



**2022 ANNUAL ACTION PLAN
COMMUNITY DEVELOPMENT BLOCK GRANT
PROGRAM**

Rochester, MN

Submitted to HUD: 10/27/2022

Approved:

Svenby, Brent

Executive Summary

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

1. Introduction

The Consolidated Plan for the City of Rochester, Minnesota was completed in response to requirements set forth by the Department of Housing and Urban Development (HUD). The City of Rochester only receives funding from the Community Development Block Grant program.

The purpose of the Consolidated Plan and Annual Action Plan is:

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

The Annual Action Plan addresses how the City intends to spend its 2022 HUD Entitlement funds in the areas of housing and community development. The 2022 Annual Action Plan is year three of the 2020-2024 Five Year Consolidated Plan.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The following objectives and outcomes are proposed for the 2022 Annual Action Plan:

Objective	Allocation
Neighborhood Infrastructure Improvements	\$426,941.44
Affordable Housing	\$371,231 ,026.41
Public Services Activities	\$108,000.00
Administration Activities	\$79,139 ,000.00

~~Main Street Economic Revitalization~~ ————— ~~\$200,000.00~~

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Summary of Past Performance, Strategic Plan to date 2020-2024. As reported in the 2020 CAPER.

<u>Activity</u>	<u>Total</u>
Direct Financial Assistance to Homebuyers	1
Rental Owners	2
Owner Housing	9
Public Facilities	229
Public Service	95

During this past year, the City of Rochester has met their goals by utilizing CDBG funds for projects addressing housing needs (rental and owner occupied).

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Summary from citizen participation section of plan.

Citizen input is important to solicit throughout the development of the Annual Action Plan for the City of Rochester. 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 and the city's website.

A notice that the City of Rochester was accepting applications for the 2022 CDBG program was published in the local newspaper on August 21, 2021, and communicated to previous applicants on August 4, 2021. The notice also included the date for the public hearing on October 4, 2021. The public hearing provided opportunity for public input. A copy of the notice and summary of eligible CDBG activities was also sent to non-profits advocates serving low-moderate income persons, social service agencies, homeless and housing providers, health professionals, and local government agencies, addressing community development needs in the area.

A notice that the City of Rochester has completed a draft of the Annual Action Plan was published in the local newspaper for public comment on October 12, 2021. The notice stated that the City of Rochester has completed a draft of the Amended Annual Action Plan has been published in the local newspaper for public comment starting on October 16, 2021. The notice included the dates public comments would be accepted: October 16, 2021 through November 14, 2021. It stated in 2021, the City of Rochester received \$720,487 from the Department of Housing and Urban Development through the CDBG Program and anticipates receiving approximately \$100,000 in CDBG program income. The notice stated that the City of Rochester expects to receive approximately \$720,000 from the Department of Housing and Urban Development through the CDBG Program in 2022.

A notice that an amendment to the 2022 Annual Action Plan was published in the local newspaper for public comment on June 11, 2022. The notice stated that the City of Rochester was amending the 2022 Annual Action Plan and that it would be available for public comment for a 30-day period beginning June 13, 2022 and ending July 13, 2022. It stated that the City has been aware that it will be receiving \$699,190 from the Department of Housing and Urban Development through the CDBG Program, and Program Income received exceeded the anticipated amount. The City Council held a public hearing on June 20, 2022 regarding the amendment to the 2022 Annual Action Plan. No public comments were received during the public hearing.

A notice that an amendment to the 2022 Annual Action Plan was published in the local newspaper for public comment on September 27, 2022. The notice stated that the City of Rochester was amending the 2022 Annual Action Plan and that it would be available for public comment for a 30-day period beginning September 27, 2022 and ending October 26, 2022. It stated that the City has been aware that it will be receiving \$699,190 from the Department of Housing and Urban Development through the CDBG Program, and that \$345,777.85 of Program Income has been received.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

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The following agencies attended the public hearing held on October 4, 2021:

ABC is the only agency that is known to attend the public hearing since the City Council held a hybrid meeting with limited persons in attendance and others attending the meeting via Zoom.

No comments were received during the June 20, 2022 public hearing.

No comments were received regarding the Annual Action Plan or the amendments to the Plan.

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

No Comments were received during the any of the open comment periods.

7. Summary

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PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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		Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Brent Svenby

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City of Rochester – Community Development Department

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The goals for the 2022 Annual Action Plan are drawn from public comments received during focused outreach to determine strategic priorities for the Consolidated Plan, in developing the Assessment of Impediments to Fair Housing, and on a continuing basis.

Citizen input is important to solicit throughout the development of the Annual Action Plan for the City of Rochester. 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 and the city's website.

A notice that the City of Rochester was accepting applications for the 2022 CDBG program was published in the local newspaper on August 21, 2021 and communicated to previous applicants on August 4, 2021. The notice also included the dates for the public hearing on October 4, 2021. The public hearing provided opportunity for public input. A copy of the notice and summary of eligible CDBG activities was also sent to non-profits advocates serving low-moderate income persons, social service agencies, homeless and housing providers, health professionals, and local government agencies, addressing community development needs in the area.

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A notice that an amendment to the 2022 Annual Action Plan was published in the local newspaper for public comment on June 11, 2022. The notice stated that the City of Rochester was amending the 2022 Annual Action Plan and that it would be available for public comment for a 30-day period beginning June 13, 2022 and ending July 13, 2022. It states that the City has been aware that it will be receiving \$699,190 from the Department of Housing and Urban Development through the CDBG Program and

Program Income received exceeded the anticipated amount. The notice also mentioned that \$379,000 CDBG-CV funding was being reallocated.

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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))

For the 2022 Annual Action Plan, the City of Rochester published a notice in the local newspaper and notified previous applicants-- requesting applications for the 2022 CDBG funding year. The City also conducted a public hearing regarding the allocations for the 2022 CDBG program year.

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

- Partnered with Rochester Public Schools to engage public housing parents with school personnel.
- Partnered with the Boys and Girls Club to bring after-school programming to children in public housing.
- Partnered with Public Health to provide public housing tenants with community gardens for food, budget savings, community connections, and family engagement.
- Partnered 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 partnered with the Olmsted County Public Health to promote healthy communities by ensuring smoke-free housing at all county owned rental properties, installing community gardens at all three public housing townhome communities, and providing bike racks at the public housing townhome sites.

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

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: 125Live, 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 (CoC) for Rochester is provided through Three Rivers. These programs are delivered by private non-profit agencies such as: Rochester Area Family YMCA, Dorothy Day House, 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 which 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; Damascus Way has offered transitional housing in Rochester since July 2006. The City is allocating CDBG funding to Damascus Way to continue to support transitional housing and living.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and 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 jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	OLMSTED COUNTY HOUSING & REDEVELOPMENT AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Olmsted County HRA recently adopted a local tax levy. The City of Rochester is engaged with the Olmsted County HRA with implantation of their housing rehab program. In addition, the City of Rochester expanded their Housing Rehab Loan program target area to be citywide. This will complement the HRA's proposed rehab program and result overall in a higher number of low-income households served as well as a higher volume of quality housing stock. Agency sent information regarding the availability of 2022 funding via email. 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 November 4, 2019 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	Agency/Group/Organization	BEAR CREEK SERVICES
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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 November 4, 2019 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. Agency sent information regarding the availability of 2022 funding via email.
3	Agency/Group/Organization	SALVATION ARMY ROCHESTER
	Agency/Group/Organization Type	Housing Services - Housing Business Leaders Civic Leaders Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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 November 4, 2019 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. Agency sent information regarding the availability of 2022 funding via email.
4	Agency/Group/Organization	COMMUNITY HOUSING PARTNERSHIP, INC.
	Agency/Group/Organization Type	Services - Housing Services-Education Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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 November 4, 2019 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. Agency sent information regarding the availability of 2022 funding via email.

5	Agency/Group/Organization	SE MN Center for Independent Living (SEMCIL)
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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 November 4, 2019 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. Agency sent information regarding the availability of 2022 funding via email.
6	Agency/Group/Organization	Hiawatha Homes
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Publicly Funded Institution/System of Care Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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 November 4, 2019 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. Agency sent information regarding the availability of 2022 funding via email.</p>
7	<p>Agency/Group/Organization</p>	<p>ZUMBRO VALLEY MENTAL HEALTH CENTER</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Publicly Funded Institution/System of Care Neighborhood Organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Unaccompanied youth</p>

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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 November 4, 2019 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. Agency sent information regarding the availability of 2022 funding via email.</p>
8	<p>Agency/Group/Organization</p>	<p>ROCHESTER AREA HABITAT FOR HUMANITY</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Business Leaders Neighborhood Organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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 November 4, 2019 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. Agency sent information regarding the availability of 2022 funding via email.</p>

9	Agency/Group/Organization	Women's Shelter Rochester MN
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Publicly Funded Institution/System of Care Business Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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 November 4, 2019 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. Agency sent information regarding the availability of 2022 funding via email.

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

No agencies were intentionally not consulted for the process of the City's 2022 Annual Action Plan.

Broadband providers were not directly consulted due to City's efforts to expand access to broadband. Reliable broadband infrastructure is now considered essential to businesses, connecting people to educational opportunities, and social life among a host of other contributions to quality of life. According to broadbandnow.com/Minnesota1 an estimated 4% of Rochester residents are underserved by broadband service providers,

meaning they are either receiving unstable options, or minimal to no options at all. Fortunately, most residents in Rochester, regardless of income, have access to broadband connections. On average, residents can access 4.33 different internet providers per census tract.

In February 2019, the Rochester City Council approved a five-year franchise agreement with Metronet which allows the company to build a fiber optic cable system in Rochester. This was a great way for citizens to have access to different and improved broadband provider.

Consumers benefit from competition among service providers by keeping prices lower and having options so they may make choices that best suit their needs. Rochester citizens currently have access to ten different broadband internet service providers with speeds ranging from 1.0 mbps to 1,000 mbps. One provider in particular offers speedier fiber connections, thus the approval of adding an additional fiber connection will improve costs and options for consumers.

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	River Valleys COC	Through the review process of the City 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. 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 YMCA, 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. 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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Rochester All Hazard Mitigation Plan	Rochester Emergency Management Department	<p>Local government is charged with the protection of the health, safety, and welfare of their residents and visitors. The mission of the department is to coordinate disaster response to meet the immediate health and safety needs of residents and visitors to Rochester, and protect the public from harmful effect of hazards. Hazard mitigation reduces disaster damages by proactively reducing or eliminating long-term risk to life and property from weather, geologic, and human threats. Events such as tornadoes, hazardous chemical spills, and terrorist attacks may result in the loss of life, property, infrastructure, and income. The ability of a community to prepare, respond, mitigate, and recover when confronted by these threats, however, may mean the difference between long-term devastation and systemic resilience. While mitigation strategies and efforts cannot eliminate all threats and hazards, the City of Rochester endeavors to limit their potential physical, economic, and social impacts as much as possible. Preparation is the key to Rochester ability to respond to and rebound from adverse situations. With the assistance of technical experts and community stakeholders, the purpose of this plan is to identify and analyze those hazards most likely to impact the city of Rochester, assess the community ability to respond to these events, and develop strategies to mitigate their impact. This plan was considered when preparing the Plan and includes the following data: Hazard Mitigation Grant Program (HMGP), Pre-Disaster Mitigation (PDM), Flood Mitigation Assistance (FMA), Severe Repetitive Loss (SRL)</p>

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Rochester Land Development Manual	Community Development	The City has adopted flood district regulations as part of the zoning ordinance and land development manual. The intent of the flood district regulations is to guide development in the flood hazard areas of Rochester consistent with the flood threat, in order to minimize loss of life and property, disruption of commerce and governmental services, extraordinary public expenditure for public protection and relief, impairment of the tax base and interruption of transportation and communication, all of which adversely affect the public health, safety and general welfare. Flood hazard regulations are intended to minimize losses and disruptions. The flood district regulations are adopted to comply with the rules and regulations of the National Flood Insurance Program codified as 44 Code of Federal Regulations Parts 59 -78, as amended, so as to maintain the community's eligibility in the National Flood Insurance Program. The regulations are also intended to preserve the natural characteristics and functions of watercourses and floodplains in order to moderate flood and stormwater impacts, improve water quality, reduce soil erosion, protect aquatic and riparian habitat, provide recreational opportunities, provide aesthetic benefits and enhance community and economic development.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

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 such as the Disorderly Use Ordinance in to address neighborhood concerns about crime and potential impacts on property values.

Increasing the supply and 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, ability, and are accessible to all modes of travel by all ages and

ability levels.

Providing incentives to developers to accommodate affordable housing up front as part of well-planned communities.

The City supports numerous agencies by providing funding from the city's annual budget. Such agencies include: 125Live, RNeighbors, Diversity Council, Youth Commission, SE MN Initiative Fund and Human Rights Commission.

All CDBG-funded 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 rehabilitation projects receiving CDBG funding for affordable housing. The City is also receiving funding from a lead grant through the state. Funding is intended to support compliance efforts of the City's Home Rehabilitation Program as well as offer a healthy homes initiative as a means of community outreach and resource connection for lead compliance and radon testing.

The Olmsted County Planning Department does limited transportation planning, primarily in the area of studies and other special reports done with or for the City of Rochester, Olmsted County, and the Minnesota Department of Transportation (MN/DOT) through the Rochester-Olmsted Council of Governments (ROCOG). The ROCOG Policy Board is comprised of sixteen individuals representing the local units of government within Olmsted County and two citizen members. The 2045 Long Range Transportation Plan was referenced as it is being adopted.

In addition, various stakeholder groups in Southeast Minnesota have been working on a plan that would create a Regional Transportation Coordinating Council (RTCC) in the 11-county region. The purpose of the RTCC would be to seek out ways to reduce or remove barriers to effective public transportation in the region, particularly in increasing access, reducing inefficiencies or duplication of efforts, and increasing cooperation among transportation providers. The Minnesota Department of Transportation (MnDOT) has established a grant program to plan for the establishment of RTCCs throughout the state.

AP-12 Participation – 91.105, 91.200(c)

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

A notice published in local newspaper that the City is accepting applications for 2022 CDBG funding. The notice identifies the City of Rochester priority needs identified as: affordable housing, youth programs, transportation services, infrastructure improvements, services for persons with disabilities, planning, and public facilities.

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	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	10 agencies submitted requests for the 2022 CDBG funding. Only one agency had representatives that attended but didn't speak at the public hearing.	No comments received.	No comments received	

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)
2	Public Hearing	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	10 agencies submitted requests for the 2022 CDBG funding. Only one agency had representatives that attended but didn't speak at the public hearing.	No comments received.	No comments received	
3	Emailed 2022 requests notice to 40 agencies working with low-moderate income persons	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	10 agencies submitted requests for the 2022 CDBG funding. Only one agency had representatives that attended but didn't speak at the public hearing.	No comments received	No comments received	

Table 4 – Citizen Participation Outreach

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	699,190	345,778	0	1,044,968	1,400,000	Our annual allocation decreased this year, and our program income was particularly high in 2022. We estimate \$1,400,000 remaining in the ConPlan term.

Table 51 - 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

Leveraging of private resources by the use of federal funds will be attempted and encouraged. Applications for public service activities are scored and applicants leveraging private funds earn more points than applicants who are not leveraging private funds. Agencies applying for CDBG funds are required to include information how they will leverage additional resources to complete their activity. It is anticipated that \$801,559 in donations, contribution or grants will be obtained by the agencies completing the 2022 public service activities. Leveraging of private funds in conjunction with the use of CDBG funds will continue to be a priority to maximize accomplishments. It is anticipated that \$146,684 of the City tax levy will be used to complete sidewalks.

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

N/A

Discussion

Agencies applying for CDBG funds are required to include information how they will leverage additional resources to complete their activity.

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	CDBG: \$ 371,241 ,026	Homeowner Housing Rehabilitated: 17 Household Housing Unit Buildings Demolished: 1 Buildings
2	Neighborhood Infrastructure Improvements	2020	2024	Non-Housing Community Development		Infrastructure Improvements	CDBG: \$426,941	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
3	Public Service Activities	2020	2024	Public Service			CDBG: \$108,000	Homeless Person Overnight Shelter: 400 Persons Assisted Homelessness Prevention: 80 Persons Assisted Other: 350 Other
4	Main Street Economic Revitalization	2020	2024	Non-Housing Community Development			CDBG: \$185,000	Businesses assisted: 85 Businesses Assisted

Table 62 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Rehab for owner occupied single family dwellings and/or rehab of single family dwellings purchased by First Homes that will be sold to income eligible homeowners and the homes will be placed in the Community Land Trust. Demolition of one manufactured dwelling.
2	Goal Name	Neighborhood Infrastructure Improvements
	Goal Description	Infrastructure Activities in low and low-moderate income neighborhoods
3	Goal Name	Public Service Activities
	Goal Description	<p>Long term affordable housing: 80 previously incarcerated men</p> <p>Homeless person overnight shelter: 33 persons assisted daily</p> <p>Boys/Girls Club of Rochester: Serving over 200 kids/month</p> <p>Transportation provided for individuals with disabilities:150 clients</p>
4	Goal Name	Main Street Economic Revitalization
	Goal Description	Assist businesses in low/moderate income areas, who are eligible for Main Street Economic Revitalization Grants, to be able to complete their project.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects planned for the program year are based on the Consolidated Plan, applications received meeting the priorities of the Plan, a public hearing process, the adopted Citizen Participation Plan and include public services, neighborhood infrastructure improvements, affordable housing, main street revitalization and program administration.

Projects

#	Project Name
1	Catholic Charities - Warming Center
2	Damascus Way Reentry Center
3	Boys and Girls Club
4	Ability Building Community
5	Neighborhood Infrastructure Improvements
6	Affordable Housing
8	Main Street Revitalization
9	Program Administration

Table 73 - Project Information

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

The City of Rochester’s intent for its CDBG program is to meet the identified needs of low and moderate income residents and to provide a more desirable living environment for all residents within the City. Due to limited resources, it is impossible for the City to identify all of the needs of our residents and/or fund all of the programs / activities necessary to meet those needs. Therefore, the City must rely on a coordinated effort among private citizens, social service providers and other governmental agencies to assist in addressing the needs of the residents of Rochester.

The City seeks applications each year for activities that are considered “public service” activities. Each application scored based on timeliness, project effectiveness (leverage other sources of funds, equitable impact, socioeconomic impact), priorities (consolidated plan and council priorities), and if the activity

was previously funded.

The first four projects are projects from public service applications submitted, scored the highest and met either the first, second or third priority (affordable housing, youth programs, transportation services) found in the City's Consolidated Plan. Other projects being funded help address in making a more desirable living environment by helping to address priority one (affordable housing) or the fourth priority (infrastructure improvements) found in the City Consolidated Plan.

AP-38 Project Summary
Project Summary Information

1	Project Name	Catholic Charities - Warming Center
	Target Area	
	Goals Supported	Public Service Activities
	Needs Addressed	
	Funding	CDBG: \$50,000
	Description	Fund the operations of the Warming Center. Catholic Charities plans to use the funds for staffing costs and 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.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	33 homeless persons will be provided emergency shelter
	Location Description	200 4th Street SE, Rochester, MN 55904
	Planned Activities	Fund the operations of a Warming Center. Catholic Charities plans to use the funds for staffing costs and other operating expenses. The Warming Center serve as an emergency shelter for the homeless—it includes 33 beds
2	Project Name	Damascus Way Reentry Center
	Target Area	
	Goals Supported	Public Service Activities
	Needs Addressed	
	Funding	CDBG: \$15,000
	Description	
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	42
	Location Description	1449 4th Avenue SE, Rochester, MN 55904
	Planned Activities	Fund yard maintenance equipment, security system and furniture at Meadow Park apartments to support 42 LMI persons transitioning out of incarceration.

3	Project Name	Boys and Girls Club
	Target Area	
	Goals Supported	Public Service Activities
	Needs Addressed	Youth Programs
	Funding	CDBG: \$25,000
	Description	Programming for 700 low-income youth and 250 low-income households providing academic support, healthy lifestyle programs, mentorship, and childcare.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	700 low-income youth and 250 low-income households
	Location Description	1026 East Center Street, Rochester, MN 55904
	Planned Activities	Provide youth activities to low-income youth
4	Project Name	Ability Building Community
	Target Area	
	Goals Supported	Public Service Activities
	Needs Addressed	Transportation Services
	Funding	CDBG: \$18,000
	Description	Funding to replace the van that is used to transport individuals served. Individuals have diagnosed disabilities from development disabled to traumatic brain injury
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Over 120 individuals served will have daily access to transportation
	Location Description	1911 14th Street NW, Rochester, MN 55906
	Planned Activities	Over 120 individuals served will have daily access to transportation to and from over 50 community sites for work and recreation
5	Project Name	Neighborhood Infrastructure Improvements
	Target Area	

Goals Supported	
Needs Addressed	Infrastructure Improvements
Funding	CDBG: \$426,941
Description	Funding in the amount of \$112,000 to address sidewalk safety defects and upgrading pedestrian curb ramps to meet today's American with Disabilities Act (ADA) standards in low and moderate income neighborhoods. Fund \$9,000 to Sidewalk Solutions to assist low and moderate-income households with sidewalk repairs. This external inquiry is a program that fits under the public facilities activity, and aligns with our intent to fund sidewalk repairs to income qualifying households. This activity pairs well with the above activity, as it reaches low to moderately low-income households directly whereas the above activity benefits an area, which comprises of mostly low to moderately low-income households. Fund \$10,000 to Miracle Field of Southeastern MN for the restoration of the Miracle Field of Southeastern MN. Fund \$134,062.44 to address street overlay projects in low and moderate income neighborhoods. Fund \$161,879 to assist in bus shelter replacement in low and moderate income neighborhoods.
Target Date	12/31/2022
Estimate the number and type of families that will benefit from the proposed activities	5484
Location Description	Qualifying low-moderate income neighborhoods

	Planned Activities	<p>Funding in the amount of \$112,000 to address sidewalk safety defects and upgrading pedestrian curb ramps to meet today’s American with Disabilities Act (ADA) standards in low and moderate income neighborhoods.</p> <p>Fund \$9,000 to Sidewalk Solutions to assist low and moderate-income households with sidewalk repairs. This external inquiry is a program that fits under the public facilities activity, and aligns with our intent to fund sidewalk repairs to income qualifying households. This activity pairs well with the above activity, as it reaches low to moderately low-income households directly whereas the above activity benefits an area, which comprises of mostly low to moderately low-income households.</p> <p>Fund \$10,000 to Miracle Field of Southeastern MN for the restoration of the Miracle Field of Southeastern MN.</p> <p>Fund \$134,062.44 to address street overlay projects in low and moderate income neighborhoods.</p> <p>Fund \$161,879 to assist in bus shelter replacement in low and moderate income neighborhoods.</p>
6	Project Name	Affordable Housing
	Target Area	
	Goals Supported	
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$371,241 ,026
	Description	<p>City Single Family Rehab program, which provides an interest free deferred loan to low-moderate income owner occupants for rehabilitation of substandard single family structures. These interest free 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. Funding will also be used to rehab homes that will be placed in the Community Land Trust. Demolition of dwellings may also be considered.</p>
	Target Date	12/31/2023

	Estimate the number and type of families that will benefit from the proposed activities	<u>157</u>
	Location Description	Citywide
	Planned Activities	
7	Project Name	Main Street Revitalization
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$185,000
	Description	Funds to help businesses in low/moderate income areas, who are eligible for Main Street Economic Revitalization Grants, be able to complete their project.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	20 businesses-
	Location Description	Low/moderate income areas within the DMC District
	Planned Activities	
8	Project Name	Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$ <u>13984</u> ,000
	Description	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 and Olmsted County Housing and Redevelopment Authority. <u>Dollars are be allocated towards consultant costs associated for the development of the 2025-2029 five-year consolidated plan and impediments to fair housing plan development.</u>

Target Date	12/31/202 3 ²
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	

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. Activities for the 2022 Action Plan distributed as follows (census tracts included):

- Catholic Charities - Warming Center: 3.01
- Damascus Way Reentry Center: 10
- Ability Building Community : Citywide
- Boys and Girls Club: 2
- Affordable Housing Citywide
- ~~Neighborhood Infrastructure Improvements : Qualifying low-moderate neighborhoods~~
- ~~Main Street Economic Revitalization: 1, 3, 4 and 5~~

Geographic Distribution

Target Area	Percentage of Funds

Table 84 - 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.

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	70
Special-Needs	120
Total	220

Table 96 - 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	4
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	19

Table 107 - One Year Goals for Affordable Housing by Support Type

Discussion

Affordable Housing is among the City of Rochester’s top priority. The City Council has had numerous discussions on the topic area. On October 12, 2020 the City has made many recommendations for promoting and preserving affordable housing. This report spurred more discussion on what the City can do to develop/make affordable housing more available. The City has reported affordable housing assessments in partnership with Olmsted County for a 2020 Maxfield Housing Assessment, Bloomberg Associates / What Works Cities Initiative on data collection, and research on affordable housing incentives. Currently, the City provides TIF assistance to affordable housing projects. The City has provided over \$29 Million in assistance to housing projects over the past 20 years resulting in 3,000 housing units. Furthermore, redevelopment TIF collections generated 5-25% collected for affordable housing projects, resulting in \$130,000-\$190,000 annually in the next years to invest in affordable housing redevelopments.

In general, Rochester is predicting a shortage in supply of housing as the population grows (noted in the Maxfield Housing Study previously, currently, 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—vacancy rates are holding, though concessions are prevalent. New developments like First Avenue Flats fit this trend and provide additional affordable

housing options, as its prices are based on requirements outlined by government assistance with construction costs. 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—this market seems to be at its peak, and is showing positive metrics. Per local reporters, the City is observing a pause in this market urgency, leading way to a more balanced market, but this could be seasonal and is still considered a rather tight market. Other key takeaways from our 2020 assessment include:

- Continued solid growth past decade; projecting strong growth this decade +16%
- Growth in almost all age cohorts; but 65+ population growing fastest
- Empty nesters/never nesters highest % of all households (30%) | 30% single households in Rochester
- Strong HH incomes | \$79,432 (Olmsted MA) vs. \$82,390 (Metro Area)
- Major job importer (+21,000 worker inflow) | High wages (\$52,416)
- Low senior housing vacancies | New product needed to meet growing demand
- COVID-19 has not majorly impacted housing market yet.

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

A property needs assessment will occur fall 2021 to help build a ten-year capital improvement plan for all public housing properties. The HRA continues to evaluate the logistics of repositioning Public Housing properties.

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 has also formed a Resident Advisory Board (RAB). This provides the residents with a formal avenue to address their concerns about their property, and provide input on the annual PHA plan and any significant amendments to the Admin Plan or ACOP.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

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 our considerations in funding 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 2022 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.

The Warming Center was awarded CDBG funding to run the operations through Catholic Charities, in turn providing 33 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 form 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.

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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.

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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.

Discussion

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 impact 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 annually hosts about 3 million, 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.
- Land limitations and increasing property values act as barriers to affordable, new housing.
- 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 everyone is receiving the same message and access to services.

During COVID 19, the HRA added a housing stability team to the department to assist homeless individuals with temporary and permanent housing. Two buildings were set up providing 30 individuals with single-room occupancy dwelling units, aiding in social distancing, stabilizing the client, and assess long-term housing options. The HRA utilized hotels to house individuals until permanent housing could be attained. More than 120 homeless households were assisted with permanent housing options from

March through September.

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.

The City has hired a consultant to transform our Land Development Manual and Zoning Ordinances to a Uniform Development Code to help achieve the goals laid out in the Comprehensive Plan. The goal is to adopt the Uniform Development Code (UDC) and Zoning Ordinances changes by 2022. The goals of the UDC project are:

- Help implement Rochester's 2018 Comprehensive Plan, Plan 2 Succeed (P2S);
- Expand housing diversity to provide an ample supply of the right type of housing in the right locations to meet the needs of a diverse and growing population;
- Improve community connectivity to provide convenient and efficient movement of people and goods to and throughout Rochester;
- Promote Rochester's commitment to health, wellness, and the environment; and
- Make the development standards as user-friendly as possible.

The City has added two new zoning districts: a Transit-Oriented Development (TOD) zone and an R2x zone, designed to encourage infill and redevelopment around key corridors and near the Downtown. Both zoning districts could aid affordable housing and align with CDBG goals by increasing density near jobs and Public Transportation, loosening land use controls, and encouraging residential investment. Other possible recommendations include supporting all people to have fair and equal access to adequate affordable housing, establishing a diverse mix of housing types, support housing in locations that contribute to a neighborhood identity, and avoid creating isolated residential developments, which

are not part of a larger neighborhood.

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:

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:

- Support the Olmsted County Housing and Redevelopment Authority in their efforts to administer the Section 8 Homeownership Program. The program provides homeownership assistance by sending part of the mortgage payment to the assisted family to send in with their share of the mortgage payment. Homeownership assistance eligibility available for 15 years.
- 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.

- 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.

- 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 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.

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.
- Continue providing Tax Increment Financing Assistance to developers as warranted based upon existing housing market conditions.
- 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 reduce lead-based paint hazards

It is estimated that there are 48,000 housing units located within the City of Rochester. The Census shows that 53% (24,449) 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 rehabilitation projects receiving CDBG funding for affordable housing.

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 several 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, the Rochester-Olmsted County Planning Department provides staffing for administration of the CDBG program and administration of the city's Home Rehabilitation Loan Program (CDBG funded) and its CDBG program.

Discussion:

Program Specific Requirements

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

Introduction:

The 2022 Action Plan is designated as year 3 of a 5 year overall benefit period consisting of 2020, 2021, 2022, 2023, and 2024.

