HUD Contacts
Central	<u>CO C and Heading Home Contact:</u> AG Lynch Central MN Housing Partnership Tel: 320-259-0393 AG@cmhp.net	Vicki Farden Minnesota Housing Tel: 651-296-8125 vicki.farden@state.mn.us	Mary Burbank Housing & Urban Dev. Tel: 612-370-3019 ext. 2102 mary.k.burbank@hud.gov
Northeast	<u>CO C and Heading Home Contact:</u> Patty Beech N.E. MN CoC Coordinator Tel: 218-525-4957 pbeech@cpinternet.com	Erin Schwarzbauer Minnesota Housing Tel: 651-296-3656 erin.schwarzbauer@state.mn.us Pat Leary Human Services Tel: 651-431-3824 pat.leary@state.mn.us	Mary Burbank Housing & Urban Dev. Tel: 612-370-3019 ext. 2102 mary.k.burbank@hud.gov

Affordable Housing Contacts in Minnesota, 2012

Regions	CoC and Heading Home Contacts	MICH Contacts	HUD Contacts
Northwest	<p><u>COC and Heading Home Contact:</u> Wendy Thompson Consultant Tel: 218-586-2706 awthomp@paulbunyan.net</p>	<p>Ji-Young Choi Minnesota Housing Tel: 651-296-9839 ji-young.choi@state.mn.us</p> <p>Jane Lawrenz Human Services Tel: 651-431-3844 jane.m.lawrenz@state.mn.us</p>	<p>Mary Burbank Housing & Urban Dev. Tel: 612-370-3019 ext. 2102 mary.k.burbank@hud.gov</p>
Southeast	<p><u>COC and Heading Home Contact:</u> Mary Ulland-Evans Three Rivers Community Action Tel: 507-732-8555 mary.ullandevans@threeriverscap.org</p> <p><u>Heading Home Olmsted Contact:</u> Tammy Gross Olmsted County Adult & Family Services 2100 Campus Dr. SE Rochester, MN 55904 Tel: 507-328-6669 gross.tammy@co.olmsted.mn.us</p>	<p>Beth Holger-Ambrose Human Services Tel: 651-431-3823 beth.holger-ambrose@state.mn.us</p>	<p>Tom Koon Housing & Urban Dev. Tel: 612-370-3019 ext. 2108 thomas.koon@hud.gov</p>

Affordable Housing Contacts in Minnesota, 2012

Regions	CoC and Heading Home Contacts	MICH Contacts	HUD Contacts
Southwest	<u>COC and Heading Home Contact:</u> Justin Vorbach SW Minnesota Housing Partnership Tel: 507-836-1609 justinv@swmhp.org	Alison Niemi Human Services Tel: 651-431-3848 alison.niemi@state.mn.us	Ben Osborn Housing & Urban Dev. Tel: 612-370-3000 ext. 2237 benjamin.m.osborn@hud.gov
West Central	<u>COC and Heading Home Contact:</u> Carla Solem West Central CoC Coordinator Tel: 701-306-1944 carlas@cableone.net	Jane Lawrenz Human Services Tel: 651-431-3844 jane.m.lawrenz@state.mn.us	Ben Osborn Housing & Urban Dev. Tel: 612-370-3000 ext. 2237 benjamin.m.osborn@hud.gov
St. Louis County	<u>COC and Heading Home Contact:</u> Laura DeRosier St. Louis County Health Tel: 218-725-5236 derosierl@co.st-louis.mn.us	Ji-Young Choi Minnesota Housing Tel: 651-296-9839 ji-young.choi@state.mn.us	Tom Koon Housing & Urban Dev. Tel: 612-370-3019 ext. 2108 thomas.koon@hud.gov
RESERVATIONS			
Bois Forte	TBD	Vern La Plante Human Services Tel: 651-431-2910 vernon.laplante@state.mn.us Rick Smith Minnesota Housing Tel: 651-267-4060 smith.rick.p@state.mn.us	Brian Gillen U.S. Housing & Urban Dev. Tel: 312-353-6236 brian_gillen@hud.gov
Fond du Lac	Amy Wicklund Tel: 218- 878-2631 amywicklund@fdlrez.com		
Mille Lacs	Ginger Weyaus Tel: 320-532-4760 ginger.weyaus@millelacsband.com		

Affordable Housing Contacts in Minnesota, 2012

Regions	CoC and Heading Home Contacts	MICH Contacts	HUD Contacts
White Earth	Ben Bement Tel: 218-935-5554 benb@whiteearth.com Mary Riegert Tel: 218-935-5554 maryr@whiteearth.com		
Red Lake	Carol Priest Tel: 218- 679-3228 priest@paulbunyan.net		
Leech Lake	Earlene Buffalo Tel: 218-335-7271 earleneb@midconetwork.com		
Grand Portage	Dave Danz Tel: 218-475-2844 Dave.danz@gmail.com		
Lower Sioux	Laura LaMote Tel: 507-697-6185 Laura.lamote@lowersioux.com		

Minnesota's Homeless Management Information System (HMIS) is an internet-based system that presents standardized and timely information to housing and service providers to better serve their clients. Local planners, providers, and advocates have developed a version of the system that strengthens provider efforts to end homelessness without jeopardizing the privacy of those they are serving. Statewide implementation of HMIS began on July 1, 2005. All required agencies or departments, along with many voluntary participants, now use HMIS. As of 2011, an estimated 215 organizations providing approximately 78 percent of the 14,118 available beds in Minnesota shelters, transitional, and permanent supportive housing were using HMIS. For more information on Minnesota's HMIS see: www.hmismn.org/index.php

E. Other Actions

The state took the actions described in its ***Minnesota Annual Action Plan for Housing and Community Development 2012***, except as described below:

Structure and Delivery of Services: The state did not explore with PHAs the possibility of establishing a multi-jurisdiction single point of application for housing vouchers due to other more pressing priorities.

F. Leveraging Resources

DEED leverages its SCDP housing rehabilitation funds with Minnesota Housing, Rural Development, lender, and property owner contributions. Each applicant jurisdiction is expected to provide as much local money as practicable, contingent upon the financial capability of the applicant. DEED and Rural Development coordinate funds for correcting or improving public infrastructure especially for low- and moderate-income communities. DEED staff estimates that SCDP projects historically have leveraged nonfederal funds in an amount at least equal to SCDP funds.

In 2012, HOME provided 18.6 percent of the total funds used in completed HOME Rental Rehabilitation projects; the remainder was provided by other public or private entities or property owners. Minnesota Housing has used Housing Tax Credits as well as HOME funds for the development of affordable rental housing in conjunction with other contributions. Under the HOME program, each participating jurisdiction has contributed funds to affordable housing in an amount that is not less than 25 percent of HOME funds drawn from a jurisdiction's HOME Investment Treasury account during the reporting period. Minnesota met HUD's HOME match contribution requirement in FFY 2012 and carried over qualifying excess match dollars to FFY 2013.

In 2012, Minnesota Housing loaned \$264,392,643 in first mortgages to first-time homebuyers who received more than \$2.2 million in HOME-funded downpayment assistance.

Minnesota Housing also leverages federal funds and funds from outside the agency in other state or agency funded assistance programs such as the Economic Development and Housing/Challenge Fund, the Housing Trust Fund, and the Low and Moderate Income Rental Program. Local contributions are essential to the provision of affordable housing and

community development and have included donations of land, write-down of project costs, tax increment financing, and municipal financing. Under the Mortgage Revenue Bond-financed Home Mortgage Program, Minnesota Housing encourages local investment in support of targeted borrowers. Under the state-appropriated Challenge Fund selection process, Minnesota Housing ranks higher those development proposals that include a financial contribution from an area employer; local unit of government; or philanthropic, religious, or charitable organization.

Minnesota's private foundations have contributed their resources to a variety of single-family programs and multifamily projects; the McKnight and Blandin Foundation funding of the Greater Minnesota Housing Fund is one example of this contribution. The Greater Minnesota Housing Fund provides opportunities for the development of affordable housing programs and projects outside the Twin Cities metro area. The contributions of foundations and nonprofit organizations to affordable housing development, while significant, are not reported to state agencies and cannot be documented here. (***Minnesota's Consolidated Plan for Housing and Community Development, 2012-2016*** includes a list of major foundations and nonprofit organizations in Minnesota that work to provide or promote affordable housing.)

ESG requires a one-to-one matching of funds. For FFY 2012, DHS required its sub-recipients to provide the required matching funds due to changes in the ESG regulations which made it more difficult to match these funds at the state level. Although grantees had not expended any FFY2012 funds during this CAPER reporting period, DHS entered into contracts with FFY2012 sub-recipients which ensure that \$2,223,294 in non-ESG funds will be provided as match.

Under Projects for Assistance in Transition from Homelessness (PATH) in FFY 2012, DHS disbursed \$818,000 in federal PATH funds and \$568,049 in matching state funds for PATH (only \$272,667 was required for the match). Data for 2012 is not yet available, but in FFY 2011 the combined resources funded mental health staff to provide homeless outreach, engagement, and housing and service linkage to 1,904 enrolled households. The increase in the number of enrolled households from FFY 2010 is the result of both yearly fluctuations in need and service provision and the efforts of a PATH programs in Minnesota. Ongoing technical assistance is provided to PATH providers to clarify criteria for PATH program eligibility and a common understanding of PATH data elements. The technical assistance is having an impact on PATH data reporting as eligibility is refined and data is clarified. The number of persons contacted by PATH staff decreased from 4,044 in FFY 2010 to 3,607 in FFY 2011.

G. Citizen Comment

Minnesota state agencies use the Consolidated Planning process to maintain awareness of local assistance needs. DEED takes the lead in conducting public hearings and forums on the Consolidated Plan annually, in various areas around the state.

The state notified the public of the availability of the draft in the *Star Tribune* and *State Register*. The draft CAPER for 2012 was available for public comment for 15 days, beginning November 15, 2012 and extending through the close of the business day on November 30,

2012. Copies of the CAPER were posted in the websites of Minnesota Housing and DEED and were available from Minnesota Housing and DEED upon request. The final CAPER will include some data not available for the draft report.

H. Self-Evaluation

The state has identified objectives and expected outcomes for federally funded housing and community development assistance through a process of public hearings and forums held throughout the state. Housing advocates, service providers, and other stakeholders are invited to participate in these events and to provide input on local needs, priorities, and problems (see Volume I, Section V and Volume II, Appendix D of the ***Consolidated Housing and Community Development Plan, FY 2012-20116***). The Annual Action Plan addresses how objectives are to be met each year.

The state's FFY 2012 Action Plan set a goal of serving 12,158 persons with emergency shelter funds. In State Fiscal Year 2012, ESG funds were used to support the ongoing efforts to provide shelter and supportive services to 13,989 homeless persons. In addition, the state's FFY 2012 Action Plan set a goal of stably re-housing 460 individuals and having 350 persons remain stably housed at program exit. Because of delays in receiving an FFY 2012 ESG award letter from HUD, the anticipated ESG funds for re-housing were not available to sub-recipients during the state reporting period covered by this CAPER and therefore no clients were reported served with FFY 2012 ESG re-housing funds in this report.

Minnesota Housing's 2012 goal for rental rehabilitation was 515 units for a total HOME cost of \$11,610,000. Minnesota Housing actually awarded \$5,965,000 for 129 units in two developments and the projects are underway. Production was less than anticipated because of the late roll-out of the program relative to issuance of the Request for Proposals. Also, per unit costs were higher than expected so, although only 25 percent of the expected units will be rehabilitated, the agency still used 51 percent of the allocated funds.

Minnesota Housing's 2012 goal for homeownership assistance was 450 units for a total HOME cost of \$4,500,000. Actual production was 245 units totaling \$2,283,065. The reasons for not meeting goals are: (1) The HOME Help loan amount was too low and not enough lenders were willing to undertake the extra work and risk of making HOME-funded loans, and (2) Minnesota Housing's mortgage rates were either at or near market rates.

The state worked toward assistance goals for 2012 as shown in the following tables, which identifies expected and actual numbers of units assisted. All HOME-assisted households and 98 percent of CDBG-assisted households had incomes less than 80 percent of area median income.

The state did not project anticipated households to be assisted by income group in its 2012 plan.

**Priority Housing Activities/Investment Plan Table
Projected and Actual Assisted Households**

Priority Need	2012-2016		Year 1 (2012)		Year 2 (2013)		Year 3 (2014)		Year 4 (2015)		Year 5 (2016)	
	Five-Year Plan	Actual Activity	Action Plan	Actual Activity	Action Plan	Actual Activity	Action Plan	Actual Activity	Action Plan	Actual Activity	Action Plan	Actual Activity
CDBG (SCDP)												
Economic development jobs	800		200		150		150		150		150	
Create jobs for low/mod income people												
Commercial rehabilitation (buildings)	300	146	100	146	50		50		50		50	
Public facilities (low/mod income people)	3,100	1,490	1,100	1,490	500		500		500		500	
Rehabilitation of existing rental units	275	123	75	123	50		50		50		50	
Rehabilitation of existing owner units	1,700	520	500	520	300		300		300		300	
Production of new rental housing units	48	16	48	16	0		0		0		0	
HOME												
Rehabilitation of existing rental units	915	205	515	205	100		100		100		100	
Homeownership assistance	1,450	247	450	247	250		250		250		250	
CHDO Operating Support			15									
Homeowner rehab	0	68	0	68								
HOPWA												
Short term rent/mortgage utility payments	750		150		150		150		150		150	
ESG	60,790		12,158	13,989								

I. Monitoring

Rental Housing

Minnesota Housing monitors HOME Rental Rehabilitation and will monitor HOME Rental Capital properties for compliance by annually requiring owners to submit tenant income and rent information for review for compliance with HOME regulations. Minnesota Housing multifamily division staff will physically inspect each property at least as frequently as required by 24 CFR §92.504(d) for compliance with property standards and to verify the accuracy of information owners submitted regarding tenant incomes and rents, and continued use of a HOME-eligible lease form.

Minnesota Housing has provided a *HOME Rental Rehabilitation Loan Program Compliance Manual* to owners and management agents of HOME-assisted rental properties. Minnesota Housing is in the process of implementing the Affordable Rental Preservation Program; a similar compliance manual will be employed in that program as well. The manual covers all HOME compliance issues including leases, rents, incomes, maintaining unit mix, affirmative marketing, and property standards.

Minnesota Housing has completed development of and has implemented a Compliance Monitoring System for tracking required submissions from owners, instances of non-compliance, and reporting on whether compliance is achieved. The system is automated with pre-determined times for follow-up reminders to staff to complete identified tasks and jobs according to the required schedule, reporting to managers when internal standards for correcting non-compliance are not met, and notices to owners and property managers when non-compliance is found.

In 2012, Minnesota Housing conducted on-site inspections at properties with HOME-assisted units as shown in the HOME Compliance Status Report in the Attachments. In summary:

Status	Number of Properties	Number of HOME Units
In compliance	40	689
Corrections pending	21	345
Inspection in process	10	253
No inspection required	67	475
Out of compliance	2	24
Total	140	1,786

The on-site inspection consists of a review of administrative records, such as utility allowance source documentation, resident selection plan, affirmative marketing, ongoing lead-based paint maintenance records (where applicable), as well as a physical inspection and tenant file review of 15 percent of the HOME-assisted units. As a rule, Minnesota Housing inspects a minimum of four HOME units (or all HOME units if the property has four or less HOME units). The 67 properties that show limited information on the HOME Compliance Status Report did not require an inspection in 2012.

According to Minnesota Housing's monitoring procedure, if a property is found to be out of compliance either as a result of the owner certification, tenant reporting or by inspection, the owner is given a notice of noncompliance and a correction period, generally 30 days. If all noncompliance is not corrected within this period, the owner is given a 10-day grace period with which to address any remaining issues. If noncompliance remains uncorrected, the property is discussed at a HOME team meeting for further action. Possible action may be an extension of the effective period, calling the loan due, or other action appropriate to the situation.

Downpayment Assistance

Minnesota Housing monitors compliance in its HOME Help program by reviewing each downpayment assistance file for eligibility before funding it, and annually reviewing the performance of each lender that originates the loans. Results of each lender review are shared with the lender, both verbally and in writing. Areas requiring improvement and strategies for performance improvement are discussed with the lender.

The Agency' staff will monitor the work of each of its contract inspectors by re-inspecting a sample of homes, but no less than one house per contract inspector. The size of the re-inspection sample for each contract inspector will depend on the outcome of re-inspections previously conducted. In addition to this re-inspection protocol, each inspection is reviewed by Agency staff to ensure that visual assessments of paint are conducted for properties that are built before 1978, that if paint stabilization is required, a clearance examination demonstrates clearance, and that items identified as deficient in the initial inspection are indicated as corrected in the follow-up inspection report. This review is completed before HOME funds are committed and disbursed.

CHDO Operating Support

Minnesota Housing will review a CHDO's compliance with the HOME regulation's definition of CHDO before entering into a written agreement for operating support. Monitoring will occur as invoices are received to ensure that operating costs charged to the program are only for the purposes identified in the CHDO's application, and do not include costs associated with a project that has received CHDO set-aside funds or costs incurred as an administrator in any HOME program.

HOPWA

Inspection of properties assisted under Housing Opportunities for Persons with AIDS (HOPWA) includes a physical inspection of the property, tenant file review to conform eligibility, and HOPWA Development Review using the checklist that covers whether there are service plans in place; whether HOPWA residents receive the services offered to them; if any adverse actions have been taken against residents since the last HOPWA review; if residents were terminated from the program, review evidence of due process that was provided the tenants; and compliance with audit and record retention requirements.

Requirements include: 1) owners' annual submission of a Deferred Loan Owner Certification and Characteristics of Tenant Household Report; and 2) property inspections per Minnesota Housing Board-approved inspection cycle unless they have compliance issues that require more

frequent inspections. The inspection cycle is every two years for properties with \$500,000 or more of deferred loan financing; every five years for deferred loan amounts greater than \$100,000 and less than \$500,000; and every 10 years for deferred loans of \$100,000 or less, unless the property also received Low-Income Housing Tax Credits, in which case the property is inspected according to the Tax Credit schedule.

Monitoring of emergency rent and mortgage assistance includes:

- Monthly review of administrative budget, production, and utilization of funding.
- Evidence that the grantee is collecting appropriate demographic data.
- Biennial site visits to the grantee to review the following:
 - Policies and procedures
 - Compliance with audit and data practices requirements
 - Documentation of compliance with time limits for assistance
 - Documentation of all aspects of tenant eligibility
 - Documentation that each participant was provided an opportunity to receive case management services
 - Source documentation of rental, mortgage, or utility expense

Emergency Solutions Grants

Each year DHS program staff review all ESGP grantees using a risk analysis tool created with technical assistance from HUD. The tool has four broad areas of analysis:

- General agency information. This includes such factors as new executive director or fiscal director, previous monitoring results, identification of difficulties in a variety of areas, or a new grantee.
- Program operations. This includes compliance and reporting issues, policies and procedures.
- Fiscal operations. This includes financial information such as reporting, audit findings, delinquencies, turnover in accounting staff.
- Agency Board of Directors/Executive Management. This includes agency mission, roles and responsibilities, conflicts, negative press, board issues.

Use of the tool allows DHS staff to determine if a grantee needs immediate attention or if the grantee can receive a visit as part of regular monitoring. In either case, the focus of the monitoring will include any areas highlighted by the risk analysis tool. A regular monitoring rotation ensures grantees are monitored at least once during every grant cycle (every two years).

Grantee issues also may be identified through monitoring visits by state agency staff. Monitoring looks at the overall agency capacity to deliver services determined through a guided discussion that includes managers as well as direct service staff. Areas of discussion may include an overview of the strengths and challenges facing the community and participants, coordination and collaboration efforts, goals and outcomes, staffing and communication, information management, fiscal systems, and governance. A random selection of files is reviewed to check on specific documentation of: homelessness, disability status, target population, on-going assessment, follow-up, and supportive services. In addition, there is

verification of homeless participation in policies and project development, the full number of participants being served, and the timeliness of grant expenditures. Grantees receive a report on the monitoring visit within a month of the visit. Issues such as late reporting must be corrected immediately. Capacity building occurs as the field representative provides assistance to the grantee during the year. Program staff worked collaboratively with monitoring staff to develop the new monitoring instrument, which is reviewed and updated regularly.

Community Development Block Grant

It is DEED's standard that each grantee be monitored through an on-site visit at least once during the term of the funding agreement. Follow-up monitoring may occur if there are significant findings of noncompliance with program requirements to ensure that problems have been corrected or if other indicators of program noncompliance or administrative difficulties become apparent from reviews of program documents, telephone conversations, or other sources.

The monitoring process includes a review of a sample of files to determine compliance with program requirements and the existence and application of good financial management practices. A monitoring checklist/guide has been developed by DEED as a tool to assist in the monitoring process. Results of the monitoring are discussed with each grantee, and issues and their resolution are put in writing and sent to the appropriate officials of the grantee. All grants are subject to monitoring to ascertain whether the activities stated within the approved application address federal objectives, are eligible activities, and if adequate progress has been made by the grantee within the time period stated in the funding agreement.

Program Narratives

III. CDBG Program Narrative

The primary objective of the Small Cities Development Program (SCDP) is to develop viable communities by providing decent affordable housing and suitable living environments. SCDP does this by expanding economic opportunities, principally for persons of low and moderate income. SCDP funds can be used for a variety of activities, most often to address community needs for owner-occupied housing rehabilitation, rental and/or commercial rehabilitation, or public facility improvements.

Proposals may either be a Single Purpose or Comprehensive Application:

- *Single Purpose* applications must consist of one or more activities designed to meet a specific housing or public facilities need within a community;
- *Comprehensive* applications must consist of at least two interrelated projects that are designed to address community development needs and which, by their nature, require a coordination of housing, public facilities or economic development activities.

All proposals submitted must meet one of three federal objectives:

- Benefit to low and moderate income persons;
- Elimination of slum and blight conditions, or;
- Elimination of an urgent threat to public safety

All proposals recommended for approval must provide evidence of meeting, at a minimum, one of these federal objectives.

Pre-Applications were due on November 15, 2012 and proposals are due February 28, 2013 under the Small Cities Development Program (SCDP) request issued by DEED. All SCDP proposals were evaluated and ranked by both a lead and backup reviewer on need, impact, cost effectiveness, organizational capacity and leveraging of non-SCDP resources. Demographic information was provided by the state demographer's office and ranking was based on the number and percentage of people in poverty in a specific area.

The lead reviewer was responsible for presenting their scoring recommendations to the selection committee that was comprised of all SCDP Regional Representatives. During selection meetings, comments and suggestions were received from all staff in determining application scores.

For applications that had a public facility component, SCDP staff contacted representatives from Rural Development, Minnesota Pollution Control and Public Facilities Authority for their input. Additionally, applications that focused on multi-family rental or homeownership development received insight and recommendations from Minnesota Housing, The Greater Minnesota Housing Fund, Minnesota Department of Human Services, USDA Rural Development, Minnesota Department of Corrections, and HUD.

DEED announced the following amount of CDBG funds were available in 2012:

HUD 2011 CDBG Award	\$16,736,169
Administrative Amount	\$(434,723)
Amount available for awards from CDBG	\$16,301,446
Amount provided to Economic Development (15%)	\$(2,445,217)
Amount available from HUD for SCDP grants	\$13,856,229
Reverted funds from 2007-2011 SCDP Program Years	\$1,874,760
Funds transferred from Economic Development to SCDP	\$1,800,100
Amount Available for SCDP Grants	\$16,911,089
Amount Recommended for SCDP Grants	\$(16,851,345)
Balance Available for Urgent Need Projects	\$59,744

For 2012, the following is the funding breakdown for this year's awards:

- 54% For owner occupied rehabilitation;
- 16% For public facility projects;
- 18% For commercial rehabilitation;
- 9% For rental rehabilitation;
- 1% For clearance and demolition;
- 2% For acquisition of real property

The Commissioner has the authority to modify these percentages if it has been determined there is a shortage of funding in any category. In 2012, the Commissioner approved an allocation of 41 percent to comprehensive projects and 44 percent to single purpose projects.

The following is an overview of the number of full applications received, the amount of SCDP funds requested, the number of projects within each region recommended for approval, and the recommended SCDP award amounts in 2012:

SCDP Applications and Recommendations for FFY 2012

REGION	NUMBER OF APPLICATIONS	DOLLAR AMOUNT OF APPLICATIONS	NUMBER OF GRANTS RECOMMENDED	DOLLAR AMOUNT OF RECOMMENDATIONS
1	9	\$4,866,023	5	\$2,760,165
2	6	\$3,315,086	2	\$931,200
3	9	\$3,907,095	3	\$1,370,520
4	12	\$6,172,441	6	\$3,596,473
5	5	\$2,629,695	2	\$1,127,400
6E	2	\$1,251,562	2	\$1,251,562
6W	4	\$2,179,170	2	\$1,179,020
7E	2	\$842,120	0	\$0
7W	2	\$333,390	0	\$0
8	8	\$4,370,350	5	\$2,484,880
9	7	\$3,775,167	2	\$1,101,125
10	7	\$3,156,275	2	\$1,049,000
11	0	\$0	0	\$0
TOTALS	73	\$36,798,374	31	\$16,851,345

Based on application evaluations, staff recommended approval of 31 proposals totaling \$16,851,345.

IV. HOME Program Narrative

Assessment of Relationship of HOME Funds to Goals and Objectives

The state used its HOME allocation in 2012 to fund three activities: rehabilitation loans for owners of rental property, downpayment assistance to first-time homebuyers, and CHDO operating expenses.

Minnesota Housing's Action Plan designated HOME formula grant funds received or carried forward from 2011 for as follows (revised allocation):

Minnesota Housing Allocation of HOME Funds Available in 2012

Program or activity	Allocation of funds	Percentage of funds
HOME Affordable Rental Pres	\$11,610,000	64.4%
HOME HELP	\$4,500,000	25.0%
CHDO Operating	\$769,896	4.3%
Agency Admin	\$1,138,277	6.3%
HOME subtotal	\$18,018,173	100.0%

Projects completed and occupied in 2012 included a total of \$4,779,515 in HOME funds for affordable housing for 520 low-income households. Assistance included \$2,303,065 in downpayment assistance to 247 first-time homebuyers; \$1,619,680 in rehabilitation assistance to 68 low-income homeowners; and \$856,770 for the rehabilitation of 217 units of rental housing of which 205 were occupied as of September 30, 2011. Minnesota Housing funded rehabilitation under the HOME Rental Rehabilitation Program and the Rehabilitation Loan Program for homeowners from previous years' allocations.

Data available from IDIS Housing Performance Report PR85 indicates that all HOME-funded activity in 2012 fulfilled the objective of providing decent, affordable housing.

The state does not use HOME funds for tenant-based rent assistance, given the amount of assistance already available through the Section 8 Housing Assistance Payments Program. According to HUD's **Resident Characteristics Report as of October 31, 2012**, housing authorities in Minnesota had more than 30,000 Section 8 certificates and vouchers available. In addition, the state legislature's biennial appropriation to Minnesota Housing includes funding for tenant-based rental assistance.

The Affordable Housing Plan for 2012, approved by Minnesota Housing's Board in September of 2011, allocated federal HOME funds to different activities than the previous plan as part of an effort to contain administrative costs for the agency and local administrators. The allocation plan used HOME funds for projects with larger financing needs, thereby reducing the number of individual loans subject to HOME compliance requirements, and promote the coupling of HOME funds with other programs that have similar compliance requirements. As a result of the change in HOME allocations, nearly \$13 million in HOME funds were budgeted for the preservation of rental housing, targeting federally assisted housing developments. This represented 62 percent of HOME funds allocated under this plan. HOME funds also were used

to provide downpayment assistance to first-time homebuyers. Single family rehabilitation activities were funded with HOME dollars from previous plans, and with a carry forward of unobligated state appropriations.

Information from HUD's *SNAPSHOT of HOME Program Performance as of 9/30/12* shows achievement in using HOME funds and enables a comparison between Minnesota's progress and the actions of other state participating jurisdictions. Minnesota has committed 97 percent of the total HOME allocation amount it has received and ranks 22 of 51 states on a composite of indicators that measure performance (a rank of one is the highest). Measures for which Minnesota ranking was better than the national average include: the percentage of funds committed and disbursed, the percentage of extremely low-income renters assisted, and the average cost per unit of both single and multifamily rehabilitation. The *SNAPSHOT of HOME Program Performance as of 9/30/12* is available at:

<http://www.hud.gov/offices/cpd/affordablehousing/programs/home/snapshot/index.cfm?st=mn>

Several projects that received allocations of HOME Rental Rehabilitation funds before 2011 and were located in communities that did not receive entitlements directly from HUD were closed in 2011. HOME-funded rehabilitation loans to homeowners have been available statewide, as has HOME downpayment assistance to first-time homebuyers and the Rental Capital program. The Rental Capital program was only recently implemented with no activity to report in 2011. The location of properties purchased or rehabilitated in any given year affects the state's opportunity to serve households of color.

In FFY 2012, 26.2 percent of assisted households assisted under HOME programs were of emerging markets—15.8 percent of households were of a race other than White and 11 percent were of Hispanic or Latino ethnicity.

According to information from the Census Bureau's *2011 American Community Survey*, an estimated 12.1 percent of the households in Minnesota were headed by a person of a race other than White or a person of Hispanic or Latino ethnicity.

HOME Program Annual Performance Report

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	Ending	12/30/2011
	10/01/2010	09/30/2011	

Part I Participant Identification

1. Participant Number M-11-SG-27-0100	2. Participant Name State of Minnesota		
3. Name of Person completing this report James Cegla		4. Phone Number (Include Area Code) 651-297-3126	
5. Address 400 Sibley Street, Suite 300	6. City Saint Paul	7. State MN	8. Zip Code 55101

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	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
\$8.61	\$54,301.24	\$34,500.81	\$0	\$19,809.04

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	
A. Contracts					
1. Number	20	0	0	0	2
2. Dollar Amount	\$61,930	\$0	\$0	\$0	\$525
B. Sub-Contracts					
1. Number	0	0	0	0	0
2. Dollar Amount	\$0	\$0	\$0	\$0	\$0
	a. Total	b. Women Business Enterprises (WBE)	c. Male		
C. Contracts					
1. Number	20	0	3		
2. Dollar Amount	\$61,930	\$0	\$62,455		
D. Sub-Contracts					
1. Number	0	0	0		
2. Dollar Amounts	\$0	\$0	\$0		

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	0	0	0	0	0	0
2. Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0

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	0	\$0
2. Businesses Displaced	0	\$0
3. Nonprofit Organizations Displaced	0	\$0
4. Households Temporarily Relocated, not Displaced	0	\$0

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	0	0	0	0	0	0
6. Households Displaced - Cost	\$0	\$0	\$0	\$0	\$0	\$0

HOME MBE and WBE Report

The state itself does not enter into any multifamily rehabilitation contracts; therefore, information is not reported on HUD form 40107. The state did not fund any minority-owned properties in 2012 under HOME Rental Rehabilitation. Note that HOME funds are no longer used for rental rehabilitation; owners of only seven developments, all in Greater Minnesota, received HOME funds for rental rehabilitation in 2012.

Assessments

Onsite inspections of rental properties and inspection results are located in the HOME Compliance Status Report in this CAPER.

Under the HOME Rental Rehabilitation Program each owner receives a copy of the Minnesota Housing HOME Rental Rehabilitation Owner's Manual. Minnesota Housing provides clear directions to owners about fair housing and equal opportunity requirements and implementation of those requirements. It outlines the purpose of the affirmative fair housing marketing plan requirements and provides guidance related to implementation, record-keeping, and monitoring, and specifically requires an Affirmative Fair Housing Marketing Plan (HOME Form 11) for projects with five units or more.

Under HOME HELP downpayment assistance to first-time buyers, Minnesota Housing contracts with local inspectors as described in Section I. Five percent of the current inspector contracts are with minority-owned business; the majority of those contracts are with nonprofit organizations.

V. HOPWA Program Narrative

Since 1999, Minnesota Housing has received an annual allocation of HOPWA funds from HUD to provide housing assistance and support services to people outside the 13-county Twin Cities metro area (which is served through a grant to the City of Minneapolis). In 2012, Minnesota Housing received a HOPWA allocation of \$142,672 which has been committed to continue funding the Minnesota AIDS Project (MAP). MAP is an agency that has established statewide networks to deliver assistance in areas of need throughout Greater Minnesota. MAP's Greater Minnesota emergency housing assistance program has worked closely with HIV service providers in Greater Minnesota, including the Mayo Clinic's HIV Clinic and Social Services, Minnetonka Health Project, the Rural AIDS Action Network, and MAP's own case management program in Duluth.

Minnesota Housing and the Department of Human Services collaborate to undertake outreach efforts that will ensure the needs of people with HIV/AIDS living in Greater Minnesota are met. This collaboration allows for greater coordination in the implementation of HIV/AIDS related projects.

In addition to emergency housing assistance, some of the activities funded with HOPWA grants in the past include a comprehensive needs assessment and the development of a five-year plan for meeting the housing needs of people living with HIV. To respond to the difficulty isolated

Minnesotans experience in locating and accessing services, Minnesota HOPWA funds also have been used to fund an information and housing intervention network to connect participants to needed services that will help individuals maintain their housing or obtain housing.

Presently HOPWA funds are used to assist people living with HIV in Greater Minnesota to prevent homelessness through the provision of short-term emergency housing (rental and mortgage assistance) and utility payments. In FFY 2011, 58 percent of assisted households had incomes below 30 percent of area median income and 85 percent had incomes below 50 percent of area median income. HOPWA funds were used to assist households in 43 of the 76 counties in Greater Minnesota.

Case managers or service providers refer the majority of applicants for emergency assistance. As part of the application process, clients are asked to work with their case managers to strategize how they will be able to maintain their housing. Of the 160 households assisted with HOPWA, 101 received short-term assistance the previous year, and 89 the year before. This may include up to two months of rent or mortgage assistance, and/or utility assistance, particularly as home heating costs during the winter in Minnesota have risen and can put a low-income household at risk of experiencing homelessness. Funding through HOPWA plays a significant role in helping persons living with HIV/AIDS and their families living in Greater Minnesota maintain safe and affordable housing. When persons living with HIV/AIDS have safe and affordable housing they improve their access to health care and other support services.

Following priorities set by the Minnesota HIV Housing Coalition, which acts as an advisory group to make recommendations for HOPWA funding, renewals for ongoing programs receive funding priority. There is a separate renewal process for ongoing HOPWA programs. If funds appropriated exceed the amount necessary to continue those programs at comparable levels, or if priorities change to address changing needs, those funds will be made available in the Minnesota Housing Multifamily Consolidated RFP process.

The principles that guide the work of the Minnesota HIV Housing Coalition are to:

- Improve access to housing for people living with HIV/AIDS,
- Expand the range of housing options for people living with HIV/AIDS,
- Continue Quality Improvement – provide housing and services based on promising best practices, and
- Provide advocacy and education.

Minnesota Housing will continue to administer HOPWA funds for Greater Minnesota in cooperation with the Minnesota HIV Housing Coalition. Due to limited funds and high demand, it is expected that subsequent funding will go toward continuing the emergency housing assistance provided by the Minnesota AIDS Project in Greater Minnesota.

More detailed information on the availability or use of HOPWA funds is available by contacting Minnesota Housing or visiting this website: www.mnhousing.gov/initiatives/housing-assistance/rental/MHFA_004599.aspx

General Project Sponsor Information (for each project sponsor):

1-C. Program Year 5 CAPER Specific HOPWA Objectives

Barriers	Strategies
<p>1. There has been an increase in the number of people living with HIV in Greater Minnesota, and the need for financial assistance continues to grow. This population is struggling with limited financial resources, increased cost of living expenses, and a shortage of permanent affordable housing opportunities.</p>	<p>1. Working with other state agencies to make other funds available or leverage funds. The emergency housing assistance HOPWA program uses a lottery system each month and limits assistance to two months per household up to the monthly allotment of available funds, in order to ensure that the funds are available throughout the year. Case Managers assist clients in developing a housing plan to maintain housing stability.</p>
<p>2. Reduced state Human Services funding has resulted in fewer dollars for services, and caused the elimination of staff positions in the non-profit organizations delivering services to persons living with HIV/AIDS, and added many new responsibilities to the remaining staff.</p>	<p>2. Worked with other state agencies and nonprofits to survey the needs of persons with HIV/AIDS in rural Minnesota. Information from the survey was used to target funding and activities. Work with other state agencies to increase service funding that will help households access and maintain affordable housing.</p>
<p>3. Rural Minnesota service providers are often unaware of the persons in their community who are living with HIV/AIDS, and may be unaware of the needs of these persons, or may have prejudices that affect the availability of housing.</p>	<p>3. Work with other agencies, organizations, housing and service providers to provide information and training, which is used to promote education and increase housing opportunities.</p>

PART 2: Accomplishments Data - CAPER Chart 1 (planned goal) and Chart 2 (actual)

	HOPWA Performance Charts 1 (planned goal) and 2 (actual)	Outputs Households				Funding		
		HOPWA Assistance		Non-HOPWA				
		a.	b.	c.		a.	b.	g.
		Goal	Actual	Goal		Goal	Actual	Non-HOPW A
1.	Tenant-based Rental Assistance							
2.	Units in facilities supported with operating costs: <u>Number of households supported</u>							
3.	Units in facilities developed with capital funds and placed in service during the program year: <u>Number of households supported</u>							
4.	Short-term Rent, Mortgage and Utility payments	150	160			\$143,341	\$141,450 \$44,040	
	Housing Development (Construction and Stewardship of facility based housing)	Output Units						
5.	Units in facilities being developed with capital funding but not yet opened (show units of housing planned)							
6.	Stewardship (developed with HOPWA but no current operation or other costs) Units of housing subject to 3- or 10- year use agreements							
7.	Adjustment to eliminate duplication (i.e., moving between types of housing)							
	Total unduplicated number of households/units of housing assisted							
	Supportive Services	Output Households						
8.	i) Supportive Services in conjunction with <u>HOPWA</u> housing activities ¹							
	ii) Supportive Services <u>NOT</u> in conjunction with <u>HOPWA</u> housing activities ²							
9.	Adjustment to eliminate duplication							
	Total Supportive Services							
	Housing Placement Assistance³							
10.	Housing Information Services							
11.	Permanent Housing Placement Services							
	Total Housing Placement Assistance							
	Housing Development, Administration, and Management Services							
12.	Resource Identification to establish, coordinate and develop housing assistance resources							
13.	Grantee Administration (maximum 3% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)					\$4,128	\$4,128	
14.	Project Sponsor Administration (maximum 7% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)					\$10,108	\$9,889	
	Total costs for program year					\$157,577	\$155,467	

1. Supportive Services in conjunction with HOPWA Housing Assistance: if money is spent on case management and employment training, outcomes must be reported in Access to Care and Support (See Chart 4-a).
2. Supportive Services NOT in conjunction with HOPWA Housing Assistance: if money is spent on case management and employment training, outcomes must be reported in Access to Care and Support (See Chart 4 –c.).
3. Housing Placement Activities: if money is spent on housing placement activities in conjunction with HOPWA Housing Assistance, outcomes must be reported in Access to Care and Support (See Chart 4-a); if not in conjunction with HOPWA Housing Assistance, outcomes must be reported in Access to Care and Support (See Chart 4-c).

3. Instructions on HOPWA CAPER Chart 3 on Measuring Housing Stability Outcomes:

Type of Housing Assistance	[1] Total Number of Households Receiving HOPWA Assistance	[2] Number of Households Continuing	[3] Number of Exited Households Component and Destination
Tenant-based Rental Assistance			1 (Emergency Shelter) =
			2 (Temporary Housing) =
			3 (Private Housing) =
			4 (Other HOPWA) =
			5 (Other Subsidy) =
			6 (Institution) =
			7 (Jail/Prison) =
			8 (Disconnected) =
			9 (Death) =
Facility-based Housing Assistance			1 (Emergency Shelter) =
			2 (Temporary Housing) =
			3 (Private Housing) =
			4 (Other HOPWA) =
			5 (Other Subsidy) =
			6 (Institution) =
			7 (Jail/Prison) =
			8 (Disconnected) =
			9 (Death) =
Short-term Housing Assistance	Total Number of Households Receiving HOPWA Assistance	Of the Total number Households Receiving STRMU Assistance this operating year	Status of STRMU Assisted Households at the End of Operating Year
Short-term Rent, Mortgage, and Utility Assistance	160	What number of those households received STRMU Assistance in the prior operating year: 101 What number of those households received STRMU Assistance in the two (2) prior operating years (ago): 89	1 (Emergency Shelter) =
			2 (Temporary Housing) =
			3 (Private Housing)* = 144
			4 (Other HOPWA) =
			5 (Other Subsidy) = 8
			6 (Institution) = 1
			7 (Jail/Prison) = 2
			8 (Disconnected) = 3
			9 (Death) = 2

4. HOPWA Outcomes on Access to Care and Support

Categories of Services Accessed	Households Receiving Housing Assistance within the Operating Year	Outcome Indicator
1. Has a housing plan for maintaining or establishing stable on-going housing.	152	<i>Support for Stable Housing</i>
2. Has contact with case manager/benefits counselor consistent with the schedule specified in client's individual service plan..	152	<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,	154	<i>Access to Health Care</i>
4. Has accessed and can maintain medical insurance/assistance.	155	<i>Access to Health Care</i>
5. Successfully accessed or maintained qualification for sources of income.	153	<i>Sources of Income</i>

	A. Monthly Household Income at Entry or Residents continuing from prior Year End	Number of Households		B. Monthly Household Income at Exit/End of Year	Number of Households
i.	No income		i.	No income	
ii.	\$1-150		ii.	\$1-150	
iii.	\$151 - \$250		iii.	\$151 - \$250	
iv.	\$251- \$500		iv.	\$251- \$500	
v.	\$501 - \$1,000		v.	\$501 - \$1,000	
vi.	\$1001- \$1500		vi.	\$1001- \$1500	
vii.	\$1501- \$2000		vii.	\$1501- \$2000	
viii.	\$2001 +		viii.	\$2001 +	

VI. ESG Program Narrative

Every year in Minnesota, persons without shelter die of exposure to the elements. Sheltering persons with ESG funds provides a safe place to stay and shelter enhances access to services such as transitional housing, permanent housing, and other mainstream resources. For state Consolidated Plan Program Year 2012, the state assisted 13,989 homeless persons with ESG funding.

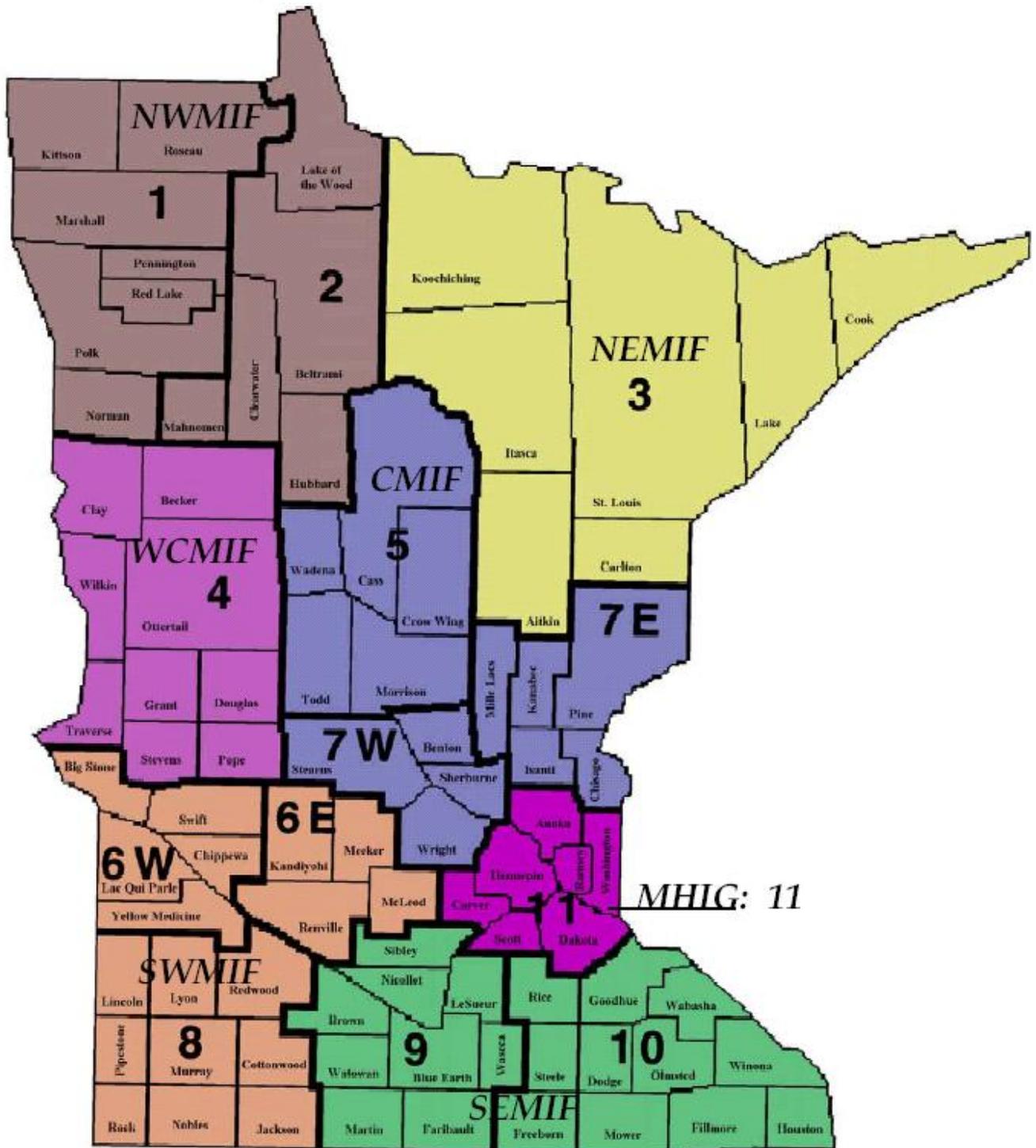
The state received \$1,178,236 in FFY 2012 Emergency Solutions Grant Program funding to support sub-recipients' ongoing efforts to provide shelter to homeless persons, and an additional \$983,046 in FFY 2012 ESG program funding for additional rapid re-housing and prevention (re-housing) assistance to homeless and at-risk households. In addition, DHS received \$111,166 for state administrative costs.

ESG funds were used to provide supportive services to persons through the emergency shelter where they were staying. Supportive services included case management, transportation, mental health care, substance abuse treatment, childcare, and legal advice and assistance. As noted earlier, ESG funds for rapid re-housing and prevention (re-housing) were not received in time to provide these services to persons during this CAPER reporting period.

The State of Minnesota Interagency Task Force on Homelessness, in consultation with the Minnesota Housing Partnership, has provided technical assistance to assist in the establishment of Continuum of Care Committees across the state. Currently, 11 Continuum of Care (CoC) regions exist in Minnesota covering the entire state. DHS has offered each CoC committee the opportunity to review and provide recommendations on each ESG application submitted from their region, as well as other DHS-administered homeless programs. This ensures that ESG funding is used to address locally determined priorities for shelter and transitional housing.

The state does not have the resources to formally evaluate the outcomes of ESG-funded shelter and supportive services, but it is generally agreed upon by service providers, Continuum of Care committees and the state's Interagency Council on Homelessness that ESG not only provides homeless persons with a safe place to stay, but also serves as a point from which people may be referred to other needed services and housing. Outcomes for ESG-funded prevention (re-housing) and rapid re-housing will be evaluated using housing stability data from HMIS upon completion of the first program year.

EVHI Regions and Economic Development Codes



The color-coded areas are the seven current Minnesota Initiative Fund Regions.
Old Economic Development regions are numbered 1 – 11

Minnesota Counties by Region

Northwest:	Beltrami Clearwater Hubbard Kittson Lake of the Woods Mahnomen Marshall Norman Pennington Polk Red Lake Roseau	West Central:	Becker Clay Douglas Grant Otter Tail Pope Stevens Traverse Wilkin	Southwest:	Big Stone Chippewa Cottonwood Jackson Kandiyohi Lac Qui Parle Lincoln Lyon McLeod Meeker Murray Nobles Pipestone Redwood Renville Rock Swift Yellow Medicine	Southeast:	Blue Earth Brown Dodge Faribault Fillmore Freeborn Goodhue Houston Le Sueur Martin Mower Nicollet Olmsted Rice Sibley Steele Wabasha Waseca Watonwan Winona	Metro:	Anoka Carver Dakota Hennepin Ramsey Scott Washington
Northeast:	Aitkin Carlton Cook Itasca Koochiching Lake Saint Louis	Central:	Benton Cass Chisago Crow Wing Isanti Kanabec Mille Lacs Morrison Pine Sherburne Stearns Todd Wadena Wright						

Guide to Acronyms

AMI	Area median income estimated by HUD
CAPER	Consolidated Annual Performance and Evaluation Report
CDBG	Community Development Block Grant (federal)
CHDO	Community Housing Development Organization
CoC	Continuum of Care
CPD	Community Planning and Development (HUD department)
DHS	Minnesota Department of Human Services
DEED	Minnesota Department of Employment and Economic Development
ESG	Emergency Solutions Grant (federal)
FNMA	Federal National Mortgage Association
HMIS	Homeless Management Information System
HOPWA	Housing Opportunities for Persons with AIDS (federal)
HTC	Housing Tax Credits (federal)
HUD	U.S. Department of Housing and Urban Development
IDIS	HUD information system
LISC	Local Initiatives Support Corporation
LMI	Low and moderate income
MDH	Minnesota Department of Health
MFIP	Minnesota Family Investment Program
PATH	Projects for Assistance in Transition from Homelessness (federal)
RD	Rural Development, U.S. Department of Agriculture
SCDP	Small Cities Development Program (federal)
SHP	Supportive Housing Program (federal)
USDA	U.S. Department of Agriculture

D#	Property Name	Property City	Total Units	# of HOME units	Date of physical inspection	Date of File review	Comments	Compliance Status
D0009	Trailside Apartments	Albert Lea	110	79	In Process	In Process		Inspection in Process
D0102	Sun Crest II	Avon	12	10				
D0121	Red Pine Estates	Bemidji	86	77	7/18/2012	11/1/2012	One unit is out of compliance due to over income at initial occupancy and one unit has rent that exceeds allowable HOME rent limit	Correction Pending
D0137	Carter Place	Bemidji	18	10				
D0213	Trail Ridge	Brainerd	18	17	6/27/2012	8/7/2012	Physical violations noted	Correction Pending
D0216	College Drive Townhouses	Brainerd	24	20				
D0274	Cannon Falls Congregate (stonehouse)	Cannon Falls	32	30	5/31/2012	6/25/2012	No violations noted	In Compliance
D0405	Honeytree Apartments	Delano	25	22	6/27/2012	6/27/2012	No violations noted	In Compliance
D0419	The Crossroads	Dodge Center	37	37	7/23/2012	10/22/2012	No violations noted	In Compliance
D0492	Dove Terrace Apartments	Elk River	50	46	1/17/2012	8/14/2012	File violation was clarified or corrected	In Compliance
D0665	Jackson Family Housing	Jackson	12	12				
D0695	Kingsway Estates	Le Sueur	24	23				
D0714	Stone Creek Townhomes	Luverne	24	19	8/16/2012	In Process		Inspection in process
D0720	Park Terrace	Mahnomen	18	11				
D0722	Cherry Ridge Apartments	Mankato	83	52	7/25/2012	11/1/2012	Physical violation corrected	In Compliance
D0733	315 South Broad & 211, 212 & 213 Liberty	Mankato	13	13	8/21/2012	8/21/2012	No violations noted	In Compliance
D0737	Mankato Transitional Housing	Mankato	7	3	8/21/2012	8/21/2012	Physical violation corrected	In Compliance
D0999	River Park View Apartments	Monticello	31	31	8/6/2012	8/6/2012	File and physical violations were clarified or corrected	In Compliance
D1031	Eastwood Apartments	Motley	15	13	9/7/2012	9/7/2012	No violations noted	In Compliance
D1048	Westgate-New Prague	New Prague	37	36	5/16/2012	11/1/2012	No violations noted	In Compliance
D1072	Three Links	Northfield	84	58	In process	In Process		Inspection in Process
D1123	Prairie Manor Apartments	Pierz	16	15				
D1203	626 Bush Street	Red Wing	3	3				
D1350	Bandel Hills TH	Rochester	25	11				
D1484	La Cruz Community (fka Great River Commons)	Saint Cloud	104	26	10/3/2012	10/3/2012	Physical violation noted	Correction Pending
D1492	Woodland Village TH	Saint Cloud	32	8	9/28/2012	10/19/2012	No violations noted	In Compliance
D1717	Warroad Townhomes	Warroad	30	10	11/14/2012	9/5/2012	No file violations. Physical inspection in process	Inspection in Process
D1768	Garden Court	Winnebago	36	28	4/26/2012	6/7/2012	Two units out of compliance due to over income at initial occupancy and one unit has rent that exceeds allowable HOME rent limit	Correction Pending
D1782	Viking Terrace	Worthington	60	51	6/18/2012	7/26/2012	File and physical violations were clarified or corrected	In Compliance
D1832	Fairview Apts -- Fairfax, MN	Fairfax	25	21	Sched 11/20/2012	Sched 11/20/2012		Inspection in Process
D1886	Three Rivers Duplexes	Northfield	8	8				
D1893	Fisher Townhomes	Fisher	10	10				
D1932	Fosston Homes	Fosston	14	14	8/16/2012	8/16/2012	File violations noted	Correction Pending

D#	Property Name	Property City	Total Units	# of HOME units	Date of physical inspection	Date of File review	Comments	Compliance Status
D2233	Lake Grace Apartments	Chaska	96	45	8/23/2012	8/23/2012	File violations noted	Correction Pending
D2346	Maple Lake Housing Dev Corp	Maple Lake	62	58	8/13/2012	8/13/2012	File violations were clarified or corrected	In Compliance
D2391	West Birch Townhomes	Princeton	24	8	8/3/2012	8/3/2012	No violations noted	In Compliance
D2393	Ridgeview Court Townhomes	Paynesville	20	8	9/6/2012	9/6/2012	No violations noted	In Compliance
D2476	804 2nd St N	Mankato	1	1				
D2631	Groundhouse Apts	Ogilvie	8	7				
D3223	The Bell Apts	Belgrade	28	28	7/26/2012	11/6/2012	File violations noted	Correction Pending
D3344	Hartshorn Manor	Madelia	40	39	9/10/2012	9/10/2012	One unit out of compliance due to over income at initial occupancy	Correction Pending
D3360	Oak Ridge Manor -- Melrose	Melrose	25	22				
D3434	Maple Hills Apartments	Red Wing	96	32	9/10/2012	9/10/2012	No violations noted	In Compliance
D3435	Country Village Apts	Redwood Falls	60	33	8/30/2012	In Process	Physical violations have been corrected. File review in process	Inspection in process
D3787	New San Marco Apartments	Duluth	70	6	9/27/2012	9/27/2012	Physical violation corrected	In Compliance
D4039	1255 4 1/2 St NW	Rochester	6	6	8/23/2012	8/23/2012	No violations noted	In Compliance
D4075	The Francis (fka Candle Rose Apts)	Rochester	18	17	8/29/2012	10/2/2012	File violations were clarified or corrected.	In Compliance
D4167	Siewert, Paul	Red Wing	3	3	9/19/2012	9/19/2012	Physical violation noted	Correction Pending
D4267	914 North 2nd Street	Mankato	3	3				
D4769	Hancock Housing	Hancock	8	7				
D4799	221 Walnut Street	Mankato	6	6	6/7/2012	6/7/2012	File violations were clarified or corrected	In Compliance
D5276	242 5th St E	Red Wing	3	3				
D5291	520 4th St S	Mankato	3	3	6/14/2012	6/14/2012	No violations noted	In Compliance
D5348	22 - 24 5th Street NW	Glenwood	2	2				
D5349	317 7th Ave. E.	Alexandria	3	3				
D5352	321 7th Ave. E.	Alexandria	4	4				
D5354	305 4th Ave. East	Alexandria	9	7				
D5384	480 W. Main Street	Osakis	24	19	7/25/2012	7/25/2012	File violations were clarified or corrected	In Compliance
D5387	115-117 East 8th St.	Zumbrota	2	2				
D5392	1709 Pacific Ave.	Benson	5	5				
D5423	828-830 5th St N	Mankato	7	7				
D5583	303 Whited Street	Jeffers	8	7				
D5604	503 2nd Ave. SW	Pipestone	4	4				
D5624	G.E.M. Apartments	Madelia	12	10				
D5625	Creamery Corner	Dassel	12	10	Sched 11/21/2012	Sched 11/21/2012		Inspection in Process
D5644	Englehardt Apts	Rochester	12	8				
D5647	301 4th St E	Red Wing	1	1				
D5717	509 E. Main Street	Madelia	12	10				
D5718	719 1st St SW	Rochester	11	10	7/9/2012	7/9/2012	File and physical violations were clarified or corrected	In Compliance
D5821	456 13th Ave NW	Rochester	6	6	8/23/2012	8/23/2012	No violations noted	In Compliance
D5933	115 6th St NE	Staples	2	2				
D5934	145 2nd Ave. NE	Elgin	12	12	6/11/2012	6/11/2012	File and physical violations were clarified or corrected	In Compliance

HOME Compliance Status
10/1/2011 - 9/30/2012

11/8/2012

D#	Property Name	Property City	Total Units	# of HOME units	Date of physical inspection	Date of File review	Comments	Compliance Status
D5982	Tamarac Manor	Underwood	16	11	Sched 11/15/2012	Sched 11/15/2012		Inspection in Process
D5994	118 Conley Ave S	Thief River Falls	4	4				
D6015	508 2nd Ave NE, Staples	Staples	3	3				
D6016	325 Minnesota Ave NW, Bemidji	Bemidji	7	7	7/18/2012	7/18/2012	Physical violations. Owner failed to satisfy annual owner certifications and CTH report requirements and needs to submit Tenant Selection Plan	Out of Compliance
D6017	Sunrise View Apartments	Warren	24	24	8/16/2012	8/16/2012	Physical and file violations. Owner failed to provide Tenant Selection Plan, House Rules, Eviction Procedures and/or Occupancy Policy for Review	Out of Compliance
D6018	Gonvick Community Homes	Gonvick	8	8				
D6034	Mayview Apartments	Akeley	20	16				
D6035	B & E Apartments	Staples	14	11	8/1/2012	8/1/2012	No violations noted	In Compliance
D6036	B&E Apartments	Staples	12	10	8/1/2012	8/1/2012	No violations noted	In Compliance
D6038	Willows Apartments	Little Falls	21	21	7/19/2012	7/31/2012	No violations noted	In Compliance
D6039	Wimmer Homes	Ada	14	9	8/15/2012	8/15/2012	File and physical violations noted	Correction Pending
D6042	1330 2nd St SE, Rochester	Rochester	11	10	8/24/2012	8/24/2012	File and physical violations were clarified or corrected. One unit has rent that exceeds allowable HOME rent limit	Correction Pending
D6043	Mar-Bel Homes, Inc.	Gnygla	28	10	Sched 11/14/2012	7/26/2012		Inspection in Process
D6083	Haffner-Rental	Elgin	6	6	9/21/2012	9/21/2012	File and physical violations were clarified or corrected. Owner failed to provide Tenant Selection Plan	Correction Pending
D6084	Boyer I & II Apts.	Moorhead	8	6	4/26/2012	4/26/2012	No violations noted	In Compliance
D6085	2414 3rd Ave N	Moorhead	18	18	4/25/2012	4/25/2012	Physical violations corrected. File violations noted	Correction Pending
D6088	462 6th St N	Mankato	2	2				
D6089	312 4th St N	Mankato	3	3				
D6091	416 Broad St N	Mankato	3	3				
D6092	1930 - 1930 1/2 3rd Ave	Mankato	2	2				
D6093	108 5th St S	Mankato	2	2	6/6/2012	6/6/2012	Physical and file violations. Owner failed to submit Tenant Selection Plan. Need owner to correctly identify unit size and corresponding rent amount	Correction Pending
D6094	321 Broad St N	Mankato	2	2	6/6/2012	6/6/2012	Owner failed to provide Tenant Selection Plan and maintenance records	Correction pending
D6095	403 Broad St N	Mankato	3	3	6/6/2012	6/6/2012	Owner failed to provide Tenant Selection Plan and maintenance records	Correction pending
D6096	313 Riverfront Dr N	Mankato	2	2				
D6097	301 Riverfront Dr N	Mankato	14	14				
D6100	Parkview Apartments	Brownston	16	16				
D6101	321 1st St S	Willmar	2	2	10/4/2012	10/4/2012	No violations noted	In Compliance

D#	Property Name	Property City	Total Units	# of HOME units	Date of physical inspection	Date of File review	Comments	Compliance Status
D6102	908 2nd St SW	Willmar	1	1	10/4/2012	10/4/2012	File violations noted	Correction Pending
D6105	Midway Apartments	Brownston	12	12				
D6106	North State Apartments	Waseca	24	24				
D6107	913 East Vernon	Fergus Falls	4	3				
D6250	School View Square	Big Lake	50	50	6/19/2012	8/3/2012	No violations noted	In Compliance
D6401	Wabasha Apartments	Wabasha	24	24	7/10/2012	7/10/2012	No violations noted	In Compliance
D6402	Loki Properties LLP	Red Wing	4	4	9/18/2012	9/18/2012	File violations were clarified or corrected	In Compliance
D6404	1509 Bush St	Red Wing	1	1				
D6405	213-213 1/2 Bush St	Red Wing	4	4				
D6406	1333 12th St	Red Wing	2	2	10/2/2012	10/2/2012	Owner failed to provide Tenant Selection Plan	Correction Pending
D6408	321 Riverfront Dr N	Mankato	2	2				
D6409	116 Shaubut St	Mankato	2	2				
D6410	Newfolden Community Homes Inc	Newfolden	18	6				
D6411	328 Carney Ave	Mankato	2	2				
D6412	312 Pleasant St E	Mankato	2	2	6/7/2012	6/7/2012	No violations noted	In Compliance
D6413	701 Front St S	Mankato	3	3				
D6417	719 1st St NW	Rochester	3	3	10/4/2012	10/4/2012	Physical violations noted. Owner failed to provide Tenant Selection Plan	Correction Pending
D6418	15 11th Ave NE	Rochester	4	4	10/4/2012	10/4/2012	Owner failed to provide Tenant Selection Plan	Correction Pending
D6419	419 11th St NW	Rochester	1	1	6/28/2012	6/28/2012	No violations noted	In Compliance
D6420	1718 45th St NW	Rochester	4	3	6/28/2012	6/28/2012	No violations noted	In Compliance
D6421	206 6th St SE	Stewartville	25	20				
D6422	553 2nd St SW	Perham	3	3				
D6423	Braham Heights	Braham	12	11				
D6424	Richhaven Apts	Richmond	20	19				
D6427	149 Welcome Ave E	Mankato	4	4	6/13/2012	6/13/2012	No violations noted	In Compliance
D6428	106 Iowa Ave	Hoffman	1	1	7/25/2012	7/25/2012	File violation noted	Correction Pending
D6429	410 10th Ave E	Alexandria	2	2	Sched 11/15/2012	Sched 11/15/2012		Inspection in Process
D6492	706 & 708 Holden Ave	Henning	8	6				
D6734	303 4th St	Hoffman	1	1	7/25/2012	7/25/2012	No violations noted	In Compliance
D6754	611 Riverfront Dr N	Mankato	2	2				
D6756	211-213 Washington Ct	Mankato	4	4				
D6757	339 Pleasant St E	Mankato	2	2				
D6854	1908, 1912, 1918 18 1/2 Ave NW	Rochester	12	11	8/24/2012	8/24/2012	No violations noted	In Compliance
D6994	1700 45th St NW	Rochester	4	4				
D7014	28 6th Ave SE	Rochester	4	4				
D7054	1706 45th St NW	Rochester	4	4				
D7074	407 1st Ave NE	Byron	6	6	7/25/2012	7/25/2012	No violations noted	In Compliance
D7094	304 Sanderson St	Red Wing	1	1				
D7095	611 Bluff St	Red Wing	2	2				
D7234	420 Becker Ave	Willmar	3	3				

D#	Property Name	Property City	Total Units	# of HOME units	Date of physical inspection	Date of File review	Comments	Compliance Status
D7254	408 6th St SW	Willmar	11	10				