



# **2020-2024 Five-Year Consolidated Plan**

**and**

# **2020 Annual Action Plan**

# **City of Rochester, Minnesota**

AMENDED DRAFT: December 4, 2020

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## Executive Summary

### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The Consolidated Plan for the City of Rochester, Minnesota has been completed in response to requirements set forth by the Department of Housing and Urban Development (HUD). The plan consolidates into a single document the previously separate planning application requirements for the Community Development Block Grant (CDBG), Emergency Shelter Grants (ESG), the HOME Investment Partnerships program and Housing Opportunities for People with AIDS (HOPWA) funding, and the Comprehensive Housing and Affordability Strategy (CHAS). The City of Rochester only receives funding from the CDBG program and that is what this Consolidated Plan, which is required to be prepared every five years, addresses for the City of Rochester.

The purpose of the Consolidated Plan is:

- To identify the city's housing and community development needs, priorities, goals and strategies; and
- To stipulate how funds will be allocated to area housing and community development nonprofit organizations and governmental units.

This plan covers the time period of years 2020 through 2024. The 2020-2024 Consolidated Plan updates the city's previous five-year plan issued in 2015. The document, developed in accordance with Sections 91.200 through 91.230 of HUD's Consolidated Plan regulations, lays out how the City intends to spend it HUD entitlement funds in the areas of housing and community development.

The Consolidated Plan consists of many sections covering housing and community needs and needs of the homeless and special needs populations. The Plan also includes a strategic plan, which outlines how the City of Rochester acknowledges the needs identified. The Action Plan submitted under separate cover, will be one of five annual plans that outline how federal Community Development Block Grant dollars will be allocated each year during the course of this five-year Consolidated Plan period.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

### Estimated Housing Needs: Five Year Goals

Acquisition of existing rental units: 0

Production of new rental units: 0

Rehabilitation of existing rental units: 4

Rental Assistance: 0

Acquisition of existing owner units: 0

Production of new owner units: 0

Rehabilitation of existing owner units: 120

Homeownership Assistance: 0

Rehabilitation Special Needs Housing: 5

Rehabilitation Homeless Shelters: 4

Public Facilities: 13

Street Improvements: 1

Neighborhood Facilities (City Park & Recreation): 1

Planning: 1 project

The objective of performance is to provide safe, decent and affordable housing by preserving the existing housing stock and developing opportunities for the addition of new affordable rental and homeownership units. This will assist in revitalizing residential neighborhoods of desirable quality and stability, by representing Rochester's citizens in terms of race, income group and household type.

### **3. Evaluation of past performance**

During the past four years, the City of Rochester has met their goals by utilizing CDBG funds for 93 projects addressing housing needs (rental, homeless, owner occupied, and special needs), 13 projects improving public facilities and assisting 309 persons with public service grants and an additional 1,400 in projects not yet completed

Objectives and Outcomes identified in the Plan include:

- Affordable Housing, 93 housing units
  - Owner Occupied Rehabilitation - 89 owner housing units (City Home Rehab, First Homes(1), & SEMCIL (3))
  - Rehabilitation of Rental Units - 15 rental units (Accessible Space, New Hope)
  - Emergency Shelter for Homeless - 1 units emergency shelter (Women's Shelter)
  - Special Needs Housing - 2 units special needs housing (Hiawatha Homes and Bear Creek Services)
  - Affordable Housing
- Public Services - 309
  - Youth Programs - 296, youth (Boys & Girls Club, Camp Olson YMCA, Rochester Area Family Y), , United Way Gang Prevention , & Sports Mentorship)
  - Child Care Programs 13 youth (Aldrich Nursery School)
- Public Facilities - 9

### **4. Summary of citizen participation process and consultation process**

Citizen input is important to solicit throughout the development of the Consolidated Plan. As such, the City of Rochester adopted a Citizen's Participation Plan in 1990 and was updated in May 2020. The adopted Citizen Participation Plan includes information on the CDBG program, offers technical assistance, allows for the public to assess all aspects of the performance of the CDBG program, process for grievances/complaints, application for funding process, and public hearing processes, including utilizing bi-lingual staff if needed.

The City of Rochester conducts public hearings to obtain citizen views, respond to questions, development needs and review of proposed activities prior to determining final

appropriations. Copies of the proposed use of funds will be available at City Hall, the Public Library, and the city's website.

For purpose of the 2020-2024 Five Year Consolidated Plan for the City of Rochester, a Consolidated Plan Public Hearing was conducted on November 4, 2019; **no public comments received**. A notice of the meeting as well as notice for 30-day comment public review was published in the local newspaper on October 15, 2019 with public comment accepted from October 15,2019 through November 14, 2019; **no public comments received**. The meeting was intended to provide an opportunity for citizens, social service agencies, homeless and housing providers, health professional advocates, and local governments to provide input on the most pressing housing and community development needs in the area.

A notice that the City of Rochester has Amended its 2020-2024 Five Year Consolidated Plan and 2020 Annual Action has been published in the local newspaper for public comment on April 25, 2020, a notice of public hearing published on May 4,2020, a notice for public comment and public hearing again on October 31,2020, and lastly a notice of public comment and public hearing once more on December 1 . The last notice includes the dates public comments will be accepted: December 1, 2020 through December 5, 2020—a reduced five day public comment period was implemented due to HUD Waiver to allow for reduced public comment period in light of COVID-19. In 2020, the City of Rochester received \$704,268 from the Department of Housing and Urban Development through the CDBG Program, \$1,000,984 from the Department of Housing and Urban Development through the CDBG-COVID Program as part of the federal government's CARES package, anticipates receiving approximately \$200,000 in CDBG program income, and does not have any unallocated prior year resources. This is \$586,623 more in funds than was anticipated or allocated. Since the funding received is greater than 25% of the anticipated amount, the additional funding allocation has been determined by The City to be allocated to the following:

CDBG-COVID allocation \$1,000,984

- Economic Stability \$250,000
- Advance Diversity, Equity, and Inclusion \$50,000
- Affordable Housing \$470,984
- Childcare Support \$180,000
- Food Security \$50,000

All program income received comes from the City's Single-Family Housing Rehabilitation Program and will be allocated back to this program.

The notice also included dates for a public hearing held on December 14, 2020. The public hearing provided opportunity for public comment on the amended Consolidated Plan and Action Plan.

## 5. Summary of public comments

**November 4, 2019 Public Meeting:** No public comments received.

**September 16, 2019 Public Hearing:** Representatives from agencies requesting 2020 CDBG funding presented their program and requests to City Council.

The following presented:

Beth Sherden – Minnesota Children’s Museum	Jean DeWitz – DeWitz Homebuilders Inc.
Virginia Kaczmarek – Rochester Area YMCA	Jim Carper – The Arc SE Region
Roger Dearth – Ability Building Center	Steve Connors – Family Service Rochester
	Dave Beal

**October 7, 2019 Public Hearing:** Jean DeWitz of DeWitz Homebuilders came forward to thank the Council for recognizing the need for affordable housing and funding the DeWitz activity of down payment assistance.

Notice for 30-day comment public review published in the Rochester Post Bulletin on October 15, 2019 for public comment period of October 15, 2019 - November 14, 2019. Comments: None.

**May 4, 2020 Public Hearing:** No public comments received.

**November 9, 2020 Public Hearing:** No public comments received.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments accepted.

**7. Summary**

The City of Rochester 2020-2024 Consolidated Plan summarizes the objectives and outcomes identified by citizens, public service providers, city council and city staff. Notice for 30-day comment public review published in the Rochester Post Bulletin on October 15, 2019.

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## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		City of Rochester, MN

Table 1 – Responsible Agencies

### Narrative

#### Consolidated Plan Public Contact Information

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The City of Rochester conducted a public meeting on November 4, 2019. A notice was placed in the local newspaper inviting interested parties the opportunity to voice their opinions regarding the City's housing and development needs. No one attended this public meeting. The draft copy of the 2020-2024 Consolidated Plan was available to the public for comment for a 30-day period beginning October 15, 2019 until November 14, 2019.

The location and timing of this meeting is accessible and flexible to reach the broadest audience. The issue is the need for more of public interested in participating and extending communication of the event. To resolve this in the future, we will consider broadening our areas of communication of this meeting. Some examples include posting the event on the City's website, or a radio broadcast.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The study provides results of the Shelter Survey completed by the MN Department of Children, Families and Learning, conducted two times a year.

The Olmsted County Housing and Redevelopment Authority has collaborated with local organizations to bring services directly to public housing tenants.

- Collaborated with Rochester Public Schools to engage public housing parents with school personnel.
- Collaborated with the Boys and Girls Club to bring after-school programming to children in public housing.
- Collaborated with Public Health to provide public housing tenants with community gardens for food, budget savings, community connections, and family engagement.
- Collaborated with Workforce Development, Hawthorne Education Center, Community Health Services, Children's Dental to provide resources at the 2018 HUD Strong Family Initiative event for public housing tenants.

The Olmsted County Housing and Redevelopment Authority (OCHRA) partnered with Olmsted County Public Health Services to conduct a Housing Environmental Scan in 2018 to articulate current housing issues, clarify roles and efforts, identify resources and gaps, as well as develop priorities and goals; this data was used in response the Olmsted County Public Health Service's Community Health Assessment.

This process included many community stakeholders during various sessions to accomplish this purpose such as the Olmsted Medical Center, Mayo Clinic, The City of Rochester, and Olmsted County.

With federal guidance in regards to HIPPA compliance, Olmsted County Public Health and OCHRA are working together to identify children living in federally assisted housing that may be exposed to lead, and to provide resources to the family concerning lead exposure.

The Olmsted County Housing and Redevelopment Authority has collaborated with the Rochester Energy Commission to reduce water and electricity usage for each public housing townhome unit (saving average household \$154/year).

The Jeremiah Program, a project beginning construction this year, has secured land in Rochester, serving 40 single mothers with children who are considered to be in poverty. This year, the Olmsted County Board approved to designate 20 Housing Choice Vouchers to the project, and the City Council approved establishing a TIF district for the project and \$660,652 in TIF assistance be provided to the project as a pay-as-you-go basis. The program provides transitional housing while participants complete a program providing mothers with career-track college educations as well as childhood education programs for their children. The City of Rochester works with a number of public and private agencies that address the needs of low-moderate income persons, including but not limited to, affordable housing issues, coordinated housing assistance and services of homeless persons. The City supports these agencies by providing CDBG funding opportunities, if requested by the agency.

The City also supports numerous agencies by providing funding from the city's contingency budget. Such agencies include Rochester Senior Center, RNeighbors, Diversity Council, Youth Commission, SE MN Initiative Fund and Human Rights Commission. The City will also support these local agencies with CDBG funding opportunities, if requested by the agency.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City of Rochester does not directly provide programs that address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and unaccompanied youth) and persons at risk of homeless. The Continuum of Care for Rochester is provided through Three Rivers These programs are delivered by private non-profit agencies such as: Rochester Area Family Y, Olmsted County HRA, SE MN Center for Independent Living, Bear Creek Services, Hiawatha Homes, Women's Shelter, Salvation Army, Zumbro Valley Mental Health Center, Community Housing Partnership, Catholic Charities and Lutheran Social Services.

The Olmsted County HRA is an active member of the River Valleys Continuum of Care and serves as an Executive Member of the Coordinated Entry Committee, working to develop region-wide policies to better utilize Coordinated Entry for both organizations and participants. The HRA receives CoC funding to support The Francis, a 17-unit single-room-occupancy building serving chronically homeless individuals experiencing serious and persistent mental illness. This building has been open for more than 10 years and has proven a successful model. The HRA also owns the building that houses Silver Creek Corner, a permanent supportive housing facility for chronic homeless inebriates. This program has been open for several years as well and has proven a good model for addressing this population. The HRA also provides 30 project-based vouchers for Gage East, a newer program that opened in 2016 for homeless families.

Olmsted County recently received grant dollars from the MN Department of Corrections to develop transitional housing services for clients on probation or supervised release. In 2017, the County began working with Damascus Way to operate this programming out of their space at the Juvenile Detention Center. The CoC, Three Rivers, has been working with the State Department of Corrections to identify individuals who were homeless at entry to state corrections facilities in the region and plan for housing and supports at exit. The State has identified staff to assist with providing Coordinated Entry assessments with individuals with upcoming release dates. The CoC has also supported projects to expand outreach and engagement with, and resources for, individuals who are residing in or exiting programs for persons with mental illness. It is especially helpful for individuals with no/very low income and a disability, who are experiencing homelessness. Currently, the State has funded Three Rivers to create a Coordinated Entry navigator to assist eligible persons in Domestic Violence shelters to access Coordinated Entry and find housing.

The CoC provides regional planning to support the program's goals of

1. promoting region- and community-wide commitment to the goal of ending homelessness
2. helping local agencies quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness
3. promoting access to and effective utilization of mainstream programs by homeless individuals and families;
4. optimizing self-sufficiency among individuals and families experiencing homelessness

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of Rochester is not an entitlement for receiving ESG funds from the Department of Housing and Urban Development (HUD). HUD provides funding to service programs through their Continuum of Care (CoC program). Several local non-profit agencies receive funding: Salvation Army, Zumbro Valley Mental Health, Olmsted County HRA and Center City Housing.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

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**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	OLMSTED COUNTY HRA
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent to requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.
2	<b>Agency/Group/Organization</b>	BEAR CREEK SERVICES
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.

3	<b>Agency/Group/Organization</b>	SALVATION ARMY ROCHESTER
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Business and Civic Leaders Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.
7	<b>Agency/Group/Organization</b>	COMMUNITY HOUSING PARTNERSHIP, INC.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Education Business Leaders Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.

8	<b>Agency/Group/Organization</b>	SE MN Center for Independent Living (SEMCL)
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.
9	<b>Agency/Group/Organization</b>	Hiawatha Homes
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Publicly Funded Institution/System of Care Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.

10	<b>Agency/Group/Organization</b>	SALVATION ARMY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Publicly Funded Institution/System of Care Business Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.
11	<b>Agency/Group/Organization</b>	ZUMBRO VALLEY MENTAL HEALTH CENTER
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Publicly Funded Institution/System of Care Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Unaccompanied youth

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.
12	<b>Agency/Group/Organization</b>	ROCHESTER AREA HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing Business Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.
13	<b>Agency/Group/Organization</b>	Women's Shelter Rochester MN
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Victims of Domestic Violence Publicly Funded Institution/System of Care Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.
14	<b>Agency/Group/Organization</b>	ACCESSIBLE SPACE INC. (ASI)
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Publicly Funded Institution/System of Care Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.
15	<b>Agency/Group/Organization</b>	Dorothy Day House of Hospitality
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Business Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. Dorothy Day response: Efficient use of beds we have. Identify additional beds during winter months Emergency Housing for homeless \$2 million. Housing shelter for homeless \$2 million. The Dorothy Day has requested no funding from the City of Rochester.
16	<b>Agency/Group/Organization</b>	United Way of Olmsted County
	<b>Agency/Group/Organization Type</b>	Services-Children Business and Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Low Income Programs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. United Way response: Education (support learning and development of children and youth so they become responsible contributing citizens - birth to 18 years of age); 2) Income (increase income, assets and job training for improved financial stability - 18 years to 65 years); Health (achieve optimal health through promoting wellness and health care access) All ages. The City of Rochester funds the United Way's Gang Prevention Program with CDBG funding.
17	<b>Agency/Group/Organization</b>	Ability Building Center
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Business Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate-income residents and those with special needs. Ability Building Center response: 1) To provide employment opportunities to individuals with disabilities; 2) Provide community based activities to develop independent living skills; 3) Incorporate wellness awareness into employment and activities. The City provides CDBG funding to complete improvements at the Ability Building Center main facility providing a safe and accessible structure for employment of individuals with disabilities.
18	<b>Agency/Group/Organization</b>	SENIOR CENTER
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Elderly
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate-income residents and those with special needs. Senior Center response: 1) Increase access to services and programs that promote independence to the communities aging population; 2) Promote health and wellness opportunities for the over age 65 population 3) Assist, support and provide services that enable older adults to continue to live independently in their own homes. 4) Increase capacity via partnership and collaborations. 5) Partnering with the City's Park and Recreation Department and sharing facility amenities when the new Senior Center is completed. 6) The Senior Center is currently conducting a partnership analysis to determine priority partnership goals and objectives. 7) Creating programs that enhance wellness Senior Services High Need \$40,000-\$50,000 annually. As stated above, the City has collaborated with the Senior Center with the construction a new Senior Facility adjacent to the Recreation Center.

**Identify any Agency Types not consulted and provide rationale for not consulting**

The MN State Health Department.

The State Health Department was not contacted for information because the City has access to the local Olmsted County Health Department regarding lead paint issues. All rehabilitation projects using Community Development Block Grant funding are tested through a private firm for evidence of lead base paint and removed according to the required lead paint removal practices.

Through the review process of the City’s Consolidated Plan the local CoC was contacted. The CoC provided information for the homelessness needs assessment. Information/data provided by the local CoC was also provided in the Comprehensive Housing Needs Assessment for Olmsted County, MN completed by Maxfield Research, Inc.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

In addition the surveys conducted by the City of Rochester for it’s 2015-2019 Consolidated Plan, information/data that was included from the November, 2014 release of the Comprehensive Housing Needs Assessment for Olmsted County, Minnesota completed by the Maxfield Research, Inc. was accessed and used in City’s 2015-2019 Consolidated Plan. The Maxfield Research, Inc. engaged with Olmsted County Community Services (in coordination with the Mayo Clinic, Rochester Area Foundation and City of Rochester) to conduct a Comprehensive Housing Needs Assessment for Olmsted County. The primary research included interviews with rental property managers and owners, developers, business leaders, City staff and others involved in the housing market in Olmsted County.

Olmsted Planning Department, Channel One, ARC SE Minnesota, Family Action Collaborative, United Way of Olmsted County, Samaritan Bethany, IMAA, City Public Works, Park & Recreation, Camp Olson, Catholic Charities, SE MN Regional Legal Services, LINK Program, RCTC Choices SE MN, Legal Assistance of Olmsted County, MN Adult Team Challenge, RNeighbors and Lutheran Social Services. All these agencies work with a number of public and private agencies that address the needs of low-moderate income persons, including but not limited to, affordable housing issues, services for homeless persons, senior programs, social service programs and diversity programs.

In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.

**Narrative (optional):**

DRAFT

**PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Persons with disabilities  Non-targeted/broad community	Received approximately 100 responses	Citizens ranked priority needs.	Comments listing recipients did not know an answer or question were not included.	
2	Agency Survey	Service Agencies	Received 18 responses	Comments received are noted in PR-10	Comments listing recipients did not know an answer or question were not included.	
3	Public Hearing	Non-targeted/broad community	No one attended	No comments.	NA	
4	Newspaper Ad	Persons with disabilities  Non-targeted/broad community	No one attended	Not applicable		

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

City Staff with consultation from the agency providers and the public identified the following:

- Housing
  - homeless shelters
  - rehabilitation of single family dwellings
  - rehabilitation of rental units
  - affordable housing (ownership)
  - affordable rental housing
  - special needs housing
  - energy efficiency
  - lead based paint hazards
  - section 8 vouchers
  - housing tax credits
  - awareness of housing resources
- Public Services
  - youth services
  - senior services
  - childcare services
  - services for persons with disabilities
  - substance abuse services
  - employment training
- Public Facilities
  - structure / facilities that provide services to low and low-moderate income persons
  - park and recreation facilities in low / moderate income block groups
  - child care center

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

There are 19,165 low to moderate-income households in Rochester, MN, representing nearly 44% of the total households. Data in this section has been provided by the US Department of Housing and Urban Development (HUD), and American Community Survey data where noted.

Estimated Housing Needs	Five Year Goals
Acquisition of existing rental units	0
Production of new rental units	0
Rehabilitation of existing rental units	4
Rental Assistance	0
Acquisition of existing owner units	0
Production of new owner units	0
Rehabilitation of existing owner units	120
Homeownership Assistance	0
Rehabilitation Special Needs Housing	5
Rehabilitation Homeless Shelters	4

The City of Rochester is committed to providing safe, decent and affordable housing by preserving the existing housing stock and developing opportunities for the addition of new affordable rental and homeownership units. This will assist in revitalizing residential neighborhoods of desirable quality and stability, by representing Rochester's citizens in terms of race, income group and household type.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	106,769	110,275	3%
Households	40,594	43,635	7%
Median Income	\$61,492.00	\$64,554.00	5%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	5,435	5,740	7,990	5,040	19,425
Small Family Households	1,225	1,480	2,815	2,155	10,770
Large Family Households	300	380	535	390	1,435
Household contains at least one person 62-74 years of age	625	830	1,525	805	3,495
Household contains at least one person age 75 or older	945	1,310	970	570	1,130
Households with one or more children 6 years old or younger	790	1,015	1,510	1,075	2,780

**Table 6 - Total Households Table**

Data 2011-2015 CHAS  
Source:

DRAFT

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	55	95	35	0	185	55	15	0	10	80
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	100	50	35	0	185	0	0	20	0	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	155	105	45	30	335	45	55	75	40	215
Housing cost burden greater than 50% of income (and none of the above problems)	2,155	380	105	10	2,650	660	540	105	35	1,340

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	520	1,560	515	60	2,655	420	720	1,265	270	2,675
Zero/negative Income (and none of the above problems)	245	0	0	0	245	125	0	0	0	125

**Table 7 – Housing Problems Table**

Data 2011-2015 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,465	630	220	40	3,355	760	610	200	80	1,650
Having none of four housing problems	1,110	2,385	2,535	1,170	7,200	735	2,120	5,035	3,755	11,645
Household has negative income, but none of the other housing problems	245	0	0	0	245	125	0	0	0	125

**Table 8 – Housing Problems 2**

Data 2011-2015 CHAS  
Source:

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	910	575	219	1,704	200	360	665	1,225
Large Related	215	110	20	345	60	110	60	230
Elderly	329	464	160	953	555	565	324	1,444
Other	1,500	900	225	2,625	330	270	324	924
Total need by income	2,954	2,049	624	5,627	1,145	1,305	1,373	3,823

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS  
Source:

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	800	30	4	834	145	90	60	295
Large Related	165	0	0	165	15	60	0	75
Elderly	185	214	85	484	300	265	34	599
Other	1,250	160	15	1,425	200	125	4	329
Total need by income	2,400	404	104	2,908	660	540	98	1,298

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS  
Source:

### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	205	140	80	30	455	45	50	40	40	175

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	25	0	0	0	25	0	10	55	0	65
Other, non-family households	20	25	0	0	45	0	0	0	0	0
Total need by income	250	165	80	30	525	45	60	95	40	240

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

There were 1,642 male non-family households, and 2,456 female non-family households below the poverty level, according to the 2013-2017 ACS. This data does include persons living together who are unrelated in addition to single persons; we estimate single persons make up about 50% of these households that need assistance, due to our aging population. Thus 821 male single person households and 1,228 single female households.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

When comparing disabilities by age, 4.2% of the County’s ages under 18 years populations had a disability as did about 8.4% of the age 18 to 64 years population and 329.7% of the age 65 years and over population.

Olmsted County has numerous housing facilities dedicated to servicing specialized populations. Specialized populations include ex-offenders, homeless individuals, chemical dependency members, mental illness individuals. Specialized housing in Olmsted County is provided by (several with multiple programs): Next Chapter Ministries, Damascus Way, Transitional Living Center, Olmsted County HRA,

Rochester Salvation Army, Silver Creek Corners, Zumbro Valley Mental Health Center, Cronin Home, Olmsted County Adult Services, Olmsted Community Action Program, Olmsted County Veteran Services, Olmsted County Family Support and Assistance and Choices of SE Minnesota.

Source: ACS

### **What are the most common housing problems?**

Most common housing problems are demand and affordability.

Projected growth in Rochester is estimated to add 55,000 new residents through the year 2040. With that, employment is expected to grow by 50,000 new jobs, and 24,000 new housing units will be needed to balance this growth. Baseline growth assumptions predict by year 2040, we will need 8,800 single-family housing units, 17,300 multifamily units, and 1,980 senior housing units.

Research by the Greater Minnesota Housing Fund (GMHF) has determined a need for 2,000 units of affordable housing by the year 2020. Since 2015, approximately 1,300 affordable rental units have been added to the market. Supply is still limited. Rental vacancy reports are listed at 1.4% for affordable units and 0% for subsidized units.

Source: Planning 2 Succeed: Rochester Comprehensive Plan 2040, Rochester-Olmsted Planning Department (formerly)

### **Are any populations/household types more affected than others by these problems?**

In the City of Rochester, small related and elderly 0-30% AMI renters are more affected by housing problems. More than 16% of the small related and 52% of the elderly have income cost burden greater than 30%.

The Destination Medical Center has the potential to transform Rochester and Olmsted County should the projected jobs (35,000 to 45,000) in Minnesota and 25,000 to 30,000 in Southern Minnesota result over the next few decades.

***Rochester renter-occupied households tend to be more housing cost burdened than owner-occupied households. About 12% of owner households and 42% of renter households are estimated to be paying more than 30% of their income for housing costs. About 73% of renters with incomes below \$35,000 are cost burdened and 43% of owners with incomes below \$55,000 are cost burdened.***

22% of all rental households in Rochester are extremely low income. There is a total of 3,820 of which 16% (620) are elderly, 26% (995) are small related, 6% (225) are large related, and 52% (1,980) are other. 64% of the extremely low-income rental households have some housing problem. 91% of the

small family households spend more than 30% of their income on rent. 73% of the large family households pay more than 50% of their income on rent.

Only 5% of all owner households are extremely low income. There is a total of 1,620 of which 54% (880) are elderly, 14% (230) are small related, 5% (75) are large related, and 26% (430) are other. Although small in number, the percentage (72%) is high for extremely low-income homeowners facing housing problems. The percentage is even greater for small families (93%) and large families (73%). Nearly nine out of ten small families pay more than 30% of their income toward housing costs, while four out of five large families share this burden. More than three out of five small families and one in five large families pay more than 50% of their income for housing.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The characteristics and needs of low-income individuals and families with children who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered may include the long waiting list for Section 8 / public housing , rental housing is not affordable, few rental units available for families, limited shelters, limited transitional housing and shortage of funds.

About half of the 497 people counted in 2018's Point in Time Count were in transitional housing programs. Furthermore, 27% (79) families with adults and children experienced homelessness in 2018. About 79 families with 120 children

Source:2018 Regional Homelessness Needs Assessment, by River Valleys Continuum of Care with regional grantees of the Family Homelessness Prevention and Assistance Program (FHPAP)

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

- Salvation Army RHASP. 28 homeless families received first month's rent or deposition to help them secure rental housing.
- LINK. 16 families with parents under 25, received assistance to prevent or end their homelessness with case management, rent payment assistance, transportation expenses assistance, or help with rent deposits.

Source: River Valleys Continuum of Care

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The CoC, Three Rivers, uses a common assessment process to prioritize and customize assistance to households at greatest risk of becoming homeless. As of July 2019, this common assessment is the Minnesota Prevention Assessment Tool (MPAT), developed by Minnesota Housing and a TA provider. Risk factors assessed include current housing status (being doubled-up, not on a lease), criminal history, adverse childhood experiences (homelessness, foster care placement, frequent moves, etc.), domestic violence or other major household trauma or event (death of family member, separation/divorce, major injury or illness, etc.), recent discharge from an institution, low income, and previous evictions. Discrimination based on race/ethnicity, sexual orientation or gender identity, and familial status are also contributing factors, but are hard to break out from other risk factors. Based on initial analysis, the most significant risk factors across all households are previous history of homelessness and current housing status, while specific barriers to housing such as history of institutionalization affect certain portions of the population. Low income by itself is not a strong predictor of homelessness. (Comparing the number of households who are homeless with the total population of households with very low income, fewer than 1 in 10 households with very low income become homeless.) Instead, when the other risk factors are present, limited income compounds the situation by limiting the household choices available to prevent homelessness.

**Discussion**

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

The four housing problems in the jurisdiction are:

- Lacks complete kitchen facilities
- Lacks complete plumbing facilities
- More than one person per room (overcrowding)
- Cost burden greater than 30%

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,160	905	370
White	2,950	770	240
Black / African American	645	4	95
Asian	160	100	20
American Indian, Alaska Native	0	0	10
Pacific Islander	0	0	0
Hispanic	295	29	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,520	2,220	0
White	2,765	1,815	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	355	130	0
Asian	165	70	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	170	160	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

#### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,200	5,790	0
White	1,800	5,050	0
Black / African American	125	239	0
Asian	125	260	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	110	195	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	450	4,595	0
White	390	4,055	0
Black / African American	0	80	0
Asian	30	260	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	0	175	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### Discussion

It can be viewed that the largest groups experiencing housing problem are the White and Black / African American households that are 0-30%, >30%-50% of the area median income, White households that are >50%-80% and >80%-100% of median income.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

The four severe housing problems are:

- Lacks complete kitchen facilities
- Lacks complete plumbing facilities
- More than 1.5 persons per room
- Cost burden over 50%

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,225	1,845	370
White	2,180	1,545	240
Black / African American	550	100	95
Asian	120	140	20
American Indian, Alaska Native	0	0	10
Pacific Islander	0	0	0
Hispanic	270	54	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2011-2015 CHAS

Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,240	4,505	0
White	975	3,610	0
Black / African American	90	395	0
Asian	75	160	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	85	245	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	420	7,570	0
White	300	6,545	0
Black / African American	25	340	0
Asian	55	325	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	30	270	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	120	4,925	0
White	90	4,365	0
Black / African American	0	80	0
Asian	30	260	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	0	175	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**Discussion**

It can be viewed that the largest groups experiencing a severe housing problem are the White and Black / African American households that are 0-30%, and White Households that are >50%-80% of median income.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

There are two factors when measuring affordability: income and housing prices. Cost burden is considered a problem when housing cost exceeds 30% of income, and a severe problem when the cost burden exceeds 50%. According to the HUD data, 10,350 households experience housing cost burden.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	32,920	6,055	4,295	370
White	28,525	4,845	3,320	240
Black / African American	910	585	460	95
Asian	2,085	270	150	20
American Indian, Alaska Native	24	0	0	10
Pacific Islander	0	0	0	0
Hispanic	1,075	230	250	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion:

According to the data, whites make up 79% of the 10,350 households experiencing housing cost burden problem, followed by 10% Black/African American and 4% Asian households.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

It can be viewed that the largest groups experiencing greater needs are the White and Black / African American households that are 0-30%, >30%-50% of the area median income and White households that >50%-80% of median income.

**If they have needs not identified above, what are those needs?**

NA

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The City of Rochester does not have any specific neighborhoods or areas where racial or ethnic groups are concentrated.

DRAFT

## NA-35 Public Housing – 91.205(b)

### Introduction

The City of Rochester does not own or manage any public housing units. The Department of Housing and Urban Development Public Housing program is owned and managed by the Olmsted County HRA. All information provided in the Consolidated Plan was obtained from the Olmsted County HRA.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	103	466	0	463	0	2	0

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	15,234	14,717	0	14,682	0	22,711	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average length of stay	0	0	4	6	0	6	0	7
Average Household size	0	0	3	3	0	3	0	5
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	10	80	0	80	0	0
# of Disabled Families	0	0	19	151	0	150	0	0
# of Families requesting accessibility features	0	0	103	466	0	463	0	2
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	36	190	0	188	0	1	0

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Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Black/African American	0	0	55	253	0	252	0	1	0
Asian	0	0	11	19	0	19	0	0	0
American Indian/Alaska Native	0	0	1	3	0	3	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	3	9	0	9	0	0	0
Not Hispanic	0	0	100	457	0	454	0	2	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

There are nine accessible units in the Olmsted County HRA's public housing program and 28 persons on the waiting list with a request for an accessible unit.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The waiting list for the Olmsted County HRA public housing is 450 applicants. This waiting list is closed due to the number on the waiting list.

The waiting list for the Housing Choice Voucher program is 1,000 applicants.

The City of Rochester does not own or manage any public housing units. The Olmsted County HRA delivers public housing programs. The City will continue to provide assistance either supportive or financially upon request by the Olmsted County HRA.

The Olmsted County HRA (OCHRA) administers programs through Olmsted County, including the City of Rochester. The OCHRA will continue to issue vouchers for tenant based assistance in an efficient and effective manner in order to maximize use of all Federal resources and is responsible for the following programs:

Rental Assistance, two types of programs, Tenant based (Low Income Public Housing - LIPH) owns and manages 110 public housing units within the City of Rochester. Homestead Green - 30 units, Homestead Terrace - 30 units, Westwood - 30 units and 20 single family, scattered sites. In addition, the Olmsted County HRA receives Capital Funds from the US Department of Housing and Urban Development on an annual basis.

The Olmsted County HRA provides additional affordable housing through the following projects:

Housing Options Program (HOP), local tenant-based program for tenants with special needs.

Transitional Housing Assistance Program (T-RAP), tenant-based state program for single mothers and households of color.

Rehabilitation programs for single-family dwellings, Community Fix Up, Fix Up Fund, MN Housing Rehabilitation.

Rehabilitation programs for multi-family dwellings, 6 percent Rental Rehabilitation Loan, and Home Rental Rehabilitation Loan program

The OCHRA works with Olmsted County Community Services - Adult Services and Zumbro Valley Mental Health Center administering the Shelter Plus Care program.

The OCHRA own a number of rental properties described as **Flood Homes**. The Olmsted County HRA manages and maintains 14 properties with 15 units. The Olmsted County HRA leases these properties to low-moderate income households. The revenues are to be used assisting low-moderate income persons at a rent, which is below market. **River's Edge**. This is a mixed income development that provides a number of affordable and high-end units. The project has 39 units. **The Frances** (previous known as Candle Rose Apartment). Consisting of 19 units providing housing with supportive services for the homeless. Supportive services to be provided by Olmsted Community Services. **Rolling Heights**. The project consists of 16 units (14 – one bedroom and 2 – two bedroom) for elderly/ disabled housing. **Silver Creek Corners**. Permanent Supportive Housing for Public Inebriates. A new structure was constructed consisting of 40 single resident occupancy units with meals provided with round the clock staffing. This was a collaborative project between City Center Housing Corp., Olmsted County Community Services and the Olmsted County HRA.

Immediate needs: additional Section 8 Housing Choice Vouchers made available by Congress and HUD, develop marketing strategies that promote landlord participation in the Section 8 programs, Promote affordable housing unit development, make available project-based assistance vouchers as a tool in the development of affordable housing when appropriate.

The Olmsted County Housing and Redevelopment Authority has less than 250 units and therefore is recognized as a Small PHA according to HUD standards.

### **How do these needs compare to the housing needs of the population at large**

Applicants on the waiting list have a greater need than the population at large due to housing options limited by income. In addition, the Olmsted County HRA reports an overall vacancy rate of 4.7%, though it estimates 5.9% for market rate units, and 1.7% for affordable units—all of which presents an even greater barrier to the needs of applicants on the waiting list.

### **Discussion**

None

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

It is a challenge to identify the total number of homeless members in the community. The number can vary greatly as homeless members move from location to location.

Information available and provided in the table below is for the Southeast MN region, which includes the City of Rochester.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	76	2	0	0	0	78
Persons in Households with Only Children	1	5	1	0	0	2
Persons in Households with Only Adults	160	52	0	0	0	212
Chronically Homeless Individuals	19	13	0	0	0	32
Chronically Homeless Families	3	0	0	0	0	3
Veterans	10	3	0	0	0	3
Unaccompanied Child	77	13	0	0	0	90
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** Point-in-Time Count MN-502 Rochester/Southeast Minnesota CoC and Wilder Research

Indicate if the homeless population is: Partially Rural Homeless

**Rural Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	76	2	0	0	0	78
Persons in Households with Only Children	1	5	1	0	0	2
Persons in Households with Only Adults	160	52	0	0	0	212
Chronically Homeless Individuals	19	13	0	0	0	32
Chronically Homeless Families	3	0	0	0	0	3
Veterans	10	3	0	0	0	3
Unaccompanied Youth	77	13	0	0	0	90
Persons with HIV	0	0	0	0	0	0

**Table 27 - Homeless Needs Assessment**

**Data Source Comments:** Point-in-Time Count MN-502 Rochester/Southeast Minnesota CoC and Wilder Research

**For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:**

It is a challenge to identify the total number of homeless members in the community. The number can vary greatly as homeless members move from location to location.

As reported in the January 2018 Count of Homeless persons in Shelter in Southeastern Minnesota, there were a total of 53 persons reported unsheltered: all reported staying in a place that is not a regular/permanent place to stay like outdoors, in a car or vacant building, etc.

There are four emergency shelters located in Rochester: Dorothy Day House, Interfaith Hospitality Network, Lutheran Social Services, and Women's Shelter of which 116 households were served. 95 were adults, 30 were youth (18-24), 0 unaccompanied minor youth, and 68 children.

The Salvation Army provided motel//hotel vouchers to 52 households, 12 of these households were families with children, totaling 60 adults and 14 children in all—most households were adult-only households. The Salvation Army, DOC and Women's Shelter provided Transitional Housing to 121 households consisting of 63 adults, 75 youth (18-24) and 100 children.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

It is a challenge to identify the total number of homeless members in the community. The number can vary greatly as homeless members move from location to location.

Upon consultation from the local CoC provider (Three Rivers), the data they provided includes:

Number of persons in CoC region who experienced homelessness for the first time in FFY2018 (last report period) = 972. The number of people who had no entries into the region's Homeless Management Information System (HMIS) in the previous 24 months and then were entered into Emergency Shelter, Transitional Housing, Rapid Rehousing, or Permanent Supportive Housing during FY2018 measures this. The Institute for Community Alliances manages the MN HMIS South.

It is difficult to measure how many people exit homelessness each year because not all persons exit homelessness using programs like Rapid Rehousing or Permanent Supportive Housing. (Emergency Shelter and Transitional Housing settings are still considered homeless in the measurements.) However, here is what we know:

- 336 persons entered homeless-designated housing (usually through Coordinated Entry referral)
- 110 self-resolved (found other housing)
- 29 were no longer eligible for referral (moved to other region or in institutional setting)
- Fifty-three (53) were unable to locate housing where they could use their rental assistance vouchers.
- One hundred eighty four (184) were unreachable after multiple attempts when a referral was made
- 35 refused service.
- Median length of time homeless reported for persons moving into Emergency Shelter, Transitional Housing, Rapid Rehousing, or Permanent Supportive Housing during FY2018 was 112 nights. If Transitional Housing is removed from the equation (because time in transitional housing as homeless), the median is 66 nights. (Actual nights in ES or TH: median is 61 days. Actual nights in ES: median is 31 days. This indicates that people are staying in formal shelters only about half of the time that they are experiencing homelessness.)

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source  
Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

The Olmsted County HRA has 450 applicants for their public housing units and 1,000 applications for HUD’s Choice Voucher Program or Section 8.

The MN Department of Children, Families and Learning Shelter Survey does not count the number of people sleeping on the street, in cars, in abandoned buildings, or those who are inappropriately double up. For this reason, the survey is not a count of all homeless people, only those provided with shelter for the night.

Source: Olmsted County HRA

There are typically 13 homeless families/year in the Salvation Army’s rapid re-housing housing program. In 2018, these households were made up of two single persons, and 11 families with children, totaling 30 people.

In the past year, about 86 families with 181 children who were homeless or at risk of homelessness received assistance from programs that prevent homelessness or rapidly re- house those who have become homeless

The Minnesota Department of Education reported that there were 104 unaccompanied youth counted as homeless in the Olmsted County Public Schools in the 2018-2019 school year. The 2018-2019 school year, 47 unaccompanied homeless youth have been identified in the Rochester Public Schools.

Each year, about 58 unaccompanied youth (ages 17-25) without children receive homeless prevention assistance through the LINK FHPAP program previously operated by the Rochester YMCA but now run by Lutheran Social Services.

Over the past 6 months, the Homeless Service Team has worked with 12 individuals ages 18-25 who are homeless. At any given time, there are typically eight homeless youth receiving housing assistance and supportive services through Lutheran Social Service's LINK transitional housing program for youth.

As reported in the January 2018 Point in Time Counting of Homeless Persons without Shelter in Southeast Minnesota there were 66 homeless persons without shelter. Regarding veterans, three persons reported as being veterans.

#### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

As reported in the January 2018 Point in Time Counting of Homeless Persons without Shelter in Southeast Minnesota there were 66 homeless persons without shelter. Regarding racial and ethnic reporting, 54 were white, six were black or African-American, one Asian, one American Indian or Alaska Native, and four identified as multiple races.

#### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Affordable rental housing was identified most often as being really needed. Additional priorities identified for 2019 include rapid re-housing/transitional housing for identified target populations as well as expansion of permanent supportive housing. For families that participate in transitional housing, most came from emergency shelter.

Due to a lack of shelters for youth population, youth who are homeless or at risk of homelessness are typically doubled up. Sixty percent of youth households receiving FHPA assistance were staying with a family member or friend prior to seeking FHPAP assistance.

For youth that seek help from existing programs or identify a need for housing, their current housing situation is often short term. Two-thirds of youth households receiving FHPAP assistance had been in their living situation for three months or less.

In 2018, there were 200 families with 132 children who were sheltered in Rochester due to domestic violence or homelessness or both.

For the 2010-2011 school year, 314 children met the definition of homeless in Olmsted County schools. In addition to the 109 who were sheltered, there were 182 who were doubled up with other friends/family and 23 staying in a hotel/motel.

In recent months, approximately 7 homeless families are turned away each month from Women's Shelter, Salvation Army Transitional Housing, and Zumbro Valley Mental Health Center's Homeless Outreach Program.

There are typically 13 homeless families/year in the Salvation Army's rapid re-housing housing program. In 2018, these households were made up of two single persons, and 11 families with children, totaling 30 people.

In the past year, about 86 families with 181 children who were homeless or at risk of homelessness received assistance from programs that prevent homelessness or rapidly re-house those who have become homeless.

The number of homeless families staying at the Dorothy Day Shelter has increased over the past three years, from 25 families with 61 children in 2011 to 25 families with 49 children in 2018.

Dorothy Day is not designed to shelter families, and often have to turn families away due to configuration and capacity. Families typically stay here as a last resort when they don't meet the entry requirements for Interfaith House of Hospitality other options are full.

**Discussion:**

NA

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

The Non-Homeless Needs Assessment describes:

- The characteristics of special needs population
- The housing and supportive needs of these population
- The characteristics of persons living with HIV/AIDS

### **Describe the characteristics of special needs populations in your community:**

Data on the number of people in Olmsted County with disabilities was obtained from the 2018 and 2017 Census American Community Survey. The Census Bureau defines a disability as a long-lasting physical mental or emotional condition lasting six months or longer.

Overall 10% of the County's non-institutionalized population has some form of disability. This percentage is comparable to the State's (10%).

When comparing disabilities by age, 4% of the County's under 18 years population had a disability, as did 7% of the age 18 to 64 population and 29% of the age 65 and over population.

Cognitive disability is the most prevalent type of disability among children (8%) and ages 18 to 64 (4%). Among seniors, the most common disability is Ambulatory disabilities (19%).

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Housing needs of these populations include affordable housing, including accessible housing. Supportive services of these populations include senior services, transportation, and other public service programs.

Olmsted County has 233 facilities that serve persons with disabilities licensed with the Minnesota Department of Human Services. Adult foster care provides the greatest amount of housing for persons with disabilities in Olmsted County. There are 215 adult foster care facilities in Olmsted County. These homes serve individuals with a variety of needs/disabilities including developmental disabilities, mental health issues, various medical and other issues (which would include brain injury), or our aging population. There are 148 Community Residential Services (corporate group homes), 101 Adult Family Foster Care homes, totaling 259 foster homes in Olmsted County.

Households/people with limitation or disabilities data information was not available through the 2010 US Census. For completion of the Comprehensive Housing Needs Assessment for Olmsted County, Maxfield Research, Inc., information was obtained from HUD Consolidated Planning division for specific tabulation of households with various types of disabilities. The information was developed using information provided to HUD by the Census Bureau, and has not been updated since 2013: A large number of renter households (2,065 households) or 45.2% of all renter households with incomes of 30% or less of AMI indicated some type of limitation either vision/hearing, ambulatory, cognitive or self-care. As incomes increase, the number of households also increased. Approximately 32,675 owner households (which includes the 'none of the above' limitations category) with disabilities have incomes of 80% or higher of the AMI. Comparatively, 47,025 owner households indicated some type of limitation versus 15,575 renter households. Owner households with limitations are more likely to have higher incomes than are renter households with limitations. However, this data does not identify the severity of the limitation other than the disability or limitation must last six month or more.

The City of Rochester does not provide any of these program directly, but are provided by other public service agencies and affordable housing providers

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The number of persons living with AIDS is 83 and HIV (non-AIDS) is 93 in 2018 in Olmsted County i. This data is from the MN Department of Health.

**Discussion:**

There is a need for affordable housing and support services. The City does not provide affordable housing and supportive housing for the Non-Homeless Special Needs, but has collaborated with agencies to address these needs.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

The City emphasize activities and programs that first benefit LMI persons. That emphasis will be on activities that serve larger numbers of LMI persons. On a requested basis, the City will address the elimination of slum and blight, conditions that are detrimental to health, safety and public welfare, expansion and improvement of the quantity and the restoration and preservation of properties of special value, alleviation of physical and economic distress and conservation of the nation energy resources.

Public facilities include improvements to building, parks and recreational facilities, senior centers, handicapped centers, homeless facilities, youth centers, childcare centers, neighborhood facilities, and facilities used for special needs populations. CDBG funds may be used for such facilities if used for eligible populations and requested by the facility.

The needs were determined through past requests for the use of CDBG funds and consultation with city staff resulting in a priority for all public facilities listed.

As indicated in the Citizen Participation Plan, the city requests applications for the use of CDBG funds on an annual basis. CDBG funds may be used for requests that provide assistance to activities that meet a National Objective (benefitting low/moderate income clientele, urgent needs, preventing/eliminating slum or blight areas acquisition of real property).

### **How were these needs determined?**

The needs were determined through past requests for the use of CDBG funds and consultation with city staff resulting in a priority for the public services listed.

As indicated in the Citizen Participation Plan, the city requests applications for the use of CDBG funds on an annual basis. CDBG funds may be used for requests that provide assistance to activities that meet a National Objective (benefitting low/moderate income clientele, urgent needs, preventing/eliminating slum or blight areas acquisition of real property).

### **Describe the jurisdiction’s need for Public Improvements:**

- Water improvements
- Street improvements
- Sidewalks

- Sewer improvements
- Flood drain improvements

### **How were these needs determined?**

Consultation with City staff, City Council members, agencies representatives, and public survey. The requests are submitted to the City Council. All requests are reviewed and allocated by the City Council and public hearings.

### **Describe the jurisdiction's need for Public Services:**

Public Service needs include youth services, child care service ,transportation services, services for persons with disabilities, senior services, employment training, substance abuse services, services for battered and abused spouses, services for neglected and abused children, crime awareness, and gang prevention,. CDBG funds may be used for such public services if used for eligible population and requested by the public service agency.

### **How were these needs determined?**

The needs were determined through past requests for the use of CDBG funds, consultation with city staff, and surveying service agencies as well as the public—resulting in a priority for the public services listed.

As indicated in the Citizen Participation Plan, the city requests applications for the use of CDBG funds on an annual basis. CDBG funds may be used for requests that provide assistance to activities that meet a National Objective (benefitting low/moderate income clientele, urgent needs, preventing/eliminating slum or blight areas acquisition of real property).

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The City of Rochester is currently in the process of being established as a Destination Medical Center. The DMC has the potential to transform projected jobs and need for affordable housing.

DRAFT

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

#### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	28,500	61%
1-unit, attached structure	4,385	9%
2-4 units	3,105	7%
5-19 units	3,315	7%
20 or more units	5,965	13%
Mobile Home, boat, RV, van, etc	1,085	2%
<b>Total</b>	<b>46,355</b>	<b>100%</b>

Table 28 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

#### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	15	0%	505	4%
1 bedroom	600	2%	4,125	31%
2 bedrooms	5,935	20%	5,625	42%
3 or more bedrooms	23,765	78%	3,070	23%
<b>Total</b>	<b>30,315</b>	<b>100%</b>	<b>13,325</b>	<b>100%</b>

Table 29 – Unit Size by Tenure

Data Source: 2011-2015 ACS

#### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Rochester has used tax increment financing to assist affordable housing developers to the tune of 1928 affordable units, 273 townhomes and 369 single-family homes, amounting to \$25,841,885 of assistance since 1999.

#### Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are no units expected to be lost from the affordable housing inventory.

#### Does the availability of housing units meet the needs of the population?

As reported in the Comprehensive Housing Needs Assessment for Olmsted County (which includes the City of Rochester), completed in 2014, the general occupancy demand for housing is projected to be an estimated 11,363 owned housing units and 7,074 rental units for the entire Olmsted County area between 2013-2030. The City of Rochester is projected to account for 77% (8,750) of the for sale units and 90% (6,367) of the rental unit demand[ET1] . To date, Rochester has built 3,743 rental units, which is almost 60% of the projected need of rental units by 2030. To date, Rochester has built 2,112 single-family homes, which brings us to about 24% of the overall for sale goal for the year 2030.

Addressing the City of Rochester's general occupancy demand for the last five years (through the year 2020) from the Comprehensive Housing Needs Assessment for Olmsted County report, approximately 3,075 units of the general occupancy demand is projected for owned housing and 2,602 for rental housing. To date, Rochester has built 2,112 single-family homes, which brings us to about 24% of the overall for sale goal for the year 2030. Of the 2,602 rental units, 41% will for market rate units, 29% affordable units and 30% subsidized units. As mentioned, 3,743 rental units have been built since 2014, with about 1,700 planned—exceeding the five-year demand. However, about 15% of the units planned or developed are considered affordable. This equates to about 825 units currently considered affordable, which does meet the projected need for 29% of 2,602 rental units (about 750), but does not meet the need for additional subsidized units.

### **Describe the need for specific types of housing:**

As reported in the Comprehensive Housing Needs Assessment for Olmsted County (which includes the City of Rochester), completed in 2014, the general occupancy demand for housing is projected to be an estimated 11,363 owned housing units and 7,074 rental units for the entire Olmsted County area between 2013-2030. The City of Rochester is projected to account for 77% (8,750) of the for sale units and 90% (6,367) of the rental unit demand.

Addressing the City of Rochester's general occupancy demand for the last five years (through the year 2020) from the Comprehensive Housing Needs Assessment for Olmsted County report, approximately 3,075 units of the general occupancy demand is projected for owned housing and 2,602 for rental housing. Of the 2,602 rental units, 41% will for market rate units, 29% affordable units and 30% subsidized units. As mentioned, 3,743 rental units have been built since 2014, with about 1,700 planned—exceeding the five-year demand. However, about 15% of the units planned or developed are considered affordable. This equates to about 825 units currently considered affordable, which does meet the projected need for 29% of 2,602 rental units (about 750), but does not meet the need for additional subsidized units.

According to the latest HUD Policy Development and Research report, the estimated vacancy rate for all rental units (including single-family homes, mobile homes, and multifamily rentals) in the Rochester metropolitan area is 7% as of October 1, 2017. An increase in the vacancy rate is largely due to an

increase in apartment construction since 2015, returning the rental housing market to soft conditions. It is estimated this vacancy rate is skewed by income level. Local agencies report rental vacancy rates are lowest among affordable rental housing, and we are working with Maxfield Housing to conduct a report to measure this.

## **Discussion**

DRAFT

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	164,600	164,900	0%
Median Contract Rent	630	733	16%

Table 30 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,330	17.5%
\$500-999	7,950	59.7%
\$1,000-1,499	2,195	16.5%
\$1,500-1,999	475	3.6%
\$2,000 or more	370	2.8%
<b>Total</b>	<b>13,320</b>	<b>100.0%</b>

Table 31 - Rent Paid

Data Source: 2011-2015 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,235	No Data
50% HAMFI	5,745	3,185
80% HAMFI	9,620	9,000
100% HAMFI	No Data	13,210
<b>Total</b>	<b>16,600</b>	<b>25,395</b>

Table 32 – Housing Affordability

Data Source: 2011-2015 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	0	0	0	0	0

**Table 33 – Monthly Rent**

Data Source Comments:

**Is there sufficient housing for households at all income levels?**

The Olmsted County HRA reports a waiting list of 450 applicants for public housing and 1,000 applicants for the Choice Voucher program or Section 8.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

According to the Census ACS, median monthly gross residential rent in Rochester is \$920. The 2018 Fair Market Rent for Rochester is \$860. There should be no impact to changes to home values and / or rents.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

According to the Census ACS, median monthly gross residential rent in Rochester is \$920. The 2018 Fair Market Rent for Rochester is \$860. There should be no impact to produce or preserve affordable housing.

**Discussion**

There is a variety of factors that could enhance growth projections and exceed forecast. Most notably, the Destination Medical Center has the potential to transform projected jobs and need for affordable housing. As reported in the 2014 DMC report, the DMC district (an area defined to show where DMC funds will affect the City most), estimates a need for 2,200-3,100 units of both for-sale and rental housing through year 2035. *MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)*

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

### Definitions

Dwelling units which have a combination of major deficiencies that create a serious hazard to the health and safety of the occupants or the public and units that do not meet the US Department of Housing and Urban Development Section 8 Housing Quality Standards.

Standard condition is described as meeting the requirements of the Housing Code Chapter 32.01, Rochester Code of Ordinances, adopted by the City of Rochester, State and Local Health requirements, Section 8 Housing Quality Standards and all rehabilitation specifications that are part of the bid.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,620	15%	5,845	44%
With two selected Conditions	145	0%	380	3%
With three selected Conditions	0	0%	20	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	25,545	84%	7,080	53%
<b>Total</b>	<b>30,310</b>	<b>99%</b>	<b>13,325</b>	<b>100%</b>

Table 34 - Condition of Units

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	7,030	23%	2,665	20%
1980-1999	9,355	31%	3,705	28%
1950-1979	10,420	34%	5,250	39%
Before 1950	3,515	12%	1,705	13%
<b>Total</b>	<b>30,320</b>	<b>100%</b>	<b>13,325</b>	<b>100%</b>

Table 35 – Year Unit Built

Data Source: 2011-2015 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	13,935	46%	6,955	52%
Housing Units build before 1980 with children present	4,485	15%	3,400	26%

**Table 36 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 37 - Vacant Units**

Data Source: 2005-2009 CHAS

HUD generated table. There is only on vacant blighted commercial building listed in the Building Safety reports.

<b>Vacant Units</b>	<b>1265</b>
REO Properties	941

**Table 38 - Vacant Units - source: Olmsted County Planning Department**

### Need for Owner and Rental Rehabilitation

Rochester is a growing community with aging residential units. The aging units prompts the demand for remodeling services that will continue providing affordable housing stock for owners and rentals. The City provides a home rehabilitation program for single-family units. The City of Rochester has an adopted Housing Code, which enforced through the City of Rochester Building Safety Department. Rental units are inspected every two years and the condition of the units are maintained on a two-year cycle.

The need for owner and rental rehabilitation is to maintain the condition of the units meeting the standard condition is described as meeting the requirements of the Housing Code Chapter 32.01, Rochester Code of Ordinances, adopted by the City of Rochester, State and Local Health requirements. Section 8 Housing Quality Standards and all rehabilitation specifications that are part of the bid. Maintaining a standard condition will prevent slum and blighted neighborhoods.

Substandard condition could be defined as housing that does not meet local building, fire, health and safety codes. Substandard condition but suitable for rehabilitation could be defined as housing that does not meet local building, fire, health and safety codes but is both financially and structurally feasible for rehabilitation. It may be financially unfeasible to rehabilitate a structure when costs exceed 30-50% of the assessed value of the property.

The need is mainly owner occupied housing needs rehabilitation to improve the condition of substandard housing units. The City's 2% Home Rehabilitation Loan Program currently has a continuing waiting list of about 32 eligible applicants.

### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

The estimated of housing units with lead-based paint is 15,155 or 36% of total housing units in Rochester.

### **Discussion**

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## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The City of Rochester does not own or manage any public housing units. The Olmsted County HRA owns and manages all public housing units within the City of Rochester.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			110	522			0	19	0
# of accessible units									

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 39 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

9 accessible public housing units reported.

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

110 public housing units in the City of Rochester. As reported in the OCHRA annual report, the condition of the units rated as 91% in good condition using the uniform physical condition standards (upcs) conducted by a HUD Contractor in April, 2014.

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**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Olmsted County HRA	91%

**Table 40 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Ongoing maintenance, no major or structural restoration needed.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

Strategy for improving the living environment: additional Section 8 Housing Choice Vouchers made available by Congress and HUD, develop marketing strategies that promote landlord participation in the Section 8 programs, Promote affordable housing unit development, make available project-based assistance vouchers as a tool in the development of affordable housing when appropriate.

**Discussion:**

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## **MA-30 Homeless Facilities and Services – 91.210(c)**

### **Introduction**

List Homeless Facilities or Services:

Interfaith Hospitality Network of Rochester – Emergency Shelter

Lutheran Social Services of MN – Emergency Shelter

Salvation Army – Emergency Shelter and Motel/Hotel Voucher

Women’s Shelter - Emergency Housing and funding to create new Transitional Housing and Rapid Rehousing

Dorothy Day House – Emergency Shelter

Center City Housing – Permanent Supportive Housing

Family Promise Rochester – Emergency Shelter and Transitional Housing

Hearth Connection – Permanent Supportive Housing

Jeremiah Project – Permanent Supportive Housing

Three Rivers Community Action – Rapid re-housing (expanded support for Rapid Rehousing rental assistance and services) and Permanent Supportive Housing, Continuum of Care Planning, Coordinated Entry System (and expansion)

Zumbro Valley Health Center – Permanent Supportive Housing

**Facilities and Housing Targeted to Homeless Households**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	172	25	196	638	0
Households with Only Adults	33	33	16	265	0
Chronically Homeless Households	0	0	0	40	0
Veterans	0	0	0	0	0
Unaccompanied Youth	12	0	115	25	0

**Table 41 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments: Regional Homeless Needs Assessment & River Valley Continuum of Care, December 2018

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**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The availability of mainstream services targeted to homeless persons include:

counseling/advocacy

legal assistance

mortgage assistance

rental assistance

utility assistance

The availability of main stream outreach services include:

law enforcement

mobile clinics

gang prevention

The availability of main stream support services include:

Alcohol & Drug abuse

Child care

Education

Health care

HIV/AIDS

Life Skills

Mental Health Counseling

Transportation

Next Chapter Ministries – transitional housing for 9 months for persons who are exiting the prison system

Damascus Way – One house with 16 beds, licensed by State of MN, providing supervised release and work release contracts. Olmsted County recently received grant dollars from the MN Department of Corrections to develop transitional housing services for clients on probation or supervised release. In 2017, the County began working with Damascus Way to operate this programming out of their space at the Juvenile Detention Center; Damascus Way has offered transitional housing in Rochester since July 2006.

Transitional Living Center – 10-bed unit for ex-offenders. DFO Correction and ATTIC collaborative subsidies, providing housing for ex-offenders coming out of local detention or prison.

Olmsted County HRA – Permanent Housing – 17 efficiency apartments for adults with mental illness, chemical dependency, or HIV homeless, Bridges Program- 7 beds with 5 total units, Transitional Rental Assistance Program (T-RAP), funded by MN Housing serving single female head of household, serves 17 households.

Zumbro Valley Mental Health Center – Shelter Plus Care Site – 12 apartments, Northgate Apartments – permanent supportive 12-1 bedroom units, Scattered Site Apartments – permanent supportive for adults, 30 units, Homeless Services – case management. Provides rehab and support programs for individuals for basic activities for daily livings, referrals to medical and educational services, rererrals and, applying for insurance or financial entitlements. In addition, finding community resources for people with mental health and substance abuse use disorders through the following programs: Chemical Health Services Connection and Referral Unit, Recovery Program, Youth Behavior Health, Primary care clinic, dental, pharmacy, psychiatric and psychological services, and community-based support.

Olmsted County Veterans Services – Assists veterans in apply for temporary financial assistance from the State Soldiers Assistance program.

Salvation Army – Castlevue Apartment – 32 units for single adults, Rapid Re-Housing and Emergency Solutions Grant for homeless individuals and families with case management up to 24 months. Salvation Army provides the following services, Supplemental Food Shelf a satellite of Channel One food bank, emergency assistance including rental assistance to prevent homelessness, utility assistance to prevent disconnections, transportation for employment purposes, emergency lodging assistance and a noon meal Monday through Friday. In addition services offering basic needs including showers, toiletries, and bread distribution-baked goods collected from local grocers and bakeries.

Silver Creek Corners – Permanent supportive housing for 40 single adults who are chronic inebriates.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

All agencies listed provide shelter facilities or social service services for homeless persons:

Interfaith Hospitality Network of Rochester – Emergency Shelter, 15 sites and 35 additional faith community locations assist with the mission providing nightly housing, meals and support for families.

Lutheran Social Services of MN – Emergency Shelter, providing a wide range of human support services related to the basic necessities of life, food, and shelter, physical health and safety and emotional and spiritual wellbeing. Services include, energy assistance program - assisting income-eligible households manage their utility bills, housing support advocacy and independent living skills training for young people, and residential services for people with disabilities.

MN Department of Corrections – Transitional Housing, providing housing for offenders exiting the prison system, re-entry program, and offenders coming out of local detention or prison.

Salvation Army – Emergency Shelter and Motel/Hotel Voucher, providing permanent, supportive housing for single adults, chronically homeless or disabled persons, rapid re-housing and emergency solutions for homeless individuals includes assistance and case management up to 24 months, and rural housing assistance program that provides homeless families and individuals with first month's rent and/or deposit.

Women's Shelter - Emergency Housing, provide short term, temporary housing for women and children seeking safety from domestic abuse.

Dorothy Day House – Emergency Shelter provides temporary shelter for persons that in are in crisis and in need of the basic requirements of food, clothing and shelter.

Olmsted County HRA Silver Creek Corners – Permanent supportive housing for 40 homeless single adults who are chronic inebriates.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

The City of Rochester does not own or manage any programs or housing that addressed the needs described in the following paragraph.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

The City of Rochester does not own or manage any supportive housing for the elderly, frail elderly, persons with disabilities (mental, physical, developmental) persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories.

These supportive housing needs are delivered by the following agencies. The City of Rochester supports requests from agencies when requested.

- Olmsted County Community Action Program
- Rochester Area Family Y
- Olmsted County HRA
- SE MN Center for Independent Living, Inc. (SEMCIL)
- Bear Creek Services
- Hiawatha Homes Foundation
- Women's Shelter
- Salvation Army
- Zumbro Valley Mental Health Center
- Community Housing Partnership

The following agencies provide immediate housing needs for homeless persons:

- Salvation Army
- Women's Shelter
- Dorothy Day House
- American Red Cross
- Interfaith Hospitality Network

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The following agencies provide programs for persons returning from mental health and physical health institutions receiving appropriate supportive housing:

- Salvation Army
- Olmsted County Community Services
- Zumbro Valley Mental Health Center

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

As previously stated, the City does not own or manage any programs addressing housing and supportive services. These programs are delivered by agencies within the community. The City supports requests from the agencies, when requested.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

As previously stated, the City does not own or manage any programs addressing housing and supportive services. These programs are delivered by agencies within the community. The City supports requests from the agencies, when requested.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

There are no negative effects of public policies on affordable housing and residential investment.

The City of Rochester is committed to building an inclusive community. To this end, the City of Rochester is committed to:

- Supporting the Olmsted County Human Rights Ordinance and the work of the Olmsted County Human Rights Commission in implementing the Ordinance;
- Supporting low income tax credit housing and other subsidized housing of high quality, in locations that are accessible to employment, neighborhood amenities, and commercial services.
- Supporting well designed private development proposals that include townhouses, condominiums, apartments, and appropriate commercial uses as part of neighborhood development areas.
- Enforcing minimum standards for housing and enforce such ordinances as the Disorderly Use Ordinance in order to address neighborhood concerns about crime and potential impacts on property values.
- Increasing the supply of land zoned for lower cost housing, especially providing for mixtures of housing by style and cost.
- Providing for neighborhoods that are integrated by income class, race, age, and ability, and that are accessible to all modes of travel by all age and ability levels.
- Providing incentives to developers to accommodate affordable housing up front as part of well-planned communities.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

### Economic Development Market Analysis

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	228	35	0	0	0
Arts, Entertainment, Accommodations	5,188	7,519	10	10	0
Construction	1,715	1,893	3	2	-1
Education and Health Care Services	22,898	39,789	45	52	7
Finance, Insurance, and Real Estate	1,439	1,673	3	2	-1
Information	1,200	1,769	2	2	0
Manufacturing	6,447	7,679	13	10	-3
Other Services	1,581	2,328	3	3	0
Professional, Scientific, Management Services	2,014	2,280	4	3	-1
Public Administration	0	0	0	0	0
Retail Trade	5,993	8,663	12	11	-1
Transportation and Warehousing	1,080	1,350	2	2	0
Wholesale Trade	1,280	1,021	3	1	-2
Total	51,063	75,999	--	--	--

**Table 42 - Business Activity**

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	61,710
Civilian Employed Population 16 years and over	58,965
Unemployment Rate	4.45
Unemployment Rate for Ages 16-24	13.43
Unemployment Rate for Ages 25-65	3.38

**Table 43 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	16,265
Farming, fisheries and forestry occupations	1,995
Service	6,600
Sales and office	11,520
Construction, extraction, maintenance and repair	2,970
Production, transportation and material moving	2,295

**Table 44 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	50,070	89%
30-59 Minutes	4,130	7%
60 or More Minutes	1,855	3%
<b>Total</b>	<b>56,055</b>	<b>100%</b>

**Table 45 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,005	350	1,050

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	7,500	540	1,945
Some college or Associate's degree	14,750	645	2,910
Bachelor's degree or higher	24,235	465	2,650

**Table 46 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	120	320	420	730	830
9th to 12th grade, no diploma	1,165	725	495	725	550
High school graduate, GED, or alternative	2,330	2,710	2,185	5,090	4,795
Some college, no degree	3,150	3,305	2,220	5,980	3,060
Associate's degree	810	2,105	1,580	3,135	1,130
Bachelor's degree	1,560	5,475	3,500	6,665	2,465
Graduate or professional degree	75	3,915	3,440	4,360	2,325

**Table 47 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,342
High school graduate (includes equivalency)	27,836
Some college or Associate's degree	34,123
Bachelor's degree	52,192
Graduate or professional degree	66,351

**Table 48 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

- Education and Health Care Services
- Manufacturing

- Retail Trade

**Describe the workforce and infrastructure needs of the business community:**

The establishment of the Designation Medical Center (DMC) enhancement may affect jobs and business growth opportunities. It is projected more than 35,000 new jobs (skilled and unskilled) in the Rochester area in the next fifteen years. Some of the employment opportunities may be minimum wage, but also persons making wages as much as \$20-\$22 an hour.

There will also be a need to update the City's infrastructure, specifically its roadways and transportation needs.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The establishment of the Designation Medical Center (DMC) enhancement may affect jobs and business growth opportunities. It is projected more than 35,000 new jobs (skilled and unskilled) in the Rochester area in the next fifteen years. Some of the employment opportunities may be minimum wage, but also persons making wages as much as \$20-\$22 an hour.

The Mayo Clinic is by far the largest employer in the Rochester area employing 35,000, and employs about 43,000 in the State of Minnesota. According to the MN Department of Employment and Economic Development, the Mayo Clinic is the largest employer in Minnesota, second is the State of Minnesota and third is the United States Federal Government. The Designation Medical Center (DMC) initiative goal is to secure Rochester's and Minnesota Status as a global medication destination.

DMC main objectives are as follows:

Leverage the public investment to attract private investment of more than \$5 to Rochester and the region.

Create 35,000-45,000 new jobs, supporting growth through workforce development strategies.

Generate approximately \$7.5 - \$8.0 billion in new tax revenue during the 35 years of DMC initiative.

Achieve the highest quality patient, companion, employee, visitor, and resident experience.

The Olmsted County Board of Commissioners have approved a property tax levy of more than \$3.5 million in 2019 to support HRA housing program, leveraging additional government and nonprofit investment with the development of new affordable housing and other programs in Olmsted County,

including the City of Rochester. The tax levy assistance with development of housing was launched in March of 2017. In 2018, 25 HRA loans were granted for single-family dwelling rehabilitation (9 rehab projects in Rochester, 6 rehab project outside city limits within the county, and 16 emergency loans). The structure of these rehab loans the county offers is very similar to the City's Rehab program. Similar rehab work is eligible and ineligible, the loan is deferred while requiring 2% interest upon repayment, but it is deferred until the home is sold or refinanced under certain conditions. The county program's goal is to provide 15-20 loans each year.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

As provided by the Department of Employment and Economic Development indications show long-term growth, high paying jobs located in Southeast Minnesota Planning Area.

The largest number of job openings in Southeast Minnesota are:

- Food preparation and serving, which will be experiencing an estimated 1,610 openings.
- Community and social services will experience a significant number of estimated job openings with 1,370
- Chemical Merchant Wholesalers will experience a 92% change (+162 jobs).
- Loan brokers, finance, and other jobs related to credit remediation are projected to grow by 70.7%.

The Southeast Minnesota Planning Area is projected to gain 12,500 estimated job openings, which will be a 4.6% change from the previous from 2016-2026.

The Rochester Workforce Center (RWC) understands with meeting the needs of employers and industries. Their Regional Labor Market Analysts and workforce economists are the state's experts on the latest labor market intelligences, economic conditions and trends. They provide accessible expertise, analysis service and training.

RWC have the tools to publicize job opportunities, business development representative assist businesses finding and train the appropriate workers. Business representatives assist companies with workforce problems, offering solutions meeting specific business needs.

The Rochester Area Economic Development, Inc. (RAEDI) is another agency assisting businesses and entrepreneurs in securing the private and/or public resources needed to execute business plans. Services include Financial Packaging, Business Planning, Site/Location Support, and Business/Community Advocacy.

RAEDI has completed the Rochester Area Journey to Growth Plan, a comprehensive five-year strategy plan coordinated by RAEDI and the Rochester Area Chamber of Commerce to effectively grow and diversify the economy of the Rochester area. While Health care will always be critical to the Rochester area's economy, the eight-month planning effort focused on creating a competitive environment for business growth across the wide range of Rochester area employment sectors.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The local Workforce Center provides training and support. In addition, the University of Minnesota has established a four-year college, addressing medical and business needs.

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The Designation Medical Center (DMC) proposes transform Rochester into a worldwide destination medical center. The DMC is projected to bring 35,000 to 45,000 new jobs to the State of Minnesota over the next few decades, which may will affect Olmsted County, including the City of Rochester. DMC has been working with the City and EDA as well as local and regional organizations to implement training, workforce development and training programs long term. Some strategies include:

- Developing programs/strategies to grow the number of WMBE business throughout all DMC-related projects.

- Coordinate with Workforce Development, Inc., Rochester Community and Technical College (RCTC), C-Tech facility, University of Minnesota Rochester (UMR), the Chamber of Commerce, Mayo Clinic, and others to find ways to educate/training existing and/or underserved populations in Rochester.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

No

**Discussion**

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## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The City of Rochester distributes CDBG dollars through projects that were citywide for their CDBG Housing Rehabilitation 2% Loan Program. In years past, this program was only available in a target area approved by the City Council. On May 16, 2016 the City Council, through a public hearing, expanded the target area for their 2% Rehab Loan Program to the corporate city limits of Rochester, MN.

The City of Rochester has no concentrated areas where households with multiple housing problems. Units are scattered throughout the city in various locations.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The City of Rochester does not have any concentrated area of racial, ethnic minorities or low-income families.

### **What are the characteristics of the market in these areas/neighborhoods?**

NA

### **Are there any community assets in these areas/neighborhoods?**

Community assets are distributed through areas/neighborhoods in the City.

### **Are there other strategic opportunities in any of these areas?**

Strategic opportunities not needed.

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

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**MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

**Describe the jurisdiction’s increased natural hazard risks associated with climate change.**

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

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# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The general priorities for allocating CDBG funding within the jurisdiction are geographically citywide. The general priorities and needs are:

- affordable housing
- public services
- public facilities
- planning

The rationale for establishing the allocation priorities given to each category of priority needs is extremely low income, low-income and moderate-income households, consultation with City Council members, subrecipients requesting CDBG funding, and a survey to the public

Proposed accomplishments and outcomes are availability/preservation of affordable housing, provision of public services, and rehabilitation of public facilities.

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## **SP-10 Geographic Priorities – 91.215 (a)(1)**

### **Geographic Area**

**Table 49 - Geographic Priority Areas**

#### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Rochester does not use geographic priorities when determining the allocation of CDBG funding.

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## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 50 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Affordable Housing

	<b>Description</b>	<p>New affordable housing units that provide LMI homebuyers with access to homeownership units, meeting the demand for additional affordable rental, owner-occupied, senior and special needs housing.</p> <p>Owner Occupied Rehabilitation - Preserve and improve the existing affordable housing stock, reduce the hazard of lead-based paint in existing housing, and improve energy efficiency.</p> <p>Special Needs Housing - Affordable accessible housing options for handicapped persons in accessible locations within the City of Rochester.</p> <p>Emergency Shelter for the Homeless - Support the existing operation programs and facilities for homeless persons / families in Rochester.</p> <p>Rehabilitation of Rental Units -Preserve and improve the existing affordable rental housing stock, reduce the hazard of lead-based paint in existing rental housing, and improve energy efficiency.</p>
	<b>Basis for Relative Priority</b>	Address needs for low-moderate income persons/households, persons with special needs, and homeless persons with affordable housing
<b>2</b>	<b>Priority Need Name</b>	Youth Programs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Service
	<b>Description</b>	<p>Affordable accessible youth programs.</p> <p>Address needs for child care support services for low- and moderate-income families.</p>
	<b>Basis for Relative Priority</b>	Addressing needs for low-moderate income households with youth and childcare needs
	<b>3</b>	<b>Priority Need Name</b>
<b>Priority Level</b>		High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Service
	<b>Description</b>	General transportation services benefitting all persons. Support access to transportation for low-moderate income households and low-moderate income areas. Transportation services for a specific group (like elderly, special needs, etc. should be addressed under the priority serving that group).
	<b>Basis for Relative Priority</b>	Address transportation needs for low-moderate income persons/households in low-moderate income areas.
4	<b>Priority Need Name</b>	Infrastructure Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	

	<b>Associated Goals</b>	Public Facilities
	<b>Description</b>	Installation or repair of streets, street drains, storm drains, curbs and gutters, tunnels, bridges, and traffic lights/signs.  For improvements that include landscaping, street lighting, and/or street signs. Overall street improvements for low-moderate income areas, slum/blighted areas, or to remove barriers to accessibility.
	<b>Basis for Relative Priority</b>	Address public facility improvements that provide services for low- and moderate-income persons.
5	<b>Priority Need Name</b>	Services for Persons with Disabilities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Service
	<b>Description</b>	Affordable, accessible services for persons with disabilities in accessible locations within the City of Rochester.
	<b>Basis for Relative Priority</b>	Support needs for accessible services for low and moderate income persons.
	6	<b>Priority Need Name</b>
<b>Priority Level</b>		Low
<b>Population</b>		Extremely Low Low Moderate Non-housing Community Development

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Planning
	<b>Description</b>	Study needs of low-moderate income populations throughout the city.
	<b>Basis for Relative Priority</b>	Support requests from agencies with planning activities for programs that serve low- and moderate-income persons.
<b>7</b>	<b>Priority Need Name</b>	Public Facilities
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Facilities
	<b>Description</b>	Development or improvement of open space area or facilities intended primarily for recreational use.  Support these efforts for low-moderate income areas, slum/blighted areas, or to remove barriers to accessibility.
	<b>Basis for Relative Priority</b>	Address public facility improvements that provide services for low- and moderate-income persons or to remove barriers to accessibility.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	
New Unit Production	There may be a high demand in the rental market due to an improved economy, low percentage of vacant units, and the establishment of the Destination Medical Center driving up the cost burden for affordable housing. The increasing demand continues to put pressure on the two primary problems affecting the housing market, cost burden and availability.
Rehabilitation	There may be a high demand in the rental market due to an improved economy, low percentage of vacant units, and the establishment of the Destination Medical Center driving up the cost burden for affordable housing. The increasing demand continues to put pressure on the two primary problems affecting the housing market, cost burden and availability.
Acquisition, including preservation	There may be a high demand in the rental market due to an improved economy, low percentage of vacant units, and the establishment of the Destination Medical Center driving up the cost burden for affordable housing.  The increasing demand continues to put pressure on the two primary problems affecting the housing market, cost burden and availability.

Table 51 – Influence of Market Conditions

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	650,000	40,000	0	690,000	100,000	

**Table 52 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City of Rochester expects Community Development Block Grant (CDBG) funding to be available from the Department of Housing and Urban Development during the five-year period of this Consolidated Plan.

CDBG funds are used to leverage additional private, state and local resources from agencies that are allocated CDBG funds. The City does not obtain the leverage or matching funds from the subgrantees. Private, state and local funds from the agencies are distributed through the agencies. These funds are distributed prior to spending the CDBG funding.

The City of Rochester anticipate additional resources from Minnesota Housing Finance Agency provided to the local HRA, developers (TIF funding) and non-profits serving low-moderate income persons.

The Olmsted County Board of Commissioners have approved a property tax levy of more than \$3.5 million in 2019 to support HRA housing program, leveraging additional government and nonprofit investment with the development of new affordable housing and other programs in Olmsted County, including the City of Rochester. The tax levy assistance with development of housing was launched in March of 2017. In 2018, 20 HRA loans were granted for single-family dwelling rehabilitation (19 in Rochester and one outside city limits within the county). The structure of these rehab loans the county offers is very similar to the City’s Rehab program. Similar rehab work is eligible and ineligible, the loan is deferred while requiring 2% interest upon repayment, but it is deferred until the home is sold or refinanced under certain conditions. The county program’s goal is to provide 15-20 loans each year.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

NA

**Discussion**

NA

DRAFT

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Ability Building Center	Non-profit organizations	Non-homeless special needs public facilities	Jurisdiction
CHILD CARE RESOURCE & REFERRAL	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
ALDRICH NURSERY SCHOOL	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
BOYS & GIRLS CLUB OF ROCHESTER		Non-homeless special needs public services	Jurisdiction
Women's Shelter	Non-profit organizations	Homelessness	Jurisdiction
UNITED WAY OF OLMSTED COUNTY	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
OLMSTED COUNTY HRA	PHA	Public Housing Rental	Jurisdiction
ROCHESTER AREA FOUNDATION - FIRST HOMES	Non-profit organizations	Ownership Rental	Jurisdiction
SALVATION ARMY	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Jurisdiction
BEAR CREEK SERVICES	Non-profit organizations	Non-homeless special needs Rental public facilities public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Hiawatha Homes	Non-profit organizations	Non-homeless special needs Rental public facilities public services	Jurisdiction

**Table 53 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

The City of Rochester’s strength is that it has a history of coordinating with agencies requesting the use of CDBG funding providing services to the low and moderate income persons.

The City’s greatest need is increased capacity in housing services, particularly permanent housing, a single site emergency shelter and rental assistance. This gap can be addressed through additional funding sources whether federal, state or local. Services are available to all persons experiencing homelessness.

The institutional structure for carrying out the programs for people who are homeless is Olmsted County Community Services (through the Olmsted County Homeless Community Network (HCN)) one of the CoC’s 20 county teams that has a long standing collaboration of a variety of agencies. The HCN committee addresses housing and supportive services for the homeless. The HCN meet every month under the leadership of Three Rivers.

Strength in the delivery through the following programs:

Next Chapter Ministries – transitional housing for 9 months

Damascus Way – One house with 16 beds, licensed by State of MN.

Transitional Living Center – 10-bed unit for ex-offenders. DFO Correction and ATTIC collaborative nine subsidies

Olmsted County HRA – Permanent Housing – 17 efficiency apartments for adults with mental illness, chemical dependency, or HIV homeless, Bridges Program- 7 beds with 5 total units, Transitional Rental Assistance Program (T-RAP), funded by MN Housing serving single female head of household, serves 17 households.

Zumbro Valley Mental Health Center – Shelter Plus Care Site – 12 apartments, Thomas House – permanent residential group home, Shared Housing – Congregate supported housing for adults, Northgate Apartments – permanent supportive 12-1 bedroom units, Scattered Site Apartments – permanent supportive for adults, 30 units, Homeless Services – case management.[ET1]

Olmsted County Veterans Services – Assists veterans in apply for temporary financial assistance from the State Soldiers Assistance program.

Salvation Army – Castlevew Apartment – 32 units for single adults, Rapid Re-Housing and Emergency Solutions Grant for homeless individuals and families with case management up to 24 months.

Silver Creek Corners – Permanent supportive housing for 40 single adults who are chronic inebriates.

During, January 2018 431 homeless people were sheltered in the regions facilities. Of those sheltered, 168 were children, 266 identified as women, and 164 identified as men. Households made up of at least one adult and one child made up more than 30% of all sheltered households; of this group, almost 70% were women. There are fewer options for homeless men, as most facilities serve single women or women with children.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
<b>Other</b>			

**Table 54 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City of Rochester does not provide these services directly, but coordinates with providers to meet the needs of the homeless within the community. Services targeting homeless persons are provided by the following agencies:

**The Women's Shelter** provides short-term, temporary, emergency housing for women and children seeking safety from domestic abuse at their Regional Shelter, International Shelter, and Transition House. During 2018, 200 families, of which 132 were children, were assisted in the Women's Shelter facilities. The average length of stay was about 28 days. 44 women were not housed due to lack of space.

**Silver Creek Corners** is a 40 bed supportive housing facility, which houses homeless individuals who are chronic inebriates. This project is a collaboration between the Olmsted County HRA, Center City Housing Corporation and Olmsted County Adult and Family Services. Olmsted County Adult Services provides housing support and case management to the individuals residing there.

**The Francis** provides permanent supportive housing to 17 homeless individuals. Olmsted County Community Services provide support services.

**Olmsted County** provides the following programs: Emergency Assistance Program and Emergency General Assistance Program both short-term assistance for a current shelter/utility crisis (one issuance in a 12-month period) that eligible households cannot meet with their own resources. Funded through the MFIP consolidated fund, allocated through the State of Minnesota and are limited. Transitional Living Center serves to prevent homelessness and improve the chance that offenders can integrate back into the community successfully by providing short term housing for ex-offenders being released from prison or the local detention center. Maximum stay is limited to 90 days.

**Inter Faith Hospitality Network (IHN).** Has 15 sites and 40 additional faith community assist with the mission providing nightly housing, meals and support. IHN of Greater Rochester has served more than 284 families since it opened in March 2001. More than half of these families found permanent housing and employment and remain in the Rochester Area. About 40 percent of the families are from Olmsted County. Guests must be referred to IHN from a social service agency.[ET1]

**Salvation Army** provides the following programs for homeless persons: Supplemental Food Shelf – satellite food bank, Emergency Assistance offering basic needs including showers, toiletries, utility assistance and transportation needs. Free Lunch program and Bread Distribution baked goods collected from local grocers and bakeries. Transitional Housing providing affordable housing to at-risk families

needing assistance with basic living skills, Permanent Housing at their Castlevue Apartments a permanent, supportive housing complex for adults and families, chronically homeless or disabled.

**Zumbro Valley Mental Health Center** provides Housing Options, Housing Options Subsidy Program, Transitional Housing Program and Northgate Community Housing. These programs offer housing or housing assistance to persons that are homeless or at risk of homeless.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The City's greatest need is increased capacity in housing services, particularly permanent housing, a single site emergency shelter and rental assistance. This gap can be addressed through additional funding sources whether it be federal, state or local. Services are available to all persons experiencing homelessness.

The institutional structure for carrying out the programs for people who are homeless is Olmsted County Community Services (through the Olmsted County Homeless Community Network (HCN)) one of the CoC's 20 county teams that has a long standing collaboration of a variety of agencies. The HCN committee addresses housing and supportive services for the homeless. The HCN meet every month under the leadership of Three Rivers.

The Olmsted County HRA is responsible for managing HUD Voucher Choice Program (previous Section 8 program).

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City of Rochester will continue to collaborate with agencies work towards overcoming the gaps in the institutional structure and service delivery system to address priority needs.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2024	Affordable Housing		Affordable Housing Emergency Shelter for the Homeless Owner Occupied Rehabilitation Rehabilitation of Rental Units Special Needs Housing	CDBG: \$1,700,000	Homeowner Housing Rehabilitated: 140 Household Housing Unit
2	Public Service	2020	2024	Non-Housing Community Development		Child Care Programs Services for Persons with Disabilities Youth Programs Transportation Services	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
3	Public Facilities	2020	2024	Non-Housing Community Development		Street Improvements Parks, Recreational Facilities	CDBG: \$210,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8 Persons Assisted
4	Planning	2020	2020	Non-Housing Community Development		Planning	CDBG: \$60,000	Other: 1 Other

Table 55 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Providing decent housing which includes assisting homeless persons obtain affordable housing, assisting individuals and families at risk of becoming homeless, retention of affordable housing stock, increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income individuals and families. Particularly to members of disadvantage minorities without discrimination based on race, color, religion, sex, national origin, familial status, or disability. Increasing the supply of supportive housing which includes structural features and services to enable person with special needs (including person with HIV/AIDS) to live in dignity and independence; and, providing affordable housing that is accessible to job opportunities.
2	<b>Goal Name</b>	Public Service
	<b>Goal Description</b>	Youth programs, childcare programs, transportation services, accessibility services.
3	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Structure improvements, street improvements, parks/recreational facilities and accessibility improvements for agencies that assist low and low-moderate income persons.
4	<b>Goal Name</b>	Planning
	<b>Goal Description</b>	Addressing needs of census blocks with low and low-moderate income households.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

An estimated 140 extremely low-income and moderate-income families will be provided affordable housing during five-year period 2020-2024 of the City's Consolidated Plan.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The City of Rochester does not own or manage any public housing units. The Olmsted County HRA delivers public housing programs. The City will continue to provide assistance either supportive or financially upon request by the Olmsted County HRA.

### **Activities to Increase Resident Involvements**

The City of Rochester does not own or manage any public housing units. The Olmsted County HRA delivers public housing programs. The City will continue to provide assistance either supportive or financially upon request by the Olmsted County HRA.

The Olmsted County HRA (OCHRA) administers programs through Olmsted County, including the City of Rochester. The OCHRA is responsible for the following programs:

Rental Assistance, two types of programs, Tenant based (Low Income Public Housing - LIPH) owns and manages 110 public housing units within the City of Rochester. Homestead Green - 30 units, Homestead Terrace - 30 units, Westwood - 30 units and 20 single family, scattered sites. In addition, the Olmsted County HRA receives Capital Funds from the US Department of Housing and Urban Development on an annual basis.

The Olmsted County HRA provides additional affordable housing through the following projects:

Housing Options Program (HOP), local tenant-based program for tenants with special needs.

Transitional Housing Assistance Program (T-RAP), tenant-based state program for single mothers and households of color.

Rehabilitation programs for single-family dwellings, Community Fix Up, Fix Up Fund, MN Housing Rehabilitation.

Rehabilitation programs for multi-family dwellings, 6 percent Rental Rehabilitation Loan, Home Rental Rehabilitation Loan program

The OCHRA works with Olmsted County Community Services - Adult Services and Zumbro Valley Mental Health Center administering the Shelter Plus Care program.

The OCHRA own a number of rental properties described as:

Flood Homes. The Olmsted County HRA manages and maintains 14 properties with 15 units. The Olmsted County HRA leases these properties to low-moderate income households. The revenues are to be used assisting low-moderate income persons at a rent, which is below market.

River's Edge. This is a mixed income development, which provides a number of affordable and high-end units. The project has 39 units.

The Frances (previous known as Candle Rose Apartment). Consisting of 19 units providing housing with supportive services for the homeless. Supportive services to be provided by Olmsted Community Services.

Rolling Heights. The project consists of 16 units (14 – one bedroom and 2 – two bedroom) for elderly/ disabled housing.

Silver Creek Corners is Permanent Supportive Housing for Public Inebriates. A new structure was constructed consisting of 40 single resident occupancy units with meals provided with round the clock staffing. This was a collaborative project between City Center Housing Corp., Olmsted County Community Services and the Olmsted County HRA.

Immediate needs: additional Section 8 Housing Choice Vouchers made available by Congress and HUD, develop marketing strategies that promote landlord participation in the Section 8 programs, Promote affordable housing unit development, make available project-based assistance vouchers as a tool in the development of affordable housing when appropriate.

The Olmsted County Housing and Redevelopment Authority has less than 250 units and therefore is reorganized as a Small PHA according to HUD standards.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No

**Plan to remove the 'troubled' designation**

NA

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

There are no negative effects of public policies on affordable housing and residential investment.

The City of Rochester is committed to building an inclusive community. To this end, the City of Rochester is committed to:

- Supporting the Olmsted County Human Rights Ordinance and the work of the Olmsted County Human Rights Commission in implementing the Ordinance;
- Supporting low income tax credit housing and other subsidized housing of high quality, in locations that are accessible to employment, neighborhood amenities, and commercial services.
- Supporting well designed private development proposals that include townhouses, condominiums, apartments, and appropriate commercial uses as part of neighborhood development areas.
- Enforcing minimum standards for housing and enforce such ordinances as the Disorderly Use Ordinance in order to address neighborhood concerns about crime and potential impacts on property values.
- Increasing the supply of land zoned for lower cost housing, especially providing for mixtures of housing by style and cost.
- Providing for neighborhoods that are integrated by income class, race, age, and ability, and that are accessible to all modes of travel by all age and ability levels.
- Providing incentives to developers to accommodate affordable housing up front as part of well-planned communities.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City of Rochester will continue to offer and consider requests for CDBG funding from agencies that work with housing and public services activities.

The Olmsted County Board of Commissioners have approved a property tax levy of more than \$3.5 million in 2019 to support HRA housing program, leveraging additional government and nonprofit investment with the development of new affordable housing and other programs in Olmsted County, including the City of Rochester. The tax levy assistance with development of housing was launched in March of 2017. In 2018, 20 HRA loans were granted for single-family dwelling rehabilitation (19 in Rochester and one outside city limits within the county). The structure of these rehab loans the county offers is very similar to the City's Rehab program. Similar rehab work is eligible and ineligible, the loan is deferred while requiring 2% interest upon repayment, but it is deferred until the home is sold or refinanced under certain conditions. The county program's goal is to provide 15-20 loans each year.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Rochester will continue to offer and consider requests for the CDBG funding to agencies that work with homeless programs including housing and supportive service activities.

### **Addressing the emergency and transitional housing needs of homeless persons**

The City of Rochester will continue to offer and consider requests for the CDBG funding to agencies that work with emergency shelter and transitional housing needs of homeless persons.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The City of Rochester will continue to offer and consider requests for CDBG funding to agencies that work with homeless persons (especially chronically homeless individuals and families, families with children, veteran and their families and unaccompanied youth).

### **Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City of Rochester will continue to offer and consider requests for CDBG funding to agencies that work with low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or who are receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

It is estimated that there are 47,656 housing units located within the City of Rochester. Our Land Use Permit records shows that 49% (23,329) of the housing stock was built prior to 1979. A Study “Comprehensive and Workable Plan for the Abatement of Lead-Based Paint in Privately owned Housing, Report to Congress, HUD December 7, 1990” states that 90% of homes built before 1940 contain lead-based paint and 62% of those built between 1960 and 1978.

All project contracts require compliance with the Lead Based Paint Poisoning Prevention Act.

All participants of the City’s Home Rehabilitation Program are provided the brochure on the hazards of lead-based paint and are required to complete and sign a lead-based paint certification. They are also required to sign acknowledgement of receiving a copy of the US Department of Housing and Urban Development Lead-Based Paint Notification form.

A lead-based paint risk assessment test and clearance is conducted on all projects receiving CDBG funding.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

It is estimated that there are 47,656 housing units located within the City of Rochester. Our Land Use Permit records shows that 49% (23,329) of the housing stock was built prior to 1979. A Study “Comprehensive and Workable Plan for the Abatement of Lead-Based Paint in Privately owned Housing, Report to Congress, HUD December 7, 1990” states that 90% of homes built before 1940 contain lead-based paint and 62% of those built between 1960 and 1978.

The actions listed above help to ensure that low and moderate-income persons have a greater number of options for living in safe, affordable housing.

### **How are the actions listed above integrated into housing policies and procedures?**

These actions are aligned with the goals of this Consolidated Plan and are an integral part of the delivery of decent and safe housing for low and moderate-income individuals and families.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The estimated 2018 population of Rochester presently provided by the US Census Bureau is 116,961.

There are 30 census tracts within the City limits with a portion of 18 tracts considered as low-mod areas. Some of the actual block groups within these census tracts have low-to-moderate income residents ranging from 50% to 100%.

According to the US Bureau of Census Quick Facts information regarding the income and poverty status in Rochester is as follows:

- Median Income in 2018
- Households: \$68,547
- Per Capita Income: \$36,659
- Total Population: 116,961
- Poverty Status: Families below poverty level 6.0%
- Individuals below poverty level 10.4%

The City of Rochester does not provide any programs that directly address the reduction of poverty level for persons (including worst-case & underserved needs, and persons with disabilities) residing within the City of Rochester. Most programs working with poverty level persons (including worse case & underserved needs, and persons with disabilities) are addressed through the Community Services Department of Olmsted County (including the City of Rochester) and private non-profit agencies.

The City of Rochester acknowledges that the major obstacle to meeting underserved needs is the lack of funding and recognizes the need for such programs by supporting agencies that work with state and federal sources on obtaining financing for their programs. In addition, the City of Rochester ensures compliance with program and comprehensive planning requirements.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The estimated 2018 population of Rochester presently provided by the US Census Bureau is 116,961.

There are 30 census tracts within the City limits with a portion of 18 tracts considered as low-mod areas. Some of the actual block groups within these census tracts have low-to-moderate income residents ranging from 50% to 100%.

According to the US Bureau of Census Quick Facts information regarding the income and poverty status in Rochester is as follows:

- Median Income in 2018
- Households: \$68,547
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- Total Population: 116,961
- Poverty Status: Families below poverty level 6.0%
- Individuals below poverty level 10.4%

The City of Rochester does not provide any programs that directly address the reduction of poverty level for persons (including worst-case & underserved needs, and persons with disabilities) residing within the City of Rochester. Most programs working with poverty level persons (including worse case & underserved needs, and persons with disabilities) are addressed through the Community Services Department of Olmsted County (including the City of Rochester) and private non-profit agencies.

The City of Rochester acknowledges that the major obstacle to meeting underserved needs is the lack of funding and recognizes the need for such programs by supporting agencies that work with state and federal sources on obtaining financing for their programs. In addition, the City of Rochester ensures compliance with program and comprehensive planning requirements.

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## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

All recipients of Community Development Block Grant (CDBG) Program funds are required to complete an agreement with the City of Rochester. This agreement specifies the amount of CDBG funding received and what regulations the recipient must meet to spend the funding. The agreement also includes a description of their CDBG funding activity, national objective that is being met and performance measurement objective/outcome/statement.

The CDBG Administrator addresses the required environmental issues for each activity that receives CDBG funding.

The CDBG Administrator, for the City of Rochester, monitors all recipients of CDBG funding either at the time of spending or during completion of the CAPER reporting. The monitoring may consist of reviewing the year-end independent audit, required to be completed by each recipient receiving over \$25,000 of CDBG funding, record keeping requirements, including any program income. For program eligibility, the City's Five Year Consolidated Plan requirements and performance measurement objective/outcome/statement activities are reviewed at the time of application for CDBG funding.

The City of Rochester does not release CDBG funding to a recipient, prior to use. The CDBG Administrator and the City Administrator's Office review each payment request individually and approve payments as the recipient submits a request for payment. When submitting a payment request, the recipient must include supporting documentation or provide staff access to files that present evidence that the activity meets a National Objective and the record keeping requirements.

All activities are required to report information required for IDIS reporting, allowing the City of Rochester to complete its Consolidated Annual Performance and Evaluation Report (CAPER) to the US Department of Housing and Urban Development.

The City of Rochester, as required by HUD, has an annual independent audit completed. To date, there have been no findings regarding the use of CDBG funding or the City's procedure in monitoring the activities of CDBG funding.

The CDBG Administrator provides technical assistance to citizen and/or groups as requested.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	704,375	200,000	0	904,375	2,960,000	
CDBG-COVID	Public – federal	Urgent Need	1,000,984			1,000,984		

Table 56 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City of Rochester expects Community Development Block Grant (CDBG) funding to be available from the Department of Housing and Urban

Development during the five-year period of this Consolidated Plan.

CDBG funds are used to leverage additional private, state and local resources from agencies that are allocated CDBG funds. The City does not obtain the leverage or matching funds from the subgrantees. Private, state and local funds from the agencies are distributed through the agencies. These funds are distributed prior to spending the CDBG funding.

The City of Rochester anticipate additional resources from Minnesota Housing Finance Agency provided to the local HRA, developers (TIF funding) and non-profits serving low-moderate income persons.

The Olmsted County Board of Commissioners have approved a property tax levy of more than \$3.5 million in 2019 to support HRA housing program, leveraging additional government and nonprofit investment with the development of new affordable housing and other programs in Olmsted County, including the City of Rochester. The tax levy assistance with development of housing was launched in March of 2017. In 2018, 20 HRA loans were granted for single-family dwelling rehabilitation (19 in Rochester and one outside city limits within the county). The structure of these rehab loans the county offers is very similar to the City's Rehab program. Similar rehab work is eligible and ineligible, the loan is deferred while requiring 2% interest upon repayment, but it is deferred until the home is sold or refinanced under certain conditions. The county program's goal is to provide 15-20 loans each year.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

NA

**Discussion**

NA

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## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2024	Affordable Housing		Affordable Housing Emergency Shelter for the Homeless Owner Occupied Rehabilitation  Rental Units Rehabilitation	CDBG: \$728,484	Homeowner Housing Rehabilitated: 23 Household Housing Unit Direct Financial Assistance to Homebuyers: 3 Households Assisted  Rental Housing Rehabilitated: 10 Household Housing Units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Public Service	2020	2024	Non-Housing Community Development		Emergency Shelter for the Homeless Youth Programs  Economic Stability  Urgent Need Response	CDBG: \$1,238,36	Public service activities other than Low/Moderate Income Housing Benefit: 6,050 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 30 Beds Businesses assisted: 72 Businesses Assisted  Response to urgent need: 7,500
3	Public Facilities	2020	2024	Non-Housing Community Development		Services for Persons with Disabilities	CDBG: \$68,100	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1600 Persons Assisted

Table 57 – Goals Summary

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	<p>Affordable Housing Activities include the following programs/agencies:</p> <ul style="list-style-type: none"> <li>• Rochester Area Foundation - First Homes Properties</li> <li>• City's Home Rehab Program</li> <li>• DeWitz Home Builders, Inc.</li> <li>• Rental Redesign Program</li> </ul>
<b>2</b>	<b>Goal Name</b>	Public Service
	<b>Goal Description</b>	<p>Public Service Activities include the following:</p> <ul style="list-style-type: none"> <li>• Rochester Area Family Y</li> <li>• MN Children's Museum Rochester</li> <li>• YMCA Camp Olson</li> <li>• Catholic Charities - Warming Center</li> <li>• Boys and Girls Club of Rochester</li> <li>• Why You Initiative</li> <li>• Cradle 2 Career</li> <li>• Advance Diversity, Equity, and Inclusion</li> <li>• Economic Stability</li> <li>• Childcare Support</li> <li>• Food Security</li> </ul>

3	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Public Facilities activities include the following agencies: <ul style="list-style-type: none"><li>• Ability Building Center</li><li>• Family Service Rochester</li></ul>

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## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Through the public hearing process and it's adopted Citizen Participation Plan, the City of Rochester allocated an estimated \$740,375 to serving low and moderate income persons and an additional \$41,000,984 from CDBG-COVID to COVID relief within the City of Rochester.

#### Projects

#	Project Name
1	Ability Building Center
2	DeWitz Home Builders, Inc.
3	City's 2% Home Rehab Loan Program
4	CDBG Administration
5	Rochester Area Family Y
6	Family Service Rochester
7	Rochester Area Foundation - First Homes Properties
8	MN Children's Museum Rochester
9	Warming Center
10	Boys & Girls Club of Rochester
11	Why You Initiative
12	Cradle 2 Career
13	Lead Grant Administration
14	Advance Diversity, Equity, and Inclusion
15	Economic Stability
16	Affordable Housing
17	Childcare Support
18	Food Security

**Table 58 – Project Information**

#### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The activities address the priorities established in the 2020-2024 Consolidated Plan.

The Rochester City Council accepted applications for the 2020 CDBG funding cycle. Requests receiving 4 or more votes from the City Council were allocated funding.

Obstacles to addressing underserved needs are funding sources.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Ability Building Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Services for Persons with Disabilities
	<b>Funding</b>	CDBG: \$14,100
	<b>Description</b>	The Ability Building Center is a non-profit providing rehabilitation and employment services for persons with disabilities and other special needs. CDBG funding allocated to replace three failing main entry doors and two largest fresh air handler devices at the main facility located at 1911 NW 14th Street, Rochester, MN.
	<b>Target Date</b>	12/31/0020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	600 persons with disabilities
	<b>Location Description</b>	1911 NW 14th Street, Rochester, MN
	<b>Planned Activities</b>	Replace three failing main entry doors and two largest fresh air handler devices at the main facility located at 1911 NW 14th Street, Rochester, MN.
2	<b>Project Name</b>	DeWitz Home Builders, Inc.
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$31,400
	<b>Description</b>	Fund down payment assistance for two to four households.
	<b>Target Date</b>	12/31/0020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2-4 low to moderately low-income households.

	<b>Location Description</b>	Pebble Creek housing development.
	<b>Planned Activities</b>	Fund down payment assistance for two to four households.
<b>3</b>	<b>Project Name</b>	City's 2% Home Rehab Loan Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Owner Occupied Rehabilitation
	<b>Funding</b>	CDBG: \$89,825
	<b>Description</b>	The City will provide a two percent (2%) simple interest bearing deferred loan of up to \$30,000 per unit to low-moderate income owner occupants for rehabilitation of substandard single family structures. Applications are accepted throughout the year on a first-come, first-served basis and placed on an existing waiting list. The 2% simple interest bearing loans must be repaid when the property is sold or transferred or if the property ceases to be the owner's principal place of residence. Properties eligible must be located within the City of Rochester. The program is administered by staff of the Olmsted County Housing and Redevelopment Authority.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	13 low to moderately-low income households.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Provide a two percent (2%) simple interest bearing deferred loan of up to \$30,000 per unit to 13 low-moderate income owner occupants for rehabilitation of substandard single family structures.
<b>4</b>	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$77,900

	<b>Description</b>	Funds to assist with the overall program, management, coordination, monitoring and evaluation of the CDBG program for the City of Rochester. Staffing is provided by the Rochester Community Development Department. \$57,900 of funding will come from PY2020 CDBG funds and \$20,000 will come from CDBG-COVID funding to administer COVID relief activities.
	<b>Target Date</b>	12/31/0019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
5	<b>Project Name</b>	Rochester Area Family Y
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Youth Programs
	<b>Funding</b>	CDBG: \$33,200
	<b>Description</b>	Programming for Distance Learning efforts aiding in COVID relief and Teen Thrive - providing academic support, service learning, leadership training, college/post secondary/career exploration, and civic engagement to 100-120 low to moderately low-income youth.
	<b>Target Date</b>	12/31/0019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100-120 low to moderately low-income youth.
	<b>Location Description</b>	709 1st Avenue SW, Rochester, MN 55902.
	<b>Planned Activities</b>	Programming for Teen Thrive, providing academic support, service learning, leadership training, college/post secondary/career exploration, and civic engagement to 100-120 low to moderately low-income youth.
	<b>Project Name</b>	Family Service Rochester

6	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Services for Persons with Disabilities
	<b>Funding</b>	CDBG: \$54,000
	<b>Description</b>	Install solar panels at new Family Senior Services facility in SE Rochester. The location will provide an array of older adult services delivered by variety of partners all design to extend independent living and increase quality of life with special focus on cultural minorities. Services will be provided to 1000 seniors (65+) and adults with disabilities.
	<b>Target Date</b>	12/31/0020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Services will be provided to 1000 seniors (65+) and adults with disabilities.
	<b>Location Description</b>	New SE location in Rochester, MN.
	<b>Planned Activities</b>	Install solar panels at new Family Senior Services facility in SE Rochester.
7	<b>Project Name</b>	Rochester Area Foundation - First Homes Properties
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Owner Occupied Rehabilitation
	<b>Funding</b>	CDBG: \$136,200
	<b>Description</b>	In 1999, the Rochester Area Foundation (RAF)- First Home Properties, prompted by a shortage of affordable housing options for families in Rochester and the surrounding area, established the Heritage Homes Program. The program purchases single-family properties, complete renovations. The properties are added to the Community Land Trust for low-moderate income buyers to purchase. Funding provided to renovate up to three(3) single-family properties within the City of Rochester.
	<b>Target Date</b>	12/31/0020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Three low to moderately low-income households.
	<b>Location Description</b>	City-wide.
	<b>Planned Activities</b>	Funding provided to renovate up to three(3) single-family properties within the City of Rochester for low to moderately low-income households.
<b>8</b>	<b>Project Name</b>	MN Children's Museum Rochester
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Youth Programs
	<b>Funding</b>	CDBG: \$27,900
	<b>Description</b>	Fund four family nights at MCM-R, providing specialized programming for providing basic health need opportunities to 600 families, and fund up to 250 family museum memberships--all to low to moderately low-income families.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	600 families, and 250 family museum memberships--all to low to moderately low-income families.
	<b>Location Description</b>	Minnesota Children's Museum Rochester (location may be changing).
	<b>Planned Activities</b>	Fund four family nights at MCM-R, providing specialized programming for providing basic health need opportunities to 600 families, and fund up to 250 family museum memberships--all to low to moderately low-income families.
<b>9</b>	<b>Project Name</b>	Warming Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Emergency Shelter for the Homeless
	<b>Funding</b>	CDBG: \$48,275

	<b>Description</b>	Fund the operations of a newly established Warming Center. Catholic Charities plans to hire 1 FTE coordinator, 2 FTE direct staff, and 1 .5FTE case manager; funds may also be used for other operating expenses. The Warming Center serve as an emergency shelter for the homeless during the winter months (November through March) –it will include 30 beds.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 homeless persons will be provided emergency shelter during the winter months (November through March).
	<b>Location Description</b>	200 4th Street SE, Rochester, MN 55904
	<b>Planned Activities</b>	Fund the operations of a newly established Warming Center. Catholic Charities plans to hire 1 FTE coordinator, 2 FTE direct staff, and 1 .5FTE case manager; funds may also be used for other operating expenses. The Warming Center serve as an emergency shelter for the homeless during the winter months (November through March) –it will include 30 beds.
<b>10</b>	<b>Project Name</b>	Boys & Girls Club of Rochester
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Youth Services
	<b>Funding</b>	CDBG: \$128,075
	<b>Description</b>	Boys & Girls Club of Rochester will provide distance learning support Rochester area students, operating an 8am – 5pm program Monday – Friday, beginning September 28. The program will incorporate full-day care for children, support with distance-learning responsibilities, and three meals each day. Boys & Girls Club will also partner with other community organizations to provide social-emotional learning, social work, and behavioral health support. Mayo Civic Center will provide space, furniture, cleaning services, building and technical support, and food service to the program.
	<b>Target Date</b>	12/31/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to 700 low-income youth and 250 low-income households.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Boys & Girls Club of Rochester will provide distance learning support Rochester area students, operating an 8am – 5pm program Monday – Friday, beginning September 28. The program will incorporate full-day care for children, support with distance-learning responsibilities, and three meals each day. Boys & Girls Club will also partner with other community organizations to provide social-emotional learning, social work, and behavioral health support. Mayo Civic Center will provide space, furniture, cleaning services, building and technical support, and food service to the program.
<b>11</b>	<b>Project Name</b>	Why You Initiative
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Youth Services
	<b>Funding</b>	CDBG: \$48,500
	<b>Description</b>	To assist students in effectively working remotely in college with laptops, textbooks and general college supplies. In addition, upgrade of YU software for better virtual engagements.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 youth
	<b>Location Description</b>	Citywide. City operated business.
	<b>Planned Activities</b>	To assist students in effectively working remotely in college with laptops, textbooks and general college supplies. In addition, upgrade of YU software for better virtual engagements.
<b>12</b>	<b>Project Name</b>	Cradle 2 Career
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Service

	<b>Needs Addressed</b>	Youth Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Cradle 2 Career will coordinate activities to remove barriers for distance learning to 30 students, particularly for low income or non-English speaking students. Program elements will include translation services in partnership with IMAA, purchase of technology, training, and tutoring activities.
	<b>Target Date</b>	12/31/20
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 low-income students.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Removal of distance learning barriers
13	<b>Project Name</b>	Lead Grant Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Administer the \$440,000 Lead grant the City will receive as part of our partnership with the State of Minnesota Department of Public Health to do LEAD abatement and Healthy Homes outreach in Rochester in partnership with the City's 2% Home Rehab Loan Program.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to 10 low-income households.
	<b>Location Description</b>	Citywide.

	<b>Planned Activities</b>	Administer the \$440,000 Lead grant the City will receive as part of our partnership with the State of Minnesota Department of Public Health to do LEAD abatement and Healthy Homes outreach in Rochester in partnership with the City's 2% Home Rehab Loan Program.
<b>12</b>	<b>Project Name</b>	Advance Diversity, Equity, and Inclusion
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	This initiative is focused on interpretation services for persons seeking housing to advance diversity equity and inclusion in COVID-19 outcomes. This could include activities like equitable distribution of testing, PPE, and information about the disease.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A minimum of 3,950 persons.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Provide interpretation services and other measures to equitably communicate COVID prevention and testing.
<b>13</b>	<b>Project Name</b>	Economic Stability
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$250,000

	<b>Description</b>	The Economic Stability initiative involves collaboration from key partners including DMC EDA, RAEDI, RDA and the Rochester Area Chamber of Commerce. Since their formation, the group has launched an Emergency Loan program for local businesses, a Keep It Local Microgrant program providing \$2,000 economic relief loans to businesses employing 50 or less persons. Funding will be allocated from CDBG-COVID funds for COVID relief. The additional funding will be used for other opportunities to invest in businesses impacted by COVID with funding for facility upgrades (particularly around ADA improvements).
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	72 small businesses.
	<b>Location Description</b>	All recipients would be from Rochester.
	<b>Planned Activities</b>	Provide \$2,000 microloans for economic relief to small businesses employing 50 or less persons, and fund facility upgrades to address deferred maintenance due to COVID.
<b>14</b>	<b>Project Name</b>	Affordable Housing
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$470,984

	<b>Description</b>	<p>The City will provide a two percent (2%) simple interest bearing deferred loan of up to \$30,000 per unit to low-moderate income owner occupants for rehabilitation of substandard single-family structures. Applications are accepted throughout the year on a first-come, first-served basis and placed on an existing waiting list. The 2% simple interest bearing loans must be repaid when the property is sold or transferred or if the property ceases to be the owner's principal place of residence. Properties eligible must be located within the City of Rochester. The program is administered by staff of the Olmsted county Housing and Redevelopment Authority.</p> <p>Funding will additionally be used for rehabilitation of rental units. This program's directives would be to partner with similar agencies such as SEMCAC and SMRLS to provide rental rehab, weatherization, and ADA rental upgrades to qualifying low-income households. The City is seeking other funding opportunities to further this proposed program, providing expanded opportunity to meet this need.</p> <p>The above projects are intended to address deferred maintenance incurred due to COVID.</p>
	<b>Target Date</b>	12/31/21
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	26 low-income households
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	<p>Provide a two percent (2%) simple interest bearing deferred loan of up to \$30,000 per unit to 13 low-moderate income owner occupants for rehabilitation of substandard single-family structures.</p> <p>Rental rehab partnership in combination with weatherization and ADA upgrades to 13 low-moderate income renter occupants for rehabilitation of substandard residential structures.</p>
15	<b>Project Name</b>	Childcare Support
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	

	<b>Funding</b>	CDBG: \$180,000
	<b>Description</b>	Funding to assist with childcare operations at Civic Center administered by Boys & Girls Club of Rochester to provide emergency childcare to essential workers in light of COVID.
	<b>Target Date</b>	12/31/21
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	250 households
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Funding to assist with childcare operations at Civic Center administered by Boys & Girls Club of Rochester to provide emergency childcare to essential workers in light of COVID.
16	<b>Project Name</b>	Food Security
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Funding to address food gap in our community through projects around food banks to households in need and bagged or backpack lunches to serve students who qualify.
	<b>Target Date</b>	12/31/21
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3,550 households
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Funding to address food gap in our community through projects around food banks to households in need and bagged or backpack lunches to serve students who qualify.

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Rochester does not have any areas of low-income and/or minority concentration.

All activities for the 2015 Action Plan are allocated geographically citywide, including multiple housing areas citywide. The City has no concentrated problems areas.

Activities for the 2020 Action Plan distributed as follows:

- City's Single Family 2% Rehab Loan Program: Citywide
- DeWitz Home Builders, Inc.: 4.22
- Ability Building Center (public facility serving handicapped individuals) located in Census Tract: 14.01
- Rochester Area Family Y: 2.04
- Family Service Rochester: 5.02
- Rochester Area Foundation: First Homes: locations not yet determined. Clients served citywide.
- MN Children's Museum Rochester: 3.16
- Warming Center: 3.01
- Boys & Girls Club of Rochester: 2
- Why You Initiative: Citywide
- Cradle 2 Career: Citywide
- Diversity, Equity, and Inclusion: Citywide
- Economic Stability: Citywide
- Affordable Housing: Citywide
- Childcare Support: 1
- Food Security: Citywide

### Geographic Distribution

Target Area	Percentage of Funds

Table 59 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Target area for the City's Home Rehab Program was expanded to citywide. The target area was

expanded due to age of housing and possibility of lead based paint in the structures.

## **Discussion**

Affordable Housing is among the City of Rochester's top priority. In general, Rochester is predicting a shortage in supply of housing as the population grows (noted in the Maxfield Housing Study and Plan to Succeed Comprehensive Plan). Currently, we are seeing a trend for more development of rental properties (new or otherwise), and foresee this making up more of the future supply of housing.

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## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	30
Non-Homeless	33
Special-Needs	0
Total	63

**Table 60 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	23
Acquisition of Existing Units	0
Total	23

**Table 61 - One Year Goals for Affordable Housing by Support Type**  
**Discussion**

Affordable Housing is among the City of Rochester’s top priority. The City has done much to encourage affordable housing and is continuing to review how they can do more.

In general, Rochester is predicting a shortage in supply of housing as the population grows (noted in the Maxfield Housing Study and Plan to Succeed Comprehensive Plan). Currently, we are seeing a trend for more development of rental properties (new or otherwise), and foresee this making up more of the future supply of housing. The single-family housing market in Rochester has been in short supply resulting in available for-sale units remaining available on the market for a short time.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Olmsted County HRA operates 110 units of Public Housing throughout Rochester. 90 units are townhome style units split between three complexes, and 20 units are single family homes scattered throughout Rochester.

### **Actions planned during the next year to address the needs to public housing**

Housing Finance Agency for replacing roofs, windows, siding and installing AC sleeves on the second floor of 60 townhome units. Preliminary work on this project has begun, with construction starting spring 2019 and ending summer 2019. An engineering firm has been hired to complete a Property Needs Assessment of the public housing townhomes. The HRA has also coordinated services with Rochester Public Utilities and MN Energy to improve the energy efficiency of all public housing units by replacing bulbs with LED bulbs, installing low-flow aerators on the faucets and showers, and replacing appliances with Energy Star models. Work is also beginning on other energy efficiency measures including sealing the building envelopes and replacing old boilers with new, energy efficient models. This work is all being done in conjunction with the local utility companies and their public relations departments.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The HRA continues to hold weekly office hours at two of the public housing complexes and will be increasing time spent onsite at these and other properties in the upcoming year. This has allowed staff to form closer relationships with the tenants and create a venue in which to voice property safety and household concerns. It also allows staff to respond in a thoughtful and timely manner, as well be proactive rather than reactive when property concerns arise. Community rooms have been established two different properties to allow for space for events, meetings, etc. Partnerships are underway with Public Health, the local food shelf, mobile medical units and the public schools to provide services on-site on a rotating basis.

Staff is also working to create resident commissions at each site, with select members then also sitting on a Resident Advisory Board (RAB). This provides the residents with a formal avenue to address their concerns about their property, and bring concerns forward to the larger RAB. The RAB is also the formal input to the PHA Plan. This committee structure is intended to begin in 2020.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be**

**provided or other assistance**

NA

**Discussion**

DRAFT

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City of Rochester does not administer homeless and other special needs activities directly.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Rochester will continue to offer and consider requests to agencies that work with homeless persons (especially unsheltered persons) that assess their individual needs.

Agencies that work with homeless person were provided information that the City of Rochester is considering requests for the 2020 CDBG program.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City of Rochester will continue to offer and consider requests to agencies that work with emergency shelter and transitional needs of homeless persons.

A newly established Warming Center was awarded CDBG funding to run the operations through Catholic Charities, in turn providing 30 beds for seasonal emergency shelter.

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City of Rochester does not administer homeless programs directly, but will continue to offer and consider requests from agencies that work with helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) making the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Olmsted County HRA is an active member of the River Valleys Continuum of Care (CoC), which utilizes and prioritizes the use of coordinated entry for entry into programs funding by CoC/McKinney-

Vento dollars, as well as several programs funded by MN Housing. Coordinated Entry is utilized to assess the needs of homeless families and individuals and better match them with appropriate services. Olmsted County has several sites where individuals/families take the VI-SPDAT assessment, which then puts their name on the coordinated entry list. Providers throughout the region share the same message and resources with individuals and families experiencing homelessness, so that everyone is receiving the same message and access to services.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City of Rochester does not administer homeless programs directly, but will continue to offer our considerations in funding requests from agencies that work with helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) making the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Olmsted County HRA is an active member of the River Valleys Continuum of Care, which utilizes and prioritizes the use of coordinated entry for entry into programs funding by CoC/McKinney-Vento dollars, as well as several programs funded by MN Housing. Coordinated Entry is utilized to assess the needs of homeless families and individuals and better match them with appropriate services. Olmsted County has several sites where individuals/families take the VI-SPDAT assessment, which then puts their name on the coordinated entry list. Providers throughout the region share the same message and resources with individuals and families experiencing homelessness, so that everyone is receiving the same message and access to services.

## **Discussion**

During the 2020 CDBG application process, the City of Rochester received two requests to assist addressing housing/supportive service needs of non-homeless persons with special needs. Ability Building Center was awarded 2020 CDBG funding to replace three failing main entry and two largest fresh air handler devices, which all serve approximately 600 individuals with special needs.

The City will continue to offer our considerations in funding requests from agencies that assist with housing/supportive service needs of non-homeless persons with special needs.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The Rochester Comprehensive Plan has been adopted by the City Council on April 16, 2018. The plan outlines barriers to affordable housing as well as considerations for the future, which could affect affordable housing. Some findings include a significant growth in population by 2040 to be approximately 55,000 new residents, 50,000 new jobs, and approximately 24,000 new housing units to add to the city's housing stock. In addition to an overall increase in people, the demographic makeup and size of future households will have an impact on the need for affordable housing. The plan notes demographic changes such as an increase in married couples without children, single-person households, and a notable increase in individuals ages 65 and older. Rochester will also see an increase in low-income households as a result in lower wage jobs being added to support other new jobs.

Other barriers the Comprehensive Plan notes include:

- The City of Rochester had almost 3 million visitors in 2015, due to the Mayo Clinic being our biggest economic driver; that number is expected to rise to 4 million visitors by 2022. This additional increase in visitors adds to our housing needs for short and long-term stays.
- Rochester's physical structure is different in that it can be considered a suburb as well as a strong city with a central downtown—thus we will need to consider new infrastructure as well as rebuilding aging infrastructure throughout the city.
- As we look towards improving transportation modes, we must be strategic in placing mixed-use residential development to have a greater impact in costs associated with affordable housing.
- Residents also face limited land and increasing property values, both of which act as a barrier to affordable, new housing.

The Olmsted County Housing and Redevelopment Authority (OCHRA) organized a Housing Environmental Scan in 2018 to articulate current housing issues, clarify roles and efforts, identify resources and gaps, as well as develop priorities and goals. OCHRA included many community stakeholders during various sessions to accomplish this purpose. Ultimately, they found barriers to affordable housing to include a low living wage, scarcity of supportive housing, community attitudes towards supportive housing and uncommon housing stock (like manufactured homes), lack of large rental units, lack of supply of affordable rental units and accessible housing, stringent rental criteria, short term rentals, financial education of home ownership, lack of collaboration, home owner expectations, zoning, transportation, reimbursement rates of accessible housing, licensing requirements for accessible housing, and staff scarcity in accessible housing.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the**

## **return on residential investment**

Rochester is a growing community and that growth is anticipated to continue. Growth and change presents both opportunities and challenges. Long-range planning is needed to position the City to address its long-term needs; to be resilient; to support changing demographics; and to address housing demand, multi-modal transportation needs, growth in jobs and visitors, and more; while working with finite resources. Rochester's long-range planning effort, referred to as "Planning to Succeed" or P2S, has updated the City's Comprehensive Plan.

The City of Rochester is updating its zoning ordinance in accordance with current planning practices and the new Comprehensive Plan. Updating the City's Land Development Manual is a critical step toward implementing P2S. P2S presents a vision to reduce the amount of vehicular traffic entering downtown through a change in choice of transportation and an increase of housing options around downtown.

As part of that update, changes will be made to the City's land development manual to encourage infill/redevelopment and densification near downtown. For example, Planning staff is proposing the creation of two new zoning districts; the "TOD Transit Oriented" district and the "R2x" district. The target completion date for all zoning ordinance changes is July of 2019.

The Olmsted County Board has authorized a levy of special benefit tax by the Olmsted County Housing and Redevelopment Authority (OCHRA) up to 0.0185 percent. This levy will support the OCHRA's housing programs, which include new construction of affordable housing and rehabilitation of existing housing units.

### **Discussion:**

NA

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City of Rochester does not provide any programs that directly address the reduction of poverty level for persons (including worst-case & underserved needs, and persons with disabilities) residing within the City of Rochester. Most programs working with poverty level persons (including worse case & underserved needs, and persons with disabilities) are addressed through the Community Services Department of Olmsted County (including the City of Rochester) and private non-profit agencies.

The City of Rochester acknowledges that the major obstacle to meeting underserved needs is the lack of funding and recognizes the need for such programs by supporting agencies that work with state and federal sources on obtaining financing for their programs. In addition, the City of Rochester ensures compliance with program and comprehensive planning requirements.

Agencies providing housing assistance continue to investigate funding sources to meet the needs of housing, and provide some incentives for builders, developers and property management / owners.

The City's primary focus to meeting undeserved needs is to provide affordable housing for poverty level persons. Here are our actions for resolution:

- Continue providing Tax Increment Financing Assistance to developers as warranted based upon existing housing market conditions.
- Support the Olmsted County Housing and Redevelopment Authority in their efforts to administer the Section 8 Homeownership Program. The program will provide homeownership assistance by sending a portion of the mortgage payment to the assisted family to send in with their share of the mortgage payment. Homeownership assistance eligibility will be for up to 15 years.
- Continue to offer financial assistance through the Community Development Block Grant program to the Southeastern Minnesota Center for Independent Living, Inc. (SEMCL) for their Home Accessibility Modification Program.
- Document the number of additional affordable units that become available through the Low Income Housing Tax Credit, Tax Increment Financing, First Homes Program and local non-profit

housing providers.

- Encourage landlords to apply for a variance to the City of Rochester's Housing Code, requesting approval for additional persons in a rental unit for lease to families needing 3+ bedrooms. The procedure for applying for a variance is provided by the Olmsted County HRA when a client of the Section 8 Program is over-occupying a unit.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Rochester recognizes the need for such programs that assists in the elimination of barriers to affordable housing by supporting agencies that work with state and federal sources on obtaining financing for their programs.

The City of Rochester will continue to work with the Olmsted County HRA in establishing a rehabilitation program for existing housing with funding provided by the approved Olmsted County HRA tax levy.

Approved projects in the Rochester area include:

Three Rivers Community Action, Inc. – Affordable Gap Financing Single Family - \$222,000 (funding source MN Housing, Greater MN Housing Fund).

Rochester - IAF Development, LLC – 68 unit Multifamily - \$13,687,130 (funding source MN Housing).

As mentioned earlier, providing affordable housing is a priority. Here are other actions we are taking:

- Continue to offer financial assistance through the Community Development Block Grant program to the First Homes Program established by the Rochester Area Foundation.
- Offer financial assistance through the Community Development Block Grant program and land donation to the Olmsted County Housing and Redevelopment Authority with the construction of a 39 unit (one & two bedroom units) multifamily project.
- Continue providing Tax Increment Financing Assistance to developers as warranted based upon

existing housing market conditions.

- Support the Olmsted County Housing and Redevelopment Authority in their efforts to administer the Section 8 Homeownership Program. The program will provide homeownership assistance by sending a portion of the mortgage payment to the assisted family to send in with their share of the mortgage payment. Homeownership assistance eligibility will be for up to 15 years.
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### **Actions planned to foster and maintain affordable housing**

The City of Rochester recognizes the need for such programs that assists in the elimination of barriers to affordable housing by supporting agencies that work with state and federal sources on obtaining financing for their programs.

The City of Rochester will continue to work with the Olmsted County HRA in establishing a rehabilitation program for existing housing with funding provided by the approved Olmsted County HRA tax levy.

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housing providers.

- Encourage landlords to apply for a variance to the City of Rochester's Housing Code, requesting approval for additional persons in a rental unit for lease to families needing 3+ bedrooms. The procedure for applying for a variance is provided by the Olmsted County HRA when a client of the Section 8 Program is over-occupying a unit.

### **Actions planned to reduce lead-based paint hazards**

The City of Rochester will continue to provide funding to their Home Rehab program. The City of Rochester has integrated the Final Rule – Lead Safe Housing Regulation, effective September 15, 2000 into the City's Single Family Home Rehabilitation 2% Loan Program. Currently there are 32 applicants on the waiting list for the City's Home Rehabilitation program. Since some of the properties were built prior to 1978. It is unclear, at this time, as to how many properties may be completed

All participants of the City's Home Rehabilitation Program receive brochures on the hazards of lead base paint, and are requested to complete and sign a lead base paint certification and sign that they have received a copy of the US Department of Housing and Urban Development, Lead Base Paint Notification form. A lead-based paint risk assessment test and clearance is conducted on all properties receiving CDBG funding.

In 2019/2020 the City received a \$440,000 grant as part of a partnership with the State of Minnesota Department of Public Health to conduct lead abatement and Healthy Homes outreach in Rochester. This program will be carried out in partnership with the City's Single Family Home Rehabilitation 2% Loan Program, and additional administration funding from CDBG will be used to operate this program.

### **Actions planned to reduce the number of poverty-level families**

The City of Rochester does not provide any programs that directly address the reduction of poverty level for persons (including worst-case & underserved needs, and persons with disabilities) residing within the City of Rochester. Most programs working with poverty level persons (including worse case & underserved needs, and persons with disabilities) are addressed through the Community Services Department of Olmsted County (including the City of Rochester) and private non-profit agencies.

The City of Rochester acknowledges that the major obstacle to meeting underserved needs is the lack of funding and recognizes the need for such programs by supporting agencies that work with state and federal sources on obtaining financing for their programs. In addition, the City of Rochester ensures compliance with program and comprehensive planning requirements.

Agencies providing housing assistance continue to investigate funding sources to meet the needs of

housing, and provide some incentives for builders, developers and property management / owners.

### **Actions planned to develop institutional structure**

The City of Rochester will continue to work in partnership with agencies that address affordable housing, youth services, senior services, and other public services to low and low-moderate income persons.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Rochester works with a number of public and private agencies addressing the needs of low-moderate income persons, including but not limited to, affordable housing issues. The City supports numerous agencies by providing funding from the City's contingency budget. Such agencies include Rochester Senior Center, RNeighbors, Diversity Council, Youth Commission, SE MN Initiative Fund and Human Rights Commission. The City also supports local agencies by providing CDBG funding opportunities, if requested by the agency.

Through a cooperation agreement with the City of Rochester, Olmsted County Housing and Redevelopment Authority provides staffing for administration of the city's 2% Home Rehabilitation Loan Program (CDBG funded).

### **Discussion:**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

**Introduction:**

The City is not an entitlement for HOME funds.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	200,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>200,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	6
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	58.00%

Overall Benefit is a consecutive period of three years to determine overall benefit of low and moderate-income persons.

## Appendix - Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> CDBG Needs Survey
	<b>List the name of the organization or individual who originated the data set.</b> City of Rochester Taryn Edens, CDBG Administrator
	<b>Provide a brief summary of the data set.</b> Agency version sent to 37 agencies. Only 15 returned completed.  Public version made available via Facebook posting on the City's page, Press Release, and Post Bulletin publication. 97 responses received.
	<b>What was the purpose for developing this data set?</b> Learn of needs in the community.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> June 2019-July 2019
	<b>Briefly describe the methodology for the data collection.</b> Survey
	<b>Describe the total population from which the sample was taken.</b> 37 agencies that work with low-moderate income persons. General citizens of Rochester, MN.
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> Not applicable
	<b>2</b>
<b>Data Source Name</b> Public Housing Needs Assessment	
<b>List the name of the organization or individual who originated the data set.</b> Olmsted County, City of Rochester, Mayo Clinic and Rochester Area Foundation	
<b>Provide a brief summary of the data set.</b> Describes needs of public housing for area.	

	<p><b>What was the purpose for developing this data set?</b></p> <p>Learn of public housing needs for area.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Geographic area for Olmsted County, including the City of Rochester, MN.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2018</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
<b>3</b>	<p><b>Data Source Name</b></p> <p>Rochester's Comprehensive Plan 2040</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Rochester Planning and Zoning Commission</p> <p>Hoisington Koegler Group, Inc. (HKGi)</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The purpose of the comprehensive plan is to develop a vision, guiding principles, policies and actions to chart Rochester's course for the future. By identifying issues, staying ahead of trends, and providing an opportunity to consider the future implications of today's decisions, the comprehensive plan can help ensure that growth makes our community better.</p> <p>The plan measures economic, transportation, housing needs and supply, land use, and infrastructure data.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Rochester is a growing community and that growth is anticipated to continue. Growth and change presents both opportunities and challenges. Long-range planning is needed to position the City to address its long-term needs; to be resilient; to support changing demographics; and to address housing demand, multi-modal transportation needs, growth in jobs and visitors, and more; while working with finite resources. Thus, the City updated their Comprehensive Plan to plan for the future.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>City of Rochester</p>

	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>Studied data from 2017 with projects to 2040</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
4	<p><b>Data Source Name</b></p> <p>Long Range Transportation Plan 2045</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Rochester-Olmsted Council of Governments</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Under federal guidelines, the Long Range Transportation Plan needs to be updated every five years, normally with a new horizon year which for this update will be year 2045.</p> <p>We choose to maintain a 25 year horizon throughout the life of the plan to better fit in with other long-range planning in the area and the fact that major projects can have a useful life of 20 to 75 years.</p> <p>The Plan will be multi-modal and will show projects that are Major in nature. Projects will be shown for improving the street-highway network in Olmsted County. On the transit mode, a compilation will be developed of well-known local planning work on major new ways of providing transit services to address people-moving, especially the AM-PM work trip to downtown Rochester. Regarding bike/ped, a network will be shown of major bike/ped paths and trails. The Plan is developed with primary input from the transportation authorities in the area including MnDOT, City of Rochester and Olmsted County. Surrounding small cities and townships also have input and the ROCOG Board itself is multi-jurisdictional.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Developing and affirming policy statements, goals, standards, maps, and action programs for guiding the future development of our transportation system.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>It is a regional report, largely for Olmsted County.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>This report is a plan for years 2020-2045.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>In progress.</p>