



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

**Prepared by Washington County Community Development Agency  
On behalf of Washington County, Minnesota**

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## **Executive Summary**

### **Introduction**

Washington County is an entitlement jurisdiction which receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to invest in local communities. The funds are provided under the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). All funds must assist low- and moderate-income households and areas. The Washington County Community Development Agency (CDA) administers the funds and programs on behalf of Washington County.

The primary objective of the CDBG Program is to develop viable communities through the provision of decent housing, a suitable living environment, and expanded economic opportunities. Eligible CDBG spending activities include public services, capital improvement projects, public facilities/infrastructure, and housing rehabilitation. Public service activities provide social services and/or other direct assistance to individuals or households, including those experiencing or at risk for homelessness. Capital improvement projects include substantial rehabilitation of existing buildings. Public facilities/infrastructure projects include improvements such as municipal sewer or sidewalk projects. Housing rehabilitation projects are those that make improvements to single housing units and/or multi-unit housing units serving low- or moderate-income households. Based on past funding, Washington County anticipates receiving approximately \$3.5 million of CDBG funds between 2020 and 2024.

HOME funds are dedicated to housing activities that meet local housing needs which has historically been focused on preservation and creation of affordable housing units. Uses include rehabilitation, homebuyer assistance, and new construction. HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of affordable housing. Washington County participates in the Dakota County HOME Consortium to be eligible for HOME funds. Washington County anticipates receiving approximately \$1.2 million of HOME funding between 2020 and 2024.

Every five years, HUD requires the creation of a Consolidated Plan to assist the County in determining community needs and further provide a community-wide dialogue regarding affordable housing and community development priorities. On an annual basis, the County creates an Action Plan to report funding determinations that will further the goals outlined in the Consolidated Plan; additionally, a Consolidated Annual Performance Evaluation Report (CAPER) reports the County's performance on the previous year's goals.

This 2020-2024 Consolidated Plan is the strategic plan for allocating and leveraging CDBG and HOME entitlement grants. It utilizes qualitative and quantitative data gathered through citizen participation, market analysis, and an assessment of need to identify the highest priority needs in which to direct entitlement dollars. The following goals were identified to meet these high-priority needs (in no order or ranking): affordable homeownership and rental housing, public

services for homeless and other special need populations, public facilities for emergency and transitional shelters, and public infrastructure improvements.

**Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**  
*Housing Needs Assessment (NA-10)*

According to the American Community Survey data, Washington County experienced a 5% growth in population from 2010 to 2018. According to the *Comprehensive Housing Needs Assessment 2017* commissioned by the Washington County Community Development Agency (CDA), growth continues to be robust in Washington County and the Twin Cities. The study forecasted a growth of 11.4% between 2020 and 2030. This growth will likely result in increased the need for affordable housing, especially for rental housing. The *Comprehensive Housing Needs Assessment 2017* also found that many of those who work in Washington County cannot afford to live in the county. This finding points to the high cost of housing in Washington County as well as the relatively low pay of the jobs located in Washington County. Of the four HUD defined Housing Problems, high housing cost burden is the most prevalent housing problem affecting Washington County.

*Disproportionately Greater Need (NA-15, NA-20, NA-25, NA-30)*

In Washington County, a disproportionate need exists for almost every racial/ethnic minority group and income bracket. This suggests that households of color must often are more likely to overextend themselves to reside in decent and safe housing.

*Public Housing (NA-35)*

The large number of portable vouchers being used in Washington County and the lengthy wait lists for the Public Housing units and Housing Choice Vouchers points to the unmet need for Public Housing and Housing Choice Vouchers in Washington County. The need for accessible units does not appear to be particularly high because not all the accessible units are occupied by households that requested that type of unit. In addition, the number of those on the waiting list requesting an accessible unit is relatively low compared to the average population.

*Homeless Needs Assessment (NA-40)*

The Continuum of Care assesses homeless needs, develops an application for accessing HUD funds and recommends objectives to meet the needs of homeless persons. Specifically, for Washington County's planning purposes, the annual Point-in-Time homeless count includes additional populations that are not covered under HUD's definition of homelessness - specifically, households who are doubled up. Data is collected through a survey of homeless providers such as nonprofits, faith-based organizations, law enforcement, school districts, public health, libraries, corrections, and human services. The Point-In-Time Count is used in conjunction with the local Heading Home Washington Needs Assessment that is conducted every two years to determine the needs of the community in homeless services.

### *Non-Homeless Special Needs Assessment (NA-45)*

Non-Homeless Special Needs are defined as housing and service needs for persons or households who have alcohol or other drug addictions; are elderly or frail elderly; or have a mental, physical, and/or developmental disability. The special needs population in Washington County is a substantial one that requires services tailored to the needs of each group. Non-homeless special needs populations encompass a wide variety of persons and households and cannot be easily categorized except in very general terms.

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

In Washington County, the highest need for public facilities is support for transitional housing facilities, emergency homeless shelters, and centers for special populations. The need for other facilities and centers is met through local resources or has minimal impact to the whole population.

### 2020 Annual Action Plan

The 2020 Annual Action Plan has identified the following projects to meet the objectives and outcomes of the consolidated plan in the first year.

PROJECTS	CDBG	HOME	GOAL NAME	GOAL OUTCOME INDICATOR
Twin Cities Habitat for Humanity-New Construction		\$166,028	Affordable Housing	Homeowner Units Added: 2 Units
Twin Cities Habitat for Humanity-Scattered Site	\$240,000		Affordable Housing	Homeowner Units Rehabilitated: 3 units
Two Rivers Community Land Trust-Scattered Site		\$90,000	Affordable Housing	Homeowner Units Rehabilitated: 1 unit
Rehab Loan Program	\$258,787		Affordable Housing	Homeowner Housing Rehabilitated: 10 units
Hugo Good Neighbor Food Shelf Expansion	\$55,550		Public Infrastructure	Public Facilities Improvements: 5,569 people annually
City of Landfall Playground Renovation	\$44,200		Public Infrastructure	Public Facilities Improvement: 756 people
Washington County Community Services-Family services worker and Crisis Fund	\$108,963		Homeless prevention	Homelessness Prevention: 1,140 Persons Assisted
Community Housing Development Organization (CHDO) set aside		\$45,806	Affordable Housing	
CDA Administration	\$158,993	\$33,537		
<b>Total</b>	<b>\$866,493</b>	<b>\$335,371</b>		

Washington County anticipates a total 2020 CDBG budget of \$866,493 for Program Year 2020. HUD allocated \$726,423 of CDBG entitlement funds. In addition, Washington County received \$137,087 of program income in Program Year 2019. Of that 15% was reallocated to the public service projects in the amount of \$20,563 making \$116,522 available for Program Year 2020 projects. Washington County also had an unallocated amount of \$23,547 of funding that was unused by a 2018 project. This total allocation of funds will be broken down into administration allocation of \$158,993 CDBG thus making CDBG project allocation \$707,499 for 2020. Washington County anticipates a total HOME budget of \$335,371. This consists of the HUD allocation of \$305,371 plus \$30,000 of program income. This will be broken down into an administration allocation of \$33,537 and 2020 CHDO Consortium Project allocation of \$45,806 thus, making a total \$256,028 available for projects. Funding is based on 2020 allocations and unallocated 2019 program income received to date of this publication. Any further program income received will be applied proportionately to the activities by the amount needed to meet the final funding allocation.

### **Evaluation of past performance**

The Consolidated Annual Performance Evaluation and Report (CAPER) captures progress toward meeting needs and achieving strategies established in a Consolidated Plan and the Annual Action Plans. Monitoring performance measures allows for operational improvements, resource allocation issues, and policy questions to be identified and addressed in the upcoming year. In the past, Washington County and its subrecipients have been successful in implementing housing, community services, and public improvement projects and programs. Since 2001, Washington County's CDBG and HOME programs have focused on promoting affordable homeownership and rental housing, assisting residents who are homeless or at risk of becoming homeless, and financing public improvement projects.

The following progress was achieved through the provision of Washington County's CDBG and HOME funds from Program Year 2001 through the end of Program Year 2018:

2001-2018 CDBG & HOME Accomplishments	
Accomplishment	Unit of Measurement
New Construction of Homeownership units	119
People Served by Infrastructure Improvements	12,781
People Served by Public Service Activities	22,140
Owner Occupied Housing Units Rehabilitated	292
People Served by Improved Parks	3,866
Units of Rental Housing Rehabilitated	1,086
People served by Removing Architectural Barrier to Public Facilities	1,335
New Construction of Rental Units	426
Public Facility Emergency Beds	5
Units Receiving Down Payment Assistance	93

### Summary of citizen participation process and consultation process

Washington County CDA's strategies to broaden public participation included the formation of community outreach partnerships with housing and service providers; workforce development groups; community advocates; and others representing the local community. Community outreach partnerships were also forged with elected leaders, community planners, businesses, resident councils, citizen advisory committees, and representatives from public agencies at the local, county, and regional level to spread the word about the Consolidated Plan process.

A community needs survey was conducted to solicit input from residents and workers in Washington County. Respondents were informed that Washington County CDA was updating the Consolidated Plan for federal funds that primarily serve low- to moderate-income residents or areas. The questionnaire polled respondents about the level of need for various types of improvements that can potentially be addressed using entitlement funds.

Responses were solicited in the following ways:

- A link to the online survey was placed on the Washington County CDA's website ([www.washingtoncountycda.org](http://www.washingtoncountycda.org)).
- The survey link was emailed to 865 entities, organizations, agencies, and persons requesting that they share the survey with their beneficiaries, partners, and contacts.
- Presentations of the process, survey, and established priorities were presented to the Citizen Advisory Committee, a committee appointed by the Washington County Board of Commissioners, and Washington County Community Development Agency Board of Commissioners.

A total of 64 survey responses were received. The CDBG Citizen Advisory Committee and the Washington County CDA Board of Commissioners reviewed the survey responses and provided input to set priorities for this Consolidated Plan.



The public comment for the draft of the plan opened on March 13, 2020. Comments were accepted through April 21, 2020. Public notices have been published in the *Stillwater Gazette*, Washington County's official newspaper, *Woodbury Bulletin*, *Lille News*, and posted on Washington County CDA's website. The notices informed citizens about the plan and encouraged public comment on the plan development, amendments, and reports.

Washington County followed its Citizen Participation Plan from 2015 with notice of a 30-day public comment period. This Citizen Participation Plan is being updated as a result of the Coronavirus Aid, Relief and Economic Recovery Act waiving public comment to be available for 5 days. It was not used during this planning process. Any amendments to the Consolidated Plan or 2020 Annual Action Plan will follow, reference and attach the updated Citizen Participation Plan.

### **Summary of public comments**

No comments were received.

### **Summary**

The Washington County CDA will continue to carry out the CDBG and HOME programs to ensure the greatest benefit to the citizens of Washington County. Through the completion of the Needs Assessment and the Market Analysis sections of the Consolidated Plan Washington County CDA staff were able to identify strategies and projects to meet the needs and market conditions. Through the public consultation process, Washington County CDA identified the major priority needs that will guide funding throughout this period and serve as the basis for the objectives developed in the Consolidated Plan. The following goals were identified to meet these high-priority needs (in no order or ranking): affordable homeownership and rental housing, public services for homeless and other special need populations, public facilities for emergency and transitional shelters, and public infrastructure improvements. All projects and activities chosen for fiscal years 2020-2024 will meet the objectives established in this plan: providing decent housing, creating economic opportunities, and creating a suitable living environment.

## The Process

### PR-05 Lead & Responsible Agencies

**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
Lead Agency-CDBG Administrator	WASHINGTON COUNTY	Washington County CDA
Lead Agency-HOME Administrator	DAKOTA COUNTY	Dakota County CDA

**Table 1 – Responsible Agencies**

### Narrative

In 2014, Washington County entered a subrecipient agreement with the Washington County Community Development Agency (CDA) to administer its CDBG and HOME programs. The CDA is responsible for administering all facets of both programs including the development and submittal of the Consolidated Plan. This Consolidated Plan covers all municipalities in Washington County except for the cities of Woodbury, Hastings, White Bear Lake, and Marine on St. Croix. Woodbury is a separate entitlement jurisdiction. The cities of Hastings and White Bear Lake are partially located in Washington County and have chosen to be part of the Dakota County and Ramsey County, respectively, entitlement counties. As of this date, Marine on St. Croix has chosen not to participate in the Washington County CDBG program and is not eligible to receive funds from an alternate jurisdiction; however, the city does have the option of electing to participate in the programs.

### Consolidated Plan Public Contact Information

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

### **1. Introduction**

**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(l)).**

Washington County CDA meets and consults regularly with housing, social service agencies, private industry, businesses, developers and other entities to enhance coordination and leveraging between public and private entities. In particular, this includes:

- Nonprofit public service provider agencies
- Nonprofit and for profit affordable housing developers
- Washington County Board of Commissioners
- County departments including Administration Public Health Public Works Community Corrections Taxpayer and Records Office Community Services
- Washington County CDBG Citizens Advisory Committee
- Metropolitan Fair Housing Implementation Council
- Minnesota HIV Housing Coalition
- Canvas Health
- Minnesota Coalition for Battered Women
- Cities and Townships in Washington County
- Specialized Consultants
- Broadband providers

All of these partners have at some point had a specific role in the implementation of Consolidated Plan programs and activities. Many affordable housing development activities are carried out by nonprofit agencies, for profit developers, and the Washington County CDA. Along with developing and managing affordable housing, the Washington County CDA administers rental assistance programs and housing counseling activities. The Washington County Board of Commissioners appoints citizens to the Washington County CDA Board. This partnership and leveraging strategy has worked extremely well and has resulted in the provision of many housing and many non housing improvements for the development of viable urban communities in Washington County.

**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**

Washington County CDA and Washington County Community Services are part of the five-metro county Continuum of Care (CoC). The Suburban Metro Area Continuum of Care (SMAC) is comprised of Washington, Dakota, Anoka, Scott, and Carver counties. Three members of the local Washington County Housing Collaborative, Heading Home Washington, sit on the SMAC Governing Board and provide county specific input on local needs and priorities. The primary functions of SMAC are to provide a comprehensive response to homelessness, to evaluate and coordinate the homeless response system, and to prepare and submit the HUD CoC collaborative funding application on a regional level.

The Washington County Housing Collaborative was developed to address the needs of homeless individuals and persons at risk of homelessness. The Collaborative is made up of local non-profit agencies, Washington County Community Services, Washington County CDA, faith community, state representatives, and interested community members. The Collaborative provides an avenue for providers to coordinate, collaborate, and develop resources available in the community.

To address the needs of homeless persons and most efficiently utilize the resources available in the community, a Coordinated Entry system has been developed. Washington County participates in the regional Coordinated Entry system and sits on the CoC Coordinated Entry workgroup who sets the policies and priorities of the system. The system has been designed to meet the specific needs of Washington County in coordination with SMAC and state agencies to assure consistency across counties statewide. Washington County has developed multiple access points for those who need to be assessed for Coordinated Entry. The Washington County Community Services Homeless Outreach Services Team (HOST) acts as the main access point for any type of household experiencing homelessness. Families are most often assessed by St. Andrew's Community Resource Center. Youth may be assessed by one of a variety of points of access for people experiencing homelessness: Canvas Health, St. Andrew's Community Resource Center, and Washington County Community Services, in addition to outreach workers from Washington County Community Services and StreetWorks. An initial assessment is conducted to determine if the person or family can be diverted from homelessness with connections to resources. If it is determined housing is needed, a full assessment is conducted to determine the type of housing needed: shelter, rapid rehousing, transitional housing or permanent supportive housing.

The Coordinated Entry system was developed in a collaborative effort with input from nonprofit agencies, County Community Services, Washington County CDA, faith community and interested community members.

**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**

Washington County is not a recipient of ESG funding.

**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**

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

1	<b>Agency/Group/Organization</b>	CITY OF WOODBURY
	<b>Agency/Group/Organization Type</b>	Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Fair Housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Woodbury completed a survey on funding priorities and is a member of the Fair Housing Implementation Council for input on the Regional Analysis of Impediments.
4	<b>Agency/Group/Organization</b>	WASHINGTON COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Service-Fair Housing Services - Victims Child Welfare Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Input sought through multiple departments through surveys and conversations. This includes CDA staff participating in a joint resiliency planning group that helped form the Washington County Comprehensive Resiliency Chapter. The group consisted of multiple County Departments, local watersheds, cities, and business to help form the chapter. <a href="https://www.co.washington.mn.us/DocumentCenter/View/18620/Resilience-and-Sustainability?bidId=">https://www.co.washington.mn.us/DocumentCenter/View/18620/Resilience-and-Sustainability?bidId=</a>
5	<b>Agency/Group/Organization</b>	Washington County Community Services Department
	<b>Agency/Group/Organization Type</b>	Civic Leaders CDBG Citizen Advisory Committee
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Multiple meetings and individual surveys
8	<b>Agency/Group/Organization</b>	THE CITY OF OAKDALE
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey and group respondent
10	<b>Agency/Group/Organization</b>	City of Newport
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey respondent
11	<b>Agency/Group/Organization</b>	CITY OF COTTAGE GROVE
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey respondent
1 2	<b>Agency/Group/Organization</b>	CITY OF LAKE ELMO
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey respondent
1 3	<b>Agency/Group/Organization</b>	CITY OF ST. PAUL PARK
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey Respondent

1 4	<b>Agency/Group/Organization</b>	CITY OF BAYPORT
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey respondent
1 6	<b>Agency/Group/Organization</b>	City of Mahtomedi
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey respondent
1 7	<b>Agency/Group/Organization</b>	City of Hugo
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey respondent
19	<b>Agency/Group/Organization</b>	Grey Cloud Island Township
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey respondent
20	<b>Agency/Group/Organization</b>	People's Congregational Church
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 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>	Survey Respondent
2 1	<b>Agency/Group/Organization</b>	Duffy Development Corporation
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey Respondent
2 2	<b>Agency/Group/Organization</b>	MWF Properties
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey Respondent

2 3	<b>Agency/Group/Organization</b>	Doran Companies
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey Respondent
2 4	<b>Agency/Group/Organization</b>	Habitat for Humanity Twin Cities
	<b>Agency/Group/Organization Type</b>	Housing
	<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>	Survey respondent
2 5	<b>Agency/Group/Organization</b>	Washington County Community Development Agency
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing Other government - County

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey respondent, input meetings, and plan development.
26	<b>Agency/Group/Organization</b>	The Wall Companies
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey Respondent

2 7	<b>Agency/Group/Organization</b>	Family Pathways
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey Respondent
2 8	<b>Agency/Group/Organization</b>	CBS Construction Services
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey Respondent
29	<b>Agency/Group/Organization</b>	Canvas Health, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey respondent
30	<b>Agency/Group/Organization</b>	Presbyterian Homes and Services
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey Respondent
3 1	<b>Agency/Group/Organization</b>	Great Southern Bank
	<b>Agency/Group/Organization Type</b>	Housing Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey Respondent
3 2	<b>Agency/Group/Organization</b>	MN Housing
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	MN Housing has a Border to Border grant program which municipalities with low broadband services can apply for in order to achieve higher broadband services for their jurisdictions.

3 3	<b>Agency/Group/Organization</b>	St. Andrew's Lutheran Church
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 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>	Survey Respondent
3 4	<b>Agency/Group/Organization</b>	All Saints Lutheran Church
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 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>	Survey respondent

3 5	<b>Agency/Group/Organization</b>	Midco
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Partnership with Midco to assist municipalities to obtain higher broadband services.
3 6	<b>Agency/Group/Organization</b>	US Department of Housing and Urban Development
	<b>Agency/Group/Organization Type</b>	Housing Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homelessness Strategy HOPWA Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A broad group of stakeholders were solicited to rank plan priorities by an electronic survey which was also posted on Washington County CDA website. A total of 64 survey responses were received from local government officials, churches, service providers, and developers. Outside of the survey, staff contacted agencies for information pertaining to victims of domestic violence, HOPWA organizations and committees, transitional housing and chemical dependency agencies. Several meetings were held by the Washington County CDBG Citizen Advisory Committee, an appointed citizen committee including a member from the Washington County CDA Resident Advisory Board for Public Housing residents, who provided input on identifying the needs and setting priorities. Both Washington County and CDA Boards reviewed the survey results and provided additional comments.

37	<b>Agency/Group/Organization</b>	Blandin Foundation
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Washington County has a partnership with Blandin Foundation on assisting municipalities in obtaining higher broadband services.

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

All Agency Types were consulted.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Washington County Community Services	Address homelessness and increase supply of affordable housing
ThriveMSP 2040	Metropolitan Council	Increase supply of affordable housing
Housing Policy Plan	Metropolitan Council	Increase supply of affordable housing

**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))**

As the administrator of the CDBG, HOME and Continuum of Care, the Washington County CDA has formal and informal partnerships with local city governments, the metro area regional planning agency, County government, local and regional non-profits, state housing finance agency and departments of

health and human services which informed this Consolidated Plan and will be integral in its implementation.

## **Narrative**

## **PR-15 Citizen Participation**

### **Summarize citizen participation process and how it impacted goal setting**

A broad group of stakeholders were solicited to rank plan priorities by an electronic survey which was also posted on the Washington County CDA website. A total of 65 survey responses were received from local government officials, churches, service providers, and developers. Outside of the survey, staff contacted agencies assisting victims of domestic violence, HOPWA organizations and committees, transitional housing and chemical dependency agencies. Several meetings were held by the Washington County CDBG Citizen Advisory Committee, a committee of appointed citizens including a member from the Washington County CDA Resident Advisory Board for Public Housing residents, who provided input on identifying the needs and setting priorities. Both Washington County and CDA Boards reviewed the survey results and provided additional comments.

As a member of the Dakota County HOME Consortium, Washington County follows the Dakota County Consortium Citizen Participation Plan. The Citizen Participation Plan outlines the process and procedures to engage the citizens in the plan process. The public comment for the draft plan opened March 13, 2020. Comments will be accepted through April 21, 2020. Public notices were published in the Stillwater Gazette; Washington County's official newspaper and posted on the CDA's website. The notices informed citizens about the plan, proposed projects, and proposed funding. The notices encouraged public comment on the plan development, amendments, and reports. To solicit input from the general public, a public hearing was held on April 21, 2020 at the Washington County CDA at 3:00 pm (CST). The Dakota County HOME Consortium also held a public hearing on April 21, 2020 at 9:00 am at the Dakota County Administration Center, 1590 West Highway 55, Hastings, Minnesota. CDA staff recommended approval of the Consolidated Plan and Annual Action Plan at the April 28, 2020 meeting of the Washington County Board of Commissioners. Washington County followed its Citizen Participation Plan from 2015 with notice of a 30-day public comment period. This Citizen Participation Plan is being updated as a result of the Coronavirus Aid, Relief and Economic Recovery Act waiving public comment to be available for 5 days. It was not used during this planning process.

**Table 4 – Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/ attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL</b>
1.	Other-Survey	Non-targeted	64 responses	Ranked activities	All included in scoring	N/A
2.	Other	Residents of Washington County: Citizen Advisory Committee	4 responses	Ranked activities and priorities	All included in scoring Recreation Centers, street/sewer improvements and playgrounds suggested as a high priority. Economic Development and Tenant Based Rental Assistance as it relates to CDBG and HOME funds suggested as a low priority and other funding sources available. Public Services 15% Cap to be allocated to homelessness prevention services.	N/A
3.	Public Hearing	Residents of Consortium jurisdictions				N/A
4.	Public Comment Period	General Public				<a href="http://www.washingtoncountycda.org">www.washingtoncountycda.org</a>

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

According to a study commissioned by the Washington County Community Development Agency (CDA), *Comprehensive Housing Needs Assessment 2017*, growth continues to be robust in Washington County and the Twin Cities. The study forecasted population growth of 11.4% between 2020 and 2030. Approximately 73% of this growth will be borne by the market for owned housing while 27% will be shouldered by the rental housing market. Population is expected to increase from 256,348 in 2017 to 304,710 in 2030 according to Metropolitan Council's Thrive MSP 2040 forecasts. This population increase will cause the number of households to rise to 118,520. The projected housing demand as a result of household growth from 2013-2020 is 18,930 for general occupancy and 3,964 for senior housing units. The *2017 Comprehensive Needs Assessment* forecasts Washington County to grow by 30,720 people (11.4%) and 13,930 households (13.6%) between 2020 and 2030.

Housing cost burden effects 31% of households throughout the county. Nearly two-thirds of households between 30-50% AMI are paying more than a third of their income for housing. More than half of all households earning less than 30% Area Median Income are paying more than 50% of their income towards housing. Renters earning less than 30% of AMI and owners 50-80% AMI are the most cost burdened.

The Continuum of Care assesses homeless needs, develops an application for accessing HUD funds, and recommends objectives to meet the needs of homeless persons. Specifically, for Washington County's planning purposes, the annual Point-in-Time homeless count includes additional populations that are not covered under HUD's definition of homelessness - specifically, households who are doubled up. Data is collected through a survey of homeless providers such as nonprofits, faith-based organizations, law enforcement, public health, corrections, and human services. The Washington County collaborative, Heading Home Washington, also conducts a Needs Assessment for the Family Homeless Prevention & Assistance Program (FHPAP)

#### Non-Housing Community Development Needs

Other non-housing needs identified were public facilities, public improvements, and public services. Emergency and Transitional Shelters were considered a high priority as well as improvements in low- to moderate-income areas.



## NA-10 Housing Needs Assessment

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

In Washington County, approximately 18,666 of the units occupied in 2017 were single person households according to the American Community Survey (ACS) Data. Single person households are the second highest household size after 2-person households which represents 30,337 households.

The type of single person households in need of housing assistance are: Households that are cost burdened (specifically households with incomes at 0-30% AMI), single women, and elderly single person households.

### Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2017	% Change
Population	238,136	250,979	5%
Households	73,415	91,280	24%
Median Income	\$79,101	\$89,598	13%

### Housing Needs Assessment Demographics

**Data** 2010 Census (Base Year), 2012-2016 CHAS (Most Recent Year)

**Source:**

### Number of Households Table

	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households *	7,795	8,550	12,820	10,125	51,990
Small Family Households *	1,340	2,585	4,490	4,250	30,430
Large Family Households *	280	615	980	1,000	5,260
Household contains at least one person 62-74 years of age	1,515	1,935	3,070	2,410	9,580
Household contains at least one person age 75 or older	1,740	1,935	1,955	910	2,425
Households with one or more children 6 years old or younger *	1,030	1,380	1,960	1,740	9,195
* the highest income category for these family types is >80% HAMFI					

**Table 7 - Total Households Table**

**Data** 2012-2016 CHAS

**Source:**

## Housing Needs Summary Tables

### 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	120	55	20	0	195	10	15	45	19	89
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	45	55	0	35	135	25	35	0	10	70
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	55	85	55	50	245	45	100	125	65	335
Housing cost burden greater than 50% of income (and none of the above problems)	2,295	980	130	55	3,460	2,050	1,300	715	170	4,235
Housing cost burden greater than 30% of income (and none of the above problems)	555	1,640	1,180	315	3,690	590	1,355	2,775	1,260	5,980
Zero/negative Income (and none of the above problems)	230	0	0	0	230	290	0	0	0	290

**Table 3 – Housing Problems Table**

**Data** 2012-2016 CHAS

**Source:**

Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, and 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
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,070	2,815	1,390	455	7,730	2,720	2,805	3,660	1,525	10,710
Having none of four housing problems	820	585	1,730	1,750	4,885	670	2,345	6,040	6,400	15,455
Household has negative income, but none of the other housing problems	230	0	0	0	230	290	0	0	0	290

**Table 5 – Housing Problems 2**

**Data** 2012-2016 CHAS

**Source:**

**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.**

According to Solid Ground, approximately 60 percent of the population they serve have at least one member of the family that is disabled. While they do not see a large population that is fleeing a domestic violence situation, they estimate that 75 percent of the women they serve have experienced domestic abuse at some point.

Persons with disabilities face a range of housing-related issues. Many people with disabilities who rely on Supplemental Security Income payments fall into this category. The amount of benefit received as part of the Supplemental Security Income program places a person in the HUD “extremely low-income limit” group. Limited income may mean that persons with disabilities face severe cost burdens. Besides affordability, persons with disabilities also face issues related to accessibility in housing, aging caregivers, and housing discrimination. As with elders, access to transportation, health care, and other facilities and services are important factors when weighing various housing options. Financing for housing rehabilitation and modification to allow persons with disabilities to function independently or make homes accessible will continue to be a critical need. Overall, the most common housing problems for

persons with disabilities is affordable, accessible, safe housing that is integrated into their chosen community.

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

Since there are 73,415 owner households and only 17,865 renter households, the 30% and 50% cost burden housing problem affects a much higher percent of renters (22%) than owners (12%). The other housing problems are rare. A lack of plumbing or kitchen facilities affects a mere 235 renters and 120 owners. Severe overcrowding is experienced by 70 owner households and 135 renters.

The *2017 Comprehensive Needs Assessment* found that Washington County is a jobs exporter as the ratio of employed residents to jobs is 0.58. Many residents commute from Washington County to access higher-paying jobs elsewhere. Although the median income in Washington County was \$76,300 in 2016, the average wage for jobs located in the county was \$39,800. As a result, many Washington County workers cannot afford market rate housing in Washington County unless they have two or more incomes in the household. For example, a household would need to earn \$53,880 to be able to afford the average two-bedroom monthly rent of \$1,347. The addition of more affordable housing would make it easier for workers to live closer to their place of employment. From an employer's perspective, it makes it easier – and thus less costly – to recruit and retain employees when affordable housing is available. Washington County renter households tend to be more housing cost burdened than owner-occupied households. Housing costs are generally considered affordable at 30% of a household's adjusted gross income. Based on a new construction entry-level home priced at \$250,000, 71% of all owner-occupied households in Washington County would be estimated to be able to afford this home. Based on a new rental construction one-bedroom unit priced at \$1,200 per month, 45.3% of renter households in Washington County would be able to afford this rental amount.

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	835	265	0	1,110	550	535	295	1,380
Large Related	90	40	0	130	95	120	4	219
Elderly	710	515	305	1,530	995	440	140	1,575
Other	810	170	10	990	465	230	110	805
Total need by income	2,445	990	315	3,750	2,105	1,325	549	3,979

**Table 8 – Cost Burden > 50%**

**Data** 2012-2016 CHAS

**Source:**

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	255	175	845	1,275	85	420	1,710	2,215
Large Related	25	50	35	110	10	115	565	690
Elderly	330	155	210	695	415	1,685	3,065	5,165
Other	245	250	665	1,160	185	220	835	1,240
Total need by income	855	630	1,755	3,240	695	2,440	6,175	9,310

**Table 8 – Cost Burden > 30%**

**Data** 2012-2016 CHAS

**Source:**

Overcrowding (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	100	135	55	80	370	70	120	125	75	390

	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	0	0	0	10	10	0	14	0	0	14
Other, non-family households	0	4	0	0		0	0	0	0	0
Total need by income	100	139	55	90	380	70	134	125	75	404

**Table 10 – Crowding Information – 1/2**

**Data** 2012-2016 CHAS

**Source:**

	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	730	865	625	2,220	300	515	1,335	2,150

**Table 6 – Crowding Information – 2/2**

**Data Source**  
**Comments:**

**Table 7 – Crowding Information – 2/2**

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

According to the *2017 Comprehensive Needs Assessment*, Washington County, nearly 20.9% of owner households and 44.4% of renter households are considered cost burdened. Washington County has a lower proportion of owner households that are cost burdened than the other six counties in the Twin Cities Metro, the Metro Area as a whole (22.5%) and Minnesota (22.1%). Washington County has a slightly lower proportion of cost-burdened renter households (44.4%) than Anoka, Hennepin and Ramsey Counties, but is nearly equal to Dakota County (44.3%). Washington County is also lower than the Twin Cities Metro (46.6%) and Minnesota (45.3%).

Among owner households earning less than \$50,000, 56.5% were cost burdened in Washington County. This is lower than Dakota, Hennepin and Scott Counties, but slightly higher than Carver and Ramsey Counties. It is also lower than the Twin Cities Metro (58.1%), but higher than Minnesota as a whole (50.4%).

An estimated 75.5% of Washington County renter households that earn less than \$35,000 were cost burdened. While this may be lower than other Twin Cities Metro counties, it is still a very high percentage.

For renters, the number of households with high cost burden rates (30% and 50%) increases as the household income decreases. The number of cost burdened renter households with income below 30% AMI is markedly higher than other renter income groups. This is true across household types, from senior to single households.

For homeowners, the data is more mixed, and the trends are not as strong as there are for renters. The number of households with cost burden rates over 30% affects higher income households at 50-100% AMI. Single family households have a higher need due to crowding compared to other family types, although the total number of all households affected by overcrowding is only 509 compared to 12,675 for those with a cost burden rate over 30%.

**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 Minnesota Housing Partnership published 'Out of Reach' in 2019 where it was identified that a family in Washington County needs to earn \$22.13 an hour to afford a two-bedroom apartment in Washington County. According to the American Community Survey (ACS) data there were 17,241 households renting in Washington County with a mean renter wage in 2019 of \$12.88/hour. Clearly, many households in Washington County earn less than the minimum hourly wages required to afford a two-bedroom apartment. This high wage requirement puts many Washington County residents at risk of becoming homeless. Outside of those with insufficient income to compete in Washington County's rental market, data shows certain subpopulations are vulnerable to homelessness, including people leaving institutions; victims of domestic violence; non-elderly, low-income, single-person households; and members of families living in overcrowded, unstable conditions. However, insufficient data is available to estimate the number of such subpopulations living in Washington County.

To assist low income households at imminent risk of homelessness Washington County collaborates with other agencies through the Heading Home Washington collaborative to sponsor programs aimed at providing affordable housing, self-sufficiency training, employment, job training, emergency rental assistance, foreclosure counseling, and other supportive services. The collaborative convenes monthly to strategize and plan the community's response to homelessness. In addition, the collaborative oversees the community's use of the Family Homeless Prevention & Assistance Program (FHPAP) which targets services to those who are at risk of homelessness through multiple nonprofit agencies. Washington County Community Services also provides crisis assistance services to households facing the prospect of

homelessness. The services include motel/hotel shelter, cash assistance for costs associated with obtaining housing like application fees or security deposits, and advisory services.

**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:**

The Washington County CDA and the Heading Home Washington collaborative are both members of the Suburban Metro Area Collaborative (SMAC) for Continuum(s) of Care (CoC). The CoC evaluates its Coordinated Entry System data to identify which groups are most at-risk and therefore determine how to prioritize and target particular populations within the list. Currently, the CoC prioritizes households who are chronically homeless for services. This is based on the need to serve a high number of those who have more barriers to stable housing. This methodology is based on the CoC's data that chronically homeless households were not exiting out of the Coordinated Entry System as quickly as other populations. Since prioritizing these households in the system, the CoC has seen a large decline in these households within the system. See Section NA 40 for the homeless population estimates and the description of the methodologies used.

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

Two of the best measures of households that have the potential to become homeless are income and housing costs. Renter households with extremely low incomes (less than 30% AMI) and high housing costs (50% or more of income) are deemed to have an imminent risk of homelessness. Minnesota Housing Partnership identified that in 2019 Washington County had the highest rent in the state. This makes those in our community earning minimum wage much more likely to be at imminent risk of becoming homeless due to high rent and lack of affordable housing.

### **Discussion**

The main housing need appears to be affordability since the most frequent housing problems by a wide margin are housing cost burdens over 30% and over 50% for owner and renter households. These problems affect a much higher number of households than those with overcrowding and substandard physical conditions problems. Single person households are not specifically identified in the housing needs data. The Other, Non-Family Households category is the one that most likely has singles. Washington County is working hard to creatively serve those who are at risk of homelessness in a county with the highest rent in the state. Prevention resources have been increased through programs like the state-funded Family Homelessness Prevention & Assistance Program (FHPAP) and others. These resources have also been made more flexible in order to allow better support to households with higher dollar assistance needed than ever before due to the high rent community.



## NA-15 Disproportionately Greater Need: Housing Problems

### Introduction

Per HUD definitions, a disproportionate need exists when the members of any racial or ethnic group has a housing need that is 10% or higher than the total population. The four housing problems considered in this analysis include: lack of complete kitchen facilities, lack of complete plumbing facilities, overcrowding of more than one person per room, and housing cost burden greater than 30% of a household's income. Not reflected in the tables is the "Other/Multiple Race" category which accounts for another 353 households that have one or more of the four housing problems and 854 households that have none.

### 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	5,790	1,484	520
White	4,855	1,385	470
Black / African American	395	10	35
Asian	125	25	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	310	30	15

**Table 8 - Disproportionally Greater Need 0 - 30% AMI**

**Data** 2012-2016 CHAS

**Source:**

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

<b>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	5,620	2,930	0
White	4,545	2,585	0
Black / African American	440	94	0
Asian	135	140	0
American Indian, Alaska Native	25	4	0
Pacific Islander	0	0	0
Hispanic	315	55	0

**Table 9 - Disproportionally Greater Need 30 - 50% AMI****Data** 2012-2016 CHAS**Source:****50%-80% of Area Median Income**

<b>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	5,050	7,770	0
White	4,600	7,045	0
Black / African American	115	215	0
Asian	215	240	0
American Indian, Alaska Native	4	40	0
Pacific Islander	0	0	0
Hispanic	75	180	0

**Table 10 - Disproportionally Greater Need 50 - 80% AMI****Data** 2012-2016 CHAS**Source:**

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

<b>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	1,980	8,150	0
White	1,745	7,360	0
Black / African American	125	165	0
Asian	50	245	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	105	220	0

**Table 11 - Disproportionally Greater Need 80 - 100% AMI****Data** 2012-2016 CHAS**Source:**

**Discussion**

Washington County does not have a high number of people of color, but each individual income category does have certain racial and ethnic groups affected. It is important to note that some of this disproportionate affect is due to very small numbers of people in the said ethnic or racial group. Of households which have 0-50% of area median income (AMI), African Americans and Hispanics are the most disproportionately affected. Among households which are 50-80% AMI, Asians are the most disproportionately affected.

## NA-20 Disproportionately Greater Need: Severe Housing Problems

### Introduction

The four severe housing problems considered in this analysis are: lack of complete kitchen facilities, lack of complete plumbing facilities, more than 1.5 persons per room, and cost burden over 50%. These four factors are the same as the Housing Problems in the previous section except the overcrowding problem is defined as more than 1.5 persons per room and the cost burden rate is defined as spending 50% or more on housing costs. According to the CHAS 2012-2016 data, households 0-30% area median income have the most housing problems. Renters 0-30% AMI and owners 30-50% AMI experience the highest prevalence of housing problems.

<b>Income by Housing Problems (Owners and Renters)</b>	<b>Household has at least 1 of 4 Housing Problems</b>	<b>Household has none of 4 Housing Problems</b>	<b>Cost Burden not available - no other housing problems</b>	<b>Total</b>
Household Income <= 30% HAMFI	5790	1490	520	7795
Household Income >30% to <=50% HAMFI	5620	2930	0	8550
Household Income >50% to <=80% HAMFI	5050	7770	0	12820
Household Income >80% to <=100% HAMFI	1980	8150	0	10125
Household Income >100% HAMFI	2750	49240	0	51995
<b>Total</b>	<b>21185</b>	<b>69575</b>	<b>520</b>	<b>91280</b>

Source: CHAS 2012-2016

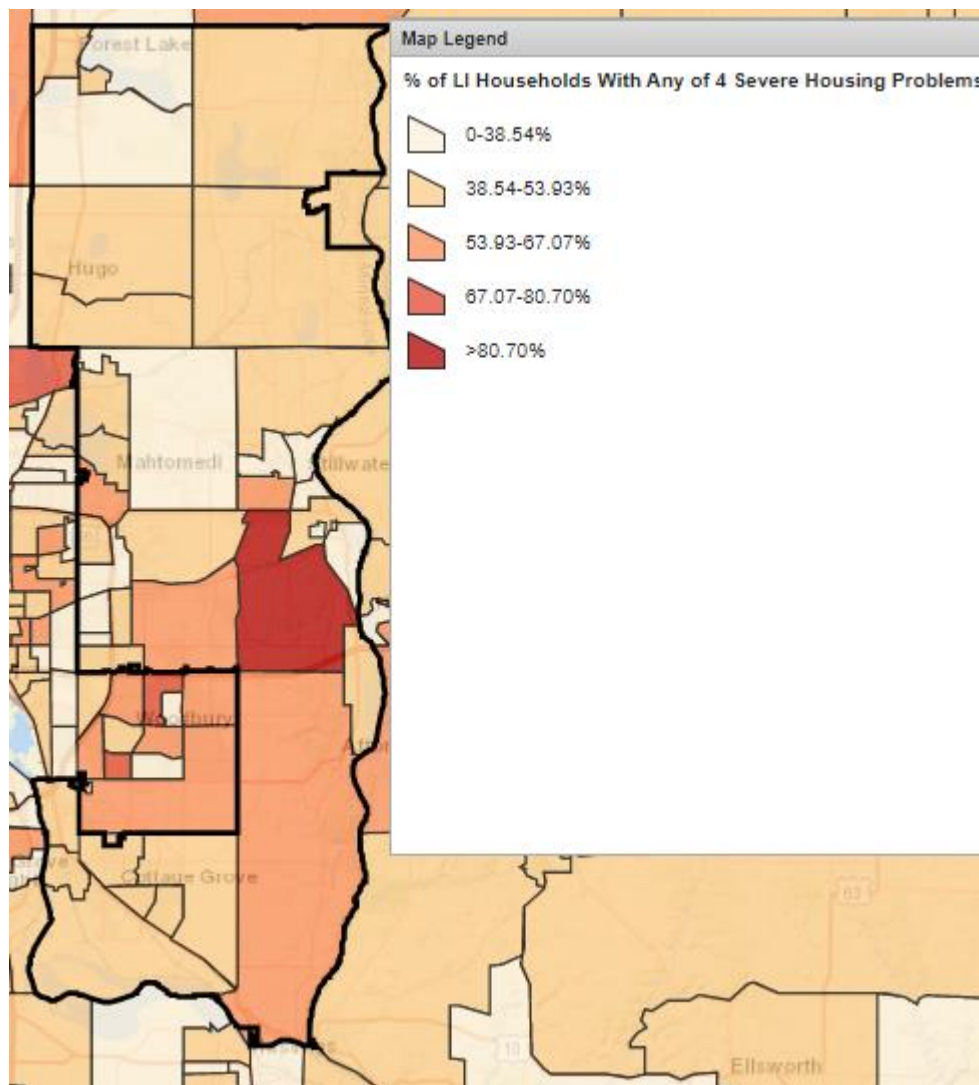
<b>Income by Housing Problems (Renters only)</b>	<b>Household has at least 1 of 4 Housing Problems</b>	<b>Household has none of 4 Housing Problems</b>	<b>Cost Burden not available - no other housing problems</b>	<b>Total</b>
Household Income <= 30% HAMFI	3070	820	230	4115
Household Income >30% to <=50% HAMFI	2815	585	0	3400
Household Income >50% to <=80% HAMFI	1390	1730	0	3120
Household Income >80% to <=100% HAMFI	455	1750	0	2205
Household Income >100% HAMFI	350	4675	0	5030
<b>Total</b>	<b>8075</b>	<b>9560</b>	<b>230</b>	<b>17865</b>

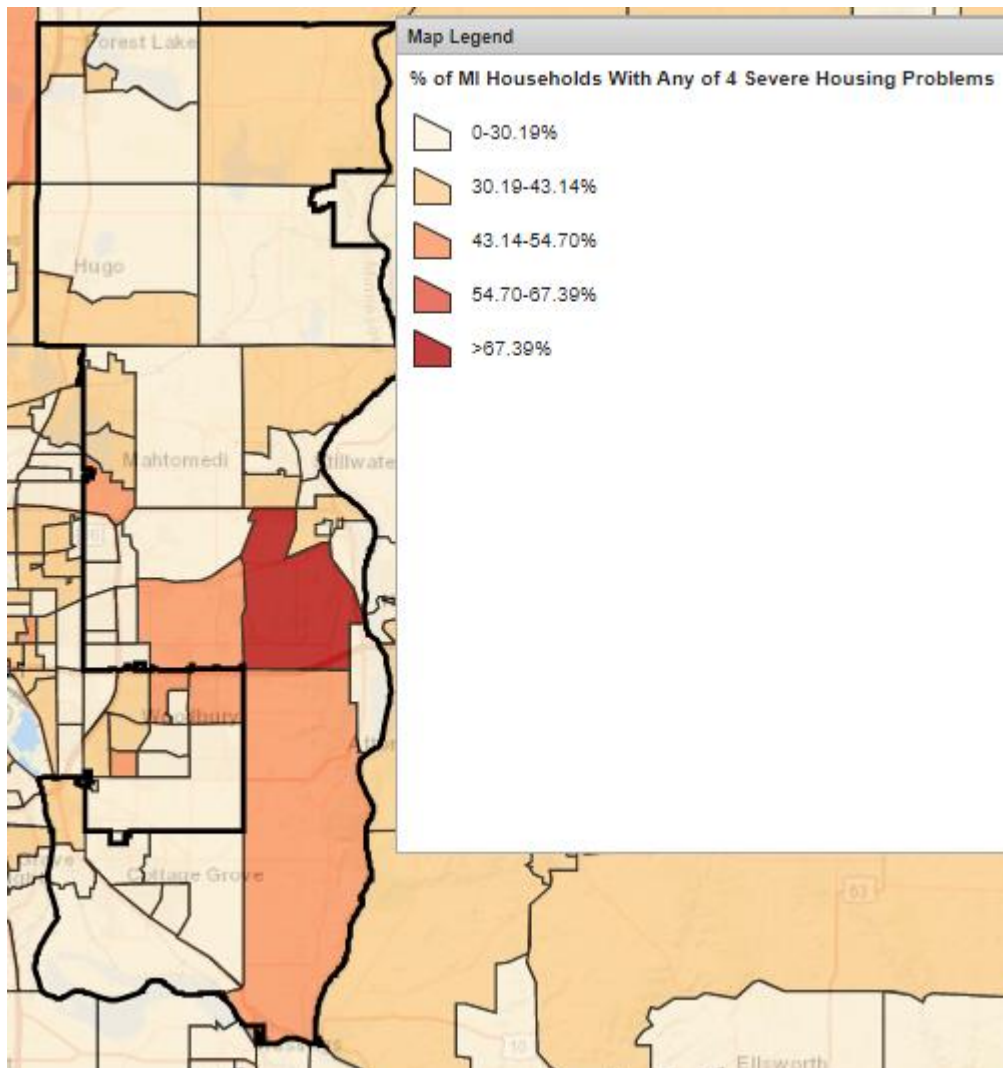
CHAS 2012-2016

<b>Income by Housing Problems (Owners only)</b>	<b>Household has at least 1 of 4 Housing Problems</b>	<b>Household has none of 4 Housing Problems</b>	<b>Cost Burden not available - no other housing problems</b>	<b>Total</b>
Household Income <= 30% HAMFI	2720	670	290	3680
Household Income >30% to <=50% HAMFI	2805	2345	0	5150
Household Income >50% to <=80% HAMFI	3660	6040	0	9700
Household Income >80% to <=100% HAMFI	1525	6400	0	7920
Household Income >100% HAMFI	2400	44565	0	46965
<b>Total</b>	<b>13110</b>	<b>60015</b>	<b>290</b>	<b>73415</b>









## Discussion

In general, the rate of households with one or more severe housing problems becomes progressively higher as the income level of the group declines. The highest needs overall are experienced by households earning 0-30% AMI, with nearly 27 percent experiencing severe housing problems.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens

### Introduction

Housing cost burden effects 31% of households throughout the county. Nearly two-thirds of households between 30-50% AMI are paying more than a third of their income for housing. More than half of all households earning less than 30% Area Median Income are paying more than 50% of their income towards housing. Renters earning less than 30% of AMI and owners 50-80% AMI are the most cost burdened.

### Housing Cost Burden

Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	5,710	4,550	7,795
Household Income >30% to <=50% HAMFI	5,475	2,315	8,550
Household Income >50% to <=80% HAMFI	4,890	865	12,820
Household Income >80% to <=100% HAMFI	1,825	225	10,125
Household Income >100% HAMFI	2,275	245	51,995
Total	20,175	8,200	91,280

**Table 12 – Greater Need: Housing Cost Burdens AMI**

**Data** 2012-2016 CHAS

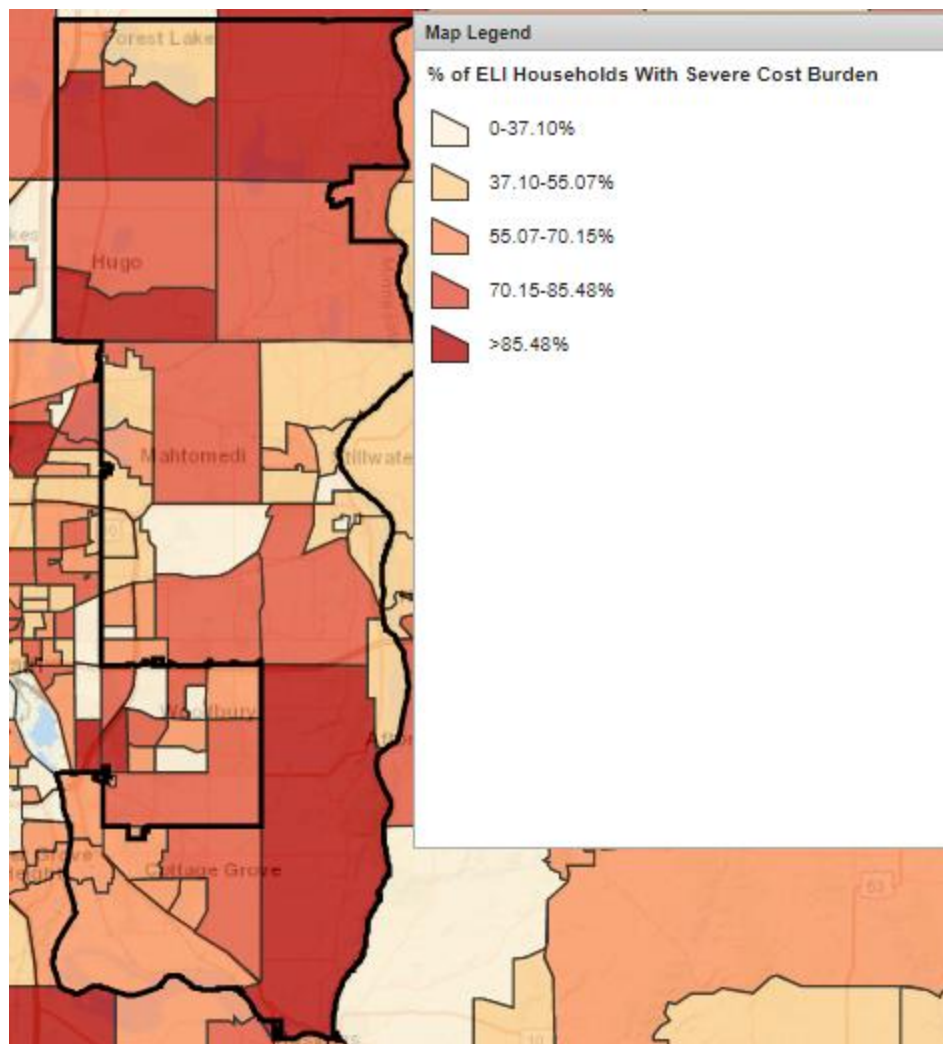
**Source:**

<b>Income by Cost Burden (Renters only)</b>	<b>Cost burden &gt; 30%</b>	<b>Cost burden &gt; 50%</b>	<b>Total</b>
Household Income <= 30% HAMFI	3,015	2,445	4,115
Household Income >30% to <=50% HAMFI	2,770	990	3,400
Household Income >50% to <=80% HAMFI	1,360	150	3,120
Household Income >80% to <=100% HAMFI	370	55	2,205
Household Income >100% HAMFI	155	15	5,030
<b>Total</b>	<b>7,670</b>	<b>3,655</b>	<b>17,865</b>

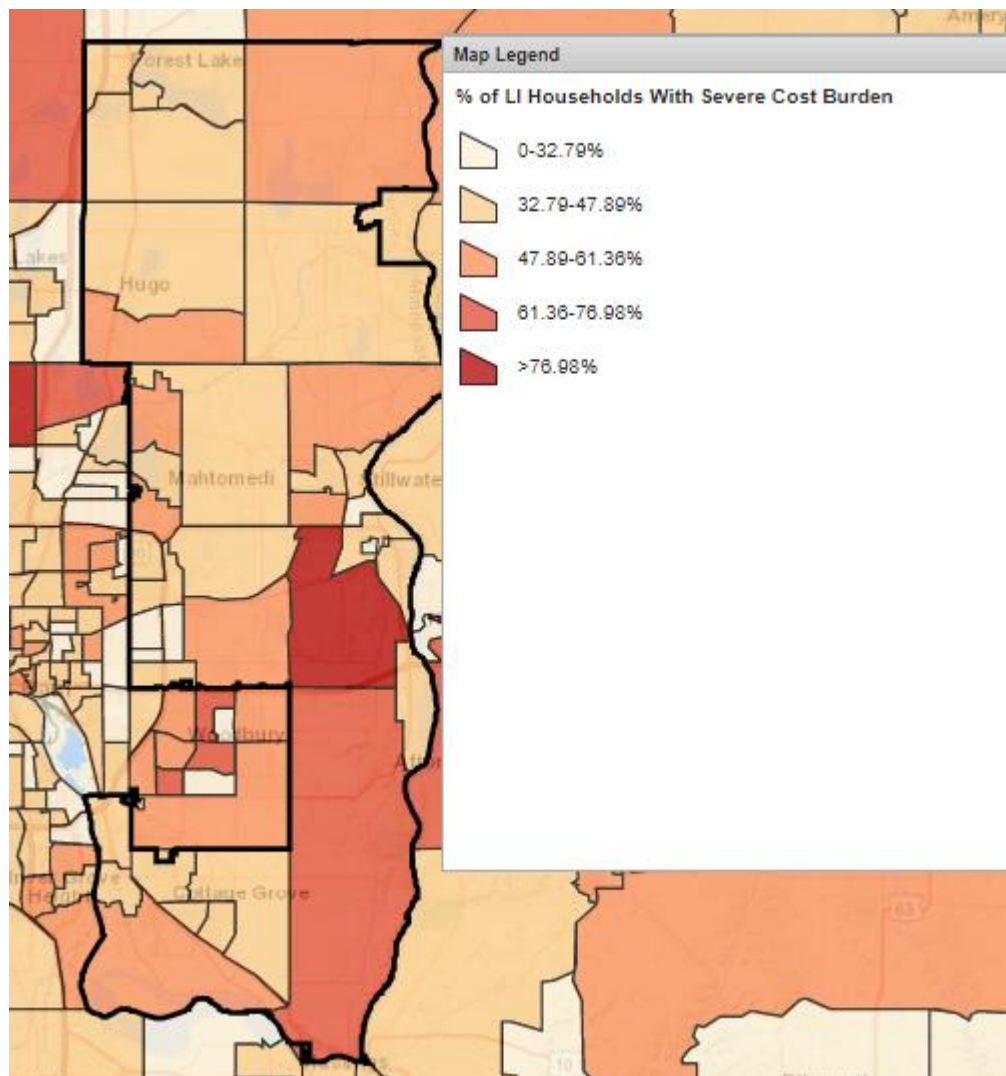
**Source: CHAS 2012-2016**

<b>Income by Cost Burden (Owners only)</b>	<b>Cost burden &gt; 30%</b>	<b>Cost burden &gt; 50%</b>	<b>Total</b>
Household Income <= 30% HAMFI	2,695	2,105	3,680
Household Income >30% to <=50% HAMFI	2,705	1,325	5,150
Household Income >50% to <=80% HAMFI	3,530	715	9,700
Household Income >80% to <=100% HAMFI	1,455	170	7,920
Household Income >100% HAMFI	2,115	225	46,965
<b>Total</b>	<b>12,500</b>	<b>4,540</b>	<b>73,415</b>

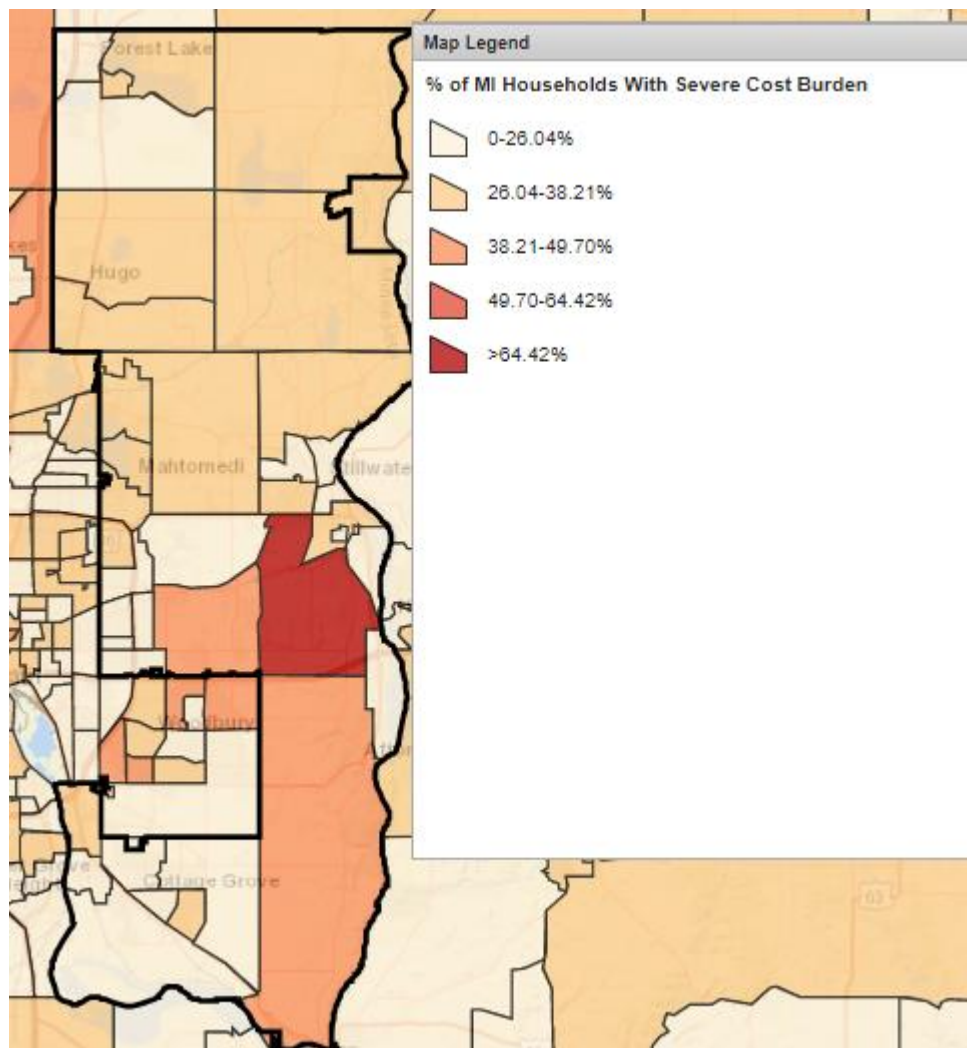
**Source: CHAS 2012-2016**



Source: CPD maps



Source: CPD maps



**Source:** CPD maps

**Discussion:**

Overall, 22 percent of all households pay more than 30% of their income toward housing costs; 8 percent pay more than 50% of their income toward housing costs. Households with incomes below 30% AMI who are paying more than 50% of their income toward housing costs make up 5% of the total population.



### **NA-30 Disproportionately Greater Need: Discussion**

**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?**

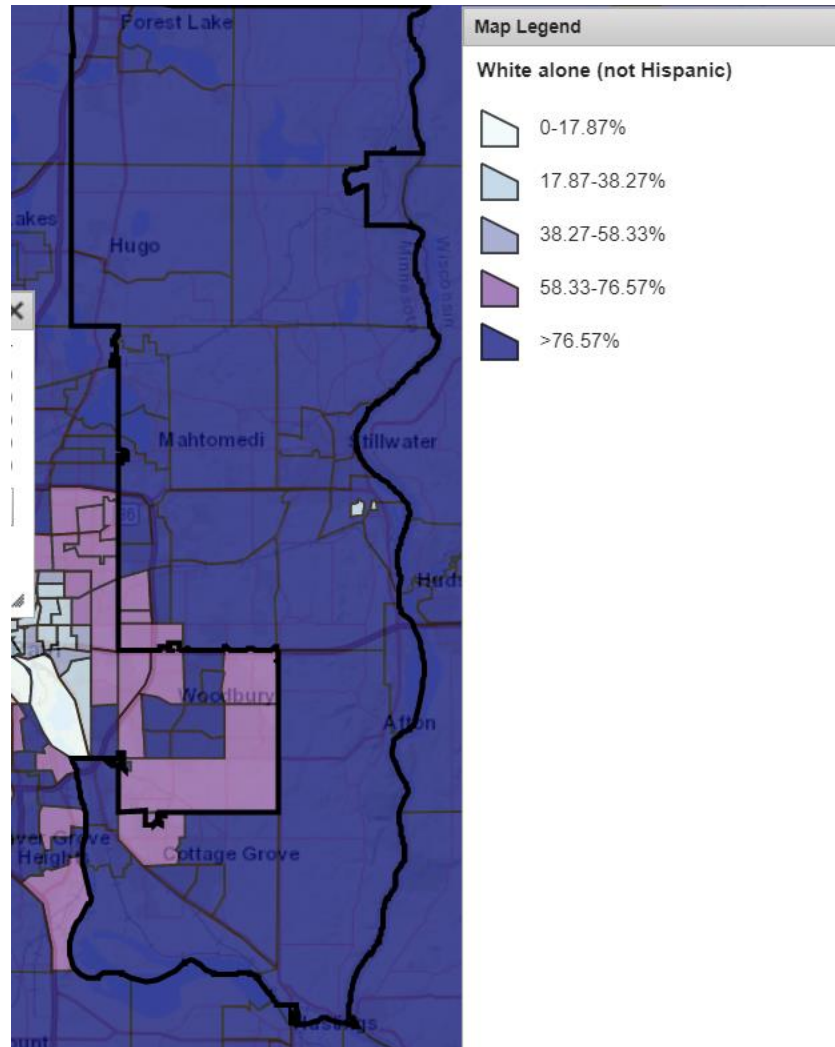
Disproportionate housing needs are found in at least one racial or ethnic minority group within every income bracket. See maps below and discussion sections for NA-15 and NA-20.

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

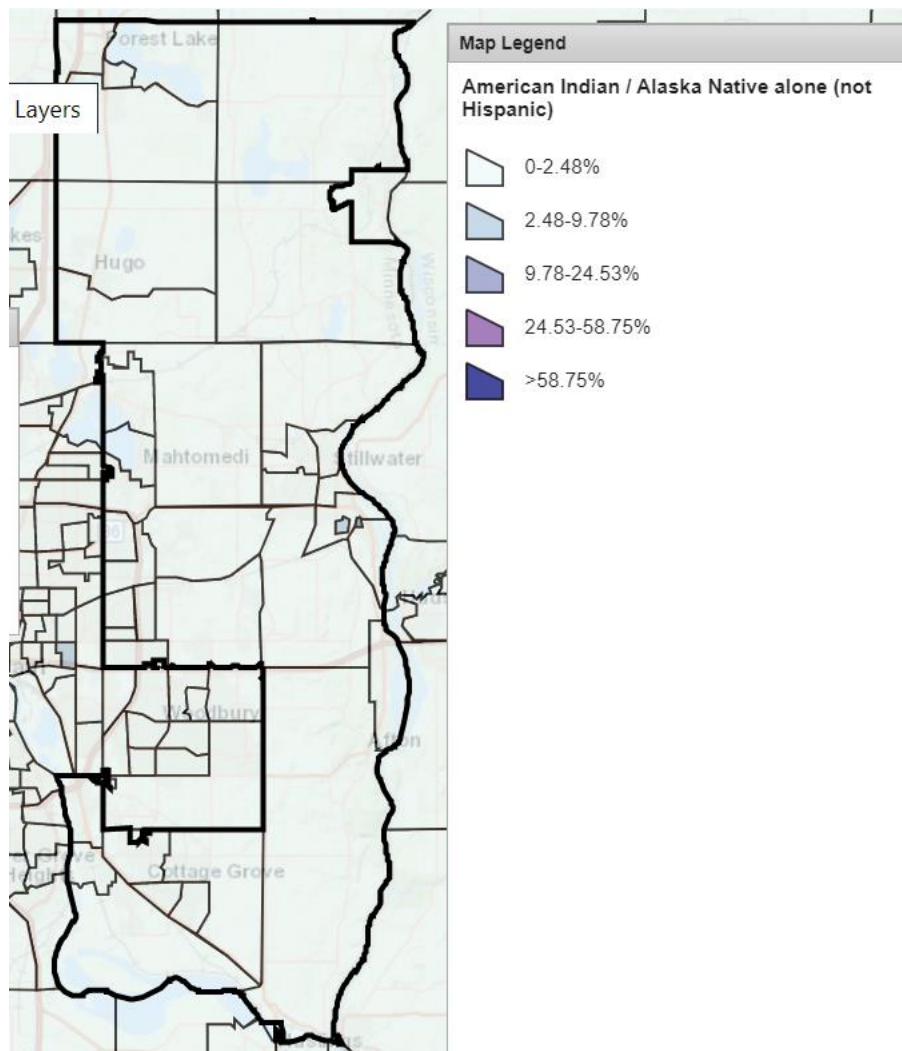
Not applicable.

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

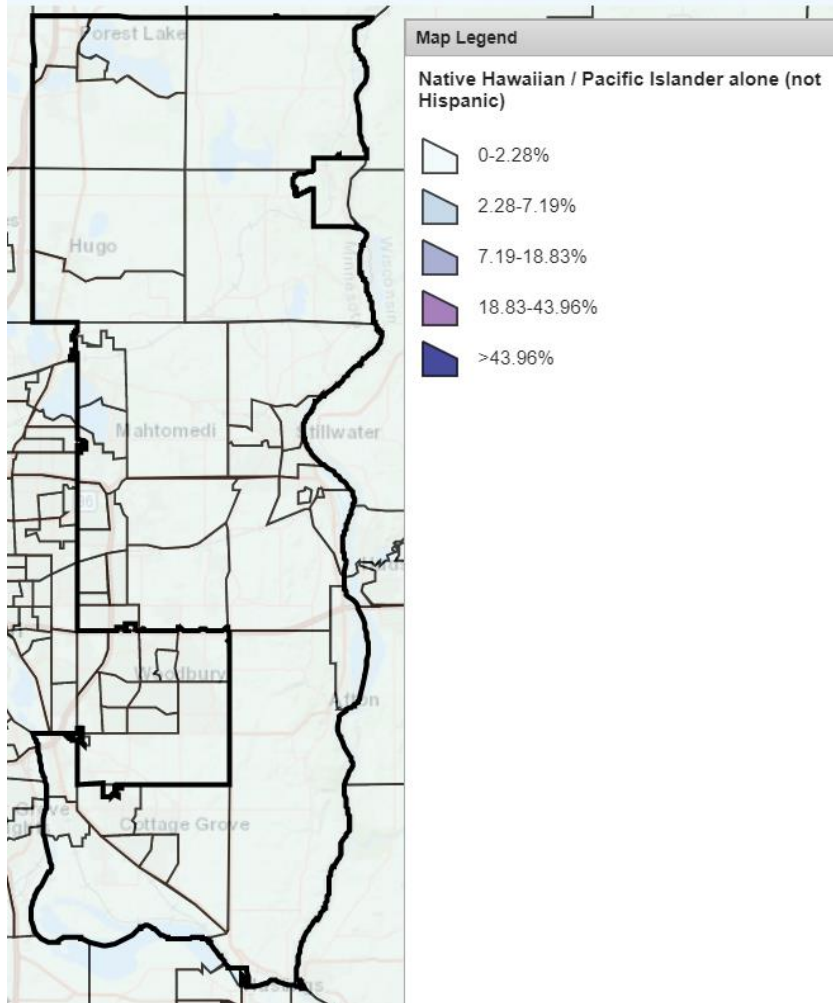
In Washington County, the White, non-Hispanic population makes up 89.31 percent of the total population. Asian households comprise of 3.88 percent of the population and the African American population a nearly equal proportion at 2.9 percent. The American Indian and Native Hawaiian population are under 1 percent. Most census tracts in the Washington County CDBG area have a white population over 76.57 percent. The white population is less concentrated, between 58-76 percent of the population, in Cottage Grove, St. Paul Park, and Oakdale.



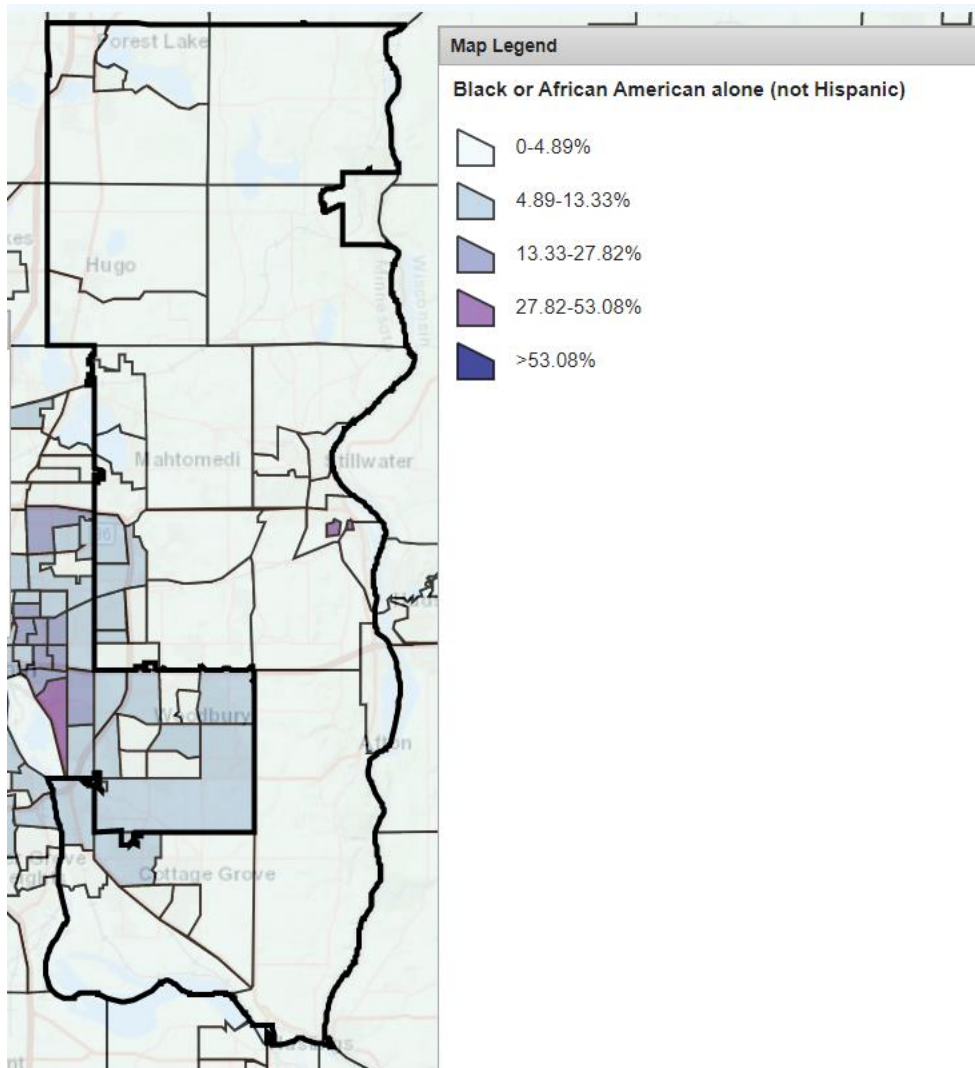
**Map – White Population by Census Tract**  
**Source: CPD Maps**



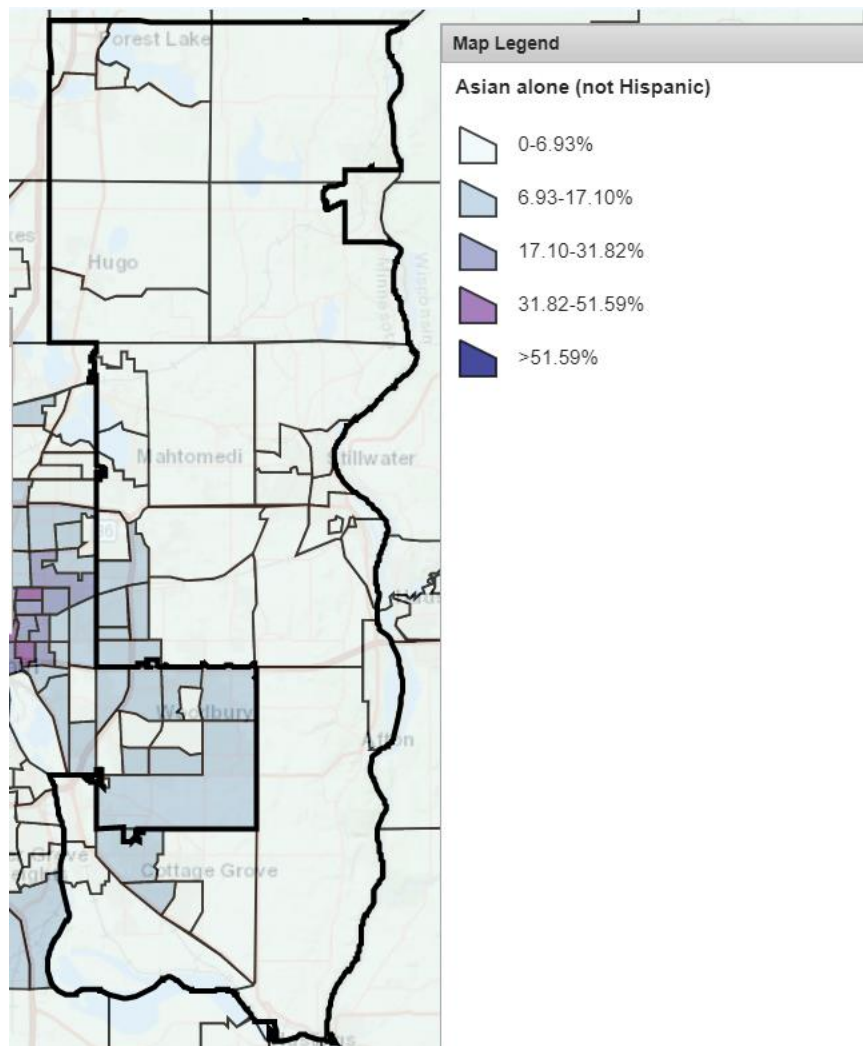
**Map – American Indian Population by Census Tract**  
**Source: CPD Maps**



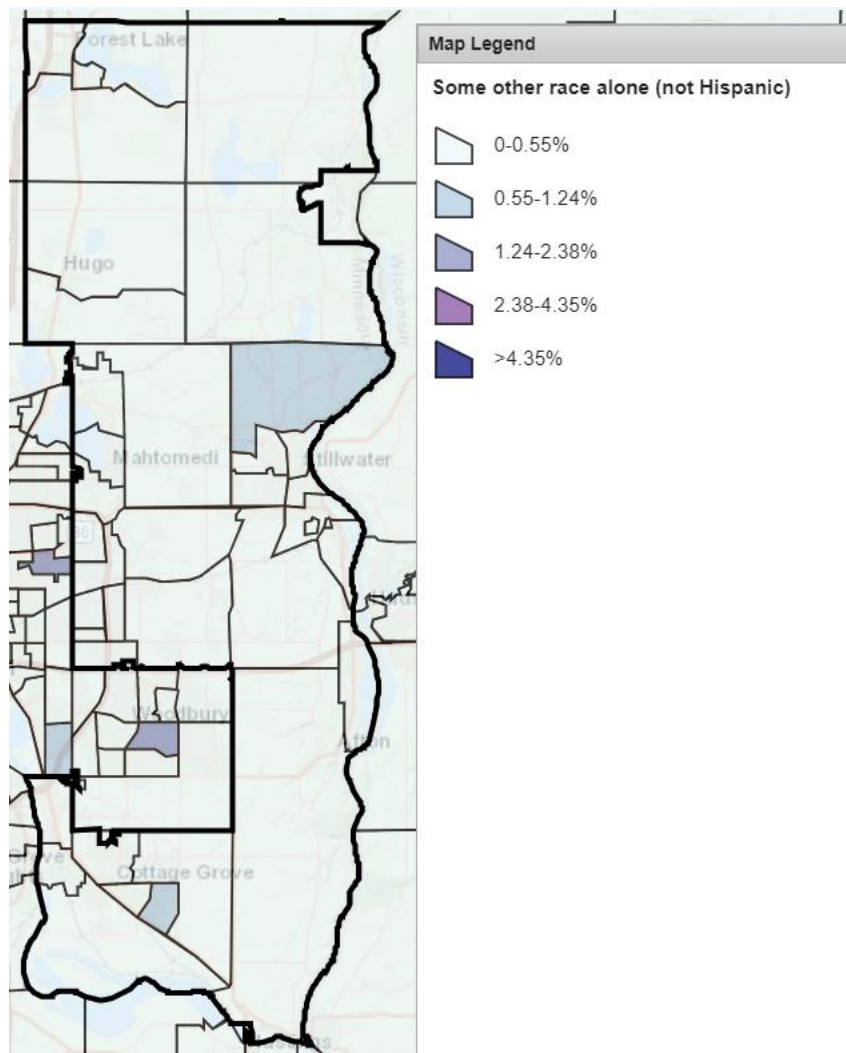
**Map – Native Hawaiian/Pacific Islander Population by Census Tract**  
**Source: CPD Maps**



**Map – African American Population by Census Tract**  
**Source: CPD Maps**



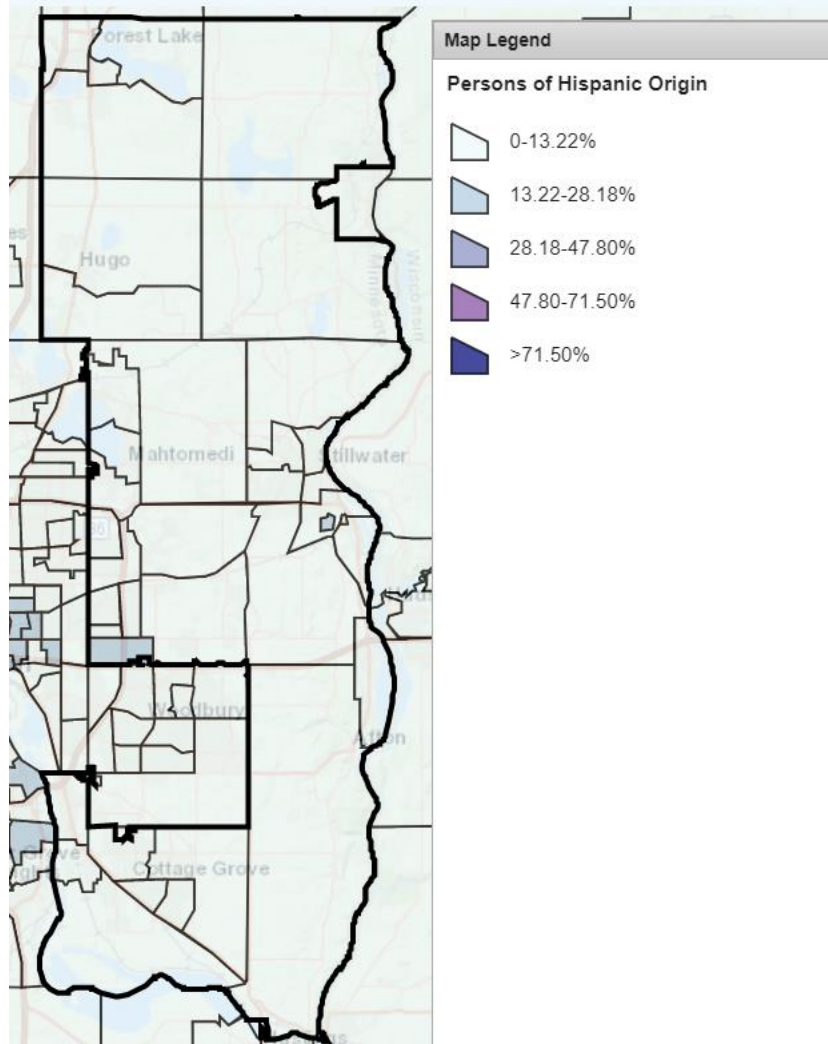
**Map – Asian Population by Census Tract**  
**Source: CPD Maps**



**Map – Other Population by Census Tract**  
**Source: CPD Maps**







**Map – Hispanic Origin Population by Census Tract**  
**Source: CPD Maps**

## **NA-35 Public Housing**

### **Introduction**

The Washington County CDA is responsible for administering the Public Housing inventory and Housing Choice Voucher programs in Washington County. Of the 105 Public Housing units, 40 are located in the four-story Whispering Pines Apartments in Forest Lake and 65 are scattered site, detached single-family or townhome units. The CDA plans to convert the Public Housing units to Section 8 rental assistance in 2020 and 2021.

The Raymie Johnson Estates in Washington County CDA's portfolio is a Section 8 Project Based Rental Assistance (PBRA) development with a total of 120 units. This property consists of a five-story 96-unit building for seniors and residents with disabilities and an adjacent complex with 24 attached townhome units for families.

Washington County CDA administers the Housing Choice Voucher program and has an allocation of 90 vouchers and another 65 vouchers for small programs. The Washington County CDA also administers, on average, 355 portable vouchers for a total of 500 vouchers. The large number of portable vouchers being used in Washington County demonstrates that Washington County is a good place to live for voucher holders and that the demand for vouchers far surpasses Washington County's allocation. Metro HRA, a regional housing authority, also administers Project Based Housing Choice Vouchers (PBV) in Washington County. All 15 Metro HRA PBV units are located in the City of Woodbury. Nine are at City Walk, a low-income family building, and six at an affordable CDA-owned senior building, Glen at Valley Creek.

As of January 2020, the waiting lists for Washington County CDA Public Housing and Housing Choice voucher programs have the following numbers of households: 44 for the tenant-based Housing Choice Voucher program, 36 for the property-based units at Raymie Johnson, 654 for the scattered site Public Housing units, and 401 at Whispering Pines. The lengthy wait lists point to the unmet need for Public Housing and Housing Choice Vouchers in Washington County.

**Totals in Use**

	Program Type								
	Certificate (Raymie Johnson PBRA)	Mod- Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled
# of unit vouchers in use	120	N/A	105	519	N/A	464	10	15	30 starting 6/2020

**Table 13 - Public Housing by Program Type**

**Data** PIC (PIH Information Center), Washington County CDA  
**Source:**

## Characteristics of Residents

	Certificate (Raymie Johnson PBRA)	Mod- Rehab	Public Housing	Program Type				
				Vouchers				
				Total	Project -based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	15,695	Not tracked	22,599	Not tracked	Not tracked	21,394	14,878	16,518
Average length of stay	6.5 years	Not tracked	6.5 years*	Not tracked	Not tracked	Not tracked	Not tracked	Not tracked
Average Household size	1 @ highrise 2 @ TH	Not tracked	2.33	Not tracked	Not tracked	2.84	2	3.57
# Homeless at admission	Not tracked	Not tracked	0	6	Not tracked	0	5	1
# of Elderly Program Participants (>62)	42	Not tracked	20	65	Not tracked	62	3	0
# of Disabled Families	3	Not tracked	2	Not tracked	Not tracked	Not tracked	0	0
# of Families requesting accessibility features	Not tracked	Not tracked	Not tracked	Not tracked	Not tracked	Not tracked	Not tracked	Not tracked
# of HIV/AIDS program participants	Not tracked	Not tracked	Not tracked	Not tracked	Not tracked	Not tracked	Not tracked	Not tracked
# of DV victims	Not tracked	Not tracked	Not tracked	Not tracked	Not tracked	Not tracked	Not tracked	Not tracked

**Table 14 – Characteristics of Public Housing Residents by Program Type**

\*Average Length of Stay at Public Housing Units:  
15% @ < 1 year

8% @ 1 – 2 years  
 21% @ 2 – 5 years  
 36% @ 5 – 10 years  
 20% @ 10 – 20 years

**Data** PIC (PIH Information Center), Washington County CDA

**Source:**

### Race of Residents

Race	Certificate (Raymie Johnson PBRA)	Mod- Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	138		64	265		197	5	11	
Black/African American	6		36	160		239	0	2	
Asian	5		0	11		10	0	1	
American Indian/Alaska Native	6		2	1		5	0	0	
Pacific Islander	1		0	1		1	0	0	
Other	3		3	0		4	0	0	
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 15 – Race of Public Housing Residents by Program Type**

**Data** PIC (PIH Information Center), Washington County CDA

**Source:**

### Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0		1	12		11	0	1	
Not Hispanic	159		104	463		445	5	12	
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 16 – Ethnicity of Public Housing Residents by Program Type**

**Data** PIC (PIH Information Center), Washington County CDA

**Source:**

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

In Washington County, the need for accessible units is reflected by the percentage of households currently occupying available, accessible units. There are six accessible units at Raymie Johnson Estates, one unit in the scattered site Public Housing program and two units at Whispering Pines for a total of nine accessible units. Of the nine accessible units, five are occupied by households who requested an accessible unit.

Resident-interest applications (wait list applications) for Raymie Johnson and the Public Housing units request applicants indicate whether they or a household member are living with a disability. The form does not however, differentiate between physical disabilities that would necessitate an ADA unit or disabilities that do not require an ADA unit, like intellectual or developmental disabilities. Because wait list requests for ADA units are not tracked, the need for accessible units can only be assessed by the current usage of ADA designated units. Based on current tenancy, the need for accessible units does not appear to be particularly high. Only 56% of the accessible units are occupied by households needing accessibility features.

The two ADA accessible units at Whispering Pines Apartments have roll in showers and front-facing appliance controls. The building and unit floor plan for the other units present few, if any, barriers for residents with physical disabilities with an entrance at grade, an elevator, hallways and units that are all on one level, and showers with low thresholds and seats. Other than two sets of stairwells that connect the floors, there are no stairs in the building making the building very accessible. Currently the two ADA units are occupied by households who requested an accessible unit. One of the MHOP scattered site units is ADA accessible. This home is currently not occupied by a household that requested an accessible unit.

Raymie Johnson Estates has a 96-unit high-rise building for seniors and those with disabilities that is set up much like Whispering Pines, with few, if any physical barriers. An elevator provides access to all floors and all parts of the building and there are no steps outside of those in the stairwells that connect floors. This building has four ADA accessible units with modifications similar to Whispering Pines including low threshold showers. Currently two of the four ADA units at Raymie Johnson Estates are occupied by residents who requested accessible units. Raymie Johnson also has 24 units of townhomes. Two of the units are accessible, one-floor layouts with a roll-up kitchen counter, front-facing appliances, wheelchair accessible showers, roll-up bathroom vanities and other accessibility modifications. The other 22 units are two-story units. Currently one of the two ADA units is occupied by a household who requested an accessible unit.

**Table - Public Housing & Housing Choice Voucher Assessment of Accessible Unit Needs**

<b>Program/Property</b>	<b>Total # of Units</b>	<b># of Accessible Units</b>	<b>Accessible Unit Occupied by Person(s) Requested It</b>	<b>Total on Waiting List</b>	<b># Requesting Accessible Unit</b>
Housing Choice Vouchers	519	Not tracked	Not tracked	Not tracked	Not tracked
<u>Property Based Section 8</u> Raymie Johnson	120	6	3	36	0
<u>Public Housing</u> Scattered Site*	65	1	0	654	Not available
Whispering Pines	40	2	2	401	Not available
<b>Total</b>	<b>744</b>	<b>9</b>	<b>5</b>	<b>1091</b>	<b>Not available</b>

Source: Washington County CDA

**Table - Public Housing & Housing Choice Voucher Waiting Lists**

<b>Program/Property</b>	<b>Number</b>
Housing Choice Vouchers	44
<u>Project Based Section 8</u> Raymie Johnson	36
<u>Public Housing</u> Scattered Site	654
Whispering Pines	401

Source: Washington County CDA

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

The most immediate need of Public Housing residents and Housing Choice Voucher holders is affordable housing located near employment, public transit and quality schools. Residents with the ability to work need services designed to increase self-sufficiency.

Transportation is key to accessing employment and schools. In 2017, Washington County commissioned a transit study for the county. The resulting *Washington County Transit Needs Study* reports county-wide challenges in achieving an efficient and cost-effective public transportation network:

The county has suburban and rural populations. Many cities serve as bedroom communities for Minneapolis and Saint Paul, while also containing important local trip generators such as shopping centers, schools, hospitals, community centers, government services, manufacturing facilities, and job sites. A demographic analysis



illustrates that traditionally transit-dependent markets are not concentrated wholly in the more urban areas with better access to transit: older adults, individuals with disabilities, Veterans, low-income households and non-English speakers can be found throughout the county, suggesting the need for a comprehensive approach to mobility in the county that addresses these population clusters in urban, suburban, and rural contexts. (p. 6-2)

The Study prioritizes a series of strategies that can be implemented within the short term. A primary outcome of the study is a recommendation for a coordinated approach to supplementing existing transit services by collaborating with human service agencies, cities, employers, and other entities to centralize travel planning, information, and the scheduling of trips. (p. ES-1)

Specific areas of the county have been identified that would benefit by smaller, circulator buses that pick-up and drop of riders at local retail, businesses and healthcare providers. Route planning includes service to affordable housing facilities. Several circulator routes have been launched recently.

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

A survey of ADA units affordable rental housing owned by the Washington County CDA (non-Public Housing or Project Based Rental Assisted) show only 24 of 41, or 59% of the ADA units occupied by a resident requesting an accessible unit. This reflects similar overall use rates of 56% for ADA units in Washington County's Public Housing and Project-Based Rental Assisted units.

According to Maxfield Research and Consulting's *2017 Comprehensive Housing Needs for Washington County, MN*, employment growth in the Twin Cities and limited housing development has resulted in low vacancy rates and high demand for additional housing. There is a need for 4,834 additional rental housing units between 2016 and 2030 and demand for 13,166 units of owner-occupied housing. "Although the median income in Washington County was \$76,300 in 2016, the average wage was \$39,800 for jobs located in the county. As a result, many Washington County workers cannot afford market rate housing in Washington County unless they have two or more incomes in the household". According to the study, 44% of all renter households are cost burdened, paying more than 30% of their income on rent. For households with incomes at or below \$35,000, 76% are cost burdened.

The *Washington County Transit Needs Study* notes a concentration of population and employment opportunities in the western portion of the county, also a short commuting distance to Minneapolis and Saint Paul. "Woodbury, Cottage Grove and Oakdale are the three most populous cities. Combined, they account for 50% of the total countywide population. Overall, Washington County's employment density (concentration of jobs in specific areas) is relatively low, which presents a challenge to planning adequate transportation access to worksites around Washington County."

Existing fixed-route bus service is largely limited to commuter transit to St. Paul and Minneapolis. Regularly scheduled transit services are unavailable to meet transit demands in most of Washington County's cities and towns.

### **Discussion**

As of January 2020, the wait list for Washington County CDA Public Housing and Housing Choice voucher programs compared to the number of units/vouchers is 44:145 for the tenant-based voucher program, 36:120 for the property-based units at Raymie Johnson, 654:56 for the scatter site public units, and 401:40 at Whispering Pines.

## NA-40 Homeless Needs Assessment

### Introduction

The Continuum of Care assesses homeless needs, develops an application for accessing HUD funds, and recommends objectives to meet the needs of homeless persons. Specifically for Washington County's planning purposes, the annual Point-In-Time (PIT) homeless count includes additional populations that are not covered under HUD's definition of homelessness - namely, households who are doubled up. The following is a summary of Washington County's annual Point in Time homeless count. Data is collected through a survey of homeless providers such as nonprofits, faith-based organizations, law enforcement, public health, corrections, and human services agencies.

This data is a glimpse into the need we have in our community, though the circumstances of the count can greatly influence the numbers recorded each year. The methodology of the count has varied in terms of whether schools were involved, whether the weather permitted easy access for street outreach workers to conduct their count, and whether the same number of surveyors were available and actively participating in the count each year. In 2016, a new definition of chronic homelessness went into effect and the count did not include those who were in shelter. In 2018, the schools were very involved in the collection of surveys to students and their families. In 2019, the schools at the state level were directed to change their privacy policy. Therefore, no schools were involved in the 2019 count.

**Table – Washington County Point-in-Time (PIT) Count<sup>1</sup>**

	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
<i>Total Number of People counted</i>	168	119	172	227	179

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<sup>1</sup> Source: Washington County Point-in-Time Count 2015-2019

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).

Washington County, via the Homeless Management Information System (HMIS), is able to calculate the number of persons who have become homeless and counted within our Coordinated Entry system as well as how long those who have entered our Coordinated Entry (CE) system were homeless prior to their assessment into the CE system. Individuals who can be classified as chronically homeless make up 22.6% of those served in Washington County through the CoC CE system. This translates to 936 out of a total of 4,145 households who have been assessed into our CE system. On average, 7% of those served in Washington County are veterans and 21% are fleeing domestic violence. <sup>2</sup>

It is challenging to estimate how many people will become homeless in a year. As stated previously, there are indicators that lead to homelessness, but it is difficult to estimate who will become homeless. Households’ resiliency, access to services, etc. is too hard to predict.

**Table – Estimated # of Persons Experiencing Homelessness in Washington County<sup>3</sup>**

	<i>Sheltered</i>	<i>Unsheltered</i>	<i>Estimate the # experiencing homelessness each year</i>	<i>Estimate the # becoming homeless each year</i>	<i>Estimate the # exiting homelessness each year</i>	<i>Estimate the # of days persons experience Homelessness</i>
<i>Persons in Households with Adult(s) and child(ren)</i>	40	20	240	NA	NA	NA
<i>Persons in households with only Children</i>	6	2	32	NA	NA	NA
<i>Persons in households with only Adults</i>	2	32	136	NA	NA	NA
<i>Chronically Homeless Households</i>	10	8	72	NA	NA	NA

<sup>2</sup> HMIS MN Core Report, pulled 2/18/2020

<sup>3</sup> Source: Washington County Point-in-Time Count 2019

	<i><b>Sheltered</b></i>	<i><b>Unsheltered</b></i>	<i><b>Estimate the # experiencing homelessness each year</b></i>	<i><b>Estimate the # becoming homeless each year</b></i>	<i><b>Estimate the # exiting homelessness each year</b></i>	<i><b>Estimate the # of days persons experience Homelessness</b></i>
<i>Veterans</i>	2	3	20	NA	NA	NA
<i>Unaccompanied youth</i>	1	4	20	NA	NA	NA

**Table – Homeless Count by Race & Ethnicity<sup>4</sup>**

	<i>Sheltered</i>	<i>Unsheltered</i>	<i>Total</i>
<b>Race</b>			
<i>White</i>	43	9	52
<i>Black/African American</i>	32	7	39
<i>Asian</i>	8	3	11
<i>American Indian/Native Alaskan</i>	4	0	4
<i>Multiple Races</i>	15	2	17
<i>Don't Know/Refused</i>	17	39	56
<b>Total</b>	<b>119</b>	<b>60</b>	<b>179</b>
<b>Ethnicity</b>			
<i>Non-Hispanic</i>	98	19	117
<i>Hispanic/Latino</i>	4	2	6
<i>Don't Know/Refused</i>	17	39	56
<b>Total</b>	<b>119</b>	<b>60</b>	<b>179</b>

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

The extent of homelessness by race and ethnicity are estimates based on the 2019 Point-In-Time count totals of sheltered and unsheltered people. The race and ethnicity proportions from the 2017 American Community Survey (ACS) are shown in order to view the differences between the homeless population of Washington County in comparison to the general population of Washington County.

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<sup>4</sup> Source: Washington County Point-in-Time 2019

	<i>Sheltered</i>	<i>Unsheltered</i>	<i>Total Homeless</i>	<i>% of Homeless Population</i>	<i>% of Population based on ACS Data</i>
<b><i>Race</i></b>					
<i>White</i>	43	9	52	29.1%	82.7%
<i>Black/African-American</i>	32	7	39	21.7%	4.7%
<i>Asian</i>	8	3	11	6.1%	6.1%
<i>American Indian/Native Alaskan</i>	4	0	4	2.2%	<i>suppressed</i>
<i>Multiple Races</i>	15	2	17	9.5%	2.4%
<i>Don't Know/Refused</i>	17	39	56	31.3%	N/A
<b><i>Total</i></b>	<b>119</b>	<b>60</b>	<b>179</b>	<b>100%</b>	<b>100%</b>
<b><i>Ethnicity</i></b>					
<i>Non-Hispanic</i>	98	19	117	65.4%	95.8%
<i>Hispanic/Latino</i>	4	2	6	3.4%	4.2%
<i>Don't Know/Refused</i>	17	39	56	31.3%	N/A
<b><i>Total</i></b>	<b>119</b>	<b>60</b>	<b>179</b>	<b>100%</b>	<b>100%</b>

**Table – Total Homeless Count by Race & Ethnicity<sup>5</sup>**

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

The sheltered and unsheltered data above is derived from the 2019 Point-in-Time count. The estimated Number of People Experiencing Homelessness Each Year is the total number of sheltered and unsheltered multiplied by four. This assumes the average length of homelessness is 90 days so that the Point-In-Time count only captures one fourth of the annual total.

Homeless households with children are more likely to be sheltered than those with only adults due to the supply of shelter in our community. Most shelters in our community are designated for families. Most of the unaccompanied youth were unsheltered, also pointing to the fact that most of our community's shelters are for families rather than single adults or youth. Many chronically homeless households were also found in shelter rather than unsheltered, indicating that our community's shelters are targeting those with the highest need.

### **Discussion**

Based on the 2019 Point-in-Time Count, there are estimated to be 179 households experiencing homelessness on any given night in Washington County. Of these, 119 were sheltered with another 60 unsheltered. The majority of single adults surveyed in the 2019 Point-in-Time Count were unsheltered compared to the majority of families surveyed who were sheltered. This indicates that Washington County is in need of single adult shelter for the community. The demographic data captured in the 2019 Point-in-Time Count also does not mirror the makeup of the general population in Washington County, indicating that people of color are disproportionately represented in our homeless population and our community needs to make inroads in preventing homelessness for our households of color. The consistent number in those who are homeless in the Point-in-Time Count from 2015-2019 shows that Washington County needs to continue to support services and outreach to those who are experiencing homelessness in our community.

<sup>5</sup> Source: Washington County Point-in-Time Count 2019 & 2017 American Community Survey (ACS) Data

**Table – Homeless Characteristics of 2019 Point-In-Time Count**

	<b>2019</b>
<b><u>Households</u></b>	
<i>Total</i>	<b>109</b>
<i>Sheltered</i>	57
<i>Unsheltered</i>	52
<i>Chronic Homeless (1 year or more or 4 times in the past 3 years)</i>	16
<i>Family (an adult with at least one child under age 18)</i>	36
<i>Single</i>	73
<i>Victim of Domestic Violence</i>	4
<b><u>People</u></b>	
<i>Total</i>	<b>179</b>
<i>Sheltered</i>	119
<i>Unsheltered</i>	60
<i>Adults</i>	62
<i>Children (under age 18)</i>	45
<i>Served in Military</i>	5
<i>Employed Adults</i>	17
<i>Full time (7), Part time (10)</i>	17

**Persons with Alcohol or Other Drug Addiction**

In 2019, 377 individuals were admitted into detoxification and 735 individuals were placed on consolidated substance use disorder treatment. Washington County has also been combatting the opioid crisis through collaborative efforts between the Community Corrections Department and the Community Services Department.



## **NA-45 Non-Homeless Special Needs Assessment**

### **Introduction**

Non-Homeless Special Needs are defined as housing and service needs for persons or households who are elderly, are frail elderly, have a mental, physical, and/or developmental disability, have alcohol or other drug addictions, have HIV/AIDS or are victims of domestic violence or stalking. Unless specifically noted, the total number includes the city of Woodbury. Although the city of Woodbury is its own entitlement jurisdiction, many of the supportive services and housing are provided to all county residents by Washington County's Community Services Department; therefore, including Woodbury residents is appropriate.

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

#### Elderly and Frail Elderly

According to the *Comprehensive Housing Needs Assessment*, the elderly cohort (age 65 to 74) is projected to have the greatest percentage growth increasing by 6,430 people (44.5%) from 2016 to 2021. The growth in this age cohort can be primarily attributed to the aging of the baby boom generation into their young senior years. The frail elderly population (age 75+) tends to require assistance with three or more activities of daily living, including bathing, walking, and performing light housework.

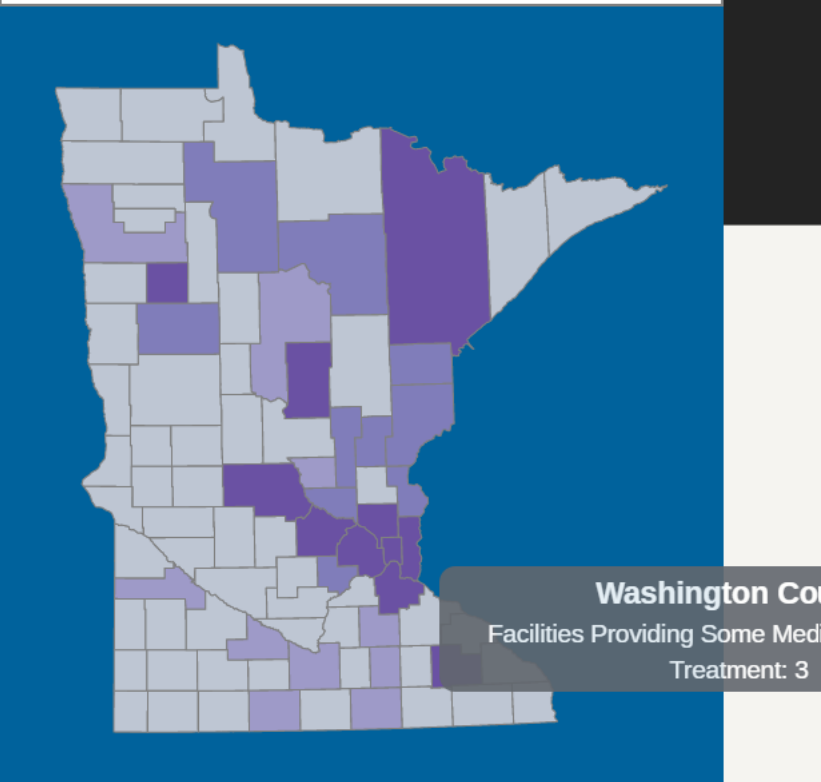
#### Persons with Mental, Physical, and/or Developmental Disabilities

According to information collected by the 2017 American Community Survey, 9% of Washington County's non-institutionalized population has some form of disability.

#### Persons with Alcohol or Other Drug Addiction

According to Washington County Public Health Department, from 1997 to 2017, almost 400,000 people have died in the country from opioid overdoses, which include both prescription and illicit opioids. Between 2008 and 2017, Washington County lost 94 residents to opioid drug overdoses. Currently there are three facilities that provide some medication assisted treatment. Acute drinking is defined as respondents who report they have consumed more than five or more drinks on an occasion, one or more times in the month prior to the survey. Males reported acute drinking more than females in the county. In Washington County, approximately 3.1% of all adults report acute drinking.

Facilities Providing Some Medication Assisted Tre: ▼



**Map: Facilities in Washington County**

**Source: Minnesota Department of Health**

Persons with HIV/AIDS and their families

There are reported to be 211 people with HIV or AIDS in Washington County according to the Minnesota Department of Health data.

### Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

People experiencing homelessness, especially women, often have more exposure to violence and exploitation. In a *2018 Wilder Research Study*, over half of women experiencing homelessness had at least one experience with violence or exploitation (adults: 67%, youth: 57%). Of those with these experiences, they most often stayed in an abusive situation because there were no other housing options. Trend data show that the percentage of women fleeing domestic violence has risen since 2009, with 37% fleeing domestic violence in the 2018 study. Although their numbers are small, rates of violence and exploitation are even higher among those who do not self-identify as female or male, with 83% of adults and 79% of youth reporting at least one experience with violence or sexual exploitation. There is a need for more supportive, safe and affordable permanent housing for this population.

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

Each of these groups has its own unique housing needs with varying degrees and types of supportive services.

### Elders and Frail Elders

The housing needs of the elderly are projected to grow as the baby boomer generation ages and advances in medical technology extend the average lifespan. Elders and frail elders may face increasing housing cost burdens or may need home modifications and supportive services that allow them to age in place. In addition, access to transportation, health care, and other public and private resources, facilities, and services are considered when weighing housing options. The need for specialized or retrofitted housing and supportive services will continue to grow as elderly populations increase. Policies seeking to accommodate frail elders should incorporate affordability, accessible design in both residential and group homes, and increased supportive services to meet the needs of an aging population.

### Persons with Disabilities

Persons with disabilities face a range of housing related issues. Many people with disabilities who rely on Supplemental Security Income payments fall into this category. The amount of benefit received as part of the Supplemental Security Income program places a person in the HUD “extremely low-income limit” group. Limited income may mean that persons with disabilities face severe cost burdens. Besides affordability, persons with disabilities also face issues related to accessibility in housing, aging caregivers, and housing discrimination. As with elders, access to transportation, health care, and other facilities and services are important factors when weighing various housing options. Financing for housing rehabilitation and modification to allow persons with disabilities to function independently or make homes accessible will continue to be a critical need. Overall, the most common housing problems for persons with disabilities is affordable, accessible, safe housing that is integrated into their chosen community.

### Persons with Substance Use Disorders

Dependence on drugs and/or alcohol is one of the most significant risks that alcohol or drug user faces, as it can lead to health problems. Health problems resulting from substance abuse can cause a financial burden, lead to a physical or mental disability, and an inability to work. In addition to health concerns and health care needs, addictive disorders disrupt relationships with family and friends and can cause people to lose their jobs. For those already struggling financially, a loss of income could also cause them to lose their housing. It is also important to note that substance abuse disorders can be a result of a loss of housing rather than a cause as substance use can be a coping mechanism for those in difficult situations.

### Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

Victims of domestic violence face a variety of economic barriers to self-sufficiency. They may lack access to financial resources due to the actions of their abuser. Residents of public or subsidized housing may face an added challenge as the abuser may be the one on the lease. A lack of affordable housing causes longer stays in shelters. This, in turn, causes shelters to be full which may lead to families being turned away.

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

Funding priorities are identified through the efforts of the Minnesota HIV/AIDS Housing Coalition, which convenes monthly for all stakeholders. The current needs are summarized by the Coalition in a Status Report distributed annually to identify the housing supply and the perceived demand by those within the HIV/AIDS community at risk of homelessness. It includes information about funding sources, housing inventory/availability and HIV/AIDS epidemiology trends.

### **Discussion**

The special needs population in Washington County is a substantial one that requires services tailored to the needs of each group. Non-homeless special needs populations encompass a wide variety of persons and households and cannot be easily categorized except in very general terms. Many are coping well with their situations and the need for public assistance. Some find needs that can only be met with help from outside their family. Some are on the verge of homelessness themselves and struggle from day to day. Some live independently, while others depend on family or caregivers to help them daily. Needs for these populations are as varied as the populations themselves and depend on individual situations. The housing needs for this population are like other low-income individuals. However, because of their limited income, many of these individuals may live in either unsafe or substandard housing. These citizens may need a combination of case management, supportive services, and outpatient treatment options to monitor and treat their conditions.

## NA-50 Non-Housing Community Development Needs

### Describe the jurisdiction's need for Public Facilities

In Washington County, the highest need for public facilities is to support transitional housing facilities, emergency homeless shelters, and centers for special populations. The need for other facilities and centers is met through local resources or has minimal impact to the whole population.

### How were these needs determined?

A survey sent out as a part of the public input process for this plan asked respondents to rate the priority of specific uses for CDBG funding. Each activity was ranked on a scale from 0 (not a priority, CDBG/HOME funds not needed) to 4 (high priority, CDBG/HOME funds needed). The weighted scores for each funding priority are identified in the table below. The needs were then determined through a combination of survey results, public meetings, staff experience and interagency communication

**Table – Public Facilities Funding High Priority Survey Results**

Permanent Housing for Homeless	3.12	Public Facilities
Emergency Homeless Shelters	3.12	Public Facilities
Transitional Housing Facilities	2.98	Public Facilities
Facilities for Abused & Neglected Children	2.92	Public Facilities
Youth Centers	2.72	Public Facilities
Mental Health Care Facilities	2.67	Public Facilities
Food Shelf	2.65	Public Facilities
Senior Centers	2.28	Public Facilities
Centers for the Disabled	2.25	Public Facilities
ADA Accessibility to Public Facilities	2.20	Public Facilities
Child Care Centers	2.02	Public Facilities
Park & Recreational Facilities	1.90	Public Facilities

Source: Washington County CDA

**Table – Public Facilities Funding High Priority Survey Results**

Health Care Facilities	1.67	Public Facilities
Educational Facilities	1.62	Public Facilities
Libraries	1.58	Public Facilities
Police Stations	1.40	Public Facilities
Fire Stations	1.30	Public Facilities
Parking Facilities	1.12	Public Facilities

Source: Washington County CDA

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

In Washington County, there is a high need for accessibility improvements, acquisition and clearance of vacant lots, contamination clean up, and water/sewer, sidewalk, street and drainage improvements.

**How were these needs determined?**

A survey t sent out as a part of the public input process for this plan asked respondents to rate the priority level for CDBG funding for specific public improvements. Each activity was ranked on a scale from 0 (not a priority, CDBG/HOME funds not needed) to 4(high priority, CDBG/HOME funds needed). The weighted scores for each funding priority are identified in the table below. The needs were then determined through a combination of survey results, public meetings, staff experience and interagency communication.

**Table – Public Improvements Funding High Priority Survey Results**

Acquisition and Clearance of Vacant Lots	2.30	Public Improvements
Cleanup of Contaminated Sites	2.25	Public Improvements
Water/Sewer Improvements	2.05	Public Improvements
Sidewalk Improvements	1.94	Public Improvements
Street Improvements	1.94	Public Improvements
New or Renovated Playgrounds	1.88	Public Improvements

Source: Washington County CDA

**Table-Public Improvements Funding Low Priority Survey Results**

Flood & Drainage Improvements	1.88	Public Improvements
Facilities for Persons with HIV/AIDS	1.67	Public Improvements
Historic Preservation	1.66	Public Improvements
Lighting Improvements	1.55	Public Improvements

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

There is a high need for homelessness prevention.

**How were these needs determined?**

A survey sent out as a part of the public input process for this plan asked respondents to rate the priority level for CDBG funding for specific uses. The public service allocation is capped at 15% and results in very limited funding for these activities. It was determined through a combination of public meetings, survey results, staff experience and interagency communication to prioritize the top weighted result, homelessness prevention, for this process.

**Table – Public Services Funding High Priority Survey Results**

Homelessness Prevention Services	2.91	Public Services
----------------------------------	------	-----------------

**Table – Public Services Funding High Priority Survey Results**

Transportation Services	2.58	Public Services
Senior Services	2.53	Public Services
Disability Services	2.47	Public Services
Food Banks	2.45	Public Services
Youth Services	2.42	Public Services
Substance Abuse Services	2.40	Public Services
Child Care Services	2.23	Public Services
Health Services	2.23	Public Services
Housing Counseling	2.23	Public Services
Tenant/Landlord Counseling Services	2.13	Public Services
Employment Training Services	2.11	Public Services
Legal Services	1.85	Public Services
Crime Awareness/Prevention Services	1.77	Public Services
Services for Persons with HIV/AIDS	1.72	Public Services



# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview

#### Housing Market

The significant number of households with cost burden indicates that affordability is lacking in the current housing inventory and there is a need to create more affordable housing. Current low vacancy rates and high projected future demand for rental units means that rents will likely continue to rise making it more difficult for low income renters to secure affordable housing. The strong market values and demand for for-sale housing in Washington County will continue to push already high home prices upwards thus making affordable homeownership opportunities even more scarce.

#### Public and Assisted Housing

The Washington County CDA is responsible for administering the Public Housing inventory and Housing Choice Voucher programs in Washington County. Washington County CDA has a very limited supply of Housing Choice Vouchers, with an allocation of only 145 vouchers. Of the 105 Public Housing units, 40 are in the four-story Whispering Pines Apartments in Forest Lake and 65 are scattered site, detached single family home or townhome units. The CDA plans to convert the Public Housing units to Section 8 rental assistance in 2020 and 2021.

#### Housing Stock Available to Serve Persons with Disabilities and Special Needs

There are several programs in the Washington County currently available for persons with disabilities and special needs yet there remains a gap for transitional and supportive housing serving these populations. The existing housing stock is generally provided by non-profit organizations with case management services provided by Washington County and rental assistance provided by Washington County CDA.

#### Homeless Facilities, Housing, and Services

In Washington County, there are 24 beds at an emergency shelter that are available all year with another 36 beds available on an overflow basis. In addition, there are 50 beds available at transitional housing facilities and an additional 35 beds available at permanent supportive housing facilities. Transitional housing facilities are meant to be temporary housing, usually with supportive services, to help stabilize a household moving to independent, permanent housing; assistance through these transitional housing facilities is generally available for period up to 24 months.

#### Regulatory Barriers

Some jurisdictions in Washington County have large lot requirements that drive up housing costs. More generally, zoning and land use ordinances restrict where multi-family development can occur within a municipality. Some jurisdictions have no zoning designations where multifamily residential is considered a conforming use and where a project could proceed

without conditional land use permits. Although there is no official growth boundary, the extent of the regional water and sewer lines effectively serves as one for affordable multi-family housing development. The financing tools available for affordable housing development place a high priority on development within the existing sewer and water system, which makes it very difficult to develop new affordable housing outside of it.

#### Economic Changes

According to the *2017 Comprehensive Needs Assessment*, employment projections from 2020 to 2030 show that Washington County is projected to grow by 8,580 jobs (9.7%). The housing market demand and jobs are intertwined; this suggests that with the creation of jobs there will be a need for more housing.

## MA-10 Number of Housing Units

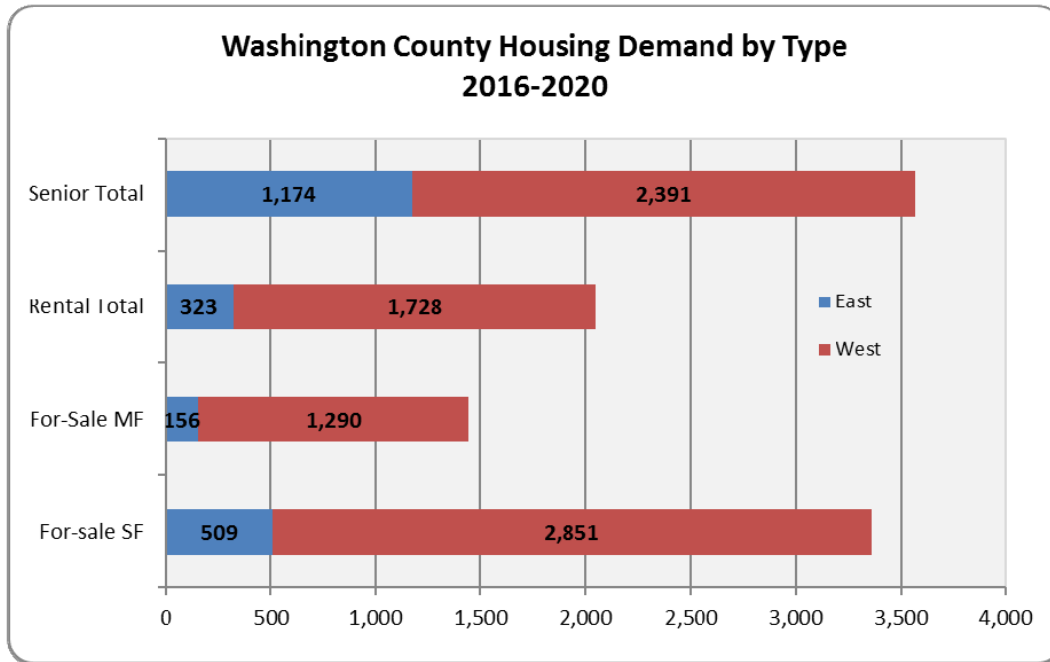
### Introduction

The Washington County housing market is growing and diverse. The county has a wide range of community types, from the state's oldest city, historic Stillwater to fast-growing suburbs like Hugo, from fully developed suburban communities like Oakdale and Newport to rural agricultural areas like Denmark and Grant townships.

The market for the entire county is projected to continue to grow. Population is expected to increase from 256,348 in 2017 to 304,710 in 2030 according to Metropolitan Council's Thrive MSP 2040 forecasts. This population increase will cause the number of households to rise to 118,520. The projected housing demand as a result of household growth from 2013-2020 is 18,930 for general occupancy and 3,964 for senior housing units. The *2017 Comprehensive Needs Assessment* forecasts Washington County to grow by 30,720 people (11.4%) and 13,930 households (13.6%) between 2020 and 2030. Although some infill development is expected in the older communities like Stillwater, Oakdale and Newport, much of the new development will be in cities with available green field development areas such as in Cottage Grove, Forest Lake, and Hugo.

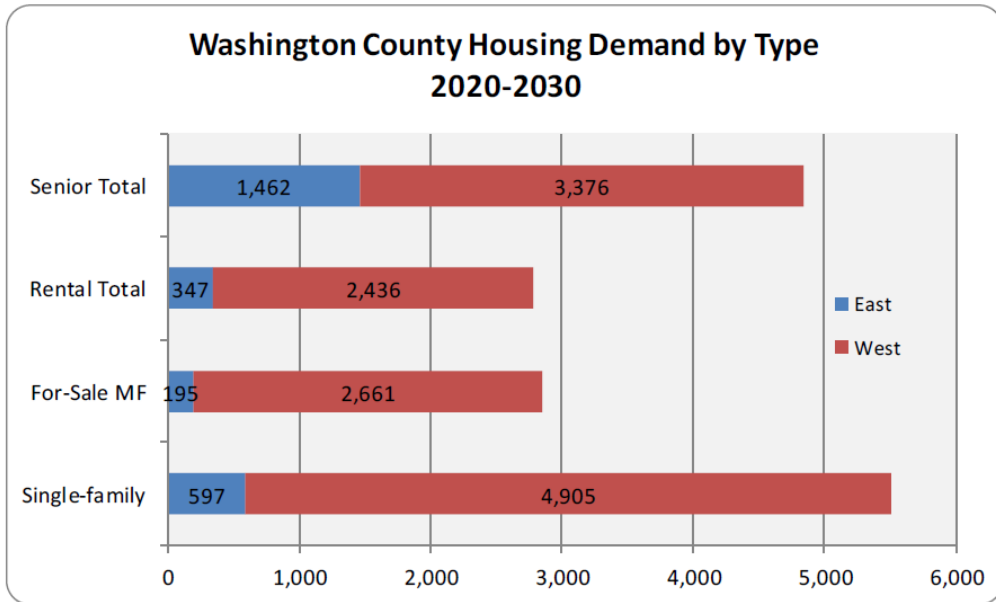
While new development is expected to progress eastward from St. Paul, the extent of existing municipal service lines will still restrict development to the western half of Washington County leaving the eastern half, aside from Stillwater, free of intense development pressures. The maps below from the *Comprehensive Housing Needs Assessment* illustrate the projected development pattern for general occupancy and senior housing demand to 2030.

**Table – General Occupancy Demand 2016-2020**



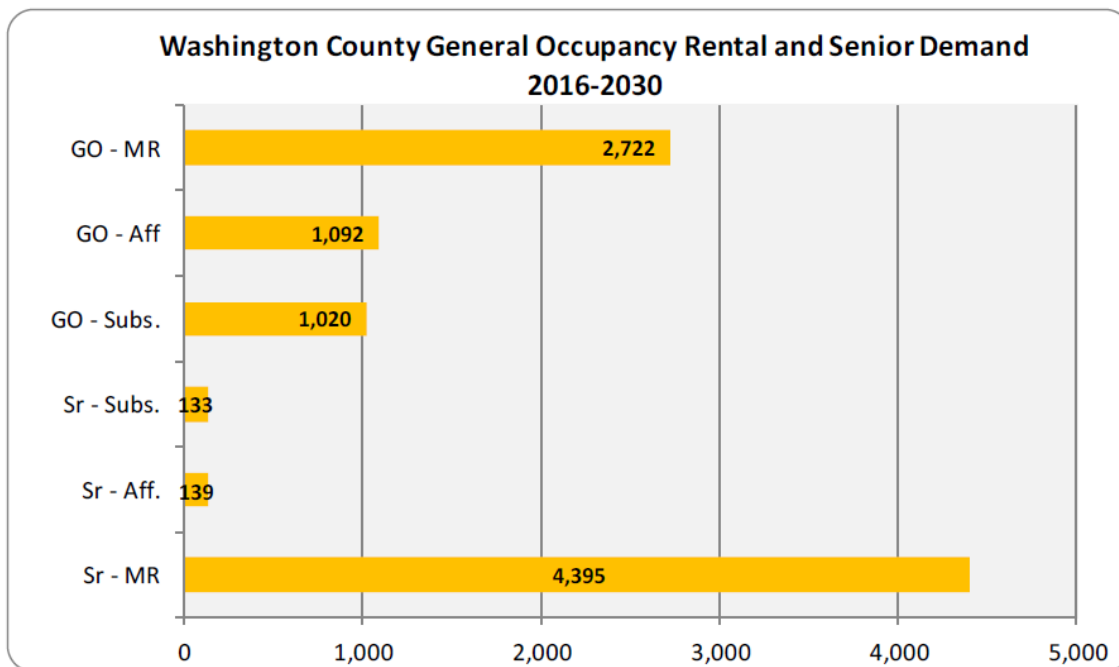
Source: Maxfield Research, *Comprehensive Housing Needs Assessment 2017*

**Table – General Occupancy Demand 2020-2030**



Source: Maxfield Research, *Comprehensive Housing Needs Assessment 2017*

**Table – General Occupancy Rental and Senior Demand 2016-2030**



**All residential properties by number of units**

Property Type	Number	%
1-unit detached structure	66,403	68.8%
1-unit, attached structure	16,393	17%
2-4 units	2,393	2.4%
5-19 units	3,031	3.2%
20 or more units	6,827	7.1%
Mobile Home, boat, RV, van, etc	1,420	1.5%
<b>Total</b>	<b>96,467</b>	<b>100%</b>

**Table 17 – Residential Properties by Unit Number**

Data 2012-2016 ACS

Source:

**Unit Size by Tenure**

	Owners		Renters	
	Number	%	Number	%
0-1 bedroom	824	1.12%	4,480	25.43%
2 bedrooms	12,950	17.67%	7,550	42.85%
3 or more bedrooms	59,520	81.21%	5,590	31.72%
<b>Total</b>	<b>73,294</b>	<b>100%</b>	<b>17,620</b>	<b>100%</b>

**Table 18 – Unit Size by Tenure**

Data 2012-2016 ACS

Source:

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

Washington County typically targets housing production and long-term affordability to households with incomes of less than 80% AMI. Types of households served depends on identified needs of the community and may include homeownership, affordable rental, and varying levels of supportive housing.

In the *2017 Comprehensive Housing Needs Assessment*, a total of 34 income-restricted rental properties (affordable/subsidized) were identified in Washington County with 2,179 units. Funding programs identified were Low Income Housing Tax Credits (LIHTC) for households below 60% AMI and CDBG/HOME for households below 80% AMI. There are 13 subsidized rental properties consisting of 655 units. The properties are a mix of Project-Based Section 8 and Section 236 developments. Residents of subsidized units pay a rent equal to 30% of their adjusted gross income and must meet a household income restriction capped at 50% AMI. Of the market-rate general occupancy supply, only 11 of the 58 properties accept Housing Choice Vouchers. The CDA administers the Housing Choice Voucher program which consists of 500 vouchers. The CDA is allocated 145 vouchers but administers vouchers for households that are from another jurisdiction and moved to Washington County.

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

In Washington County, there are two affordable housing developments that have reached the end of their Extended Use period under the Low-Income Housing Tax Credit program. The properties at risk of converting to market rate properties are Cottages Homes One (Orleans) in Stillwater and Hillcrest Lake Apartments in Forest Lake. Due to the ability to demand higher rents in these markets, there is the potential that rents could increase to market rate at the expiration of the Restrictive Covenants. Washington County CDA has had conversations with the owner of Orleans about resyndicating the property with LIHTC and will continue will work diligently to see that these properties remain affordable for low income renters.

In 2018, the *Minnesota Housing Partnership Market Watch Report* found 2,037 Naturally Occurring Affordable Housing (NOAH) units without subsidies or affordability covenants but with rents affordable below 60% AML in Washington County. While it is hard to determine the number of units likely to be lost from the affordable housing inventory, naturally occurring affordable units are particularly at risk of becoming unaffordable for most low or moderate income households as property values and median rents continue to increase. The Washington County CDA is exploring strategies to help preserve existing NOAH properties, including specific financing mechanisms and partnerships with cities to implement low-income rental property tax classifications.

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

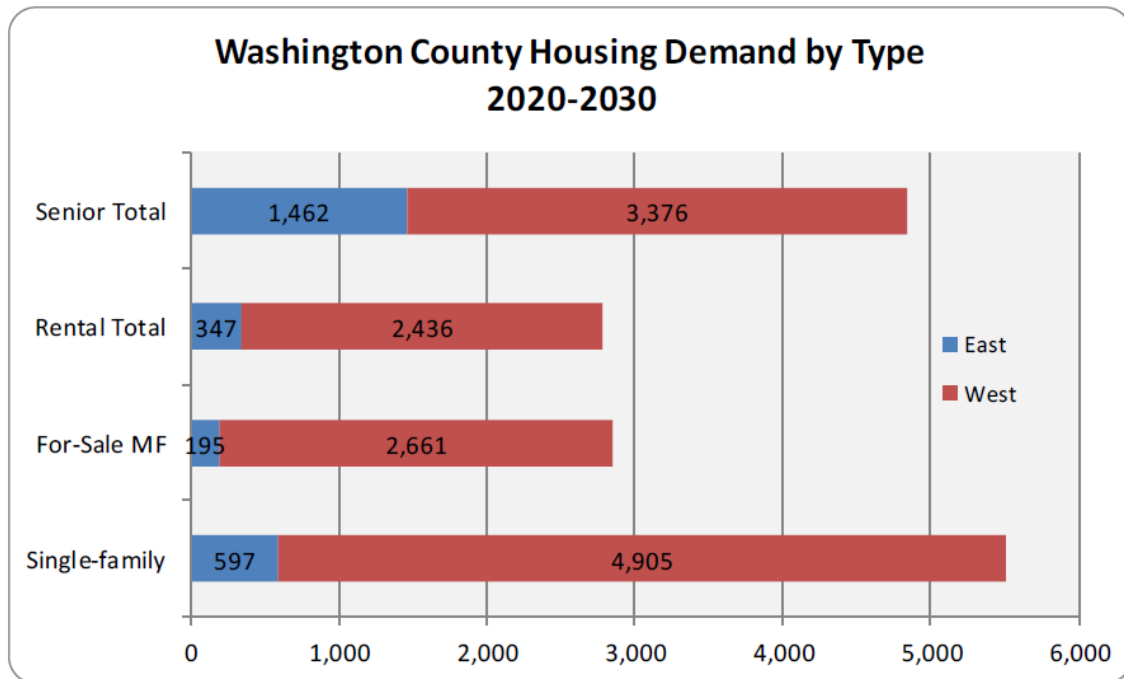
In addition to growth from 2016 to 2020, the *Comprehensive Housing Needs Assessment* anticipates another 13,930 households will be added between 2020 and 2030. Since each household equates to an occupied housing unit, the county will need to build an equal number of housing units to support this growth – or approximately 22,000 housing units by 2030. In 2016, Washington County had the second highest home resale price (\$342,250) and has the highest median gross rent (\$1,144) in the St. Paul/Minneapolis metropolitan area.

For the rental market, the *2017 Comprehensive Housing Needs Assessment* report found that the fourth quarter vacancy rates for general occupancy rental units in 2017 was 2.8 percent. The rate for affordable units was 0.6 percent. For senior rental units the rate was 5.8 percent and for affordable senior units it was .06 percent. These rates are in contrast to the 5% vacancy rate typically viewed as the benchmark of a healthy rental market and indicate an undersupply of rental housing, especially for affordable and senior rental units.

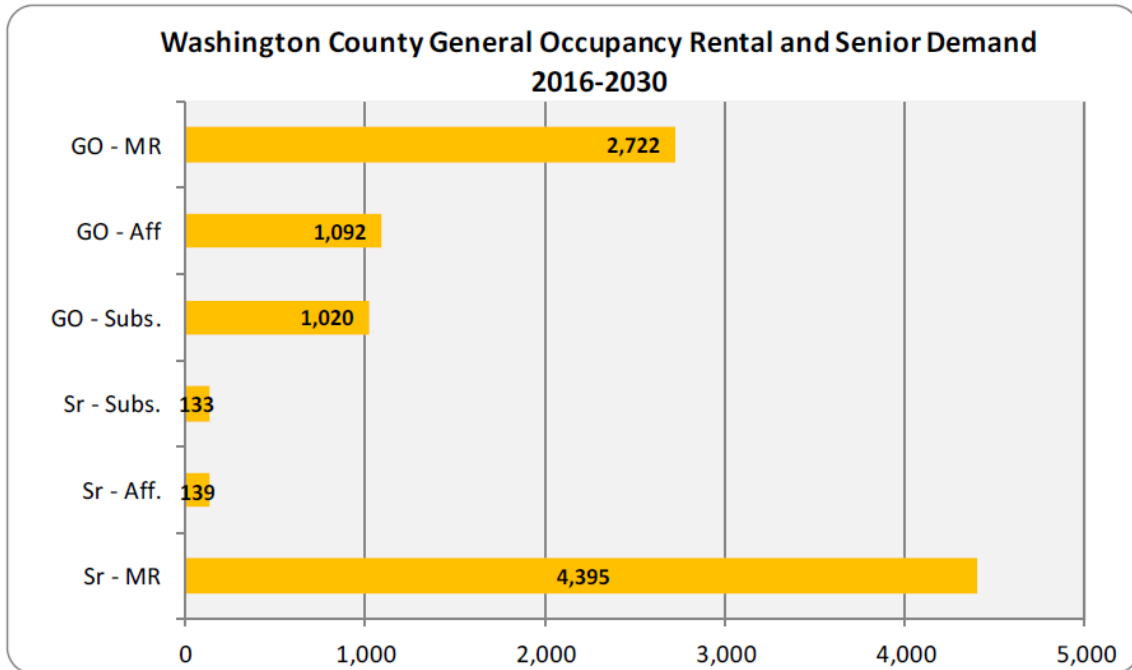
For the homeowner market, the median list price in 2017 was \$410,665. This price point requires an income of at least \$117,300, which is affordable to only about 40% of county households. In Washington County, a mere 11.5% of listings are priced between \$100,000 and \$200,000. Less than 1 percent of homes in Washington County are listed for under \$100,000.

## Describe the need for specific types of housing

Washington County is a desirable place to live with a demand for all housing types. The *2017 Comprehensive Housing Needs Assessment* found there will be a need between 2020-2030 for additional 4,380 single family units and 3,145 multi-family units. For general occupancy rental units there is demand for an additional 2,722 market rate units and 2,112 affordable or subsidized units. For senior units, there is demand for an additional 527 owner units, 4,395 market rate market rate rental units, and 272 affordable rental units. See table below of the projected housing demand.







**Table – Projected Housing Demand by Type**

Source: Maxfield Research, *Comprehensive Housing Needs Assessment 2017*

## Discussion

Washington County is a desirable place to live with a strong and growing housing market. With the population growing, the housing market will need to produce more units, especially affordable units for low income households.

## MA-15 Housing Market Analysis: Cost of Housing

### Introduction

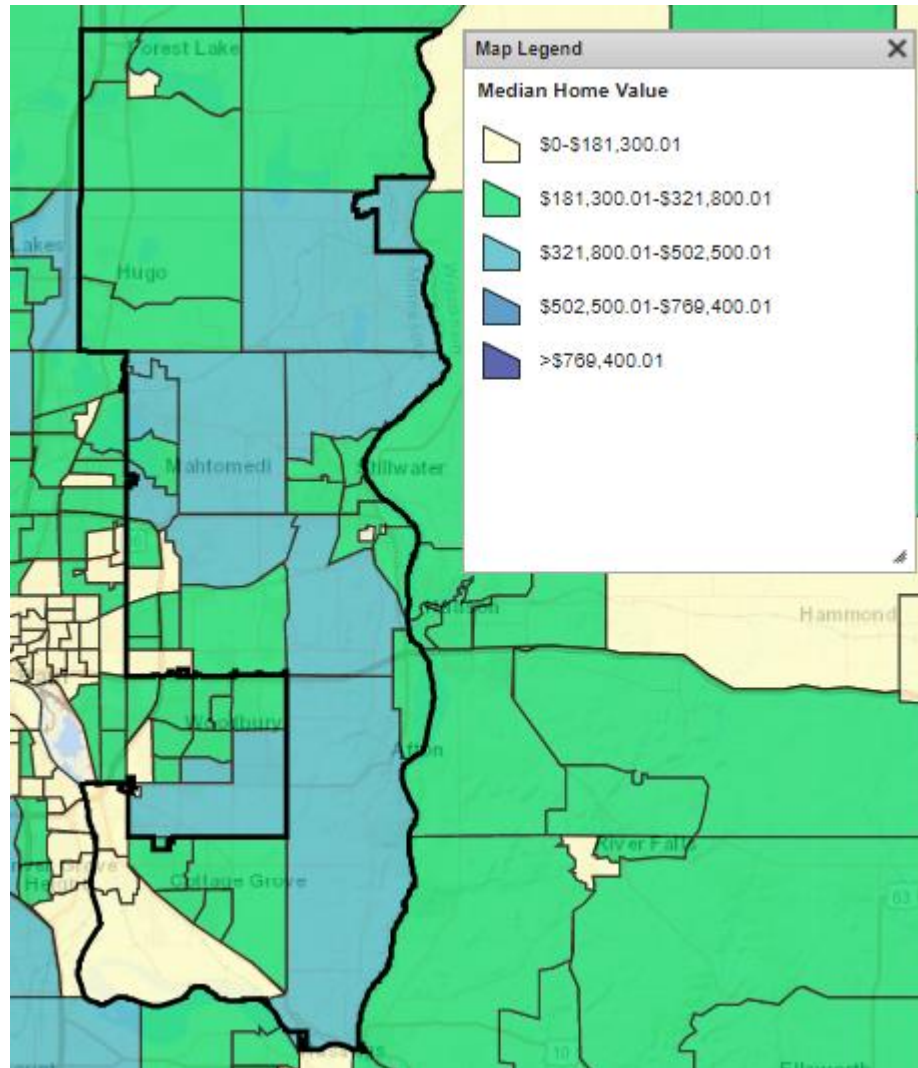
The significant number of households with cost burden indicates that there is insufficient supply of affordable housing and that there is a need for more affordable housing. Current low vacancy rates and high projected demand for more units means that rents and home prices will likely rise in the future making housing more unaffordable for low income households.

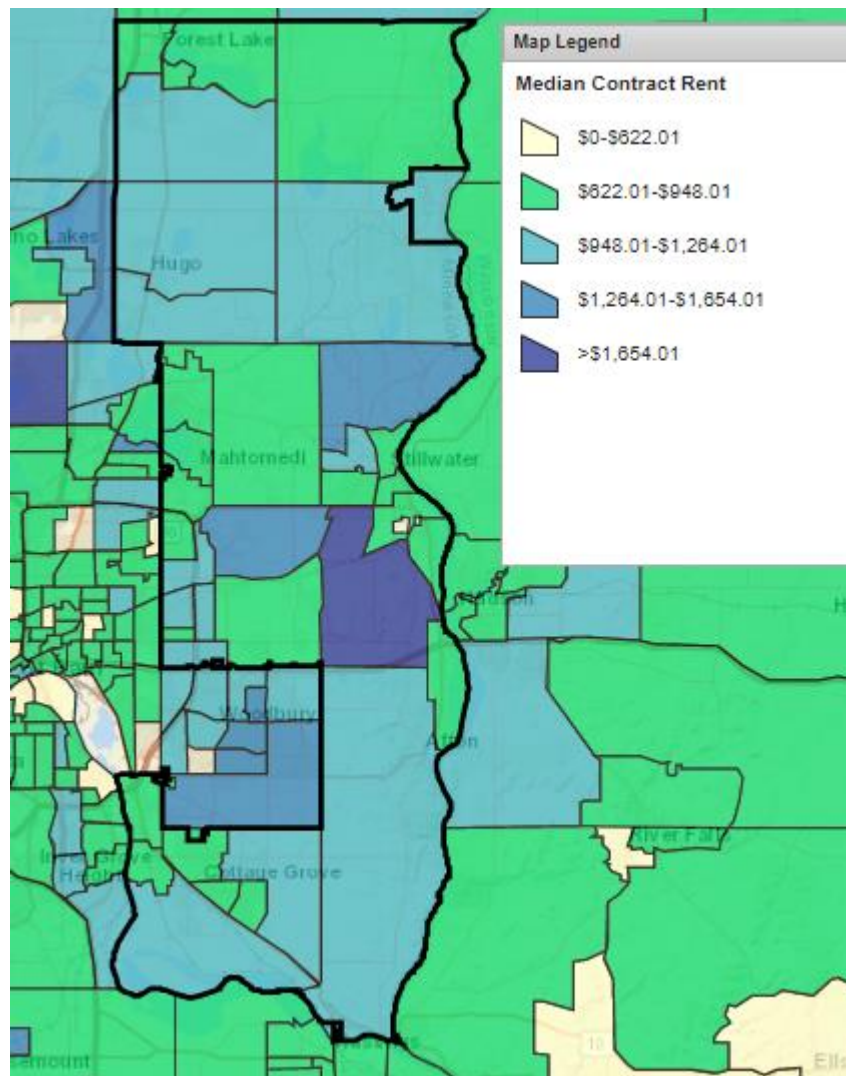
### Cost of Housing

	Base Year: 2010	Most Recent Year: 2017	% Change
Median Home Value	257,200	264,300	2.765%
Median Contract Rent	1,011	1,246	23.24%

**Table 19 – Cost of Housing**

**Data Source:** 2010 Census (Base Year), 2012-2017 ACS (Most Recent)





Data Source: CPD Maps

### Rent Paid

Rent Paid	Number	%
Less than \$500	1,246	7.5%
\$500-999	4,029	24.1%
\$1,000-1,499	6,691	40.0%
\$1,500-1,999	3,153	18.9%
\$2,000 or more	1,591	9.5%
<b>Total</b>	<b>16,710</b>	<b>100.0%</b>

**Table 20 – Rent Paid**

**Data** 2012-2017 ACS  
**Source:**

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	855	3,135
50% HAMFI	2,385	6,175
80% HAMFI	1,835	6,465
100% HAMFI	4,875	44,850
<b>Total</b>	<b>9,950</b>	<b>60,625</b>

**Table 21 – Housing Affordability**

Data 2012-2017 ACS

Source:

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	820	971	1,214	1,722	2,025
High HOME Rent	763	915	1,151	1,636	1,828
Low HOME Rent	763	915	1,125	1,636	1,450

**Table 22 – Monthly Rent**

Data HUD FMR 2020 and HOME Rents as of 06/28/2019

Source:

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

According to the *2017 Comprehensive Housing Needs Assessment*, Washington County must significantly increase production of affordable housing for low-moderate income households in order to catch up and keep pace with the demand for units. To achieve this, both public and private sector developers must undertake new construction of affordable developments. An estimated 75.5% of rental households are cost burdened, which means they pay more than 30% of their income for housing. This information shows that there is a significant need for affordable rental housing for households earning an income of \$35,000 or less.

**Table – Housing Cost Burden by Tenure**

	Total Number	<u>Cost Burden</u>	
		Number	Percent
<u>Homeowners</u>			
All	72,864	15,198	21%
Incomes < \$50,000	14,549	8,221	57%
<u>Renters</u>			
All	18,068	7,957	47%
Incomes < \$35,000	7,400	5,584	76%

\* Data is for all of Washington County including the city of Woodbury.

Source: Maxfield Research, *Comprehensive Housing Needs Assessment 2017*

The high number of households who are cost burdened illustrates the lack of affordability in the current housing inventory and points to a need for more affordable rental and owner-occupied housing. Of all households earning less than 80% of Housing Urban Development Area Median Family Income (HAMFI), 59% have housing cost burden. Over 60% of all households with incomes between 30-50% HAMFI are cost burden and this rate increases to 70% for those households below 30% HAMFI.

#### Housing Cost Burden by Household Income Level

HAMFI	Total Households	Cost Burden			
		Renter	Owner	Total	% of Total Households
0-30%	7,800	2,850	2,640	5,490	70%
31-50%	8,550	2,620	2,655	5,275	62%
<u>51-80%</u>	<u>12,815</u>	<u>1,310</u>	<u>3,490</u>	<u>4,800</u>	<u>37%</u>
Total	29,165	6,780	8,785	17,365	59%

Source: 2012-2016 CHAS.

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

The affordability of housing in Washington County is likely to decrease for both rental and owner-occupied housing. Low vacancy rates have led to a tight rental market and corresponding increases in rental rates. The Median Contract Rent in Washington County has increased 23.24% since 2010 and will continue to rise. Single Family Home Values have risen 2.765% since 2010. This affects the affordability of single-family homes and presents problems for administering a single-family homeownership program. As a result of high property values in Washington County, appraised values for single family new construction and existing housing rehabilitation are projected to come in much higher than the HOME limits allow.

#### Cost of Housing

	Base Year: 2010	Most Recent Year: 2017	% Change
Median Home Value	257,200	264,300	2.765%
Median Contract Rent	1,011	1,246	23.24%

Table 23 – Cost of Housing

Data 2012-2017 ACS

Source:

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

The median contract rent listed in the Cost of Housing table above is \$1,246 per month. HOME rents, however, are broken down by bedroom size. The *Comprehensive Housing Needs Assessment* has rents by bedroom size to provide a more accurate comparison between HOME rents level and fair market rents. The average rent for a two-bedroom unit in Washington County is \$1,347 and the 2019 HOME rent for a two-bedroom unit is \$1,115. Fair Market Rent is \$1,214 for 2020. This is much less than the average rents being charged in the county. The high average rents indicate a need for a strategy to preserve and produce more affordable rental housing.

**Discussion**

The significant number of households with cost burden indicates that there is insufficient supply of affordable housing and that there is a need for more affordable housing. Current low vacancy rates and high projected demand for more units means that rents and home prices will likely rise in the future making housing more unaffordable for low income households. Strong future demand for high value for-sale housing will push already high home values upwards making homeownership more unaffordable as well.

## MA-20 Housing Market Analysis: Condition of Housing

### Introduction

In Washington County, approximately one third of the housing units (29% of owner-occupied units and 7.2% of rental units) were built prior to 1980 and are likely to need some rehabilitation. The Washington County Home Improvement Loan program has provided 20 rehabilitation loans over the past 3 years and has a waiting list for low income homeowners. Less than 4% of the housing stock poses a potential lead-based paint hazard threat. There are approximately 3,645 units built prior to 1980 that are occupied by low income households with children. There were 1,595 vacant units, according to the 2012-2017 American Community Survey.

### Definitions

Washington County CDA programs use the Housing Quality Standards Inspection Checklist. This form has inspectable items within each inspectable area which are evaluated for possible deficiencies. A deficiency is an observable defect of the inspectable item. Inspectors make observations about the condition of inspectable items and record the condition by a pass or a fail. Failed items are required to be fixed within 30 days.

Standard Condition means the unit meets HUD Housing Quality Standards (HQS) and the unit meets all state and local codes. "Substandard" means the unit is in poor condition and it is both structurally and financially feasible to rehabilitate.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	290	0.3%	230	1%
With two selected Conditions	13,110	18.00%	8,075	45%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	60,015	81.7%	9,560	54%
<b>Total</b>	<b>73,415</b>	<b>100%</b>	<b>17,865</b>	<b>100%</b>

**Table 24 – Condition of Units**

**Data** 2012-2016 CHAS  
**Source:**

The Year Unit Built table below displays the number of housing units, by tenure, based on the number of "conditions" the units have. Selected conditions are similar to the housing problems in the Needs Assessment and are (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%. The table also calculates the percentage of total units that the category represents.



**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	16,870	23%	4,855	27%
1980-1999	29,790	41%	6,420	36%
1960-1979	17,175	23%	4,250	24%
Before 1960	9,580	13%	2,340	13%
<b>Total</b>	<b>73,415</b>	<b>100%</b>	<b>17,865</b>	<b>100%</b>

**Table 25 – Year Unit Built****Data** 2012-2016 CHAS**Source:****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	46,660	81%	11,275	19%
Housing Units built before 1980 with children present	3,575	74%	1,270	26%

**Table 26 – Risk of Lead-Based Paint****Data** 2012-2016 CHAS**Source:****Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	NA	NA	840
Abandoned Vacant Units	NA	NA	NA
REO Properties	NA	NA	NA
Abandoned REO Properties	NA	NA	NA

**Table 27 – Vacant Units****Data** 2012-2016 CHAS**Source:**

**Need for Owner and Rental Rehabilitation**

Although much of Washington County's housing stock is relatively new, nearly 40 percent of owned and rental units were built prior to 1980 and are likely to need rehabilitation work. The Washington County Home Improvement Loan program has provided 20 rehabilitation loans over the past 3 years and has a waiting list for low income homeowners. Based on these key points, Washington County's housing stock has a substantial need for rehabilitation.

Typically, local municipalities provide data about vacant, abandoned, or REO properties.

However, this data is not available on a county wide basis. The Washington County Property and Taxpayer Services Department does not track this type of information. As a result, the US Census Bureau's American Community Survey (ACS) data on the number of vacant properties is the only source available on this topic.

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

As shown in NA-10, there are a total of 91,280 households in Washington County and 29,165 (32%) of which have incomes below 80% HAMFI. The total number of housing units built before 1980 with children and incomes under 80% area median income is 3,185 owner occupied units plus 460 rental units for a total of 3,645 homes built prior to 1980 and susceptible to lead based paint hazards.

**Discussion**

While Washington County has a modest amount of new housing stock, there is still a high need for rehabilitation of units in Washington County.

## MA-25 Public and Assisted Housing

### Introduction

The Washington County CDA administers all of the Public Housing units available in Washington County. Of the 105 Public Housing units, 40 are located in the four-story Whispering Pines Apartments in Forest Lake and 65 are scattered site detached single family home or townhome units. Nine Public Housing units are privately owned and maintained. The remaining 96 are owned by the Washington County CDA. Those units are maintained through the CDA's capital improvement program, which has regular inspections to determine future needs.

The CDA plans to convert all 105 Public Housing units to Section 8 rental assistance in 2020 and 2021. Conversion will maintain affordability at the current level for income-qualifying residents

### Totals Number of Units

Program Type									
	Certificate (Raymie Johnson PBRA)	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	120		105	519		464	10	15	30 starting 6/2020
# of accessible units	6		3			Not available	Not available	Not available	
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 28 – Total Number of Units by Program Type**

**Data** PIC (PIH Information Center), Washington County CDA

**Source:**

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

There are 105 Public Housing units in Washington County. Forty are located in the four-story Whispering Pines Apartments in Forest Lake while 65 are scattered site detached single family home or townhome units.

### **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**

There are 105 Public Housing units in Washington County. All public housing units have regular inspections through HUD's Real Estate Assessment Center (REAC). The 96 Public Housing units owned by Washington County CDA are maintained through the CDA's capital improvement program, which has regular inspections to determine future needs. The established physical needs and any issues noted in REAC inspections are incorporated into an annual capital improvement plan. The plan identifies improvements to maintain the properties in good condition and budgets for capital projects over a five-year period. Nine Public Housing units are privately owned, maintained, and have regular inspections.

The CDA plans to convert all 105 Public Housing units to Section 8 rental assistance in 2020 and 2021. Conversion will maintain affordability at the current level for income-qualifying residents. HUD Housing Quality Standard (HQS) inspections will replace REAC inspections for all units. Capital improvements will continue to be funded by the CDA annual capital improvement plan for CDA-owned properties. The nine privately owned units will continue to be privately maintained.

#### **Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Whispering Pines Apartments	98.5
Scattered Site	86

**Table 29 – Public Housing Condition**

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

All Public Housing units have passed regular REAC inspections, indicating minimal rehabilitation needs. Whispering Pines was substantially rehabilitated in 2012 and all the windows were replaced in 2019, so currently, its needs are quite minimal. Washington County CDA's capital improvement plan identifies future improvement needs and cost estimates. Following the Public Housing conversion to Section 8 housing assistance in 2020 and 2021, physical needs will continue to be addressed for the 96 units owned by the CDA through the CDA's capital improvement budget. Nine privately owned units will continue to be owned and maintained privately. All 105 units will be inspected regularly for compliance with HUD's Housing Quality Standards (HQS).

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

Washington County CDA's capital improvement plan identifies future needs and cost estimates on a replacement reserve schedule to ensure a good living environment for the residents. This, along with regular REAC inspections and property management inspections, ensures that physical needs get identified and addressed appropriately. REAC inspections will be replaced by Housing Quality Standards inspections post-conversion of the units to Section 8 rental housing assistance in 2020 and 2021.

In 2012, the Whispering Pines' unit interiors were rehabilitated with new kitchens, flooring, and bathroom vanities and lighting. In addition, the roof and skylights were replaced and the parapet re-engineered. In 2016 the elevator, plumbing and mechanical systems were updated. Windows were replaced in 2019. The parking lot will be reconfigured and enlarged in 2020 to accommodate additional parking. Over the next two years at Whispering Pines, the capital improvement plan calls for new common area carpet and furnishings. For scattered site units, projects tend to be small scale since they are single family units. The capital improvement plan for 2020 includes \$69,000 worth of improvements including kitchen and bathroom updates, flooring replacement, tree removal and landscaping.

**Discussion**

The Public Housing units in Washington County are well maintained. Deliberate physical needs assessments result in capital improvements plans and budgets looking out five years. The Washington County CDA implements its annual capital projects to ensure properties are well-maintained and provide a safe and decent environment for residents. .

## MA-30 Homeless Facilities and Services

### Introduction

In Washington County, there are 19 beds between two emergency shelters that are available all year specifically for families. In addition, there are 20 beds available at transitional housing facilities and an additional 35 beds available at permanent supportive housing facilities. Transitional housing facilities are meant to be temporary housing, usually with supportive services, to help stabilize a household moving to independent, permanent housing and are generally available for period up to 24 months.

### Facilities and Housing Targeted to Homeless Households

**Table 30 – 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)	19	8	20	35	0
Households with Only Adults		2	20	10	
Chronically Homeless Households		2		10	
Veterans				4	
Unaccompanied Youth					

**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**

Washington County's homeless response system is the result of strong collaboration between homeless providers, citizens and stakeholders in Washington County and throughout the Continuum of Care. Heading Home Washington is the first point of contact of the homeless response system locally and strives to coordinate a wide variety of resources and programs including but not limited to:

- Motel/hotel vouchers for emergency shelter
- Emergency shelter for victims of domestic violence
- Outreach worker(s) and case management to assist homeless youth
- Direct payment assistance to prevent homelessness including food, utilities, medical etc.
- Emergency assistance
- Utility payments
- Rent payment assistance/transitional housing for families, youth and singles (FHPAP, mental health program, Housing Support, St. Paul Foundation, etc.)
- After-hours crisis response team to work with law enforcement regarding children at risk
- Housing case management staff
- Permanent supportive housing—especially for persons with mental illness or chemical dependency issues
- Permanent supportive housing for Veterans and Chronically homeless individuals and families
- Food shelves throughout Washington County

**Table – Mainstream Homeless Services**

<b>Washington County Homeless Response System</b>			
	youth	single	family
<i>Washington County Community Services</i>			
Child Protection/Child Welfare	x		x
Adult Mental Health		x	x
Adult Protection		x	x
Developmental Disabilities Services	x	x	x
Economic Support	x	x	x
<ul style="list-style-type: none"> <li>• Emergency Assistance, Minnesota Family Investment Assistance, General Assistance, Minnesota Supplemental Aid, Medical Assistance, General Assistance Medical Care, Economic Assistance, Minnesota Family Investment Program, General Assistance, Medical Assistance, General Assistance Medical Care, Utilities, Housing Unit (eviction prevention, mortgage prevention), Child Support, Food Support</li> </ul>			

Washington County Homeless Response System			
	youth	single	family
HIREd (contracted by Workforce Center)			x
<ul style="list-style-type: none"> <li>Job search, resume writing, mentoring, budgeting, SSI Advocate and housing referral, transportation, childcare</li> </ul>			
Emergency Assistance	x	x	x
Emergency Shelter, Case Management, 1 <sup>st</sup> Month Rent and Damage Deposit	x	x	
<i>Stillwater Residence</i>		x	x
Board and Lodge/Care		x	x
<i>The Salvation Army</i>	x	x	x
Financial Assistance	x	x	x
<i>Tubman Family Alliance</i>			
<ul style="list-style-type: none"> <li>Provide legal assistance to individuals and families to obtain Order of Protection</li> <li>Provide in-home support services to domestic violence victims</li> <li>Shelter to domestic violence/sexual assault victims</li> <li>Dedicated beds for Washington County Residents</li> </ul>		x	x
<i>Canvas Health</i>		x	
Transitional Housing for persons with mental illness		x	
Rental Subsidies for people with mental health illness, long-term homeless	x	x	x
Chemical and Mental Health Services	x	x	x
Youth Life Skills Program	x		
Permanent Supportive Housing – Home Free	x		
<i>Valley Outreach</i>			
Food Shelf, clothing, emergency cash assistance	x	x	x
<i>Mobile Dental U of M &amp; Community Clinics</i>	x	x	x
Provide preventive and primary dental care services			
<i>St. Paul Foundation</i>			
Financial Assistance to Households & Individuals to Prevent Homelessness	x	x	x
<i>Family Pathways</i>			
Advocacy and Food Support	x	x	x
<i>Minnesota Assistance Council for Veterans (MACV)</i>			
Supportive Services & Financial Assistance for Veterans		x	x
<i>Southern Minnesota Regional Legal Services</i>			
Legal representation to mitigate evictions, denials of public housing, rent subsidy terminations etc. for low income clients	x	x	x
<i>Solid Ground</i>			
Supportive Housing			x
<i>Woodbury Lutheran Christian Cupboard</i>			



Washington County Homeless Response System			
	youth	single	family
<ul style="list-style-type: none"> <li>Food Shelf</li> <li>Limited Funds for Eviction Prevention</li> </ul>	x	x	x
<i>Stone Soup Thrift Store</i>			
<ul style="list-style-type: none"> <li>Furniture, Household Goods, Clothing, Bedding</li> <li>Limited Vouchers for In-store Items Based on Need</li> </ul>	x	x	x
<i>Adult Rehabilitative Mental Health Services</i> In-home Support Services, Life Skills Training etc.		x	x
<i>Hearth Connection (*for homeless)</i>	x	x	x
<ul style="list-style-type: none"> <li>Intensive Case Management</li> <li>Rental Subsidy for Scattered Housing and Site Based</li> </ul>	x	x	x
<i>St. Andrew's Community Resource Center</i>			x
<ul style="list-style-type: none"> <li>Case Management</li> <li>Connection to community resources</li> <li>Short term emergency housing</li> </ul>			x
<i>Friends in Need</i> <i>Food Shelf</i>	x	x	x
<i>Community Helping Hands</i> <i>Food Shelf</i>	x	x	x
<i>Community Action Partnership with Ramsey and Washington Counties</i>	x	x	x
Energy Assistance		x	x
Employment Services		x	x
Car Ownership	x	x	x
Self-Sufficiency		x	x
Head Start	x		x
<i>Washington County Hired (for MFIP clients)</i> Job search, counseling and referral for psychological assess., resume writing, mentoring, budgeting, SSI Advocate and housing referral, housing, transportation., childcare, clothing, job training			x
<i>FamilyMeans</i> Mental Health Counseling, financial counseling, debt repayment, senior support, caregiver support, prevention programs with schools	x	x	x

Source: Washington County CDA

Services needed but not currently available:

- Additional Outreach services
- Emergency Shelter, specifically targeted for single adults
- Case Management services
- Increased financial assistance

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.

**Table – Non-Mainstream Services for Homeless**

	youth	single	family
<i>Washington County Hired (for MFIP clients)</i> Job search, counseling and referral for psychological assess., resume writing, mentoring, budgeting, SSI Advocate and housing referral, housing, transportation., childcare, clothing, job training			x
<i>Family Means</i> Mental Health Counseling, financial counseling, debt repayment, senior support, caregiver support, prevention programs with schools	x	x	x
<i>United Way 211 Referral Service</i>	x	x	x
<i>Community Action Partnership with Ramsey and Washington Counties</i> Energy Assistance Employment Services Car Ownership Self-Sufficiency Head Start	x  x  x	x x x x	x x x x
<i>Senior Linkage Line</i>		x	x
<i>St. Croix Family Resource Center</i> Drop-In Center	x		
<i>Fare for All</i> Bulk food purchase program	x	x	x
<i>Ascend</i> Case Management		x	x
<i>Homeline</i> Legal support for renters	x	x	x
<i>Housing Link</i> online rental housing referral and information	x	x	x
<i>Veterans Service Office</i>		x	x

Source: Washington County CDA

Services or facilities needed in the community:

- Affordable housing units
- Affordable or assistance with car repairs

## **MA-35 Special Needs Facilities and Services**

### **Introduction**

There are several programs in Washington County currently available yet there remains a gap for non-homeless special populations.

#### *Elderly/Frail Elderly*

Elderly and Frail Elderly populations' highest need is for health services. The Elderly Waiver and Alternative Care Waiver programs assist elderly and frail elderly residents with supportive services. Persons participating in waiver services must also qualify by income. Once a person is income qualified, they will be eligible and will not have to wait to access supportive services. Washington County provides case management and other services to elderly and frail elderly. There are 616 assisted living beds, 324 beds for memory care, 231 nursing home beds, and 620 people on the Elderly Waiver Program. Based on the number of elderly/frail elderly population and facilities available, there is a gap for affordable senior housing with services.

#### *Persons with Physical, Mental and Developmental Disabilities*

Services supportive to persons with disabilities are offered through Washington County and non-profit organizations. The Washington County Adult Mental Health Unit is comprised of 16 case managers (social workers) and nurses whose primary function is to provide mental health case management services. Mental health case managers can provide assistance to individuals with a Serious and Persistent Mental Illness (SPMI) by providing resources and referrals which may include housing, transportation, vocational, applying for benefits, social rehabilitation, outpatient individual or group therapy, nursing services, chemical health services, or psychiatric services. Case managers also provide ongoing mental health support through telephone contacts and face to face visits in the community. Most mental health case management services are provided on a voluntary basis.

The Washington County Community Service Department provides case management services for children and adults with developmental disabilities to gain access to needed supports and services. The case manager works on behalf of the person to identify their unique needs and to minimize the impact of the disability on the person's life while assuring continuity of quality services and supports for the person. Case management also includes the coordination and evaluation of services, negotiating and actively promoting access to ordinary and specialized community resources.

Washington County contracts with Canvas Health to provide transitional housing services and a shallow subsidy to individuals who need housing but are not homeless. The individuals who are referred are triaged based on need, with transitioning from an institution as the top priority. Washington County Case Workers also work with Phoenix who provides supportive services to individuals who manage their own leases for market rate apartments.

### Chemical Dependency

Washington County assists residents through an alcohol/drug abuse health assessment process (also known as Rule 25). In 2019, 423 individuals were assessed through Rule 25 in Washington County and 377 individuals were admitted into detoxification.

### HIV/AIDS

Hope House, located in the city of Stillwater, provides housing and supportive services to persons living with HIV and AIDS. Hope House does not currently have a waiting list for housing and is able to coordinate with other housing providers to provide housing as needed.

**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**

### Housing Programs and Facilities for Elderly

According to the *Comprehensive Housing Needs Assessment*, currently Washington County has about 3,200 senior housing units. About one third (1,170) of these are affordable units. The units have different levels of care: independent living (1,540), assisted living (610), congregate units (740) with a shared dining facility, and memory care units (324) for those with Alzheimer's or other similar conditions.

### Assisted Living

As noted above, Washington County has 610 assisted living units which offer individual apartments with kitchens and a variety of services which include meals, housekeeping, transportation, recreation, and 24-hour supportive personal care services. The facilities that offer assisted living units and programs include the following: Birchwood Arbors (Forest Lake), Boutwells Landing (Oak Park Heights), Comforts of Home (Hugo), Croixdale Residence (Bayport), Coventry Senior Living (Cottage Grove), Oak Meadows Senior Housing (Oakdale), Oak Park Senior Living (Oak Park Heights), Oak Ridge Place (Oak Park Heights), St. Andrew's Village (Mahtomedi), Stonecrest (Woodbury), White Pine (Cottage Grove), Woodbury Estates (Woodbury), Woodbury Health Care Center (Woodbury), and Woodbury Villa (Woodbury).

### Assisted Living with Memory Care

Washington County has senior facilities that offer units with specialized care for persons with memory care needs including those associated with Dementia and Alzheimer's disease. The facilities that offer memory care units include: Birchwood Arbors (Forest Lake), Boutwells Landing (Oak Park Heights), Comforts of Home (Hugo), Croixdale Residence (Bayport), Coventry Senior Living (Cottage Grove), New Perspectives (Mahtomedi), Norris Square (Cottage Grove), Oak Meadows Senior Housing (Oakdale), Oak Park Senior Living (Oak Park Heights), St. Andrew's Village-Memory Care Presbyterian Homes and Services (Mahtomedi), Stonecrest (Woodbury), White Pine (Cottage Grove), and Woodbury Estates (Woodbury).

### *Housing Facilities for Disabled Persons*

The housing needs of persons with disabilities include a need for supportive services ranging from minimal services to robust 24-hour care, all of which can be provided in-home or at a separate facility. In addition, there is also a need for the housing to be affordable, such as for persons who can live semi-independently with minimal supports but cannot afford market rate rents. People needing this range of housing types include single individuals with disabilities and families consisting of parents with disabilities and their children. The Minnesota Department of Human Services licenses the providers of many of these types of services. For instance, Adult Day Services are non-residential programs that provide individualized and coordinated services aimed at maintaining or improving an individual's self-care capabilities. Another example is Adult Foster Care programs which provide 24-hour services with lodging, food, supervision and household services. Services may also include living skills or medication assistance. The Minnesota Department of Human Services Licensing Information Lookup webpage allows for searches by county for service providers by license type. Currently there are 31 active licensed Adult Foster Care and three active licensed Adult Day Services facilities listed for Washington County.

### *Housing Programs for Mental Health*

According to Washington County, approximately 25% of persons requesting adult mental health case management services are in need of housing. There are only 89 beds available through 13 programs for permanent supportive housing between Scott, Carver and Washington counties. All the beds are at 100% capacity with five programs over capacity. As a result, there is a housing gap for adults with mental illness. There are 54 permanent supportive housing units in Washington County. According to Washington County Community Services, there are 32 people with mental health concerns who are waiting for housing.

### *Housing Programs for Chemical Dependency*

Washington County assists residents through an alcohol/drug abuse health assessment process. If the assessment recommends chemical dependency treatment, funding through the Consolidated Chemical Dependency Treatment Fund (CCDTF) may be available to pay for the treatment services. CCDTF is a funding source of last resort, and other options for payment must first be explored. There may be a funding gap for persons who are low income but do not qualify for funding through the CCDTF. Housing for persons with chemical dependency issues, on the other hand, is not always readily available once a person has successfully completed treatment. The Washington County CDA provides tenant-based rental assistance through the Shelter Plus Care and state Bridges programs targeted to persons with addiction issues.

### Housing Programs for HIV/AIDS

Supportive housing needs for persons living with HIV and/or AIDS include health care. Hope House provides four units of assisted care for people living with HIV/AIDS who are no longer able to live independently. Licensed under Minnesota rules as Adult Foster Care, Hope House is one of five co-housing facilities in the State and the only one outside the urban core cities of St. Paul and Minneapolis. Residents of Hope House receive: assistance with daily living activities – personal care, cooking, mobility, transportation; food, lodging, protection, household services; social and recreational activities; 24-hour care-partnering services supervised by a care director; and holistic care, providing for the physical, psycho-social, and spiritual needs of each individual, including medication supervision and cash management.

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

There are four key institutional releases with which Washington County is most concerned. They include aging out of foster care, discharges from mental health facilities, discharges from correctional facilities and discharges from hospitals. Protocol is in place in Washington County and in the state of Minnesota that no one is discharged from foster care without a stable home. Washington County has a discharge plan with all foster care youth at age 16 to assure that youth receive notice regarding their rights. They may stay in foster care until age 21 or choose to live independently and work with their case manager to identify and secure a permanent housing option. Discharge plans include housing and employment options.

Protocol is in place so that no one is discharged from a mental health facility without a stable home in which to live. Per state mandate, all persons committed to any of the state regional treatment facilities are assigned a mental health case manager through the county of the person discharged. Discharge planning begins while the individual is committed and before the person is discharged. Housing remains a part of the treatment plan after discharge to ensure housing is maintained/sustained. The plans include case management services, housing, employment, medical and psychiatric treatment, and aid in the readjustment to the community. In addition, the CoC has received a special allocation of state-funded rental assistance resources designed to facilitate smooth and stable transitions from state psychiatric hospitals to community-based living.

On a statewide level, the current discharge policy reflects policy enacted by the Minnesota Department of Corrections with statutory authority granted by the MN Legislature. MN Department of Corrections (DOC) provides a case manager to offenders and discusses the role of a case manager. In situations where an individual has no placement options or would be homeless follow release, the case manager assists with identifying and connecting the client with appropriate resources. DOC Adult Offender Reentry Services and Programming provides reentry services to offenders in collaboration with case management services. This includes the Presidential Prisoner Reentry Initiative (PRI), transition fairs, administering offender housing contracts, providing referrals, and offering a pre-release class to offenders. DOC provides payment for adult halfway house and emergency housing placement for eligible offenders that are on supervised release and conditional release.

The CoC has been actively engaging representatives from local hospitals and health care providers in 10-year plans to end homelessness. Committees work with hospitals to plan services and referral processes to assist persons being discharged. Releasing medically fragile people who do not have housing is a growing problem. There are medical respite beds available in the metro area and the CoC continues to work with other providers to establish a program that will house persons being released from hospitals without housing to go to. They will be able to stay in this housing until their medical needs are met or permanent housing with appropriate services is found.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified with respect to persons who are not homeless but have other special needs.**

To address affordable housing for seniors, Washington County plans to continue providing and funding its rehabilitation loan program, which can help elderly, frail elderly, and persons with disabilities make modifications to their home in order to age in place or increase accessibility in addition to general rehabilitation.

## **MA-40 Barriers to Affordable Housing**

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

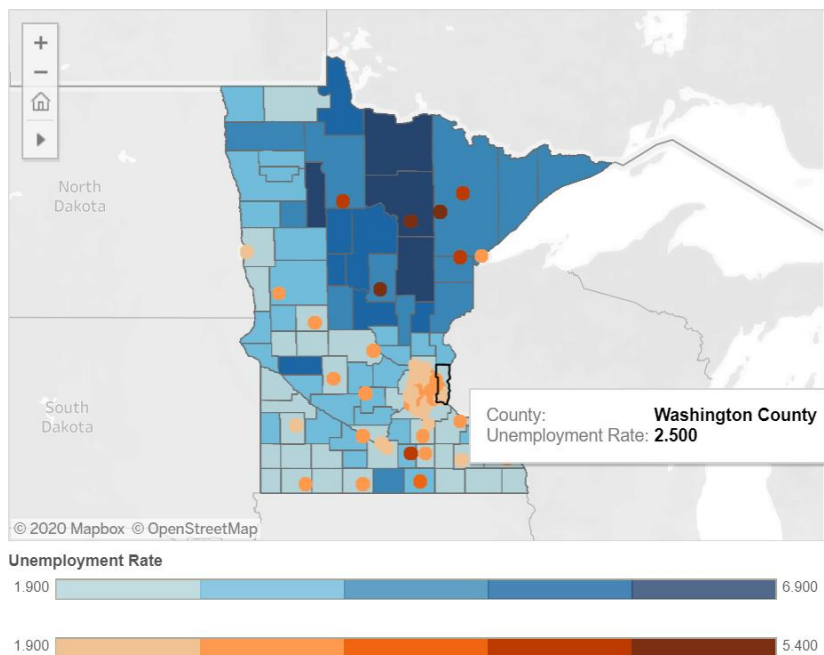
Some jurisdictions in Washington County have large lot requirements that drive up housing costs. Zoning ordinances and land use plans restrict where multi-family development can occur, if at all, within each municipality. Although there is no official growth boundary, the extent of the regional water and sewer lines effectively serves as one for affordable multi-family housing development. The financing tools available for affordable housing development place a high priority on development within the existing sewer and water system, which makes it very difficult to develop new affordable housing outside of it. A little less than half of Washington County is served by the existing system, and extension of the service area is expected to be limited in the future. Since much of Washington County is rural and not on the regional water and sewer system, this places a premium on land that is within the existing system and closer to the central cities. The high demand for single family housing and strong projected future growth in Washington County make land costs quite high –land prices are frequently cited by developers as the greatest challenge to the production of affordable housing development in the County. In fact, two of the three zip codes in the 11-county metropolitan area designated by HUD as a Difficult to Develop Area (DDA) due to land costs are located in Washington County. The *Comprehensive Housing Needs Assessment* points out that land prices have risen significantly in the past few years due to high commodity prices. It also analyzed the lot supply and found that as of 2017 there was not an adequate lot supply to meet future 3-5-year demand which makes demand for finished lots more intense.



## MA-45 Non-Housing Community Development Assets

### Introduction

The Economic Data provided in the ACS has not been updated since 2011-2015 . According to Minnesota Employment and Economic Development (DEED), Washington County's unemployment rate was 2.5% in 2019. According to the DEED data provided, the low unemployment rate (5.17%) of those age 25-65 years old, relatively diverse job base with larger job shares ranging from 14 to 16 percent, and a high education rate (95% of resident over age 18 have at least a high school diploma) all indicate a strong and healthy economy for Washington County. A limiting factor, however, appears to be the availability of affordable workforce housing for those that work in Washington County.



Map: MN Unemployment Rates

Source: Minnesota DEED

## 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	384	683	0	2	2
Arts, Entertainment, Accommodations	9,217	6,877	12	15	3
Construction	4,158	3,179	5	7	2
Education and Health Care Services	15,638	7,478	20	17	-3
Finance, Insurance, and Real Estate	6,703	2,221	9	5	-4
Information	1,937	357	2	1	-1
Manufacturing	9,317	7,372	12	16	4
Other Services	3,412	1,938	4	4	0
Professional, Scientific, Management Services	10,675	3,651	14	8	-6
Public Administration	0	0	0	0	0
Retail Trade	9,713	7,377	12	17	5
Transportation and Warehousing	2,381	1,258	3	3	0
Wholesale Trade	4,592	2,296	6	5	-1
Total	78,127	44,687	--	--	--

**Table 31 – Business Activity**

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

### Labor Force

Total Population in the Civilian Labor Force	99,126
Civilian Employed Population 16 years and over	94,135
Unemployment Rate	5.17
Unemployment Rate for Ages 16-24	14.50
Unemployment Rate for Ages 25-65	3.64

**Table 32 – Labor Force**

**Data Source:** 2011-2015 ACS

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	26,125
Farming, fisheries and forestry occupations	4,086
Service	9,463
Sales and office	22,440
Construction, extraction, maintenance and repair	6,984
Production, transportation and material moving	4,448

**Table 33 – Occupations by Sector**

**Data Source:** 2011-2015 ACS

**Travel Time**

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	51,776	59%
30-59 Minutes	32,092	36%
60 or More Minutes	4,587	5%
<i>Total</i>	<i>88,455</i>	<i>100%</i>

**Table 34 – Travel Time**

Data Source: 2011-2015 ACS

**Education:****Educational Attainment by Employment Status (Population 16 and Older)**

<b>Educational Attainment</b>	<b>In Labor Force</b>		<b>Not in Labor Force</b>
	<b>Civilian Employed</b>	<b>Unemployed</b>	
Less than high school graduate	1,924	238	1,186
High school graduate (includes equivalency)	15,305	1,148	5,181
Some college or Associate's degree	29,160	1,185	5,488
Bachelor's degree or higher	31,585	966	3,972

**Table 35 – 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 9 <sup>th</sup> grade	75	103	156	648	845
9 <sup>th</sup> to 12 <sup>th</sup> grade, no diploma	2,075	940	428	1,049	1,115
High school graduate, GED, or alternative	4,492	4,551	4,371	12,725	8,379
Some college, no degree	5,460	5,548	4,732	12,688	4,856
Associate's degree	798	2,942	3,247	6,762	1,364
Bachelor's degree	1,660	5,359	6,712	12,892	4,270
Graduate or professional degree	63	1,668	3,075	6,868	2,345

**Table 36 – 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	443,829
High school graduate (includes equivalency)	999,519
Some college or Associate's degree	1,131,750
Bachelor's degree	1,668,261
Graduate or professional degree	2,156,176

**Table 37 – 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?**

The sectors with highest share of jobs that employ workers in Washington County include:

- Education and Health Care Services (17%),
- Manufacturing (16%),
- Arts, Entertainment, Accommodations (15%),
- Retail Trade (17%).

There is a significant gap between the sectors with the highest share of jobs and those with the next highest shares such as:

- Professional, Scientific, Management Services (8%),
- Construction (7%)
- Transportation and Warehousing (3%).

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

The work force needs are mainly in the sectors that have the highest share of jobs in Washington County which are the same as those listed above:

- Education and Health Services (17%),
- Manufacturing (16%),
- Arts, Entertainment, Accommodations (15%),
- Retail Trade (17%).

Most of the remaining sectors have job shares in the in the 5 to 7 percent range. The large Education and Health Services sectors are relatively high skill fields that require advanced levels of education. Of resident age 18 or older, 42% have at least an associate degree to support this field. Strong transportation networks and other infrastructure are needed to support the large share of jobs in the manufacturing sector (16%) along with those in the sizable Transportation and Warehousing (5%), and Wholesale Trade (4%) sectors.

Many workers commute to work outside of Washington County which requires a strong transit and transportation network. This is seen in the fact that there are many more workers (78,127) than jobs (44,687) in Washington County and that forty percent of the workers have a travel time that exceeds 30 minutes.

The *2017 Comprehensive Housing Needs* report found that wages in Washington County were lower than those for the Metro area in all sectors. This points to a need for workforce housing so that those that work in Washington County have available affordable housing options close to where they work.

**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.**

In 2017, Washington County conducted a transit needs study. It found that Washington County's existing transportation services did not fulfill needs of seniors, low income workforce or persons with disabilities. Washington County's short-term focus is providing a safety net – a basic level of transportation to address the needs of older adults, people with disabilities and low-income Washington County residents. To do this successfully, Washington County will need to enlist the participation of select cities and both public and private human service agencies, as well as private transportation providers, both for-profit and nonprofit. Low-income employees and others benefit from shuttle services that provide connecting services where they do not currently exist. This will increase the need for low-to-moderate income workforce housing as the hope would be that people can live and work in Washington County with more transportation services offered. Washington County will develop one stop shop for information and referrals for transportation needs in the county and has already increased its community circulars.

In 2020, CommonBond Communities will open a workforce housing building that will be on the transit line in Forest Lake. Red Rock Corridor is a transit way from Hastings to St. Paul along US Highway 61. Upgraded express bus service has already begun from Cottage Grove to St. Paul. The City of Newport has opportunities in this area to redevelop old industrial sites into mixed use and workforce housing developments. The Gold Line corridor is a rapid bus transit line from downtown St. Paul to Woodbury along interstate 94. Implementation of this corridor is about five years away and is expected to spur redevelopment in Oakdale and Landfall and new development in Lake Elmo and Woodbury. Rush Line Corridor is in the pre-project development phase and is about ten years away from when service would begin. It would run from St. Paul up to White Bear Lake or Forest Lake along Interstate 35 or US Highway 61. This line could have a large impact on development in Hugo and Forest Lake.

The transit projects described above, and development generated by growing sectors of the local economy, will need sites to develop. Acquisition of land for green field development; acquisition and remediation of blighted sites for redevelopment; rehabilitation and adaptive reuse of existing properties; and financial assistance for job creation have all been identified as high need priorities for the County, but not with CDBG funding. Economic Development activities such as these will be assisted through our Economic Development programs such as our predevelopment fund or revolving loan funds.

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

Washington County has many more workers (78,127) than jobs (44,687) and the St. Paul and Minneapolis downtown districts about a 20 to 40-minute commute away. This is especially true for many of the workers in the Professional, Scientific, Management Services and Finance, Insurance, and Real Estate sectors who have incomes high enough to afford Washington County's high housing cost. The negative Jobs Less Workers percentages for some sectors then reflect the high proportion of commuters in those sectors who work outside Washington County, and not necessarily an over-supply of labor that cannot find work. This is supported by the very low unemployment rate for those ages 25-65 of 3.64 percent. In general, workers can find work, however, the jobs are often located outside Washington County. There is a smaller supply of workers in the Agriculture, Mining, Oil & Gas Extraction and Transportation and Warehousing businesses than there are jobs in those businesses.

**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 Washington County CDA participates in the local Workforce Investment Board as a Board member. The focus of the Board's efforts is to coordinate workforce training initiatives through Washington County Workforce Centers. In particular, the Skill Match Initiative surveys businesses to identify skills that are in high demand by employers and works with training programs to help provide them. In this way the training programs are providing workers with the skills that employers need. Another organization that works to provide job training is Century College. Its curriculum is geared towards developing student skills and abilities to allow them to enter into or progress within the work force or transfer to a four years school. One Workforce Center funded program at the college provides short term training in basic administrative skills, such as computer word processing, to allow them to obtain an entry level job while also providing a platform to continue their education.

Washington County CDA administers the federally funded Family Self Sufficiency program. This program works with families to develop personalized financial goals around the idea of self-sufficiency and then develop a plan to help achieve them. CDA staff assists in the process by helping to connect families with available resources.

The Consolidated Plan supports these job training and Family Self-Sufficiency programs by preserving and promoting the new development of affordable workforce housing. A stable and affordable housing situation can greatly facilitate educational attainment. In addition, it is also needed so that newly employed residents can remain in the community.



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

Yes.

**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.**

Washington County recently completed an Economic Development 2020-2022 Strategic Plan. The plan identifies several actions and goals to pursue with varied priority and timeline to comprehensively address areas of growth in the county's economy and continued strength. The goals for the upcoming Economic Development Strategic Plan are :

1. Promote and market the quality of life, rich diversity and assets of the county.
2. Provide resources to help entrepreneurs get started and existing businesses grow.
3. Be a value-added partner to other public and private entities.
4. Find ways to help our businesses attract and retain talent and find ways to keep our working residents here in the County.
5. Promote strong infrastructure, multi-modal transportation and high-speed broadband.

**Discussion**

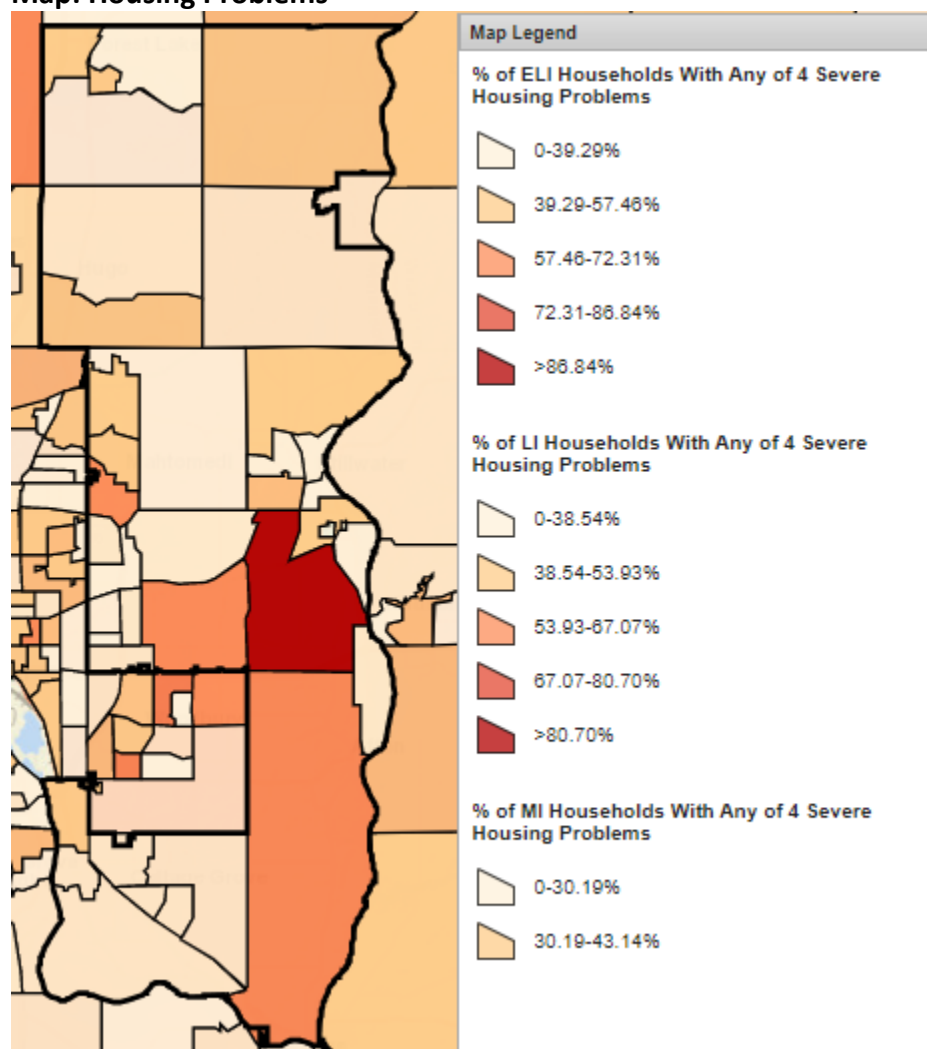
The low unemployment rate, relatively diverse job base, and high educational attainment rate all indicate a strong and healthy economy for Washington County. To help sustain this growth over the long term, in Washington County completed an 2020-2022 Economic Development Strategic Plan outlining continuing goals to strengthen the county's economy by offering a wide variety of programs to support existing employers and attract those with higher paying positions. CDBG and HOME funds will assist by supporting affordable workforce housing strategies that support economic development and ensure that lower-wage workers are able to secure affordable housing within the County.

## MA-50 Needs and Market Analysis Discussion

### Are there areas where households with multiple housing problems are concentrated?

The data generated for this analysis categorizes housing that lacks complete kitchen and plumbing facilities as substandard housing and housing with more than one person per room as overcrowding. Further, the data details some census tracts by municipal boundary so that there can be multiple entries for one census tract. The number of households is provided in the table below for reference. For the purposes of this section, a concentration is defined as any census tract where 50 percent or more of the population have multiple housing problems. In Washington County, Oak Park Heights has a high concentration of housing problems. Oak Park Heights is in the Stillwater submarket. According to the *Comprehensive Needs Assessment*, this submarket has the highest portion of older homes as 18% were built prior to 1940. This could be a factor of why these households are experiencing housing problems.

Map: Housing Problems

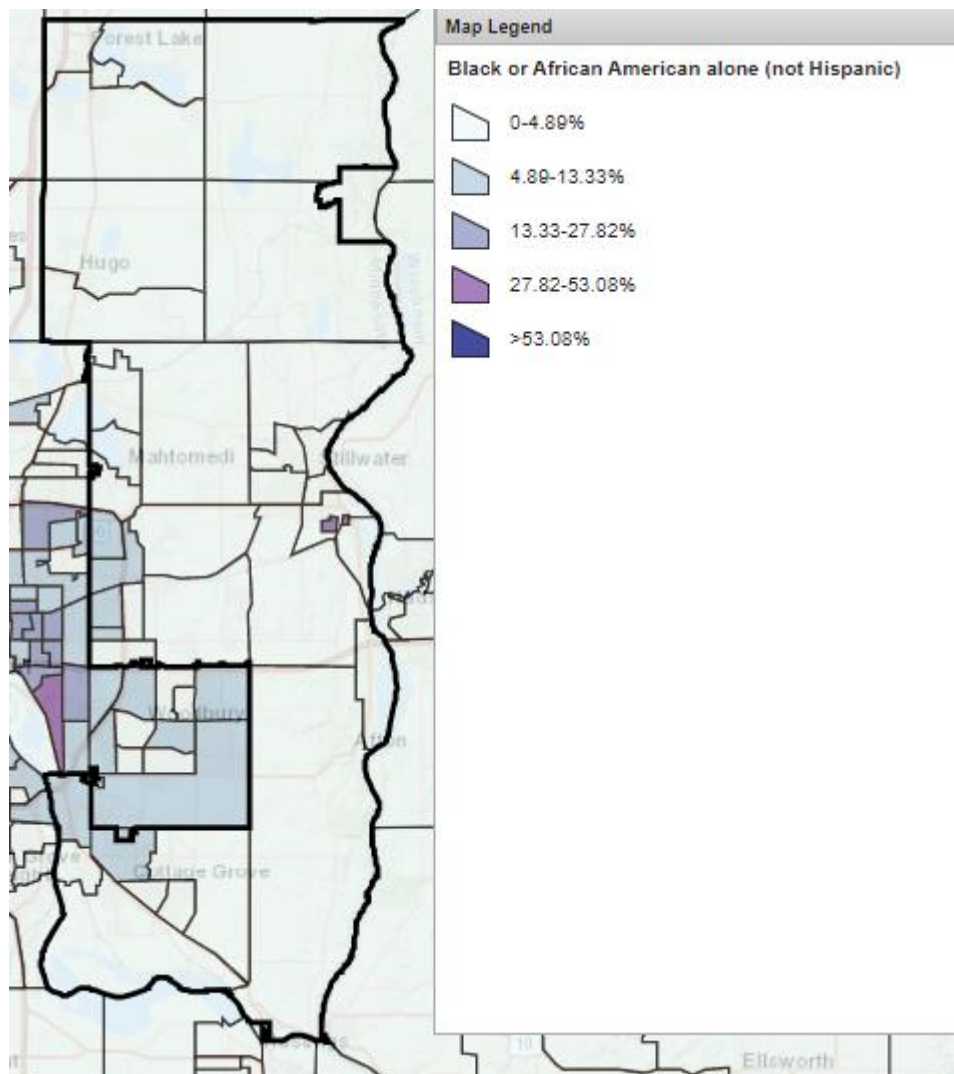


Source: HUD, CPD Maps

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated?**

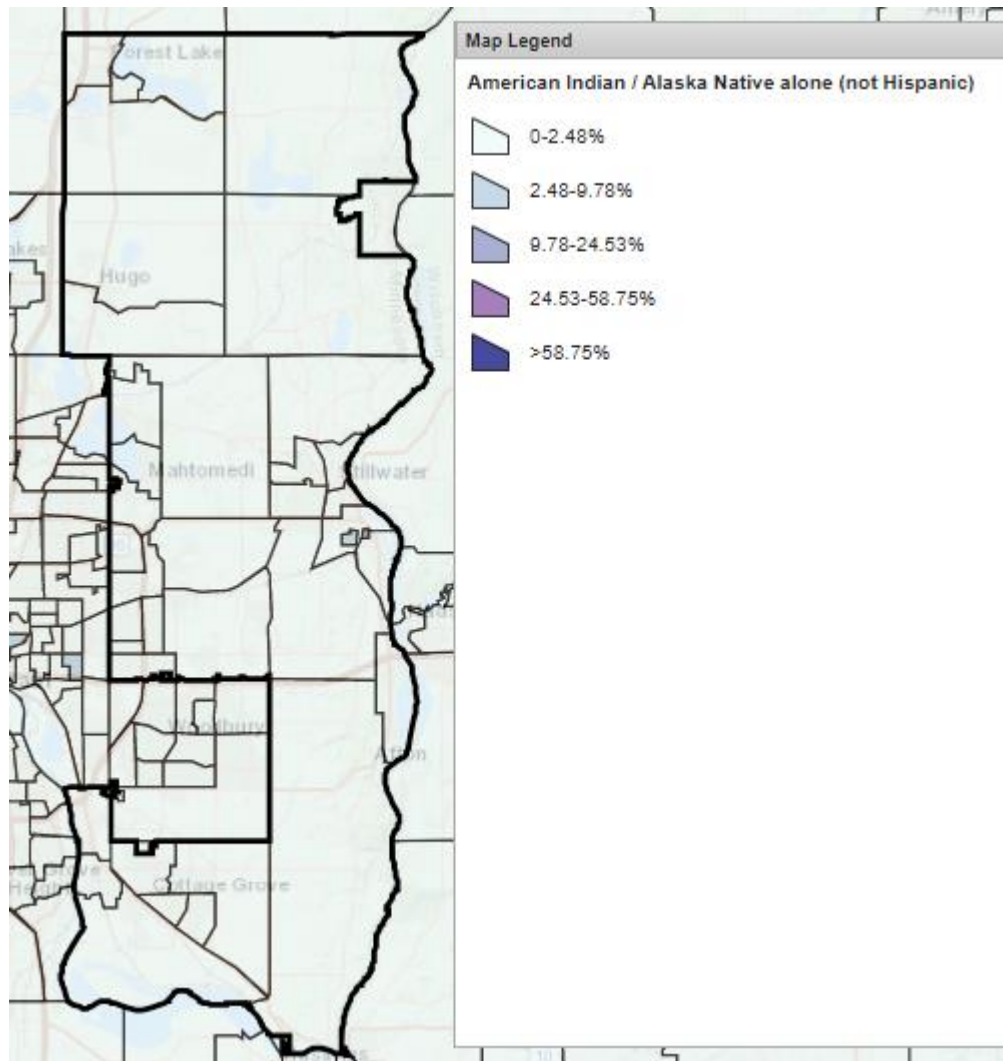
**Racial or Ethnic Minorities**

County-wide, the white non-Hispanic population makes up 84 percent of the total population. Racial and ethnic minority populations make up of much smaller proportions: Asian 5.19%, African American 4.0%, persons of Hispanic origin 3.8%, American Indian 0.38%, and Native Hawaiian and other Pacific Islander 0.06%. For the purposes of this section, a concentration is defined as any census tract or sub-tract where 50 percent or more of the population is a racial or ethnic minority. There are no census tracts or sub-tracts in Washington County that fit within the concentration definition.

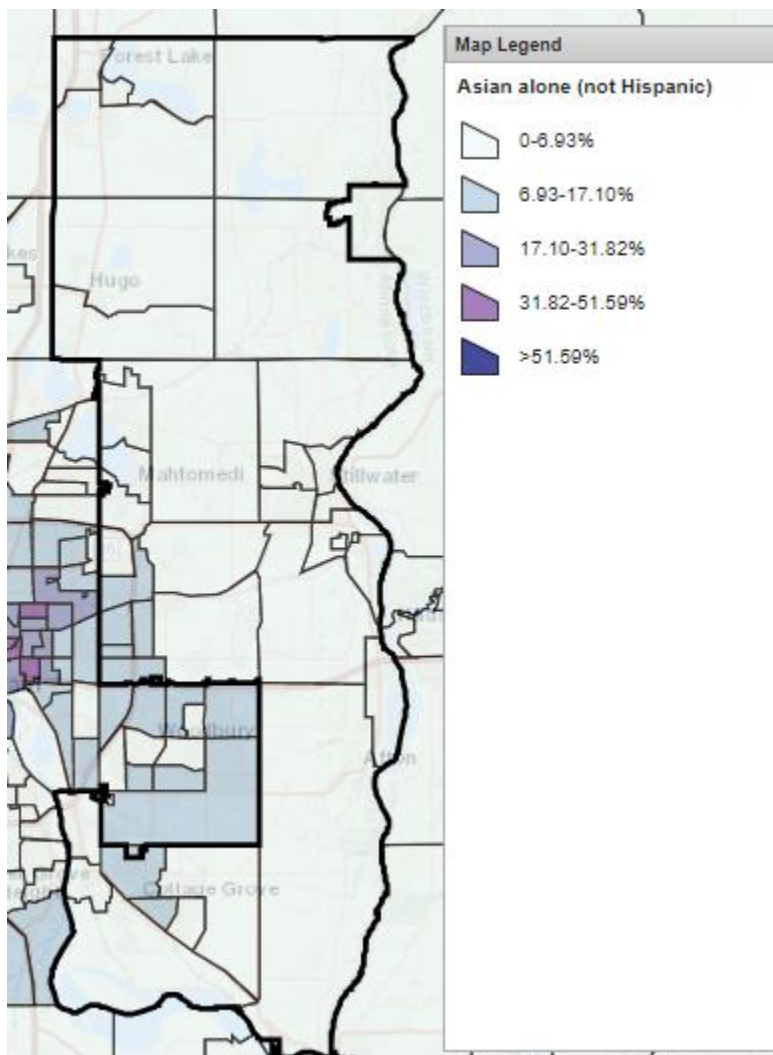


**Map: Black or African American Population**

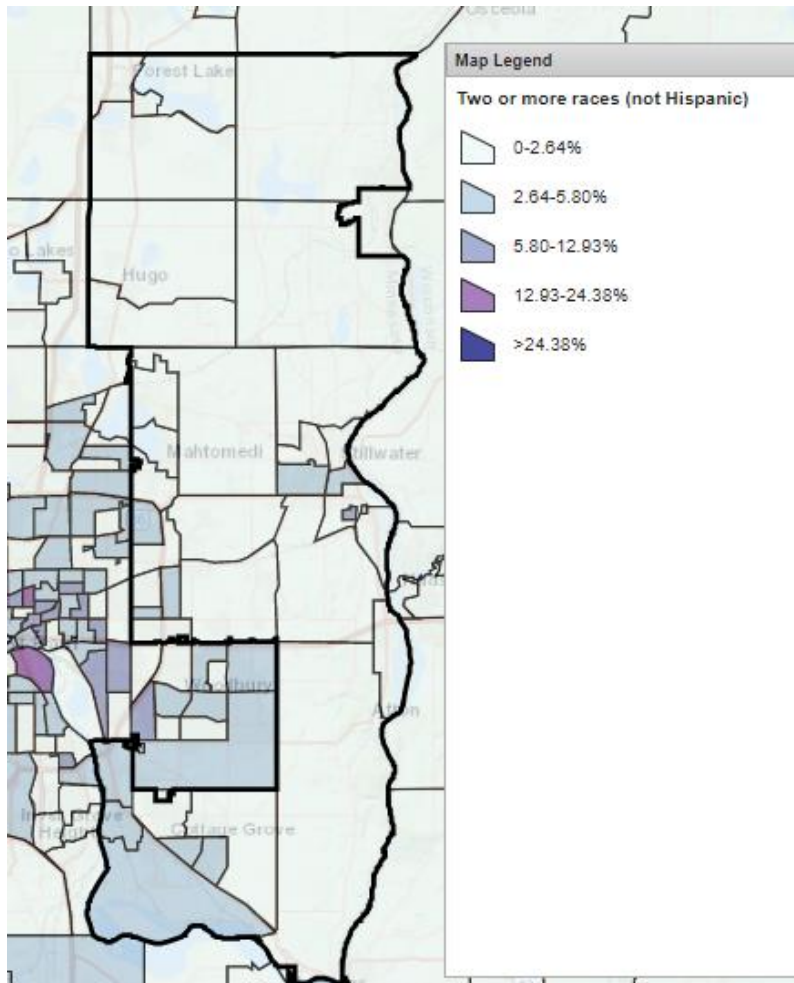
**Source: HUD, CPD Maps**



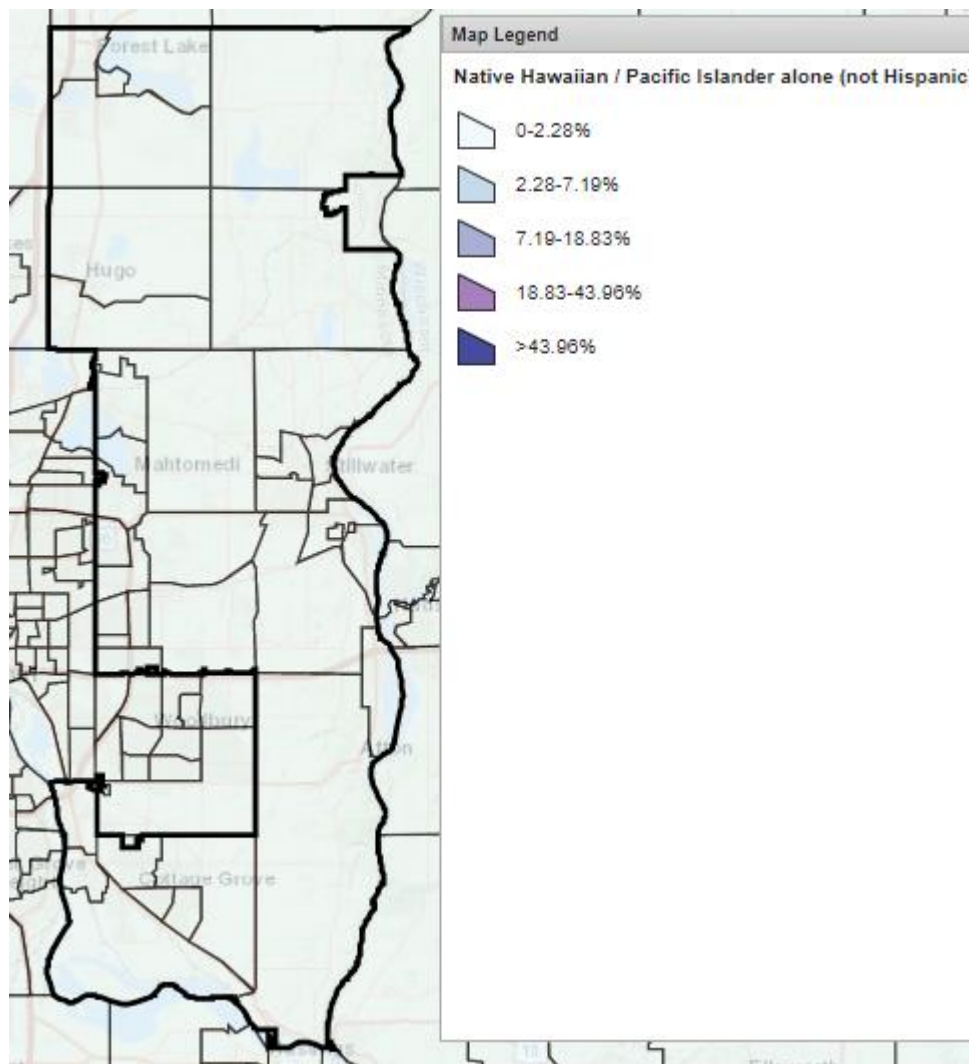
**Map: American Indian Population**  
**Source: HUD, CPD Maps**



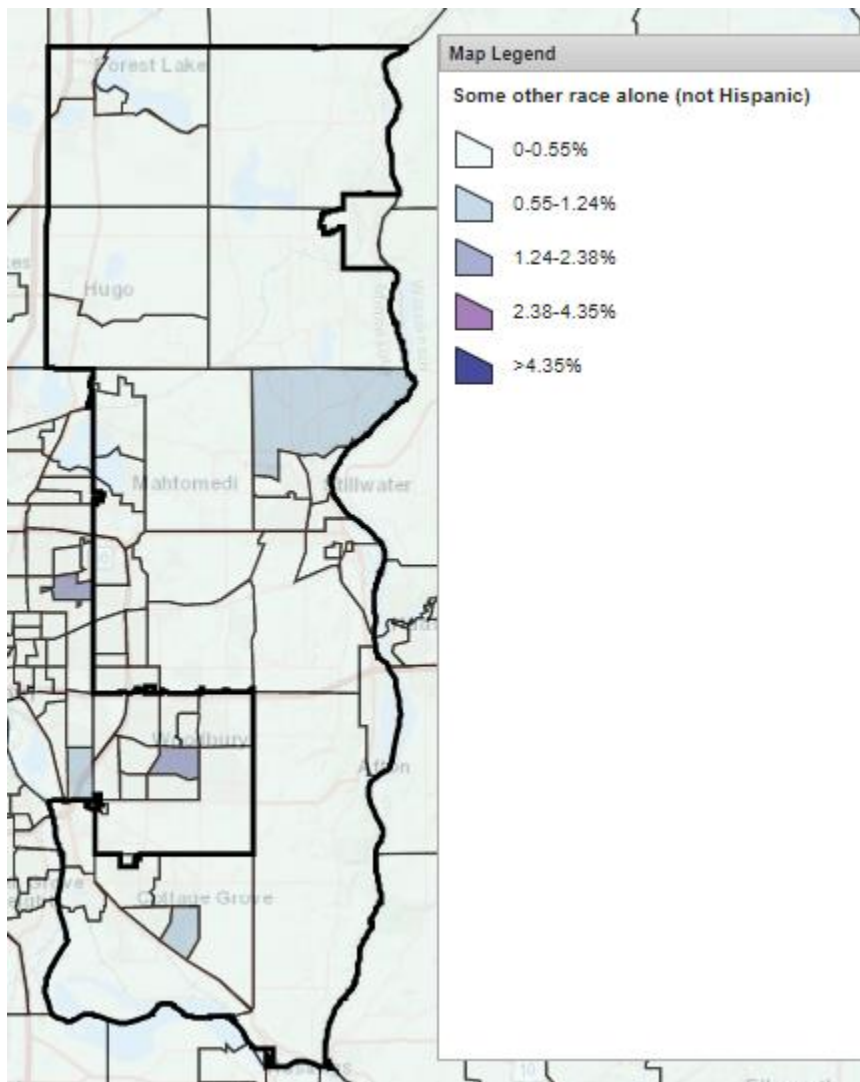
**Map: Asian Population**  
**Source: HUD, CPD Maps**



**Map: Multiple Race Population**  
**Source: HUD, CPD Maps**

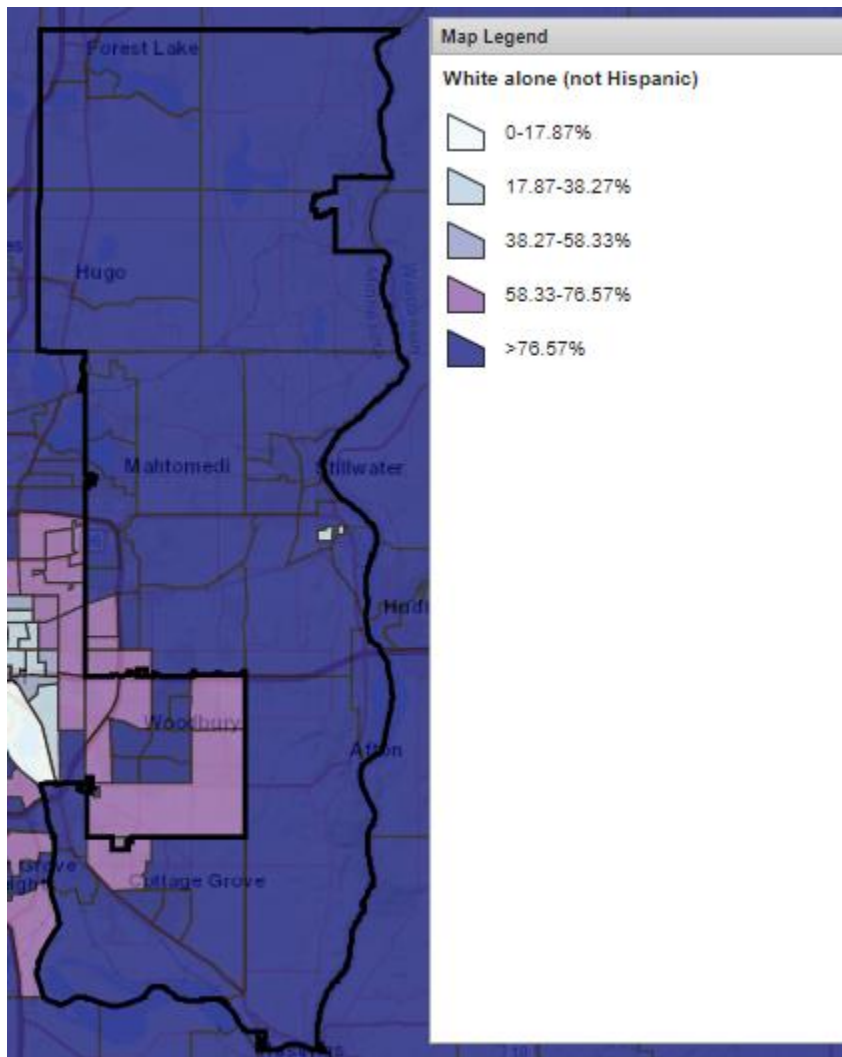


**Map: Native Hawaiian/Pacific Islander Population**  
**Source: HUD, CPD Maps**



**Map: Other Race Population**  
**Source: HUD, CPD Maps**



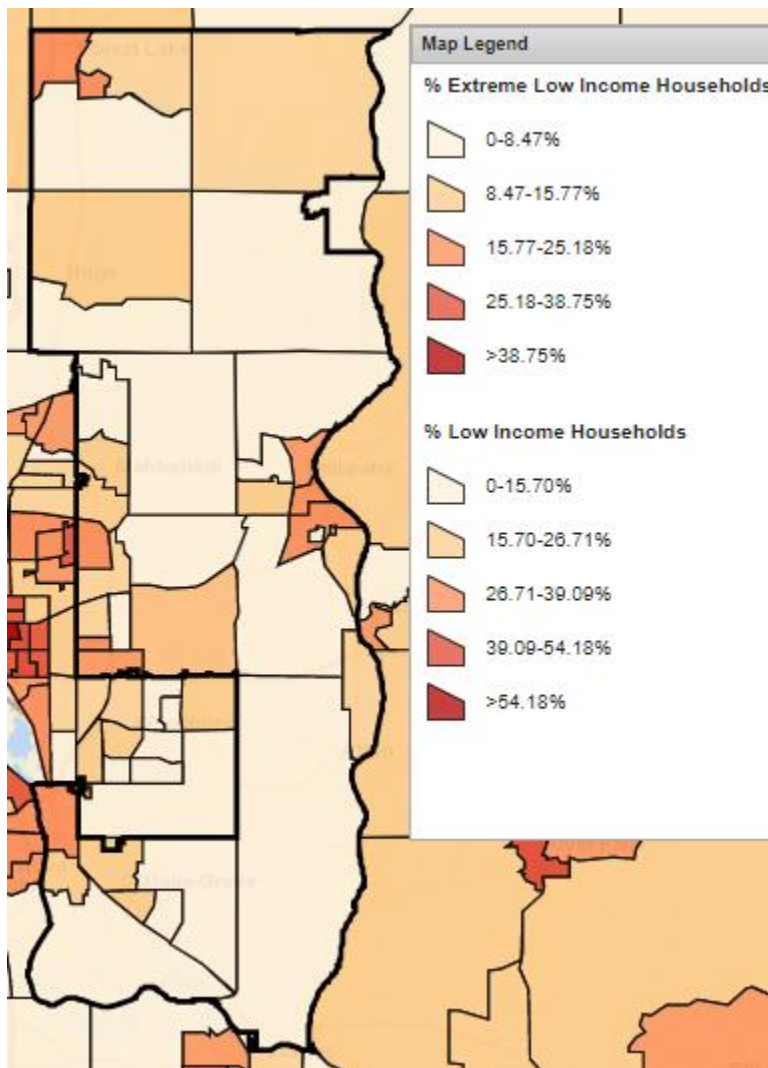


**Map: White Population**  
**Source: HUD, CPD Maps**

### Low Income Households

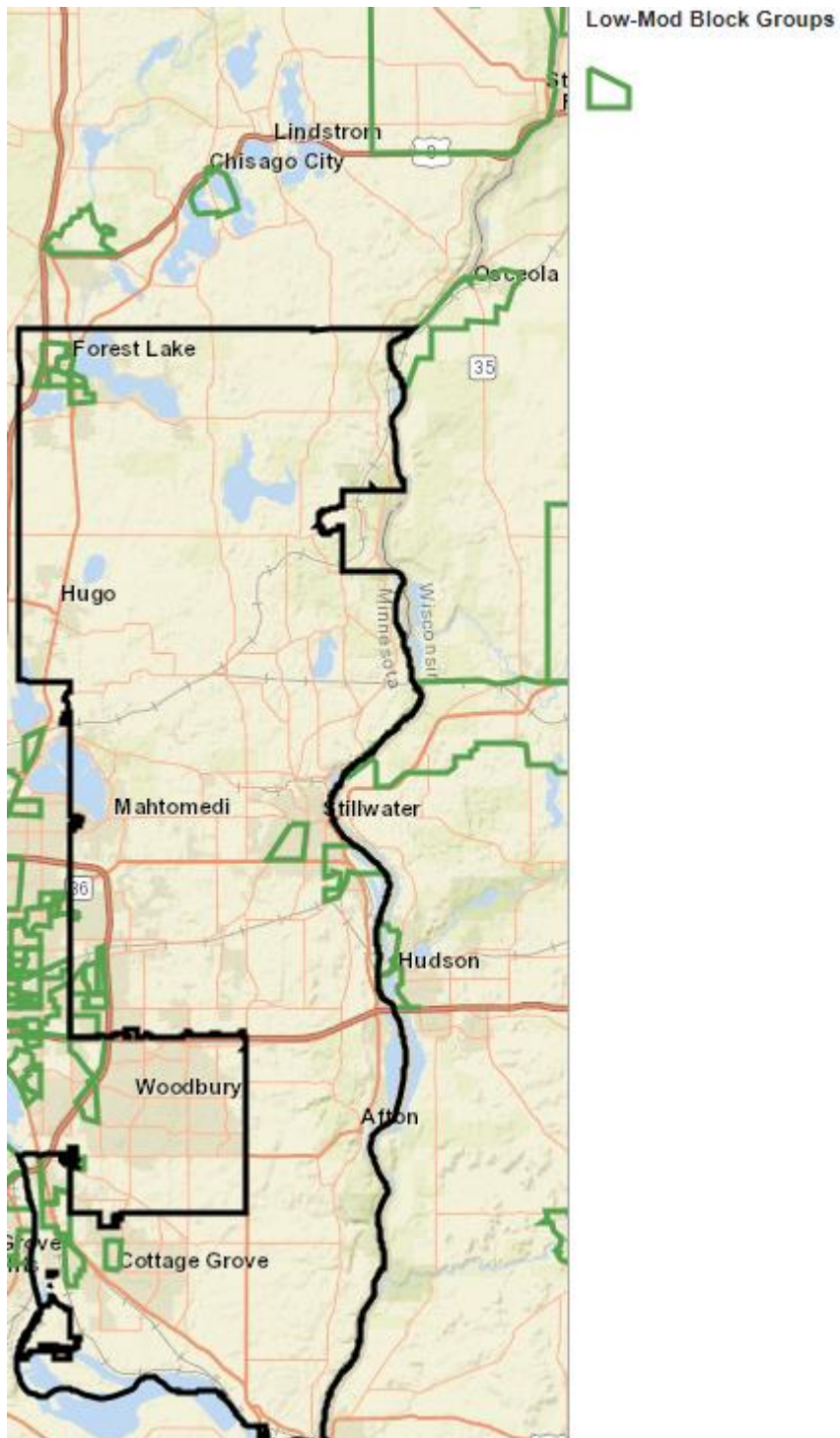
The 2017 American Community Survey determined the median household income for Washington County was \$89,598, which is one of the highest in the state. Even with this high median income compared to other parts of the state and nation, there are over 16,350 low income households whose incomes are at or below 80 percent of HUD Area Median Family Income (HAMFI), or \$60,000 for a four-person household.

For the purposes of this section, a concentration of low-income households is defined as any census tract or sub-tract where 50 percent or more of the households have income at or below 50% HAMFI. Excluding those in Woodbury, there are seven cities with low-mod concentration blocks in Washington County. They are located in Stillwater, Oak Park Heights, Oakdale, Landfall, Forest Lake, St. Paul Park and Cottage Grove.



**Map: Extremely Low- and Low-Income Households**

**Source: HUD, CPD Maps**



**Map: Low Mod Block Groups**  
**Source: HUD, CPD Maps**

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

The analysis above found no ethnic or racial minority or income concentrations. However, concentrations of housing problems are found in census tracts located in Oak Park Heights and a high number of low-income households are located in census tracts in Stillwater, Oak Park Heights, Oakdale, Landfall, Forest Lake, Newport, St. Paul Park and portions of Cottage Grove.

According to 2012-2016 CHAS Data and CPD mapping data, 56.33 percent of households located in Census Tract 27163070601 (Stillwater) are at or below 80 percent area median income. The median home value is \$238,200 and median contract rent is \$898 per month. Of their rental stock, 45 percent was built before 1980. The median household income is \$76,083. Eighty-seven percent of the population is white, non-Hispanic, while the other 13 percent of the residents are of other racial or ethnic populations.

% Rental Housing Built Before 1980:	45.27%
% Rental Housing Built Before 1949:	14.04%
Median Home Value:	\$238,200
Median Contract Rent:	\$898
% Renter Occupied Housing:	27.61%
% of structures with 20 or more units:	5.24%
% Owner Occupied Housing:	72.39%
% Renter units with 3 or more bedrooms:	28.08%
% Owner units with 3 or more bedrooms:	89.13%
% of structures with 5-19 units:	9.29%
Vacancy Rate:	2.58%
White alone (not Hispanic):	87
Black or African American alone (not Hispanic):	2.94
American Indian / Alaska Native alone (not Hispanic):	0
Asian alone (not Hispanic):	2.85
Native Hawaiian / Pacific Islander alone (not Hispanic):	0
Some other race alone (not Hispanic):	0

Two or more races (not Hispanic):	3.34
Persons of Hispanic Origin:	3.86
Total Households:	2,528
Average Household Size:	2.58
% Non-English Speaking:	0.00%

In Block Group 271630707032, located in Oak Park Heights, 60.63 percent of households are at or below 80% area median income. The median home value is \$209,300 and median contract rent is \$726 per month. Of their rental stock, 75 percent was built before 1980. The median household income is \$61,693. Racial demographics indicate 89.53 percent of the population is white and the other 10.47 percent of the residents are of other racial or ethnic populations.

% Rental Housing Built Before 1980:	75.42%
% Rental Housing Built Before 1949:	15.27%
Median Home Value:	\$209,300
Median Contract Rent:	\$726
% Renter Occupied Housing:	36.33%
% of structures with 20 or more units:	28.26%
% Owner Occupied Housing:	63.67%
% Renter units with 3 or more bedrooms:	9.68%
% Owner units with 3 or more bedrooms:	70.88%
% of structures with 5-19 units:	9.58%
Vacancy Rate:	14.22%

White alone (not Hispanic):	89.53
Black or African American alone (not Hispanic):	2.45
American Indian / Alaska Native alone (not Hispanic):	0.89
Asian alone (not Hispanic):	2.69
Native Hawaiian / Pacific Islander alone (not Hispanic):	0

Some other race alone (not Hispanic):	0
Two or more races (not Hispanic):	2.34
Persons of Hispanic Origin:	2.1
Total Households:	1,478
Average Household Size:	2.12
% Non-English Speaking:	0.00%
Median Household Income:	\$52,838
Poverty Rate:	11.41%
% Unemployment:	2.16%
% Commute Time>60 minutes:	4.88%
Housing Cost Burden:	33.56%

In Block Group 271630709114, located in Oakdale, 68.25 percent of households are at or below 80 percent area median income. The median home value is \$182,500 and median contract rent is \$969 per month. Of their rental stock, 15 percent was built before 1980. The median household income is \$61,593. Seventy-five percent of the population is white and the other 25 percent of the residents are of other racial or ethnic populations

% Rental Housing Built Before 1980:	14.96%
% Rental Housing Built Before 1949:	0.00%
Median Home Value:	\$182,500
Median Contract Rent:	\$969
% Renter Occupied Housing:	26.73%
% of structures with 20 or more units:	9.94%
% Owner Occupied Housing:	73.27%
% Renter units with 3 or more bedrooms:	17.05%
% Owner units with 3 or more bedrooms:	67.10%
% of structures with 5-19 units:	6.29%
Vacancy Rate:	1.40%
White alone (not Hispanic):	75.04

Black or African American alone (not Hispanic):	9.6
American Indian / Alaska Native alone (not Hispanic):	0
Asian alone (not Hispanic):	7.49
Native Hawaiian / Pacific Islander alone (not Hispanic):	0
Some other race alone (not Hispanic):	0.52
Two or more races (not Hispanic):	2.05
Persons of Hispanic Origin:	5.29
Total Households:	1,975
Average Household Size:	2.41
% Non-English Speaking:	0.33%
Median Household Income:	\$61,593
Poverty Rate:	6.29%
% Unemployment:	2.66%
% Commute Time>60 minutes:	2.98%
Housing Cost Burden:	31.70%

In Block Group 271630709114, located in Landfall and a portion of Oakdale, 57.54 percent of households are at or below 80 percent area median income. The median home value is \$155,600 and median contract rent is \$1,117 per month. Of their rental stock, 61.30 percent was built before 1980. The median household income is \$60,242. Racial demographics for this tract indicate 72.51 percent of the population is white and the other 27.49 percent of the residents are of other racial or ethnic populations. The City of Landfall's boundaries are coterminous with a manufactured home community where 100% of residents are at or below 80% area median income.

% Rental Housing Built Before 1980:	61.30%
% Rental Housing Built Before 1949:	12.64%
Median Home Value:	\$155,600
Median Contract Rent:	\$1,117
% Renter Occupied Housing:	13.28%

% of structures with 20 or more units:	11.00%
% Owner Occupied Housing:	86.72%
% Renter units with 3 or more bedrooms:	26.82%
% Owner units with 3 or more bedrooms:	60.65%
% of structures with 5-19 units:	0.87%
Vacancy Rate:	5.16%
White alone (not Hispanic):	72.51
Black or African American alone (not Hispanic):	4.01
American Indian / Alaska Native alone (not Hispanic):	0
Asian alone (not Hispanic):	9.1
Native Hawaiian / Pacific Islander alone (not Hispanic):	0
Some other race alone (not Hispanic):	0
Two or more races (not Hispanic):	0.84
Persons of Hispanic Origin:	13.53
Total Households:	1,966
Average Household Size:	2.59
% Non-English Speaking:	0.26%
Median Household Income:	\$60,254
Housing Cost Burden:	27.82%



In Block Group 271630709114, located in Forest Lake, 52.48 percent of households are at or below 80 percent area median income. The median home value is \$183,300 and median contract rent is \$820 per month. Of their rental stock, 57.58 percent was built before 1980. The median household income is \$47,425. Racial demographics indicate 88.85 percent of the population is white and the other 11.15 percent of the residents are of other racial or ethnic populations

% Rental Housing Built Before 1980:	57.58%
% Rental Housing Built Before 1949:	9.90%
Median Home Value:	\$183,300
Median Contract Rent:	\$820
% Renter Occupied Housing:	53.21%
% of structures with 20 or more units:	29.32%
% Owner Occupied Housing:	46.79%
% Renter units with 3 or more bedrooms:	19.44%
% Owner units with 3 or more bedrooms:	82.75%
% of structures with 5-19 units:	11.38%
Vacancy Rate:	3.09%
White alone (not Hispanic):	88.85
Black or African American alone (not Hispanic):	0.55
American Indian / Alaska Native alone (not Hispanic):	0.33
Asian alone (not Hispanic):	3.83
Native Hawaiian / Pacific Islander alone (not Hispanic):	0
Some other race alone (not Hispanic):	0
Two or more races (not Hispanic):	2.44
Persons of Hispanic Origin:	3.99
Total Households:	2,069
Average Household Size:	2.4

% Non-English Speaking:	0.00%
Median Household Income:	\$47,525
Poverty Rate:	15.87%
% Unemployment:	7.48%
% Commute Time>60 minutes:	6.56%
Housing Cost Burden:	34.07%
Median Household Income:	\$47,525
Poverty Rate:	15.87%
% Unemployment:	7.48%
% Commute Time>60 minutes:	6.56%
Housing Cost Burden:	34.07%

In Block Group 271630710031, located in Newport, 53.56 percent of households are at or below 80% area median income. The median home value is \$174,400 and median contract rent is \$670 per month. Of their rental stock, 57.79 percent was built before 1980. The median household income is \$59,423. Racial demographics indicate 80.14 percent of the population is white and the other 19.86 percent of the residents are of other racial or ethnic populations.

% Rental Housing Built Before 1980:	57.79%
% Rental Housing Built Before 1949:	11.41%
Median Home Value:	\$174,400
Median Contract Rent:	\$670
% Renter Occupied Housing:	36.78%
% of structures with 20 or more units:	8.85%
% Owner Occupied Housing:	63.22%
% Renter units with 3 or more bedrooms:	29.66%
% Owner units with 3 or more bedrooms:	81.86%
% of structures with 5-19 units:	11.88%
Vacancy Rate:	3.44%
White alone (not Hispanic):	80.14
Black or African American alone (not Hispanic):	6.69
American Indian / Alaska Native alone (not Hispanic):	0

Asian alone (not Hispanic):	1.47
Native Hawaiian / Pacific Islander alone (not Hispanic):	0
Some other race alone (not Hispanic):	0
Two or more races (not Hispanic):	5.36
Persons of Hispanic Origin:	6.34
Total Households:	1,430
Average Household Size:	2.42
% Non-English Speaking:	0.00%
Median Household Income:	\$59,423
Poverty Rate:	14.92%
% Unemployment:	5.65%
% Commute Time>60 minutes:	3.37%
Housing Cost Burden:	32.59%

In Block Group 271630713002, located in St. Paul Park and a portion of Cottage Grove, 52.81 percent of households are at or below 80% area median income. The median home value is \$155,800 and median contract rent is \$731 per month. Of their rental stock, 66.08 percent was built before 1980. The median household income is \$59,470. Racial demographics indicate 88.88 percent of the population is white and the other 11.12 percent of the residents are of other racial or ethnic populations.

% Rental Housing Built Before 1980:	66.08%
% Rental Housing Built Before 1949:	29.54%
Median Home Value:	\$155,800
Median Contract Rent:	\$731
% Renter Occupied Housing:	22.94%
% of structures with 20 or more units:	0.39%
% Owner Occupied Housing:	77.06%
% Renter units with 3 or more bedrooms:	37.20%
% Owner units with 3 or more bedrooms:	74.01%

% of structures with 5-19 units:	6.46%
Vacancy Rate:	2.45
White alone (not Hispanic):	88.88
Black or African American alone (not Hispanic):	0.22
American Indian / Alaska Native alone (not Hispanic):	0
Asian alone (not Hispanic):	3.39
Native Hawaiian / Pacific Islander alone (not Hispanic):	0
Some other race alone (not Hispanic):	0
Two or more races (not Hispanic):	5.02
Persons of Hispanic Origin:	2.49
Total Households:	1,992
Average Household Size:	2.68
% Non-English Speaking:	0.00%
Median Household Income:	\$59,470
Poverty Rate:	10.04%
% Unemployment:	7.30%
% Commute Time>60 minutes:	4.78%
Housing Cost Burden:	28.36%

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

These communities are all close to several assets which include city parks, public golf courses, community centers, libraries, schools, lakes, and rivers.

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

The housing costs in these areas are lower than the median costs of the county. This means that housing in these locations is more affordable to households that would otherwise have difficulty locating affordable housing in other parts of Washington County. One opportunity is to support the aging housing stock through a rehabilitation program to preserve these important sources of affordable housing in these areas. As indicated previously, the Washington County CDA is looking specifically at ways to protect and preserve the Naturally Occurring Affordable Housing found in these communities. Another opportunity is to ensure that there is enough affordable housing in these areas either through support of multi-family rental properties or access to affordable homeownership programs.

## **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.**

Obtaining broadband wiring, connections and services can be expensive and an impediment on low-and moderate-income households. Broadband is essential infrastructure and is a resource tool for residents to connect with family, health care, community, emergency services, resources, jobs, and education. There are resources in Washington County to assist getting low-and moderate-income households connected and lessening the digital divide. EveryoneOn is a national nonprofit with the goal to assist public housing residents get connected. The program they offer ConnectHomeUSA. The program offers low-and moderate-income households who are on one or more forms income-based government assistance discounted monthly rates (as low as \$9.95/month in Washington County) and does not charge them for set up. Some providers that participate in this program also has offers for discounted cell phone plans and devices to those that are eligible and offers digital literacy trainings in their areas simply by plugging in their zip code. In nearby St. Paul, Minnesota, PCs for People, a nonprofit refurbisher, offers affordable computers and low-cost internet eligible individuals and nonprofits. The Community Development Block Grant (CDBG) fund may be used to install wiring, fiber optic cables, and permanently affixed equipment to eligible public improvement projects, public facilities, or rehabilitation of residential buildings. The west portion of Washington County is well equipped with high speed broadband services. The western portion is rural and has lower speed broadband. The western portion of the county consists of farm's or very large acre properties containing large expensive homes. Many of these homes do not contain low-and mod income households. However, the County collaborates and partners with MN Housing, Blandin Foundation and Midco to expand broadband services in this portion of the county by providing grants to expand services.

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

In Washington County, 98.44 percent of urban residents and 90.99 percent rural residents have access to 3 or more providers offering  $\geq 25/3$  Mbps, the minimal standards internet speed, according to the Federal Communications Commission. When residents are looking for faster speeds, the number of providers goes down. There is only one provider that offers higher speed broadband services in Washington County. Residents in the rural northeastern corner of the County only have access to one provider offering  $\geq 25/3$  Mbps. There is a need in Washington County to have more providers who offer speeds higher than  $\geq 25/3$  Mbps.

The Community Development Block Grant (CDBG) fund may be used to install wiring, fiber optic cables, and permanently affixed equipment as part of eligible public improvement projects,

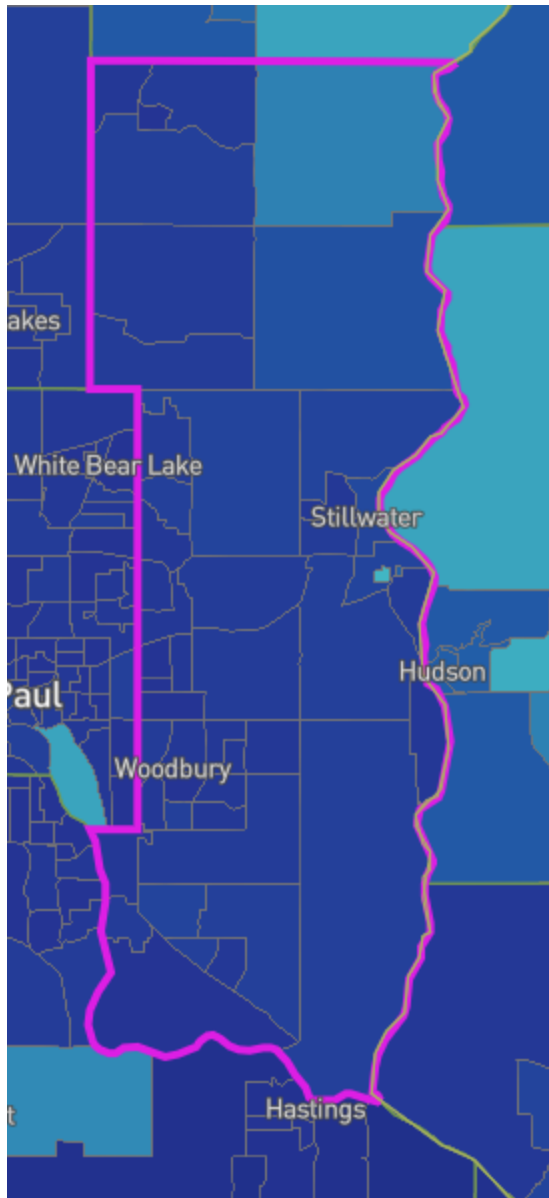
public facilities, or rehabilitation of residential buildings. Broadband requirements are included with HOME assisted projects being conducted.

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

In Washington County, 98.44 percent of urban residents and 90.99 percent rural residents have access to 3 or more providers offering  $\geq 25/3$  Mbps, the minimal standard internet speed, according to the Federal Communications Commission. When residents are looking for faster speeds, the number of providers goes down. There is only one provider that offers higher speed broadband services in Washington County. Residents in the rural northeastern corner of the County only have access to one provider offering  $\geq 25/3$  Mbps. There is a need in Washington County to have more providers who offer speeds higher than  $\geq 25/3$  Mbps.

Map: Broadband Availability

Source: Federal Communications Commission



Map: Fixed Broadband Providers

Source: Federal Communications Commission

## Washington, MN



### Number of Fixed Residential Broadband Providers



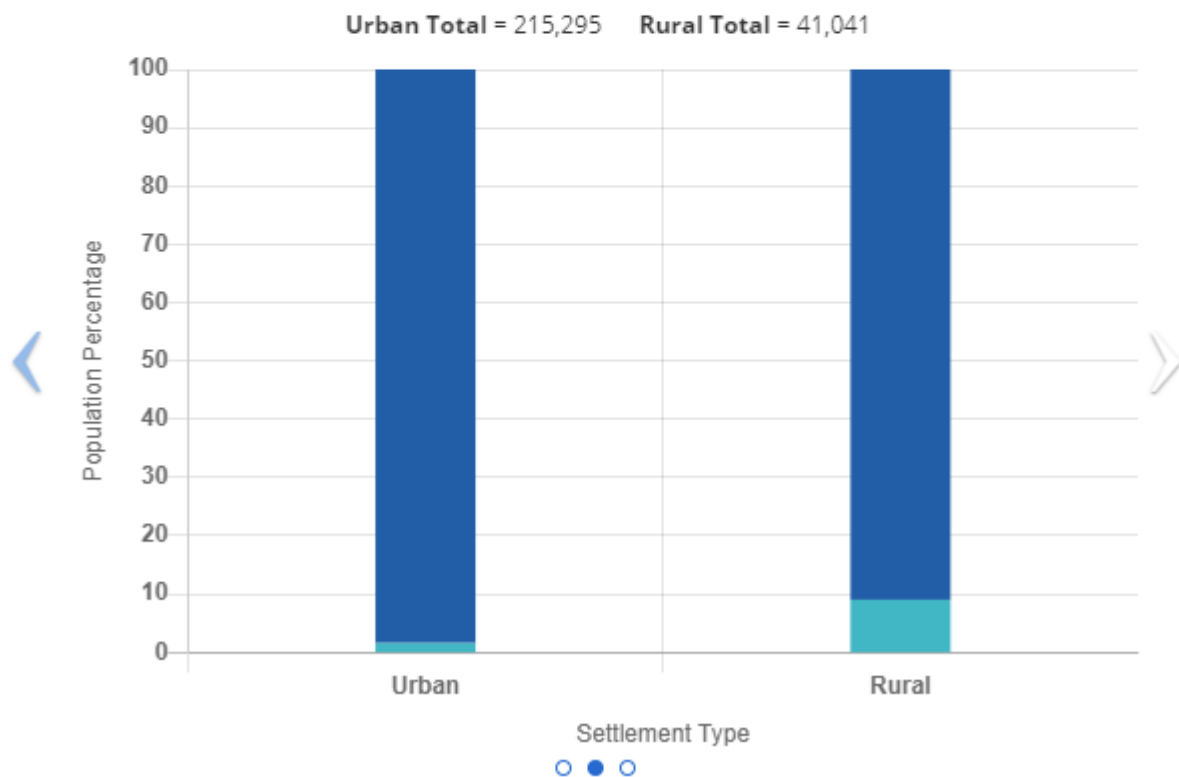
### Broadband



**Technology** ADSL, Cable, Fiber, Fixed Wireless, Satellite, Other

**Speed**  $\geq 25/3$  Mbps

**Date** June 2018 (*latest public release*)





Source: Federal Communications Commission

## Washington, MN



### Number of Fixed Residential Broadband Providers



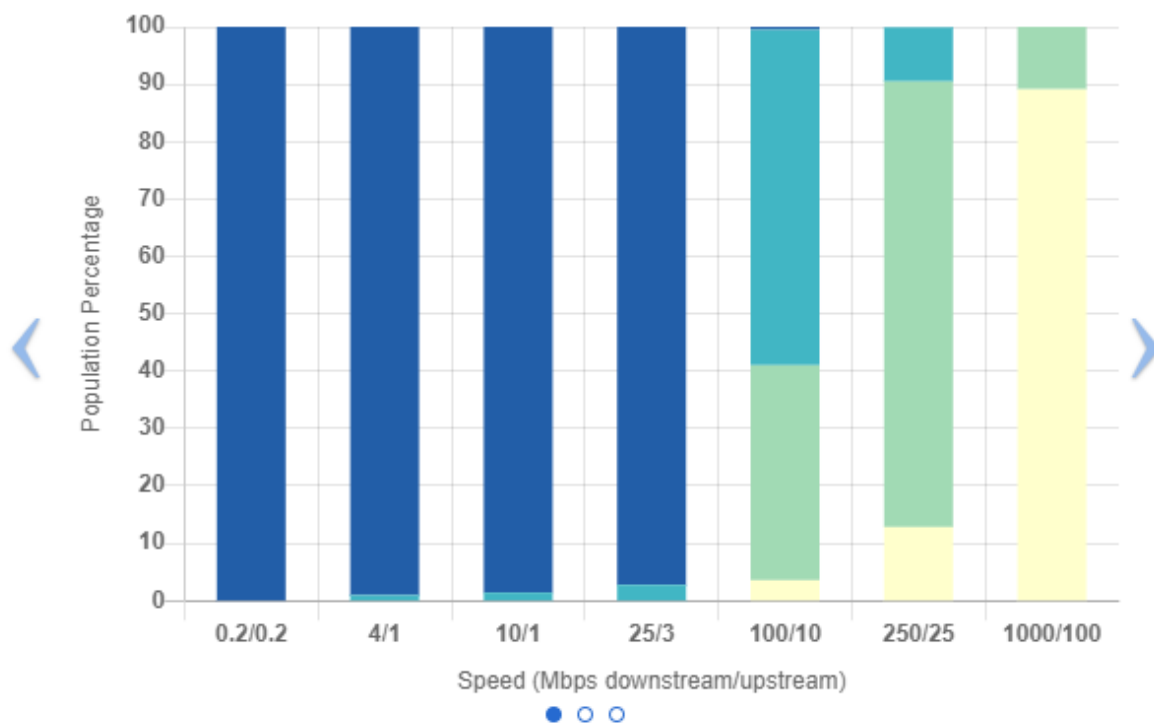
### Broadband



**Technology** ADSL, Cable, Fiber, Fixed Wireless, Satellite, Other

**Speed**  $\geq 25/3$  Mbps

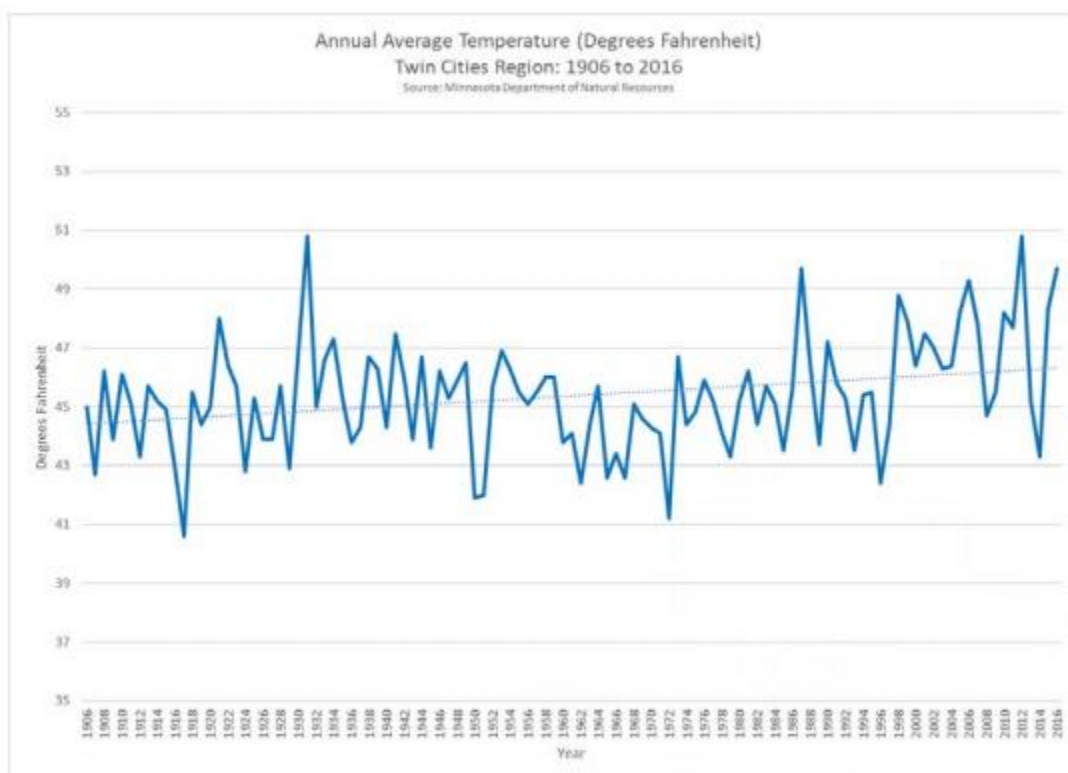
**Date** June 2018 (*latest public release*)

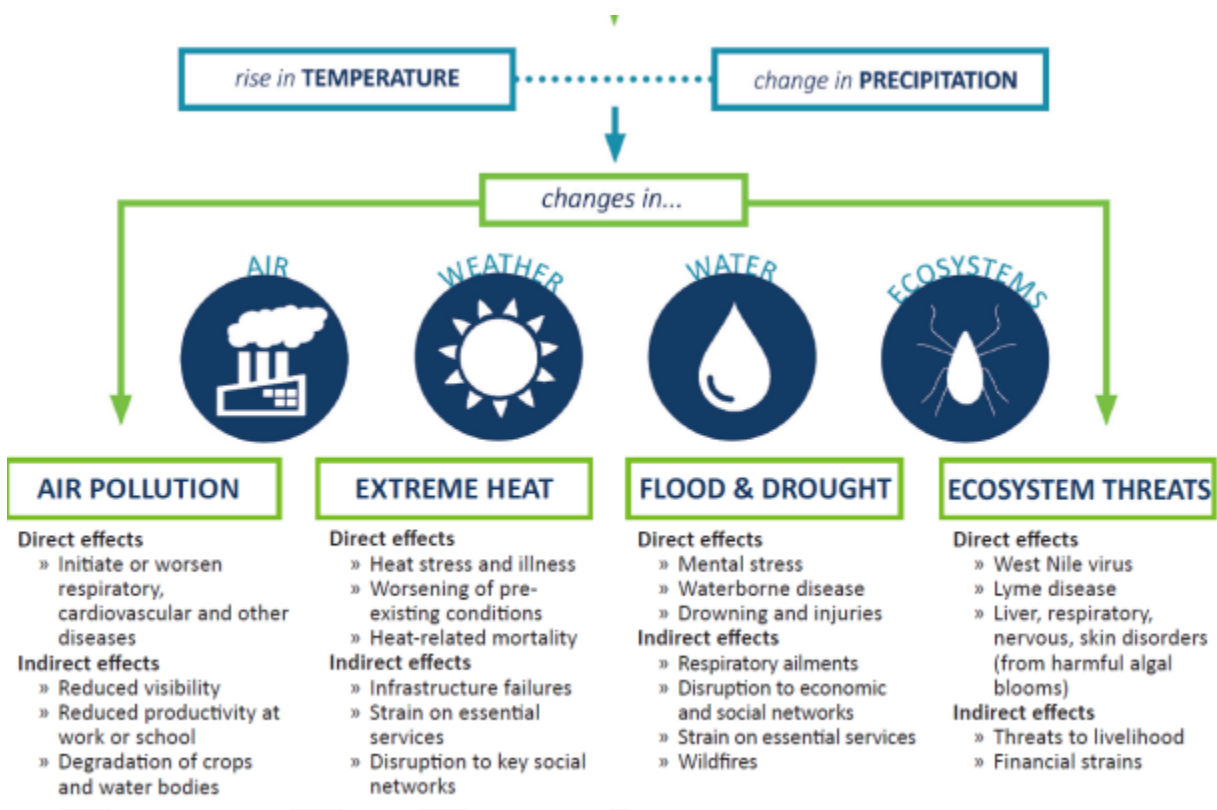
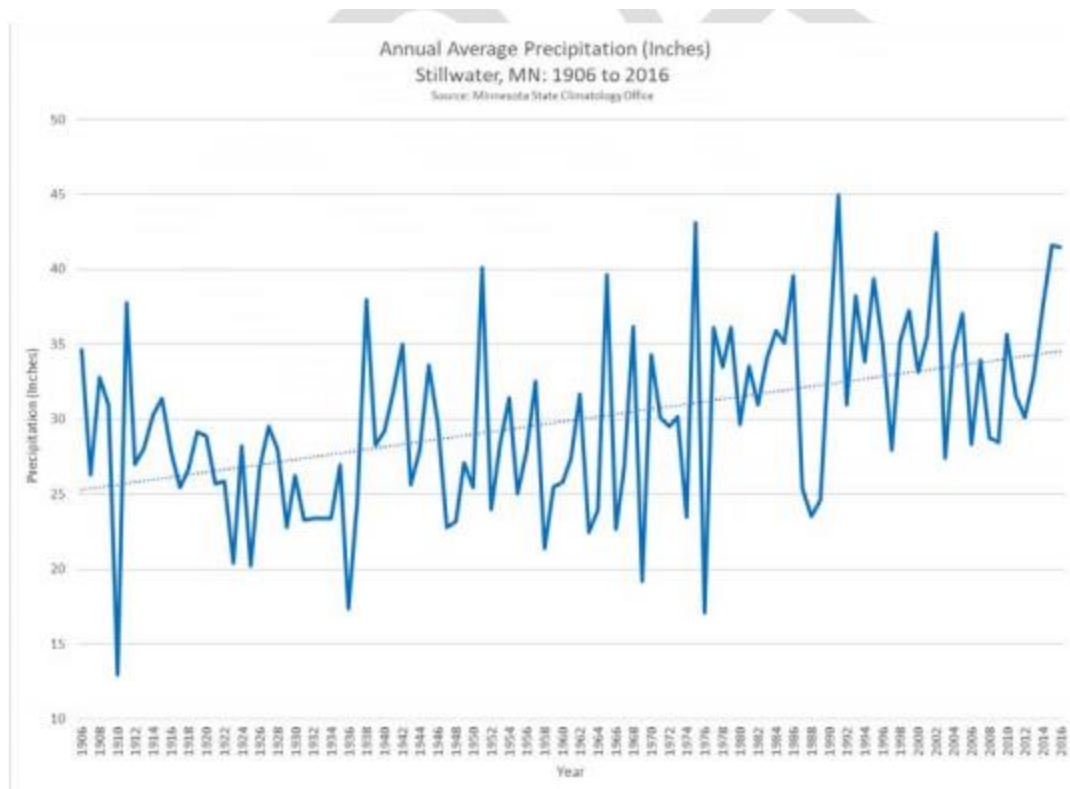


## MA-65 Hazard Mitigation – 91.210(a)(5), 91.310(a)(3)

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

In *Washington County’s 2040 Comprehensive Plan* the Resiliency Chapter identified that historically Washington County has been vulnerable to the effects of natural disasters such as extreme temperatures, extreme precipitation events, high winds, floods, tornadoes, winter storms and fires. Washington County is also vulnerable to a variety of human-caused hazards such as major transportation accidents, civil disorder, terrorism, and hazardous material events which may present risks to the community through potential exposures in the air, surface water, groundwater or soil. Average temperatures and precipitation totals in the Twin Cities are rising. This could increase the risk for extreme heat and flooding. This could subsequently cause direct or indirect health risks for the community.

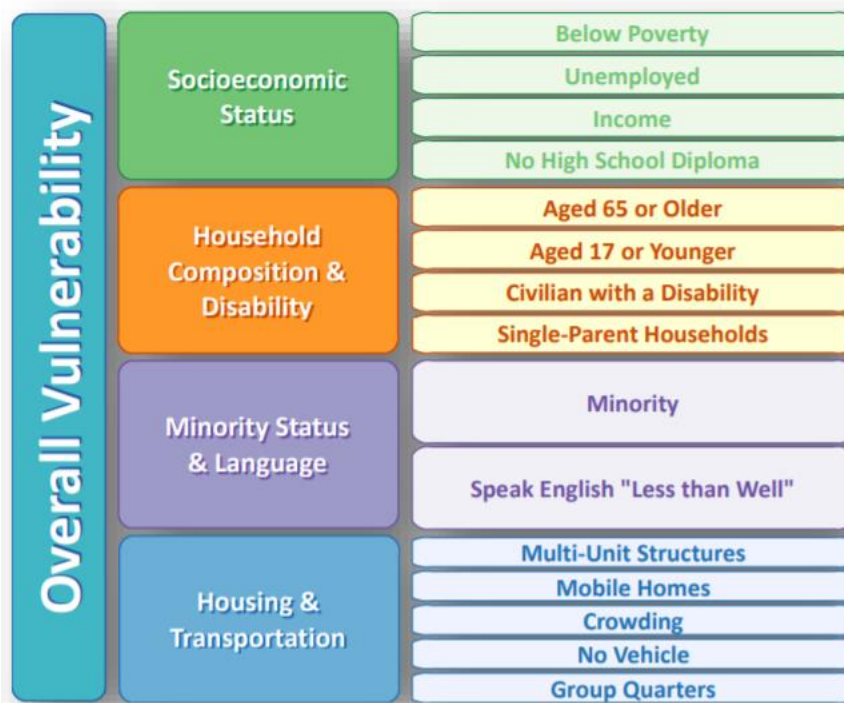




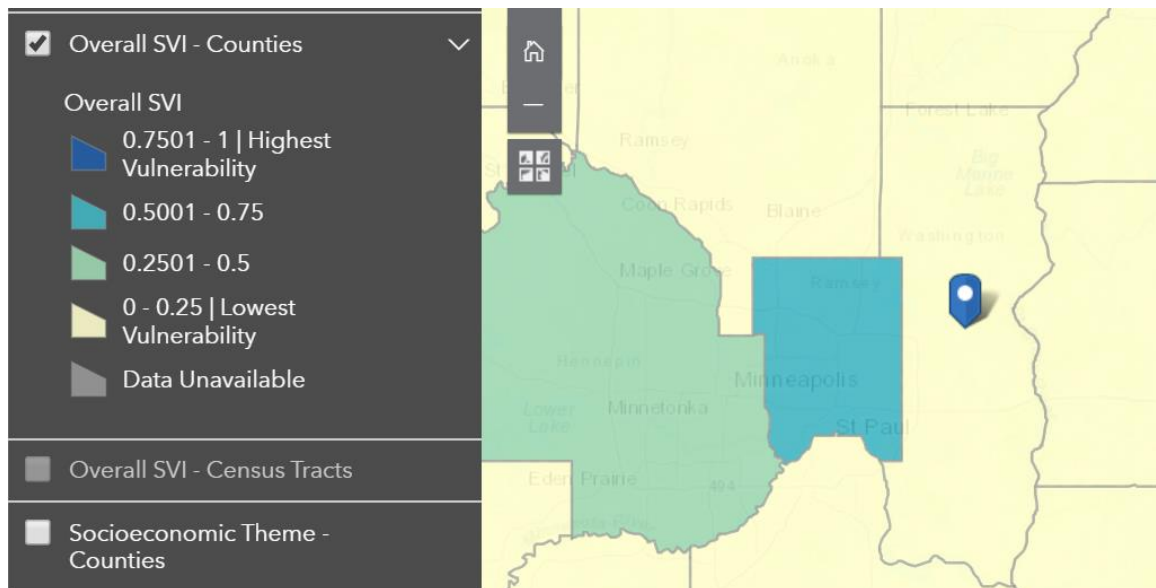
**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Every community must prepare for and respond to hazardous events, whether a natural disaster like a tornado or a disease outbreak, or an anthropogenic event such as a harmful chemical spill. The degree to which a community exhibits certain social conditions, including high poverty, low percentage of vehicle access, or crowded households, may affect that community's ability to prevent human suffering and financial loss in the event of disaster. These factors describe a community's social vulnerability. According to the Center for Disease Control's Social Vulnerability findings, Washington County has a low social vulnerability index. The information from a range of data sets was put into themes for communities to evaluate and plan for any risks.

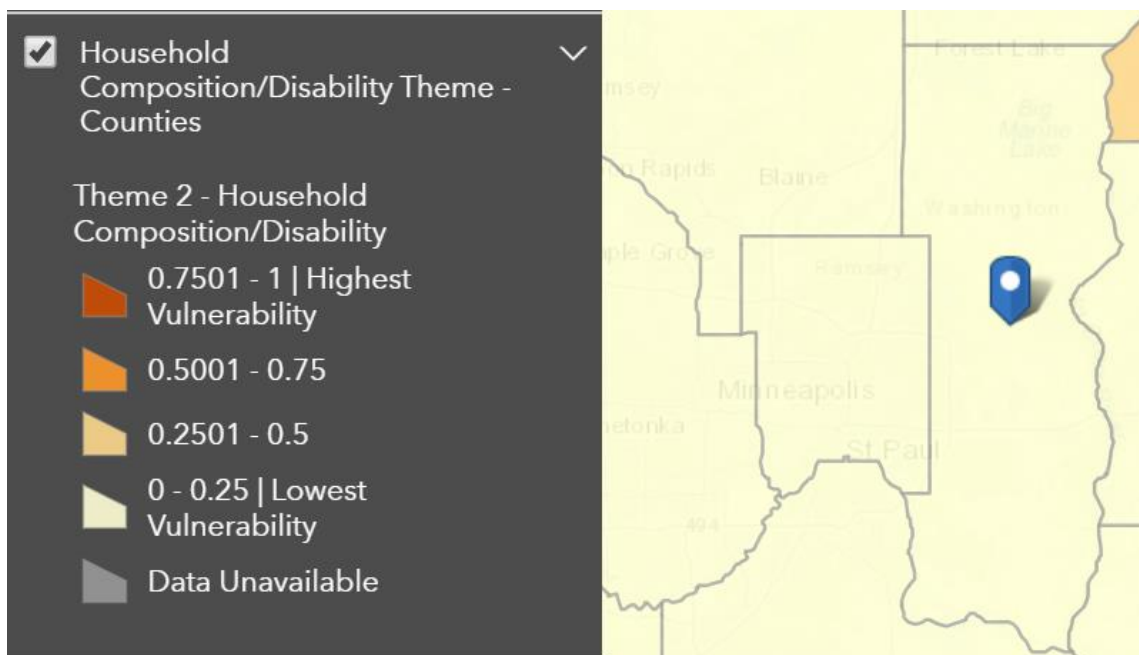
In 2017, Washington County, Washington County Community Development Agency, and several local partners, participated in a resilience workshop hosted by South Washington Watershed District. In this workshop, participants identified extreme wind, increased rainfall, warmer winter and ice storms as the top climate hazards in the county and develop recommendations for addressing these hazards. This assisted Washington County in identifying resilience goals and strategies.



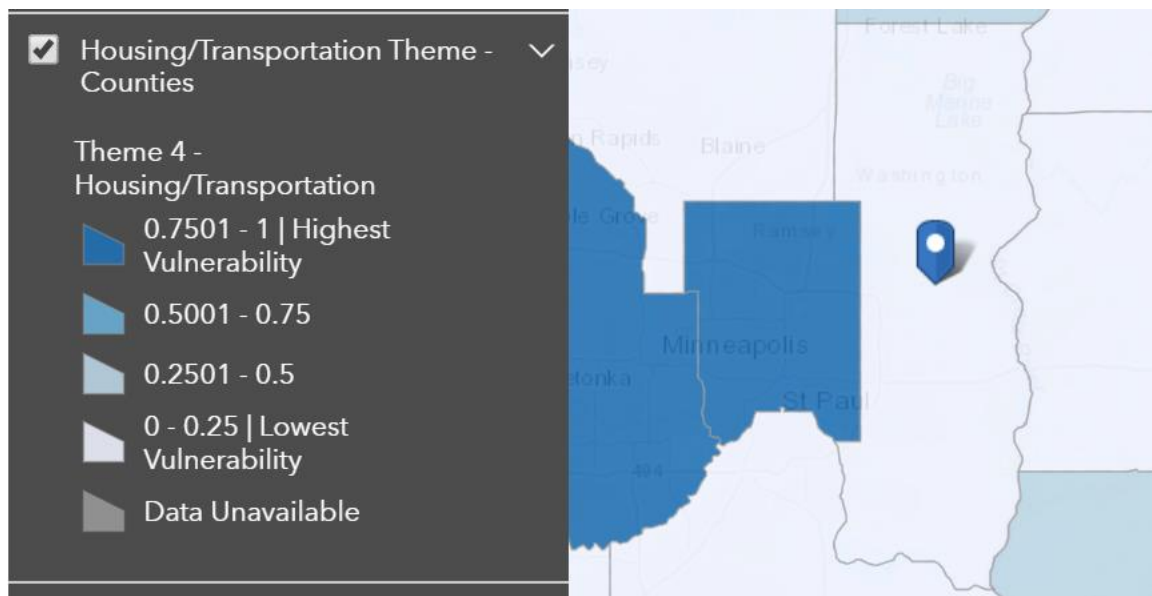
The *Washington County 2040 Comprehensive Plan* found that low-and moderate-income households, children, seniors, or those with disabilities are more vulnerable in situations caused by climate-related events and natural and man-made disasters.



**Overall Social Vulnerability Map Source: CDC's Social Vulnerability Index**



**Disabled Households Social Vulnerability Map Source: CDC's Social Vulnerability Index**



**Housing and Transportation Social Vulnerability Map Source: CDC's Social Vulnerability Index**

Washington County understands that a community is only as strong as its most vulnerable residents. In the Washington County Comprehensive Plan 2040, the Resiliency Chapter identified a statement to clarify what resiliency, sustainability, and social equity mean to the County: Washington County will strive to maintain its identity, high quality of life, and access to a healthy lifestyle for current and future residents, by embracing resiliency and sustainability in future decision making. Efforts will be made to ensure resiliency through the county's ability to react, adapt, and thrive in the face of environmental, social, and economic changes. Healthy and vibrant communities are those that are prepared and have the capacity to evolve. Washington County will support the development of a community that is equipped to respond to change with diverse solutions and redundant systems by enhancing social capital and equity through the sharing of risks and opportunities. The ability to mitigate the effects of these changes and disruptions over a long period of time will protect Washington County's regional vitality for future generations by preserving the capacity to maintain a sustainable future.

## **Strategic Plan**

### **SP-05 Overview**

#### **Strategic Plan Overview**

Washington County will allocate and invest the limited resources of the CDBG and HOME programs throughout Washington County whenever possible. This flexibility allows Washington County to address areas of need throughout Washington County if the project meets a priority need, is eligible under either the CDBG or HOME programs, funding is available and other resources have been identified. To determine the priority given to each need category, Washington County CDA consulted with community stakeholders, representatives of cities/townships, the CDBG Citizen Advisory Committee, Washington County CDA Board of Commissioners and the Washington County Board of Commissioners. Washington County CDA staff worked through an exercise of prioritizing critical needs with these groups. These needs ultimately became the high and low priorities of the Consolidated Plan. All projects and/or programs that receive a “high” ranking and are also economically feasible and eligible for HUD funding can be funded with CDBG and/or HOME funds.

## **SP-10 Geographic Priorities**

### **Geographic Area**

Washington County is in the eastern portion of the Minneapolis-St. Paul Metropolitan area and is the fifth most populous county in the metropolitan area. The 2017 American Community Survey projected Washington County's population in 2018 to be 259,201 and with 91,280 total households. Washington County grew 6.3% over the past decade and ranked fifth highest for growth in Minnesota.

### **General Allocation Priorities**

Washington County CDA will allocate and invest the limited resources of the CDBG and HOME program throughout Washington County whenever possible. While certain census tracts in Washington County have a concentration of households experiencing housing cost burdens and two census tracts have a concentration of low-income households, the total number of households in these census tracts is quite low. Due to the relatively small populations impacted by these concentrations, no geographic targeting is needed. This flexibility allows Washington County to address areas of need throughout the county if the project meets a priority need, is eligible under either the CDBG and HOME program, funding is available and other resources have been identified.



## **SP-25 Priority Needs**

### **Narrative**

The Washington County CDA met with several stakeholder groups including Washington County CDA Board and the CDBG Citizen Advisory Committee. CDA staff also surveyed the Housing Collaborative, the Homelessness Prevention committee, and cities and townships. Based on the market analysis and public input, six priority needs were identified. Five of those priority needs are considered high priority as it relates to CDBG and HOME funds. Projects will only be considered for funding if they meet one of these priorities.

The Needs Assessment and Market Analysis, along with qualitative data collected through surveys, forums and meetings, highlight Washington County's clear and detailed need for investment in affordable housing, appropriate assistance for the homeless, new and increased access to services and housing for special populations, and public improvements.

Activities to be funded within the overarching priority needs include:

Affordable Rental Housing, Permanent Housing for Homeless, Emergency Homeless Shelters, Housing for Persons with Mental Health Disabilities, Transitional Housing Facilities, Housing for Persons with Developmental Disabilities, Facilities for Abused & Neglected Children, Homelessness Prevention Services, Youth Centers, Rental Housing Rehabilitation, Mental Health Care Facilities, Food Shelves, Homeownership Assistance, Housing Accessibility Improvements, Energy Efficiency & Sustainability Improvements, Acquisition and Clearance of Vacant Lots, Senior Centers, Cleanup of Contaminated Sites, Centers for the Disabled, ADA Accessibility to Public Facilities, Fair Housing Outreach & Testing, Owner-Occupied Housing Rehabilitation, Water/Sewer Improvements, Child Care Centers, Sidewalk Improvements, Street Improvements, Park & Recreational Facilities, and New or Renovated Playgrounds.

**Table – Priority Needs IDIS table**

<b>Name</b>	<b>Population</b>	<b>Geographic Areas</b>	<b>Priority Level</b>	<b>Associated Goals</b>
<b>Affordable Rental and Home Ownership</b>	Victims of Domestic Violence Low Persons with Physical Disabilities Extremely Low Elderly Persons with Alcohol or Other Addictions Frail Elderly Persons with Developmental Disabilities Moderate Large Families Persons with Mental Disabilities Families with Children Elderly Persons with HIV/AIDS and their Families	Washington County	High	Creating and Preserving Affordable Housing
<b>Transitional and Permanent Supportive Housing</b>	Elderly Mentally Ill Individuals Elderly Persons with Developmental Disabilities Victims of Domestic Violence	Washington County	High	Services and Housing Serving Special Populations

	Families with Children Large Families Families with Children Frail Elderly Moderate Chronic Homelessness Persons with Physical Disabilities Persons with HIV/AIDS and their Families Low Persons with Alcohol or Other Addictions Persons with Mental Disabilities Extremely Low			
<b>Services and Housing Serving Special Populations</b>	Low Moderate Elderly Individuals Families with Children Victims of Domestic Violence Extremely Low Large Families Chronic Homelessness Persons with HIV/AIDS Persons with Mental Disabilities Families with Children Mentally Ill	Washington County	High	Services and Housing Serving Special Populations

	veterans Chronic Substance Abuse Elderly Frail Elderly Persons with Alcohol or Other Addictions Unaccompanied Youth Persons with Physical Disabilities Persons with Developmental Disabilities			
<b>Public Services</b>	Large Families Chronic Substance Abuse Elderly Victims of Domestic Violence Low Moderate Unaccompanied Youth Extremely Low Families with Children Individuals Families with Children Mentally Ill Chronic Homelessness veterans Persons with HIV/AIDS	Washington County	High	Homelessness Prevention
<b>Public Improvements</b>	Non-housing Community Development	Washington County	High	Public Infrastructure Improvements

**Table 38 – Priority Needs Summary**

## SP-30 Influence of Market Conditions

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Severe cost burden among renter households in a market with modest rents is the greatest predictor of the need for a TBRA program. Due to the high rents in Washington County, a TBRA program would not adequately or efficiently reduce rental cost burdens.
TBRA for Non-Homeless Special Needs	The high level of cost burden among non-homeless special needs populations and waiting lists at existing apartments are the best indicators for the need of targeted TBRA programs. Washington County CDA operates other rental assistance programs for special populations.
New Unit Production	Low vacancy rates, high rents, and high housing cost burden rates are indicators of the need for additional affordable housing. These indicators are all present in Washington County.
Rehabilitation	Older housing, prevalence of housing problems and high cost burdens demonstrate the need for rehabilitation programs. These conditions are present in Washington County.
Acquisition, including preservation	The number of tax delinquent and foreclosed properties are strong indicators for the need to acquire properties for redevelopment or preservation. These conditions are not prevalent in Washington County.

**Table 39 – Influence of Market Conditions**

## **SP-35 Anticipated Resources**

### **Introduction**

Washington County expects to receive CDBG and HOME funds, available from HUD, during the five-year period of this Consolidated Plan. These two grant programs combined will bring the ability to support affordable housing, homeless, and community development programs and projects. These anticipated resource projections are made for Program Year 2020 and the remaining four years of the Consolidated Plan. The projected funding is based on recent funding history. Additional information will be identified within the Annual Action Plan as well as supplemental information will be provided regarding the annual allocation of resources.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	726,423	0	140,070	866,493	2,800,000	<p>Expected Amount is based off past 5-year history.</p> <p>Prior Year Resources is a result of Program Income. Program Income must be used first. In 2019, 137,087 was received and \$23,547 was unallocated. 15% of Program income from 2019 in the amount of \$20,563 was allocated to public services in program year 2019. The year it was received.</p>

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	305,371	0	30,000	335,371	855,000	Prior Year Resources is a result of Program Income. Program Income must be used first.
Section 8	public - federal	Housing	674,410	0	0	674,410	2,600,000	Tenant based rental assistance to very low- and low-income households
Low Income Housing Tax Credits	public-federal	New construction or preservation of rental units affordable to households at or below 60% AMI	595,159	0	0	595,159	2,160,000	

Table 40 – 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 CDBG and HOME funds received by Washington County are limited resources. The Washington County CDA ensures these funds are maximized by giving priority to projects with financing plans which include other public and private resources. The match requirements for HOME funds are typically met through non-profit foundation grants and below market rate gap financing loans or grants from Minnesota Housing Finance Agency, Washington County CDA, Metropolitan Council, and Federal Home Loan Bank.

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

Washington County and Washington County CDA have a long and successful track record of utilizing public land for the development of housing to address the continuum of need identified in this Consolidated Plan. The number of tax delinquent and foreclosed properties are strong indicators for the need to acquire properties for redevelopment or preservation. While these conditions are not prevalent in Washington County, the County notifies the CDA when properties are available. With the support of the respective municipality, the CDA can acquire those parcels for re/development or make community development partners aware of the opportunity.

**Discussion**

Washington County CDA seeks to ensure that CDBG funds are used to their maximum effectiveness by making cost reasonableness and efficient leveraging of CDBG funds part of the evaluation criteria for proposed projects. Applications are competitive and the greater the degree of leveraging, the higher the number of points awarded to the project.

## SP-40 Institutional Delivery Structure

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
Washington County	Government Agency Grantee	Economic Development Homelessness Public Services	Jurisdiction
Washington County CDA	Community Development Agency Public Housing Agency Subrecipient	Economic Development Planning Public Housing Rental Ownership Neighborhood improvements Public facilities	Jurisdiction
Twin Cities Habitat for Humanity	Non-profit organization	Ownership	Region
Two Rivers Community Land Trust	Non-profit organization	Ownership	Region
Saint Andrew's Community Resource Center	Non-profit organization	Homeless Non-homeless special needs	Jurisdiction
Municipalities in Washington County	Government agencies	Neighborhood improvements Public facilities Planning	City/Township
Canvas Health	Non-profit organization	Homeless Non-homeless special needs	Region

**Table 41 – Institutional Delivery Structure**

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

In 2014 Washington County and Washington County CDA assessed its administrative delivery of the CDBG and HOME programs. Washington County determined that there were certain benefits to engaging the Washington County CDA to administer these programs on Washington County's behalf. This determination was made based on consumer perspective, administrative efficiencies,

and organizational capacity. There exists a gap in qualified Community Housing Development Organizations (CHDO) in Washington County. In 2017, the CDA certified the Community Action Partnership of Ramsey and Washington Counties as a CHDO. The Washington County CDA will need to identify more area CHDOs and work to engage them in activities within the county.

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

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

**Table 42 – Homeless Prevention Services Summary**

**Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction:**

The strength of Washington County's service delivery system to homeless persons and special needs populations is the result of effective collaboration between homeless service providers, mainstream service providers, citizens and stakeholders. The Housing Collaborative facilitates the connections between providers to meet the needs of these populations. The collaborative meets on a regular basis with the purpose of sharing resources, building strong relationships among providers and looking at gaps in the system. When a gap is recognized, the collaborative strategizes ways to address the need. An example of when this happened was when it was recognized Washington County had a growing homeless youth population. Members of the collaborative came together to address the need by applying for and receiving funding for outreach, case management and rental assistance dollars to serve youth.

**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 Coordinated Entry Access system has been developed to more accurately determine the level of need and direct homeless persons or persons at risk for homelessness to the appropriate services. Persons presenting as homeless will have an initial assessment to determine level of need and whether diversion resources such as one-time rental assistance, help connecting to alternative housing options or other financial help that can prevent or solve housing crisis will be used. People that are diverted will be connected to community resources such as employment services, legal assistance, and supportive services.

**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 Washington County CDA will provide support and encourage development of affordable housing, homelessness prevention services and housing and services for special populations. CDBG and HOME funds will assist in order to address the high priority needs.

## SP-45 Goals Summary Goals Summary Information

Goal	Category	Geographic Area	Needs Addressed	Funding	
Creating and Preserving Affordable Housing	Affordable Housing Public Housing		Affordable Rental and Home Ownership	CDBG :	\$2,200,000
				HOME:	\$1,350,000
	Start Year: 2020	End Year: 2024	Outcome: Affordability	Objective: Provide decent affordable housing	
	Description:				
	Improve housing opportunities by creating and preserving affordable rental and owner-occupied housing. This includes housing for special needs populations such as domestic violence, disabled, veterans, elderly or frail.				
	Goal Outcome Indicator		Quantity	UoM	
	Rental units constructed		100	Household Housing Unit	
Rental units rehabilitated		200	Household Housing Unit		
Homeowner Housing Added		20	Household Housing Unit		
Homeowner Housing Rehabilitated		50	Household Housing Unit		
Homelessness Prevention	Homeless		Public Services	CDBG :	\$525,000
	Start Year: 2020	End Year: 2024	Outcome: Availability/accessibility	Objective: Provide decent affordable housing	
	Description:				

	Assist individuals and families with stabilized housing after experiencing a housing crisis or homelessness by providing client-appropriate crisis assistance and supportive service solutions.				
	Goal Outcome Indicator		Quantity	UoM	
	Homelessness Prevention		2,500	Persons Assisted	
	Homeless Person Overnight Shelter		200	Persons Assisted	
Public Facility/Infrastructure Improvements	Non-Housing Community Development			Public Improvements	
				CDBG :	\$600,000
	Start Year: 2020	End Year: 2024	Outcome: Sustainability	Objective: Create suitable living environments	
	Description:				
	Strengthen neighborhoods and communities by investing in critical infrastructure improvements. This includes playgrounds, park facilities in low mod block group areas, and sewer and street improvements. Public facilities or overnight shelters.				
	Goal Outcome Indicator		Quantity	UoM	
	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit		2,120	Persons Assisted	
	Overnight/Emergency Shelter/Transitional Housing Beds added		20	Beds	

**Table 43 – Goals Summary**

### Goal Descriptions

Goal	Goal Name	Goal Description
1	Creating and preserving affordable housing	Improve housing opportunities by creating and preserving affordable rental and owner-occupied housing.
2	Homelessness prevention	Assist individuals and families with stabilized housing after experiencing a housing crisis or homelessness by providing client-appropriate crisis assistance and supportive service solutions.
3	Services and housing serving special populations	Invest in non-profit housing and supportive services that maximize impact by providing new or increased access to programs that serve vulnerable populations including elderly, frail elderly, persons with development disabilities and persons with alcohol/drug additions.
4	Public infrastructure Improvements	Strengthen neighborhoods and communities by investing in critical infrastructure improvements.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing.**

Performance goals are projected for the use of the CDBG and HOME funding for the Consolidated Plan five-year period. The Washington County CDA estimates that 70 owner occupied homes will be built or rehabilitated over the course of this five-year plan. Washington County CDA also estimates 300 rental units will be built or rehabilitated. It is estimated over the next five years 2,120 persons will be assisted through programs and services supporting by CDBG and HOME programs.

## **SP-50 Public Housing Accessibility and Involvement**

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

Not applicable.

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

Resident involvement in policy and decision making is very important in Washington County. Each type of rental property has a resident council to plan social and philanthropic activities. There are two Resident Advisory Boards with representation by Public Housing residents and Housing Choice Voucher participants. The Resident Advisory Boards participate in policy and decision making related to those programs. The Resident Advisory Board also recommends a resident or participant to be involved at higher level policy making with a commissioner seat on the Washington County CDA Board.

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

No.

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

Not Applicable.



## **SP-55 Barriers to affordable housing**

### **Barriers to Affordable Housing**

Some jurisdictions in Washington County have large lot requirements that drive up housing costs while zoning ordinances and land use plans restrict where multi-family development can occur if at all. Although there is no official growth boundary, the extent of the regional water and sewer lines effectively serves as one for affordable multi-family housing development. The financing tools available for affordable housing development place a high priority on development within the existing sewer and water system, which makes it very difficult to develop new affordable housing outside of it. A little less than half of Washington County is served by the existing system, which is anticipated to expand only in a few areas in the future. Since much of Washington County is rural and not on the regional water and sewer system, this places a premium on land that is within the existing system and closer to the central cities. The high demand for single family housing and strong projected future growth in Washington County make land costs quite high which serves as the most effective barrier to affordable housing development. The *2017 Comprehensive Housing Needs Assessment* points out that land prices have risen significantly in the past few years due to high commodity prices. It also analyzed the lot supply and found that as of 2017 there was not an adequate lot supply to meet future 3-5-year demand which makes competition for finished lots more intense.

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

The Washington County CDA has a few strategies to address these barriers. The first is encourage the development and preservation of affordable rental housing through the provision of technical and financial assistance. Most of the affordable housing stock is a result of this assistance. The second is to provide housing counseling services which focus on a household's budget and needs to discuss affordable mortgage products, smart borrowing, and on-going home ownership costs. The CDA has a down payment assistance program and makes referrals to other agency programs offering these. The third is to assist with the cost of replacing and repairing septic systems through a Subsurface Sewage Treatment System loan and grant programs. The CDA also has a Home Improvement Loan Program to assist homeowners with necessary repairs to their home and is a lender for MN Housing's Rehabilitation and Emergency Loan programs.

## **SP-60 Homelessness Strategy**

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

Providers in Washington County have developed outreach plans to special populations. The following outreach efforts have been developed in Washington County:

- St. Croix Family Resource Center opened 2 youth drop-in centers in the last two years, one in Stillwater and one in Cottage Grove.
- Streetworks has continued to provide youth outreach part-time through their CoC funded programs
- Washington County expanded their PATH program to conduct outreach to homeless households with mental health issues and hired additional staff dedicated to homeless outreach
- St. Andrew's Lutheran Church Community Resource Center operates as a drop-in center for homeless with onsite case management staff and resources
- Washington County Community Services developed a Crisis Response Unit (CRU) with 10 social work staff who work closely with County Police and Sheriff's Departments and provide 24-hour availability to those in need of crisis services. Police and Sheriff Departments assist after-hours providers to place homeless families into hotels and make the proper referral to ensure rapid follow-up with the household the next morning.
- The CoC has adopted discharge policies for foster care, health care, mental health and corrections to ensure homeless households identified before leaving institutions are not discharged into homelessness.

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

Washington County CDA maximizes its CDBG public services cap for crisis assistance to families at risk for homelessness or currently homeless. Support services provide approximately 500 households annually with stabilizing assistance. The program provides direct financial resources including emergency shelter, rent deposit, and rent payment assistance.

To address the needs of homeless persons and most efficiently utilize the resources, the Coordinated Entry system is used. The system has been designed to meet the specific needs of Washington County in coordination with SMAC and the state to assure consistency across counties statewide. Washington County has a number of trained assessors at nearly all locations who serve as points of contact to those experiencing homelessness. An initial assessment is conducted to determine if the person or family can be diverted from homelessness with connections to resources. If it is determined housing is needed, a full assessment is conducted to determine the type of housing needed: shelter, rapid rehousing, transitional housing or permanent supportive housing.

Coordinated Entry uses a tested assessment form to determine the level of need; assuring people are receiving the appropriate services to meet their housing needs. Once assessed, the homeless person will be referred to the following options:

- Prevention/Diversion: State and private funding provide a number of prevention and diversion programs for homeless households including direct financial assistance, support services, housing search assistance and other options to resolve housing emergencies. Washington County's Emergency Assistance Program and Washington County's CDBG public services program also provide prevention/diversion services.
- Shelter:
  - Washington County hotel/motel shelter paid for by Washington County Community Services department (CDBG and Emergency Assistance)
  - St. Andrews Church hotel/motel shelter paid for by St. Andrews Church in Mahtomedi
  - Hope for the Journey Home Shelter (eight units for families)
  - Tubman Shelter for households experiencing domestic violence (located in Ramsey County but has designated beds for Washington County residents)
- Rapid Rehousing (RRH): Short term assistance to move people into permanent housing. Short term supportive services may be available to assist with stability and prevent people becoming homeless again.
- Transitional Housing: Washington County has a limited number of transitional housing units for families and singles who need more support and assistance than can be provided through a rapid rehousing model.
- Permanent Supportive Housing: Provides ongoing support financial and supportive services.

To address homelessness for individuals and families, federal, state and private funding will continue to be solicited to support the development of permanent and permanent supportive housing.

**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.**

#### Veterans

Washington County has two main programs to serve veterans including 1) Washington County Community Services which includes the Veterans Service Office and Housing Unit and 2) Minnesota Assistance Council for Veterans.

Washington County Community Services provides primary access to veterans for mainstream resources and veterans benefits. Emergency shelter through hotel/motel vouchers is also provided as needed.

Homeless or near homeless veterans are also referred to the Minnesota Assistance Council for Veterans (MACV) which serves homeless veterans with other needs. MACV is a statewide non-profit organization which focuses on housing, employment, and legal assistance for veterans and their families. They have been operating within Washington County for 25 years and have

established strong partnerships and linkages within the community. MACV has a variety of programs and grants that support their mission, including grants from the Veterans Administration (VA) such as Supportive Services for Veteran Families (SSVF) that provides both Prevention and Rapid Re-housing of homeless veterans into Washington County communities. MACV also provides transitional housing options for homeless veterans, operating sites that offer scattered site and residential housing options, including a transitional home for women veterans. MACV's Department of Labor grant, Homeless Veterans Reintegration Program (HVRP), assists homeless veterans in becoming employed. MACV also coordinates the metro-wide homeless veteran annual StandDown event, which serves over 900 veterans within a two-day period. MACV leverages other State, Veteran Service Organization, and Foundation grants to provide direct assistance to homeless and at-risk veterans to insure housing stability.

MACV has a very close relationship with VA Hospital and Homeless Program in Minneapolis which covers Washington County, as well as with the Washington County Veteran Service Office. MACV works closely with the VA Homeless Program to fill gaps in services for veterans receiving HUD-VASH vouchers (such as security deposits, utility assistance, moving costs, etc.) and to connect homeless veterans to VA services. MACV maintains and cultivates a collaborative effort with the other homeless service providers in the community, and local government agencies, by serving on the CoC and FHPAP committees.

#### Unaccompanied Youth

The following homeless youth activities will be conducted in Washington County:

- Salvation Army uses FHPAP funds to provide short term rental assistance to youth.
- St. Croix Family Resource Center provides drop-in center resources to youth.

#### Families with children

Washington County's mainstream homeless services collaborate closely with non-homeless services to provide the resources needed for families to prevent homelessness or shorten the length of homelessness. They include:

- Provide prevention funding through the Family Homeless Prevention and Assistance Program (FHPAP), County Emergency Assistance, Federal Emergency Management Agency, Salvation Army funding, and faith-based programs, and private sources.
- Prepare households with skills and resources to maintain housing stability upon exit, connect to employment service, benefits, life skills training, and other community supports systems.

#### Chronically homeless

Heading Home Washington is the primary entity which oversees the response to chronic homelessness. Heading Home Washington (HHW) has membership from non-profits, local government, homeless advocate organizations, formerly homeless persons and citizens. HHW is a member of SMAC and provides the local voice to the planning and implementation of services, discusses the needs and strategies for chronically homeless citizens, and oversees use of Continuum of Care funding.

**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**

With regard to shortening the period of homelessness for all households, in order to evaluate success of programs in moving persons from transitional and emergency shelter to permanent housing, we need to have a data system that reliably collects and reports data. HHW currently measures how long it takes from a household's FHPAP "date of contact" to the date the household obtains housing. Information is also pulled from the Homeless Management Information System (HMIS) able to track the number of days in emergency shelter. This data is shared regularly at HHW and SMAC meetings so providers can evaluate their own programs and make improvements.

## **SP-65 Lead based paint Hazards**

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

When CDBG or HOME funds are used for housing rehabilitation (such as the Washington County Home Improvement Loan Program) with existing housing units, the units will be evaluated for lead. Mitigation strategies will be implemented as needed. Similarly, the CDA conducts regular inspections of Public Housing units and units where Housing Choice Vouchers are utilized. Potential lead hazards are assessed and mitigated appropriately. These actions will be pursued to evaluate and reduce lead-based paint hazards in Washington County's housing stock.

The program requires lead-certified contractors to adhere to lead-safe practices on all projects that will disturb lead paint, and lead testing is conducted on all homes built prior to 1978 where paint will be disturbed in excess of program guidelines.

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

Given the fair percentage of housing built in Washington County before 1980, these efforts are designed to address lead-based paint issues in all homebuyer and rehabilitation assistance by Washington County. Federal law that requires that individuals receive certain information ("Renovate Right") before renovating six square feet or more of painted surfaces in a room for interior projects or more than twenty square feet of painted surfaces for exterior projects in housing, child care facilities and schools built before 1978.

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

Renovate Right brochures were sent to all program participants to ensure that all contractors follow three simple procedures:

- Contain the work area.
- Minimize dust.
- Clean up thoroughly.

Additionally, all tenants residing in properties built prior to 1978 receive information related to the presence of lead-based paint in their homes. The Lead Based Paint Disclosure form indicates whether lead hazards have been identified in the unit and ensures renters receive copies of reports documenting such hazards. All households in pre-1978 units receive the booklet *Protect Your Family From Lead In Your Home* instructing them on how to identify and control lead hazards in their home.

All housing units undergoing emergency repairs or rehabilitation that were built prior to 1978 will have a lead inspection/risk assessment before any physical work begins on the unit. If lead is present, the owner/tenant will be temporarily relocated while lead-related work is completed.

Washington County follows these guidelines and will continue to do so. Staff will also participate in periodic lead trainings and webinars.

## **SP-70 Anti-Poverty Strategy**

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

Washington County Community Services provides a wide range of services that aim to help families at risk of falling into poverty (as defined by the Federal Poverty Guidelines) to maintain self-sufficiency and to assist those in poverty to move toward self-sufficiency. These services include the Minnesota Family Investment Program (Minnesota's welfare program under TANF); the Diversionary Work Program which provides short term financial assistance and services for rapid workforce attachment for those at risk of going on welfare; and Family Stabilization Services which provides case managers to assist families with serious barriers to employment in identifying services, supports, education, and accommodations needed to reduce or overcome barriers.

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

The Washington County CDA administers the Housing Choice Voucher Family Self Sufficiency Program (FSS). In 2019 the Washington County CDA program had 32 participants. The Family Self-Sufficiency (FSS) program enables families assisted through the Housing Choice Voucher (HCV) program and Public Housing (PH) residents to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. Under the FSS program, low-income families are provided opportunities for education, job training, counseling and other forms of social service assistance, while living in assisted housing, so they can obtain skills necessary to achieve self-sufficiency. This would include encouragement to participate in homeownership where appropriate.

Washington County also provides Child Care Assistance, Medical Assistance (Medicaid), Food Support (SNAP), crisis assistance for certain one-time expenses that threaten a family's security and several other programs and services. Partnerships have been established with all major community agencies providing complementary services, many of which are provided on site. Over the past two years Washington County has particularly focused time and effort in working with our local community action program, the lead anti-poverty agency, to strengthen its operations and effectiveness.

Washington County works closely with the Minnesota Department of Human Services in state planning and intervention efforts related to reducing family poverty. One is an anti-racism initiative intended to promote diversity in our operations and to improve cultural competency in service delivery. Another is our disparities in outcomes initiative which specifically focuses on increasing success rates in helping poor families from racial and ethnic minorities achieve self-sufficiency. Finally, an integrated services project within our Workforce Center seeks to improve services and outcomes by enhancing communications and strengthening collaboration within Washington County and the larger service community. A central goal of this project is to reduce housing instability, which is a significant contributing factor to persistent poverty for some families. A unique aspect of the service within this project is its ability to aid families who move

to other counties, i.e. the service follows families in the new county. The purpose of this is to sustain progress which is often lost in moving and to facilitate rapid establishment of necessary supports in the new county to help families continue and, ultimately, succeed in their efforts toward self-sufficiency.



## SP-80 Monitoring

**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**

The Washington County CDA is responsible for ensuring that federal funds are managed and used in accordance with regulatory requirements. For this purpose, the Washington County CDA has developed guidelines to identify the roles, responsibilities and procedures for monitoring the agencies that receive Community Development Block Grant (CDBG) and HOME Investment Partnerships program (HOME) funds. There are four main goals of monitoring:

- To ensure production and accountability with contract goals
- To ensure compliance with federal requirements
- To evaluate organizational and project performance
- To provide technical assistance to improve programs

Washington County CDA's monitoring guide includes separate forms and procedures for monitoring projects completed by non-profit agencies, local governments, and Community Housing Development Organizations (CHDO). In addition to project monitoring, Washington County CDA uses monitoring guides to evaluate certain aspects of its CDBG and HOME program management.

### *Desk Reviews*

Each contract for CDBG and HOME funds includes a Description of Project section that outlines the project expectations for services and outlines the reporting requirements for that particular entity. Washington County CDA is responsible for confirming receipt of the required information and monitoring project status over the entire term of each contract. As stated in all funding agreements, reimbursement of funds is contingent upon the agency's compliance with the stated requirements of the funding agreement. Washington County CDA will assess compliance with the terms of the funding agreement when the requests for reimbursement are submitted; if the organization is not in compliance, Washington County CDA will delay the reimbursement of funds until the issue(s) are resolved.

Among the various reporting requirements outlined in the contracts, and for which documentation must be provided, are the following:

- *Project Budget:* The budget should cover the entire length of the contract and should identify the use of all funds by line item and eligible expense.
- *Beneficiary Form:* Beneficiary Form captures income status and racial makeup of those persons served by the agency. In most contracts, agencies must submit the Beneficiary Form at time of project completion.
- *Written Narratives:* The narratives supplement the Direct Benefit Form by providing the Washington County CDA with relevant information about the activities that are conducted by the agency receiving funds. Most contracts require these narratives to be submitted on a quarterly basis.

- *Documentation of Expenses:* Each contract requires the agency to provide documentation of all expenses as they relate to the use of federal funds. This documentation is submitted along with the all payment requests.
- *Annual Audit Report:* Each contract requires the submission of an annual audit covering the term of the contract. The audit must include sources, uses, and amount of all funds, by program and by line item, received by the agency under the contract.

The above list is not all-inclusive; however, it provides examples of the types of information that Washington County CDA staff is responsible for monitoring on a regular basis during the annual agreement period.

#### *Tracking System*

The Washington County CDA has an established tracking system that is used to compile and document some of the information that is required in contracts. Specifically, staff updates the tracking system with information from Requests for Reimbursement, Beneficiary Forms, and items that are submitted in accordance with contract requirements. Washington County CDA staff use this tracking system to monitor each organization's compliance with agreement terms over the course of the agreement period (e.g. Are the financial reports submitted in a timely manner? Have the written narratives been submitted?). The tracking of information is critical for the year-end reporting to the Washington County Board of Commissioners and the Department of Housing and Urban Development.

#### *Monitoring Approach*

The purpose of the monitoring approach is to establish policies and procedures as guidance for monitoring all projects supported by federal funds. The Washington County CDA views monitoring as an on-going process that involves continuous communication and evaluation of projects. This process involves teleconferences, written communication, analysis of reports, technical assistance, and periodic meetings. The Washington County CDA utilizes this approach to be fully informed concerning issues and compliance with federal regulations and evaluate if technical assistance is needed by the agency and its administration to execute the objectives of the contract efficiently.

The overall goal of monitoring is to identify strengths and deficiencies, and promote immediate corrective action to improve, reinforce or amend the contract as needed. Washington County CDA staff are also to identify fraud, waste and mismanagement, or situations with potential for such abuse. The primary emphasis of monitoring is on prevention, detection and correction of situations that are not in compliance with local and federal regulations. Noncompliance should be corrected through discussion, negotiation or technical assistance. Monitoring visits are conducted randomly, scheduled or unscheduled at the discretion of the staff. To the extent possible, monitoring visits are conducted in the early stages of the contract's inception to assist the agency with federal compliance issues and regulatory items. Early monitoring is also encouraged to ensure that projects are implemented in a timely manner.

When projects are experiencing delays, staff should readily assess the following issues:

- the reason for delays,
- the extent to which the factors causing the delay are beyond the control of the agency's staff
- the extent to which the original schedule is unrealistic or too ambitious; and
- what corrective action, if any, should be employed as a corrective measure.

#### *On-Site Monitoring Visits*

The Washington County CDA conducts on-site monitoring visits of those agencies that have been funded with CDBG and HOME funds. Visits to multi-family sites are conducted by CDA staff. The procedures for conducting these visits are intended to structure the visits, provide consistency, and facilitate effective use of resources. Depending on the type of organization with which a funding agreement is executed, the specifics of the visit will vary. Those differences are highlighted wherever possible.

Washington County CDA staff will work together with agency contacts to ensure that the necessary pre-review preparation is completed, the objectives of the monitoring visit are accomplished, the proper documentation is obtained, and that any necessary follow-up on the visit is completed. Additionally, Washington County CDA staff will conduct both an Entrance and Exit Conference so that organizations know exactly that what Washington County CDA is looking at and the preliminary results.

#### *Responsibilities*

Below is an overview of the responsibilities of Washington County CDA staff during the monitoring process:

- *Pre-Visit Preparation:* Prior to the visit, a review of the agency files for the years to be monitored will be completed by CDA staff. Guidelines for the basis of evaluation are delineated in the Monitoring Guide.
- *Entrance Conference:* Upon arrival at the agency, Washington County CDA Staff shall conduct an informational meeting (known as an Entrance Conference) with the Executive Director of the organization to outline the monitoring process. If the Executive Director is unable to attend the Entrance Conference, it is critical that he/she designates a contact person with whom the Staff can meet.
- *On-Site Review:* There are several components to the on-site monitoring visit; however, the administrative and programmatic capacity areas are the main ones that will be reviewed by Washington County CDA staff. To effectively assess an organization's ability to safeguard the use of federal funds, ensure productivity, and evaluate performance, the staff must review documentation and interview staff members. The Monitoring Guide provides a standard for conducting a review of documentation and interviewing staff members. Depending on the agency's organizational structure, the questions may or may not need to be directed at the Executive Director. If there are issues that are not covered by the standard monitoring guides, Washington County staff

will identify and pursue those issues in consultation with the organization that is being monitored.

- *Exit Conference:* Washington County CDA will conduct the Exit Conference, providing the agency staff with a brief summary of the findings, concerns, notable improvements and/or accomplishments. Washington County CDA staff will also provide initial information regarding any efforts the agency may need to make in order to improve compliance or increase performance with procedural, program or regulatory issues. Staff will discuss the opportunities for agency development with the Executive Director (or his/her designee) during the Exit Conference. Technical assistance and answers to questions should be provided during the Exit Conference, as necessary.
- *Post Visit Procedures:* The completion of the monitoring visit and the issuance of the monitoring letter do not necessarily signify the end of the monitoring process. Staff is responsible for ensuring that the agency submits any additional information that was requested in the monitoring report. Moreover, if an additional site visit is recommended to follow-up on the resolution of findings from the visit, staff must schedule the subsequent visit with the agency. Any additional information obtained from the follow-up visit or submission by the agency should be compiled and maintained in the monitoring file. If an additional site visit is made to the agency, the specifics of that visit should also be maintained in the monitoring file.
- *Monitoring Files:* Staff will create a file for each agency being reviewed in each monitoring cycle. At a minimum, the departmental files are to contain the following information:
  - “Confirmation of Visit” Letter,
  - Completed standard Monitoring Guide,
  - Documentation from the monitoring visit, and
  - Post Monitoring Letter.

## **2020 Annual Action Plan**

### **AP-15 Expected Resources – 91.420(b), 91.220(c)(1,2)**

#### **Introduction**

Washington County anticipates a total 2020 CDBG budget of \$866,493 for Program Year 2020. HUD allocated \$726,423 of CDBG entitlement funds. In addition, Washington County received \$137,087 of program income in Program Year 2019. Of that 15% was reallocated to the public service projects in the amount of \$20,563 making \$116,522 available for Program Year 2020 projects. Washington County also had an unallocated amount of \$23,547 of funding that was unused by a 2018 project. This total allocation of funds will be broken down into administration allocation of \$158,993 CDBG thus making CDBG project allocation \$707,499 for 2020.

Washington County anticipates a total HOME budget of \$335,371. This consists of the HUD allocation of \$305,371 plus \$30,000 of program income. This will be broken down into an administration allocation of \$33,537 and 2020 CHDO Consortium Project allocation of \$45,806 thus, making a total \$256,028 available for projects. Funding is based on 2020 allocations and unallocated 2019 program income received to date of this publication. Any further program income received will be applied proportionately to the activities by the amount needed to meet the final funding allocation.

## 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	726,423	0	140,070	866,493	2,800,000	Expected Amount is based off past 5-year history.  Prior Year Resources is a result of Program Income. Program Income must be used first. In 2019, 137,087 was received and \$23,547 was unallocated. 15% of Program income from 2019 in the amount of \$20,563 was allocated to public services in program year 2019. The year it was received
LIHTC	public - federal	Housing	595,195	0	0	595,195	2,160,000	Washington County CDA is a sub allocator of Low-Income Housing Tax Credits
Section 8	public - federal	Housing	674,410	0	0	674,410	2,600,000	Tenant Based rental assistance

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: \$		
HOME	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	305,371	0	30,000	335,371	855,000	Prior Year Resources is a result of Program Income. Program Income must be used first.

**Table 44 – 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 CDBG and HOME funds received by Washington County are limited resources. The Washington County CDA ensures these funds are maximized by giving priority to projects with financing plans which include other public and private resources. The match requirements for HOME funds are typically met through non-profit foundation grants and below market rate gap financing loans or grants from Minnesota Housing Finance Agency, Washington County CDA, Metropolitan Council, and Federal Home Loan Bank.

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

Washington County and Washington County CDA have a long and successful track record of utilizing public land for the development of housing to address the continuum of need identified in this Consolidated Plan. The number of tax delinquent and foreclosed properties are strong indicators for the need to acquire properties for redevelopment or preservation. While these conditions are not prevalent in Washington County, the County notifies the CDA when properties are available. With the support of the respective municipality, the CDA can acquire those parcels for re/development or make community development partners aware of the opportunity.

## **Discussion**

Washington County CDA seeks to ensure that CDBG funds are used to their maximum effectiveness by making cost reasonableness and efficient leveraging of CDBG funds part of the evaluation criteria for proposed projects. Applications are competitive and the greater the degree of leveraging, the higher the number of points awarded to the project.



## AP-20 Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Creating and Preserving Affordable Housing	2020	2024	Affordable Housing Public Housing	Affordable Rental and Home Ownership	CDBG: \$498,787  HOME: \$256,028	Household Housing Unit Homeowner  Housing Added: 2  Household Housing Unit Homeowner  Housing Rehabilitated: 14 Household Housing Unit
2	Homelessness Prevention	2020	2024	Homeless	Public Services	CDBG: \$108,963	Homeless Person  Overnight Shelter: 40  Homelessness Prevention: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Facility/ Infrastructure Improvements	2020	2024	Non-Housing Community Development	Public Improvements	CDBG: \$99,750	Public Facility or Infrastructure Activities other than Low/ Moderate Income  Housing Benefit: 800 Persons Assisted

**Table 45 – Goals Summary**

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Creating and Preserving Affordable Housing
	<b>Goal Description</b>	Improve housing opportunities by creating and preserving affordable rental and owner-occupied housing. Twin Cities Habitat for Humanity will be constructing two to three single family homes on vacant lot utilizing HOME funds. Twin Cities Habitat will also utilize CDBG funding to acquire 3 single family homes, make necessary repairs to the home and then will sell the homes to families at or below 80% area median income. Two Rivers Community Land Trust will use HOME funds to acquire a single-family home, make energy efficiency improvements and then resell the home to an income eligible buyer. The Washington County Home Improvement Loan Program will assist 10 homeowners with improvements to their homes and address health and safety concerns.
<b>2</b>	<b>Goal Name</b>	Homelessness Prevention
	<b>Goal Description</b>	Assist individuals and families with stabilized housing after experiencing a housing crisis or homelessness by providing client-appropriate crisis assistance and supportive service solutions.
<b>3</b>	<b>Goal Name</b>	Public Facility/Infrastructure Improvements
	<b>Goal Description</b>	In Washington County, there is a high need for and water/sewer, sidewalk, street and drainage improvements, new or renovated playgrounds and parks and recreational facilities in low to moderate income areas. The City of Landfall will be renovating their existing playground that needs desperate repairs. The Hugo Good Neighbors Food Shelf will be expanding their building to accommodate for more storage due to high demand.

## AP-35 Projects

### Introduction

Besides administration, there are seven projects in Washington County selected to receive CDBG and HOME funds in Program Year 2020. Washington County allocates up to 10% of HOME funds and 20% of CDBG funds for program administration and planning. Administrative funding for the CDBG program will also be used for Section 3 Compliance and Fair Housing Activities. Washington County allocates its 15% public service set-aside to two projects: The Social Services Worker and Crisis Fund Assistance programs. Washington County also allocates funds to its Home Improvement Loan Program. The remaining four projects were selected through a competitive process. Applications were evaluated based on program requirements, 2020-2024 Consolidated Plan priorities and goals, and project feasibility and readiness. The seven projects in the 2020 Annual Action Plan help address and meet one of the high priorities identified in 2020-2024 Consolidated Plan. Four of the projects will address the goal of creating and preserving affordable housing, two projects will address public infrastructure needs, and the remaining project will address the goal of preventing homelessness.

### Project Summary Information

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	Habitat for Humanity Scattered Site 2020	Creating and Preserving Affordable Housing	Washington County	Affordable Rental and Home Ownership	CDBG: \$240,000
	Description	Habitat for Humanity will acquire three single family homes, make necessary repairs and improvements and then sell them to income eligible home buyers. Habitat usually targets households at 30-50% area median income.			
	Target Date for Completion	06/30/2022			
	Estimate the number and type of families that will benefit from the proposed activities	Three families at or below 80% area median income will benefit from this project. Habitat usually targets households 30-50% area median income.			
	Location Description	Scattered Site.			
	Planned Activities	Acquisition, rehabilitation and resale to income eligible homebuyers.			
2	Habitat New Construction 2020	Creating and Preserving Affordable Housing	Washington County	Affordable Rental and Home Ownership	HOME: \$166,028
	Description	Twin Cities Habitat for Humanity currently owns two vacant lots in Bayport and St. Paul Park. They are considering a third			

		parcel in St. Paul Park. They will utilize HOME funding to construct two single family homes which will be sold to income eligible homeowners at or below 80% area median income.			
	Target Date for Completion	06/30/2022			
	Estimate the number and type of families that will benefit from the proposed activities	Two families at or below 80% area median income. Habitat usually targets families 30-50% area median income.			
	Location Description	Bayport and St. Paul Park Minnesota.			
	Planned Activities	Construction of two to three single family homes to then be sold to income eligible homeowners.			
3	Hugo Good Neighbors Food Shelf Expansion	Public Facility/Infrastructure Improvements	Washington County	Public Improvements	CDBG : \$55,550
	Description	Hugo Good Neighbors Food Shelf is experiencing a high demand for fresh fruits and meats to clients they serve. This expansion would provide more room for food storage.			
	Target Date for Completion	06/30/2021			
	Estimate the number and type of families that will benefit from the proposed activities	The food shelf serves approximately 168 people a month.			
	Location Description	Hugo, Minnesota			
	Planned Activities	Rehabilitation of existing unit.			
4	Two Rivers Community Land Trust Own Sweet Home	Creating and Preserving Affordable Housing	Washington County	Affordable Rental and Home Ownership	HOME: \$90,000
	Description	Two Rivers Community Land Trust will purchase an existing home in targeted neighborhoods of either Forest Lake, Oakdale or Cottage Grove. Energy updates and rehabilitation updates will be made to the home. Then the home will be re-sold to an income qualified household (up to 80% of AMI).			
	Target Date for Completion	07/31/2022			
	Estimate the number and type of families that will benefit from the proposed activities	Two Rivers will assist one family at or below 80% area median income.			

	Location Description	Washington County, Minnesota			
	Planned Activities	Two Rivers Community Land Trust will purchase an existing home and will rehabilitate the home to make energy updates. Then the home will be re-sold to an income qualified household (up to 80% of AMI).			
5	City of Landfall Playground Renovation	Public Facility/Infrastructure Improvements	Washington County	Public Improvements	CDBG: \$44,200
	Description	The City of Landfall has a tot lot that needs to be replaced due to age, weather and use. Landfall is in a low to moderate income area. The renovation of this park will assist in supporting outdoor activities for the entire community.			
	Target Date for Completion	06/30/2022			
	Estimate the number and type of families that will benefit from the proposed activities	The City of Landfall is a Low-to-Moderate Income area and will benefit approximately 300 families or 756 persons.			
	Location Description	Landfall, Minnesota			
	Planned Activities	Renovation of playground.			
6	2020 Administration	Administration	Washington County	Administration	CDBG: \$158,993 HOME: \$34,913
	Description	Washington County CDA will use CDBG and HOME funding for program administration. Administrative funds are capped at 20% of the CDBG funds and 10% of the HOME funds. Washington County CDA will not exceed these administrative expense limits. A portion of the HOME program administration funds will be made to Dakota County CDA for their administration of the HOME Consortium.			
	Target Date for Completion	06/30/2022			
	Estimate the number and type of families that will benefit from the proposed activities	Families will not directly benefit from this activity.			
	Location Description	Washington County, Minnesota			
	Planned Activities	Washington County CDA will use CDBG and HOME funding for program administration. Funding will include staff costs, fair			

		housing activities and efforts towards Section 3. A portion of the HOME program administration funds will be made to Dakota County CDA for their administration of the HOME Consortium.			
7	Home Improvement Loan Program	Creating and Preserving Affordable Housing		Affordable Rental and Home Ownership	CDBG: \$258,787
	Description	Washington County CDA will administer the Home Improvement Loan Program on behalf of Washington County. The program provides loans that assist homeowners with interior and exterior home improvements. Homeowners may receive deferred loans up to \$24,500, with no interest and no monthly payments. The full amount of the loan is not due until the homeowner moves, transfers the title, or takes cash out on a refinance of the property. These loans are available to households at or below 80% AMI and may be used to finance projects to make homes safe and livable. Eligible improvements include energy efficiency or accessibility improvements, exterior painting, electrical, plumbing, structural problems, siding, windows, doors, sidewalks, lead stabilization, and septic improvements.			
	Target Date for Completion	06/30/2022			
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 10 owner-occupied households below 80% area median income will benefit from this project.			
	Location Description	Washington County, Minnesota			
	Planned Activities	These loans are available to households at or below 80% AMI and may be used to finance projects to make homes safe and livable. Eligible improvements include energy efficiency or accessibility improvements, exterior painting, electrical, plumbing, structural problems, siding, windows, doors, sidewalks, lead stabilization, and septic improvements.			
8	Washington County Public Services: Homelessness Prevention	Homelessness Prevention		Transitional and Permanent Supportive Housing	CDBG: \$108,963

	Description	Washington County proposes providing Crisis Assistance to households at risk for homelessness or experiencing homelessness. The Crisis Assistance fund provides for damage deposits, first month rent, and mortgage foreclosure assistance in order to prevent homelessness. This is an activity that meets the needs of homeless households by providing affordable, decent housing. The public services dollars will also provide a social service worker staff position to assist individuals and families who are homeless or at risk of homelessness to find or retain permanent housing.
	Target Date for Completion	06/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Washington County proposes providing Crisis Assistance to 40 households at risk for homelessness or experiencing homelessness and it is estimated that 500 or more families will be assisted by the social worker by assisting individuals and families who are homeless or at risk of homelessness to find or retain permanent housing.
	Location Description	Washington County, Minnesota
	Planned Activities	The Crisis Assistance fund provides for damage deposits, first-month rent, and mortgage foreclosure assistance in order to prevent homelessness. This is an activity that meets the needs of homeless households by providing affordable, decent housing. A social worker position will also assist individuals and families who are homeless or at risk of homelessness to find or retain permanent housing.

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

The primary objective of the CDBG Program is the development of viable communities through the provision of safe and affordable housing, a suitable living environment, and expanded economic opportunities. Eligible CDBG spending includes Public Services, Community and Economic Development, Capital Improvement Projects for Public Facilities/Infrastructure, and Housing Rehabilitation. HOME funds are dedicated to housing activities that meet local housing needs and typically preserve or create affordable housing. Eligible uses may include tenant-based rental assistance, rehabilitation, homebuyer assistance, and new construction. The intent of the HOME program is to provide safe and affordable housing to lower-income households; expand the capacity of nonprofit housing providers; strengthen the ability of state and local governments to provide housing; and leverage private sector participation in housing projects. Washington County allocates CDBG and HOME funds to meet these requirements.



Allocation priorities for 2020 CDBG and HOME funds match the priority needs of the 2020-2024 Consolidated Plan. The Home Improvement Loan Program along with the two Twin Cities Habitat for Humanity and the Two Rivers Community Land Trust projects meet the priority need of Affordable Home Ownership. The City of Landfall and Hugo Good Neighbor Food Shelf project will address public infrastructure needs for a low to moderate income area. The two public service projects help address homelessness in Washington County. For Program Year 2020, CDBG and HOME funds were allocated using a competitive RFP process and the Citizen Advisory Committee scored applications using the following scoring categories:

- Required Threshold: Meets National Objective, Eligible Use, Consolidated Plan High Priority, and Project will not start until after HUD approval.
- Technical Assistance Meeting: Maximum 5 points
- Community Need and County Benefit: Maximum 15 points
- Timeline and Timeliness of Spending: Maximum 15 points
- Accomplishments/People Served: Maximum 15 points
- Community Support: Maximum 10 points
- Budget Commitment: Maximum 15 points
- Leveraging/Matching: Maximum 15 points
- Budget Narrative: Maximum 15 points
- Compliance Capacity: Maximum 15 points
- Construction Management and Federal Requirements: Maximum 15 points
- Environmental Concerns: Maximum 5 points

Depending on category - public improvements, housing, or public facilities - projects could then earn a maximum of 15 points demonstration project need. The applications with the highest average score were recommended to the Washington County Board for funding.

## **AP-50 Geographic Distribution**

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

Washington County is in the eastern portion of the Seven County Minneapolis-St. Paul Metropolitan area and is the fifth most populous county in the metropolitan area. The 2010 US Census reported Washington County's population at 238,156 and the total households in Washington County was 91,280. Washington County grew 6.3% over the past decade. While some census tracts in Washington County indicate a concentration of low-income households or those experiencing housing cost burdens, the total number of households in these census tracts is quite low. Due to the relatively small populations impacted by these concentrations, no geographic targeting is needed.

Projects funded in Program Year 2020 will be in the cities of Hugo, St. Paul Park, Bayport, Forest Lake, and Cottage Grove. Public services and home improvement loans are available throughout Washington County.

### **Rationale for the priorities for allocating investments geographically**

There are no targeted geographies for funding. This flexibility allows Washington County to address areas of need throughout the county if the project meets a priority need, is eligible under either the CDBG and HOME program, funding is available and other resources have been identified. While it has been determined that there are some census tracts in Washington County that have more households experiencing housing cost burdens and low-income households, the total number of households in these census tracts is quite low. Washington County does not have any areas of concentrated poverty. Due to the relatively small populations impacted by these pockets, no geographic targeting is needed.

### **Discussion**

Washington County CDA will allocate and invest the limited resources of the CDBG and HOME program throughout Washington County. Program Year 2020 funds will assist certain site-specific projects.

## AP-55 Affordable Housing

### Introduction

The 2020 projects will support affordable housing for general populations as well as targeted populations. In 2020, Washington County will continue to focus its CDBG and HOME funding towards the development and/or preservation of affordable housing. The affordable housing will be in two key categories, 1) owner occupied housing repairs and rehabilitation 2) rental rehabilitation.

### Affordable Housing Goals

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

**Table 46 – 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	2
Rehab of Existing Units	14
Acquisition of Existing Units	0
Total	16

**Table 47 – One Year Goals for Affordable Housing by Support Type**

### Discussion

Affordable housing is the highest priority in Washington County. Program Year 2020 goals include the production and/or rehabilitation of 14 affordable rental and home ownership units. Habitat for Humanity will construct a total of two new units utilizing HOME funds. They are considering purchasing a third parcel with this funding as well. Two Rivers Community Land Trust and Habitat for Humanity will acquire four existing homes for rehabilitation and resale using CDBG funding. The Home Improvement Loan Program will assist 10 households with CDBG funds.

## **AP-60 Public Housing**

### **Introduction**

The Washington County CDA administers all the Public Housing units in Washington County. Of the 105 Public Housing units, 40 are in the four-story Whispering Pines Apartments in Forest Lake and 65 are scattered site detached single family home or townhome units. Whispering Pines was substantially rehabilitated in 2012, mechanical updates were done in 2016 and the windows were replaced in 2019. It is in excellent physical condition. The scattered site homes maintained through Washington County CDA's capital improvement program with regular inspections and improvements made as needed to keep the properties in excellent condition.

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

The CDA plans to convert the Public Housing units to Section 8 assistance in 2020 and 2021. Conversion will maintain affordability at the current level for income-qualifying residents.

The Washington County CDA's capital improvement plan identifies future needs and cost estimates on a replacement reserve schedule to ensure a good living environment for the residents. The Whispering Pines parking lot will be reconfigured and enlarged in 2020 to accommodate additional parking. Over the next two years at Whispering Pines the capital improvement plan calls for a new common area carpet and furnishings. Improvement projects at the scattered site family units tend to be smaller scale. The capital improvement plan for 2020 includes \$69,000 including kitchen and bathroom updates, flooring replacement, and tree removal and landscaping.

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

The Washington County CDA has a number of avenues for Public Housing residents to become involved in the management of Public Housing units. One way is through Resident Councils. There is a Resident Council representing the Washington County CDA's scattered site public units, along with those in the Housing Choice Voucher program. A second Resident Council represents the Whispering Pines Public Housing community. Each Resident Council elects a board to plan events and provide educational opportunities that enhance resident quality of life. Resident Council meetings are held on a regular monthly basis.

The Resident Commissioner serves on the Washington County CDA Board of Commissioners and is another potential way for a resident to become involved in management. This board is made up of seven members and makes decisions regarding the Washington County CDA's programs and funding. The Board actions are accountable to Washington County.

Another way for a resident to become involved is participation on the Resident Advisory Board. This board is made up of the elected board (chair, vice-chair and secretary) of both Resident

Councils and the Resident Commissioner who serves on the Washington County CDA Board of Commissioners. The Resident Advisory Board provides strategic direction by reviewing and assisting in the development of the CDA's short- and long-term housing plans.

Homeownership is encouraged through the Washington County CDA's Public Housing Family Self Sufficiency Program (FSS). In 2019 the Washington County CDA program had 22 participants. The Family Self-Sufficiency (FSS) program enables Public Housing residents to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. Under the FSS program, low-income families are provided opportunities for education, job training, counseling and other forms of social service assistance, while living in assisted housing, so they can obtain skills necessary to achieve self-sufficiency. This would include encouragement to participate in homeownership.

Following conversion of the Public Housing units to Section 8 housing assistance in 2020 and 2021, the scattered site Housing Choice Voucher holders will continue to hold Resident Council meetings on a regular monthly basis. Whispering Pines residents will be encouraged and have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment which includes the terms and conditions of their tenancy as well as activities related to housing and community development. Participants in the FSS program will have the right to continue in that program.

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

Not applicable.

**Discussion**

The Washington County Community Development Agency (CDA) intends to apply to the U.S. Department of Housing and Urban Development (HUD) to convert its 105 Public Housing units in phases. In the first phase, 56 scattered site properties owned by the CDA will be converted to Section 8 rental assistance. In subsequent phases, the CDA plans to convert the 40 units at Whispering Pines and nine privately owned units. If approved by HUD, the 56 scattered site properties will be converted in 2020 and the remaining in 2021.

The Public Housing units in Washington County are in good physical condition. The Washington County CDA provides on-going maintenance and capital improvement projects to ensure the safety and quality in Public Housing. Washington County CDA values its residents and encourages their participation and involvement

## **AP-65 Homeless and Other Special Needs Activities**

### **Introduction**

Washington County's Heading Home Washington (HHW) acts as the local Continuum of Care committee for this part of the south metro region. Organizations within the Continuum provide a number of homeless services and resources. The prevention end of the Continuum is largely made up of Washington County's Housing Unit and Emergency Assistance Unit, nonprofits and faith-based organizations.

### **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 Continuum of Care Committee (CoC) uses the following approaches to reduce the length of time homeless and end long term homelessness.

- Outreach: Street outreach, teams that have developed partnerships with police, mental health crisis teams, and school liaisons to help identify households who have become homeless as early as possible.
- Coordinated Assessment: Through this program, SMAC has improved mapping of resources and our ability to accurately refer people to the right models. Assessments will be conducted within 10-14 days of shelter entry, referrals and placement within 21 days.
- Prevention/Diversion: State and private funding provide a number of prevention and diversion programs for homeless households including direct financial assistance, support services, housing search assistance and other options to resolve housing emergencies. Washington County's Emergency Assistance Program and Washington County's CDBG public services program also provide prevention/diversion services.

To address homelessness for individuals and families, federal, state and private funding will continue to be solicited to support the development of permanent and permanent supportive housing. Being a member in the CoC helps transitional housing and emergency shelter providers connect with affordable housing providers throughout our region to ensure that people exiting move to permanent housing.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including addressing the emergency shelter and transitional housing needs of homeless persons**

Washington County CDA maximizes its CDBG public services cap for crisis assistance to families at risk for homelessness or currently homeless. Support services provide approximately 500 households annually with stabilizing assistance. The program provides direct financial resources including emergency shelter, rent deposit and rent payment assistance.

To address the needs of homeless persons and most efficiently utilize the resources, a Coordinated Access system has been developed. The system has been designed to meet the specific needs of Washington County with coordination with SMAC and the state to assure consistency across counties statewide. Washington County has three points of access for people experiencing homelessness: Canvas Health for youth, St. Andrew's Community Resource Center for families, and Washington County Community Services for singles. An initial assessment is conducted to determine if the person or family can be diverted from homelessness with connections to resources. If it is determined housing is needed, a full assessment is conducted to determine the type of housing needed: shelter, rapid rehousing, transitional housing or permanent supportive housing.

The SMAC region has several shelter options if emergency shelter is needed. In Washington County, the shelter options include: Washington County hotel/motel shelter paid for by Washington County Community Services department (CDBG and Emergency Assistance), St. Andrews Church hotel/motel shelter paid for by St. Andrews Church in Mahtomedi, Hope for the Journey Home Shelter (eight units for families), and Tubman Shelter for households experiencing domestic violence (located in Ramsey County but has designated beds for Washington County residents).

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

SMAC will provide Rapid Rehousing (RRH), primarily through State funding. All SMAC RRH projects are evaluated based on two measures: a) minimize the length of time homeless and b) limit repeat episodes of homelessness. SMAC promotes Housing First for all supportive housing, which helps to minimize barriers and delays to accessing housing.

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

There are four key institutional releases which Washington County is most concerned. They include aging out of foster care, discharges from mental health facilities, discharges from correctional facilities and discharges from hospitals. Protocol is in place in Washington County and in the state of Minnesota that no one is discharged from foster care without a stable home.

Washington County has a discharge plan with all foster care youth at age 16 to assure that youth receive notice regarding their rights. They may stay in foster care until age 21 or choose to live independently and work with their case manager to identify and secure a permanent housing option. Discharge plans include housing and employment options.

Protocol is in place so that no one is discharged from a mental health facility without a stable home in which to live. Per state mandate, all persons committed to any of the state regional treatment facilities are assigned a mental health case manager through the county. Discharge planning begins while the individual is committed and before the person is discharged. Housing remains a part of the treatment plan after discharge to ensure housing is maintained/sustained. The plans include case management services, housing, employment, medical and psychiatric treatment, and aid in readjustment to the community. In addition, the CoC has received a special allocation of state-funded rental assistance resources designed to facilitate smooth and stable transitions from state psychiatric hospitals to community-based living.

On a statewide level, the current discharge policy reflects policy enacted by the Minnesota Department of Corrections with statutory authority granted by the MN Legislature. MN Department of Corrections (DOC) provides a case manager to offenders and discusses the role of a case manager. In situations where an individual has no placement options or would be homeless follow release, the case manager assists with identifying and connecting the client with appropriate resources. DOC Adult Offender Reentry Services and Programming provides reentry services to offenders in collaboration with case management services. This includes the Presidential Prisoner Reentry Initiative (PRI), transition fairs, administering offender housing contracts, providing referrals, and offering a pre-release class to offenders. DOC provides payment for adult halfway house and emergency housing placement for eligible offenders that are on supervised release and conditional release.

The CoC has been actively engaging representatives from local hospitals and health care providers in 10-year plans to end homelessness. Committees work with hospitals to plan services and referral processes to assist persons being discharged. Releasing medically fragile people who do not have housing is a growing problem. There are medical respite beds available in the metro area and the CoC continues to work with other providers to establish a program that will house persons being released from hospitals without housing to go to. They will be able to stay in this housing until their medical needs are met or permanent housing with needed services is found.

## **Discussion**

Washington County's Housing Collaborative acts as the local Continuum of Care committee for this part of the SMAC region. Organizations within the continuum provide a number of homeless services and resources. The "prevention" end of the Continuum is largely made up of Washington County's Housing Unit and Emergency Assistance Unit, nonprofits and faith-based organizations.



Clients accessing assistance from public and private agencies enter the system through multiple doors. The Housing Collaborative, in conjunction with SMAC, is working to create a more coordinated assessment system for those that enter these multiple doors so that they can access appropriate resources quickly. Washington County is currently piloting a tool to help determine which households need prevention, which households need diversion assistance and which households need shelter.

## **AP-75 Barriers to Affordable Housing**

### **Introduction**

The most significant barriers to affordable housing in Washington County are high land values, rents, and home prices. Some jurisdictions in Washington County have large lot requirements that drive up housing costs; zoning ordinances and land use plans restrict where multi-family development can occur. Although there is no official growth boundary, the extent of the regional water and sewer lines effectively serves as one for affordable multi-family housing development. The financing tools available for affordable housing development place a high priority on development within the existing sewer and water system, which makes it very difficult to develop new affordable housing outside of it.

**Describe planned actions 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**

In order to ameliorate the negative effects of large lot requirements, zoning restrictions, and availability of utilities and services, the Washington County CDA offers funds to developers of affordable housing. Assistance helps offset development costs related to these barriers. As property values continue to appreciate in Washington County, the gap is widening between available resources and outstanding need. There is an increased need for federal funds for housing activities of all types including affordable rental, homeownership, and housing for special needs populations. Washington County and its partners will work to reduce the gap in resources by seeking out additional federal, state and private resources to support its affordable housing priorities.

### **Discussion**

Large lot requirements, zoning restrictions, and availability of utilities and services impact the cost of both owner-occupied and rental housing. Removing these barriers is a long-term plan involving many municipalities and partners. In 2020, efforts to remove or ameliorate these barriers to level the playing field for developers of affordable housing by providing financial assistance to overcome the costs associated with these land use policies and infrastructure policies.

## **AP-85 Other Actions – 91.420, 91.220(k)**

### **Introduction**

To ensure Washington County is poised to thrive, there are a number of supporting actions that will be taken to overcome obstacles to meeting community needs, maintaining and preserving the existing affordable housing stock, reducing hazards in the home, reducing poverty, and coordinating services. To ensure that all people have equal access to the housing of their choice, Washington County and the Washington County CDA proactively comply with the Fair Housing Act and other civil rights laws. Washington County CDA participates in the Fair Housing Implementation Council (FHIC). The FHIC is a collaborative group representing the Twin Cities metropolitan area entitlement and other governmental agencies. The purpose of the FHIC is to facilitate and initiate implementation of affirmative activities having metro-wide significance identified in regional Analysis of impediments to fair housing choice (AI) and the related Fair Housing Action Guide. In 2019, the FHIC began the process of conducting a region wide 2020-2024 Analysis of Impediments. In 2020, Washington County will jointly fund and participate in the following fair housing activities to attempt to address the impediments to fair housing choice facing the region:

- Washington County CDA will continue to review and provide feedback on Comprehensive Plans to ensure they adequately describe a plan to meet affordable housing need.
- Work with community organizations to explore development opportunities in Washington County for communities of color.
- Provide education to landlords and tenants on rights and responsibilities.
- Ongoing enhancement of Homebuyer Education & collaboration with public and non-profit agencies to expand information and services related to fair lending and foreclosure prevention.
- Encourage inclusive housing location policies for both private and Public Housing providers.

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

The CDA will continue to identify and partner with other organizations to address the needs of those most underserved. The highest weighted priorities from the 2020-2024 Consolidated Plan were Affordable Rental Housing, Transitional Housing Facility, Public Improvements, Services and Housing for Special Populations, Homeownership Assistance, and Emergency Homeless Shelters. The creation of affordable rental housing has been the method used most by the CDA to provide options for seniors and working families.

The CDA has several programs that help to promote housing stability for single-family homeowners. The CDA provides monthly homebuyer education classes and offers individual counseling sessions with a Homeownership Specialist. Studies have shown that homeowners who participate in homebuyer education courses are less likely to face foreclosures. If a homeowner is facing foreclosure, the CDA also offers free confidential individual counseling sessions to discuss their options. The CDA also will speak to seniors and provide the needed certificate for reverse mortgage counseling and offers down payment assistance to those eligible. This further promotes housing stability for neighborhoods and families. In addition, the CDA began administration of a sub-surface septic treatment system repair program in 2014. This program helps homeowners and renters stay in their homes and business owners continue operations by providing low-interest loans and grants to low-income residents to pay for costly updates to private septic systems. To date, this program has assisted more than 100 households. The Home Improvement Loan program assists low- and moderate-income homeowners with necessary home repairs and maintenance with a zero percent deferred loan.

Another obstacle is accessing housing by persons and families experiencing homelessness. Washington County maximizes its CDBG public services cap annually for crisis assistance to families at risk for homelessness or currently homeless. The Crisis Assistance Program provides direct financial resources including emergency shelter, rent deposit and rent payment assistance. The Family Service Worker provides referrals and resources to families who are at risk of homelessness. Washington County awarded Program Year 2017 CDBG funds to St. Andrews Resource Center to rehabilitate an old church rectory in Hugo, Minnesota. The shelter can provide overnight beds to 3-5 families per night. Washington County's Housing Collaborative acts as the local Continuum of Care (CoC) committee for this part of the south metro region. Being a member in the CoC helps transitional housing and emergency shelter providers connect with affordable housing providers throughout our region to ensure that people exiting move to permanent housing. SMAC will provide Rapid Rehousing primarily through State funding. All SMAC Rapid Rehousing projects are evaluated based on two measures: a) minimize the length of time homeless and b) limit repeat episodes of homelessness. SMAC promotes Housing First for all supportive housing, which helps to minimize barriers and delays to accessing housing.

The CDA utilizes CDBG funds to participate as a member of the Twin Cities Section 3 Collaboration. The intent of the Collaborative is to provide information and guidance to residents, developers, general contractors, subcontractors, and community leaders to create opportunities for economic inclusion by involving local low-income businesses and employees on Section 3 projects. The Collaborative makes outreach, certification, and compliance easier for individuals, businesses and contractor/developers by creating a one-stop-recruitment shop instead of having to certify separately through each jurisdiction. Section 3 certification can be submitted on the Collaborative's website (<https://www.stpaul.gov/departments/human-rights-equal-economic-opportunity/contract-compliance-business-development/hud>) and certifications are valid among all Collaborative members. The website also allows job seekers to be notified of employment and training opportunities. The site also gives contractors and developers a central location for identifying prospective Section 3 employees and subcontractors.

**Actions planned to foster and maintain affordable housing**

The Washington County CDBG and HOME programs addresses preserving affordable housing by providing funds for the home improvement loan program to rehabilitate existing homes and preserving them for long term affordability. Twin Cities Habitat for Humanity will use HOME funds to construct two single family homes and CDBG funds to acquire and rehabilitate 3 single family homes which will then be sold to income eligible buyers. Homebuyers are typically 31-60% AMI. The Two Rivers Community Land Trust will have a scattered site project utilizing HOME funds to acquire, rehabilitate and resell one home to income eligible buyers. Washington County also allocates CDBG funding on an annual basis to the Home Improvement Loan Program assisting eligible homeowners with necessary home repairs. These organizations have been essential in helping Washington County's lower income households maintain affordable homeownership. The CDA also has a first-time homebuyer down payment assistance program utilizing Minnesota Housing Finance Agency Impact Fund to help potential homebuyers become ready for homeownership. The CDA, through this program, refers homebuyer to down payment assistance programs available to those that want to purchase in Washington County. In order to maintain housing, the CDA also offers free and confidential one-on-one counseling services to those that are at risk of foreclosure or seniors seeking reverse mortgage counseling.

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

Washington County requires all sub-recipients to comply with the HUD lead-based paint regulations (24 CFR part 35) issued pursuant to the Lead-based Paint Poisoning Prevention Act (42 USC Sections 4831 et seq.) requiring: (1) prohibition of the use of lead-based paint (whenever funds under this Agreement are used directly or indirectly for construction, rehabilitation, or modernization of residential structures); (2) elimination of immediate lead-based paint hazards in residential structures; and (3) notification of the hazards of lead-based paint poisoning to purchasers and tenants of residential structures constructed prior to 1978. This requirement is included in the agreement between Washington County CDA and its sub-recipients. The Washington County Home Improvement Loan Program conducts a lead assessment of each home prior to rehabilitation; an important strategy for reducing lead-based paint issues in Washington County. The "Renovate Right Brochure" is given out prior to any rehab work project funded with federal funds. In 2020, this program is being allocated CDBG funding in the amount of at least \$258,787.

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

The Washington County CDA administers the Housing Choice Voucher Family Self Sufficiency Program (FSS). At the CDA it is known as Earning Power. The CDA program currently has 23 participants. The FSS-Earning Power program enables families assisted through the Housing Choice Voucher (HCV) program and Public Housing (PH) residents to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. Under the FSS-Earning Power program, low-income families are provided opportunities for education, job training, counseling and other forms of social service assistance, while living in assisted housing, so they can obtain skills necessary to achieve self-sufficiency. Washington County will work closely with the Minnesota Department of Human Services in state planning and intervention related to reducing family poverty. One anti-racism initiative is intended to promote diversity in operations and improve cultural competency in service delivery. Another is a disparity in outcomes initiative which focuses on improving success in helping poor families from racial and ethnic minorities in achieving self-sufficiency. Finally, an integrated services project within the Workforce Center seeks to improve services and outcomes by improving communications and strengthening collaboration within Washington County and the larger service community.

**Actions planned to develop institutional structure**

As of October 2014, Washington County CDA began administering the CDBG and HOME Programs. This structure ensures coordination of financing tools for developers and subrecipients by filling the gaps in housing financing. The CDA is a sub allocator of Low-Income Housing Tax Credits and can offer tax exempt bond financing, tax increment financing, and locally funded gap financing. In 2020 staff will attend HUD's Building HOME web-based training and National Association for County Community and Economic Development training conference which offers housing, community development, and policy education tracks for CDBG and HOME administration. Staff continues to hold their certifications through National Development Council for Economic Development and Housing Development Finance. Staff will continue to attend trainings to maintain the highest quality program management and stay current with best practices. The Washington County CDA has consistently provided research and data on the housing needs, demands, and delivery gaps in Washington County. The CDA is also the Public Housing authority for the county. Pairing the CDBG and HOME programs with the CDA's other financing tools, knowledge and planning base, and PHA structure enhances coordination for all housing and community development efforts on a county-wide basis.

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

Washington County maximizes its 15% funding cap for Public Services to provided homeless prevention services. Washington County CDA meets and consults regularly with housing, social service agencies, private industry, businesses, developers and other entities to enhance coordination and leveraging between public and private entities.

**Discussion**

These supporting actions are necessary to the success of the Annual Action Plan.

## Program Specific Requirements

### ***AP-90 Program Specific Requirements***

#### **Introduction**

A small amount of program income is available for Program Year 2020 from repayments of prior activities. These funds must be used for eligible projects and drawn before new funds. Urgent Need projects are activities which address disaster type situations which needed to be reacted to quickly so certain CDBG program requirements are waived.

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

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	\$140,070
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
Total Program Income	\$140,070

#### **Other CDBG Requirements**

There are no Urgent Need projects planned for Program Year 2020

In Program Year 2020, 80% of the CDBG funds are expected to be used for activities that benefit persons of low and moderate income. The only use of funds that will not have a Low/Moderate Income benefit is Administration and Planning. The \$140,070 program income has now been programmed in this Annual Action Plan. Washington County will respond to the coronavirus and additional funding as more information is provided. A substantial amendment will be conducted when necessary.



## **HOME Investment Partnerships (HOME)**

### **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows**

HOME funds will not be used in any form other than grants and deferred payment loans.

### **Describe the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities**

Washington County is required by 24 CFR 92.254 (a)(5) to place certain restrictions on HOME assisted units in order to help preserve affordable housing within Washington County. If ownership of a property is transferred during the Period of Affordability these provisions are triggered. The HOME program allows for two different options, Resale and Recapture, to ensure that the subsidy that was originally invested in the property continues to be used for affordable housing.

#### *Recapture*

The recapture option requires that all or a portion of the direct HOME subsidy be reimbursed to Washington County if the homebuyer decides to sell within the period of affordability. The homebuyer may sell the house at whatever price the market will bear and to any person regardless of their income. Recaptured funds must be used for HOME eligible activities. The recapture option is only available to HOME funds that were a direct subsidy; therefore, the recapture option is not to be used on HOME funds that are considered development subsidies.

#### *Resale*

Under the “resale” option, an assisted homeowner is obligated to sell his/her property to a HOME qualified buyer if the household is still in the period of affordability. If the current homeowner decides to sell their home during the period of affordability the new homeowner must be income qualified under the HOME program and must occupy the home as its principal residence. Additionally, the sale price must be affordable to the new homeowner as defined by Washington County. Lastly, the original homebuyer, now the home seller, must receive a “fair return” on his or her investment as defined by Washington County.

### **Discussion**

The Washington County CDA strives to meet all program specific requirements as detailed in the enabling legislation and program guidelines. Washington County CDA staff work with recipients to ensure that these requirements are met and oversee internal operations.

## Appendix – Alternate/Local Data Sources

1	<b>Data Source Name</b> <i>Comprehensive Housing Needs Assessment</i>
	<b>List the name of the organization or individual who originated the data set.</b> Washington County
	<b>Provide a brief summary of the data set.</b> Study conducted by Maxfield Research, Inc
	<b>What was the purpose for developing this data set?</b> Detailed analysis of housing demand
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> 2017
	<b>Briefly describe the methodology for the data collection.</b> The report contains primary and secondary research. Primary research includes interviews with rental property managers and owners, developers, City staff and others involved in the housing Market in Washington County. Secondary data, such as U. S. Census, is credited to the source and used as a basis for analysis.
	<b>Describe the total population from which the sample was taken.</b> Data was collected and analyzed for ten defined “Market Areas” in Washington County
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> Study includes analysis of population and household growth trends and projections, projected age distribution, household income, household types household tenure, employment growth trends and characteristics, age of housing stock, and recent residential building permit trends.

## ***Attachments***

The links below are attachments referenced in the plan

### *Citizen Participation Plan*

[https://www.dropbox.com/sh/6r4oesk7fqnoz7r/AABuDt62TBfzPIFnFX2G\\_uGOa?dl=0&preview=2020+Citizen+Participation+Plan.pdf](https://www.dropbox.com/sh/6r4oesk7fqnoz7r/AABuDt62TBfzPIFnFX2G_uGOa?dl=0&preview=2020+Citizen+Participation+Plan.pdf)

### *Maxfield Research, Comprehensive Housing Needs Assessment for Washington County 2017*

[https://washingtoncountycda.org/wp-content/uploads/2020/02/401-21\\_Wash-Co\\_Update-of-Housing-Needs\\_FINALV3.pdf](https://washingtoncountycda.org/wp-content/uploads/2020/02/401-21_Wash-Co_Update-of-Housing-Needs_FINALV3.pdf)

### *Washington County Transit Needs Study*

<https://www.co.washington.mn.us/DocumentCenter/View/20549/Washington-County-Transit-Needs-Study-Final-Report?bidId=>

### *Washington County 2040 Comprehensive Plan*

<https://www.co.washington.mn.us/DocumentCenter/View/21955/Washington-County-2040-Comprehensive-Plan-?bidId=>

### *2014 Analysis of Impediments to Fair Housing Choice Twin Cities Region*

<https://www.dropbox.com/sh/3oajtv2j9ghe1mr/AACPddYummn4UtS6TkANiLGZa?dl=0&preview=2014+Analysis+of+Impediments.pdf>

### *Addendum to the 2014 Twin Cities Regional Analysis of Impediments*

<https://www.dropbox.com/sh/3oajtv2j9ghe1mr/AACPddYummn4UtS6TkANiLGZa?dl=0&preview=2014+Analysis+of+Impediments+Addendum.pdf>