

No Room in St. Cloud for low income Households

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Based on the recently released 2017 annual report (<http://stcloudhra.com/Annual%20Report%202017.pdf>) from the St. Cloud HRA low income households compete for a very small number of low income housing rentals.

The rental housing owned by the St. Cloud HRA consists of four funding areas. The four areas are Public Housing, Section 8 New Construction, Affordable and Tax Credit. The overall vacancy rate for 2017 was 2.14%. In 2016 the vacancy rate was 2.13%.

The waiting list for Housing Choice Voucher program is currently closed. The approximate wait time is seven years. The next applicants who will be contacted for available vouchers applied to the waiting list in January 2010. There are approximately 511 households on the waiting list.

With low turnover and low vacancy rates why would our community bring new low income residents to the area? It certainly is not welcoming to bring low income residents into a housing market that is not meeting existing demand. With over 4,000+ applicants turned away from various public housing programs these applicants are forced to resort to the type (exceeding occupancy limits) of housing search many college students use. Many of the former college student housing in St. Cloud is in disrepair and may no longer be registered as rental property and thus avoiding zoning requirements.

How is it welcoming to bring low income people like resettled refugees to our community when it is a given that large numbers of them will find themselves living in substandard house?