

# Hennepin County Consortium 2022 Annual Action Plan

April 1, 2022 PUBLIC COMMENT DRAFT

[www.hennepin.us/housing-plans](http://www.hennepin.us/housing-plans)

## Consortium Members:

Hennepin County  
City of Bloomington  
City of Eden Prairie  
City of Plymouth



Website

[www.hennepin.us/housing-plans](http://www.hennepin.us/housing-plans)



# HENNEPIN COUNTY

## MINNESOTA

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In compliance with the Americans with Disabilities Act (ADA), this material is also available in alternative forms. Please call 612-348-8955 (voice) or 612-596-6985 (TDD/TTY)

##### **IMPORTANT INFORMATION**

Hennepin County provides free interpreter services, upon request.

##### **INFORMACIÓN IMPORTANTE**

Hennepin County proporciona intérpretes a su pedido, gratis para Usted.

##### **COV LUS QHIA TSEEM CEEB**

Qhov chaw Hennepin County muaj neeg txhais lus dawb, yog koj xa tau kev pab.

##### **MACLUUMAAD MUHIIM AH**

Hennepin County waxa ay idiin heli kartaa tarjubaan lacag la'aan ah, haddii aad codsataan.

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# 2022 housing & development plan

## Help guide investment in your community

As part of a regional partnership led by Hennepin County, the 2022 housing and development draft annual action plan shows how the county and city partners plan to use \$6.3 million in funding from the U.S. Department of Housing and Urban Development over the coming year. The 2022 draft action plan is the third year of the five-year 2020-2024 consolidated plan.

These documents play an important role in setting housing and community development priorities throughout the county. Your feedback on the plan will help ensure these funds are used to best meet your community's needs and opportunities.

### Provide feedback

Hennepin County will host a public hearing, shared using Microsoft Teams, to gather comments on the draft plan:

Tuesday, April 12, 1:30 p.m.

Watch the public hearing on Microsoft Teams using this web address:

<https://tinyurl.com/2022HennepinCountyActionPlan>

To give public comment during the meeting, call 855-946-3351

If you need help to make it possible for you to be active in the public hearing such as sign language interpreter or assisted hearing equipment, please call 612-543-4342 at least three days prior to the hearing.

You can also submit written comments from April 1 through April 30 to Julia Welle Ayres, Housing Development and Finance Director, Hennepin County Housing and Economic Development, at [Julia.WelleAyres@hennepin.us](mailto:Julia.WelleAyres@hennepin.us).

View draft plans and learn more at [www.hennepin.us/housing-plans](http://www.hennepin.us/housing-plans).

## What's in the plan?

### 2022 funding priorities for three federal programs

The annual action plan identifies the use of funding for three federal programs managed by Hennepin County:

- **Community Development Block Grant (CDBG)** - \$2.9 million: Funds a variety of infrastructure, community development, and social service activities.
- **HOME Investment Partnership (HOME)** - \$3 million: Funds affordable housing development and preservation for very low- and low-income households.

## Contact

**Julia Welle Ayres**

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## Website

[hennepin.us/housing-plans](http://hennepin.us/housing-plans)



- **Emergency Solutions Grant (ESG)**--\$250,000: Funding is primarily used to rehouse people experiencing homelessness through short-term tenant-based rental assistance and supports.

## How we work together, and what we know (pp 2-21)

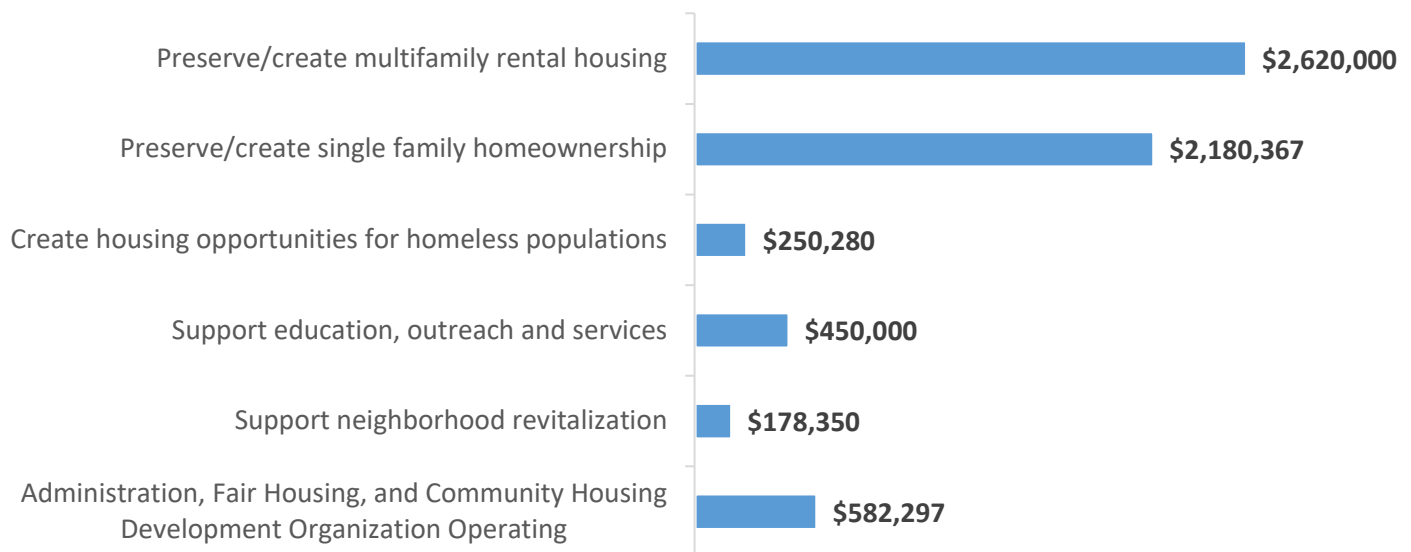
The annual action plan involves the coordination of a broad range of projects and activities across multiple cities and other government agencies. The plan describes the roles of the county and cities in collaboratively managing CDBG, HOME, and ESG funding. It also outlines how the county and cities partner with residents, housing providers, health and social services providers, developers, and others to implement community input in the goals and objectives outlined in the plan.

## Goals and priorities (pp 22-28)

The 2022 action plan outlines overarching goals and priorities for housing and community development identified by the county and cities with stakeholder input. This section of the plan describes what projects and activities will be prioritized over the next five years.

For the 2020-2024 period, affordable housing continues to be a top priority. More than 80% of the available funding will be used in suburban Hennepin County to assist in the development of new affordable units, rehabilitating existing affordable single and multifamily housing, rental assistance, and rapid rehousing.

### 2022 spending by goal area



### Projects, activities, and outcomes (pp 28-47)

This part of the action plan shows how much money is planned for each goal area for 2022. It lists 26 specific projects and activities that will receive funding in 2022. The outcomes of each project or activity are also listed here, including the number of housing units created or preserved and number of people who will benefit. It also identifies where in the county projects or activities are planned.

## Other collaborative actions (pp 48-62)

This section describes additional efforts to:

- Develop and support affordable and public housing
- Support people experiencing homelessness or with special needs
- Reduce lead-based hazards
- Reduce poverty
- Affirmatively further fair housing

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## **AP-05 Executive Summary - 91.200(c), 91.220(b)**

### **1. Introduction**

The Hennepin County Consortium 2022 Action Plan has been prepared to meet statutory planning and application requirements for the receipt and use of three Housing and Urban Development (HUD) funding programs in suburban Hennepin County: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) Program. The 2020-2024 Consolidated Plan set community development and affordable housing goals for the use of CDBG, HOME, and ESG for five program years, 2020-2024. The Consolidated Plan can be found at [www.hennepin.us/-/media/hennepinus/your-government/research-data/housing-plans/2020-24-consolidated-action-plan.pdf](http://www.hennepin.us/-/media/hennepinus/your-government/research-data/housing-plans/2020-24-consolidated-action-plan.pdf).

The 2022 Action Plan outlines the specific ways in which CDBG, HOME, and ESG funding will be used in the 2022 Program Year, following the goals in the Consolidated Plan. The 2022 program year starts July 1, 2022 and ends June 30, 2023.

The Hennepin County Consortium is comprised of four entitlement jurisdictions - the Cities of Bloomington, Eden Prairie, Plymouth and the Urban County (the remaining 38 suburban cities in Hennepin County). Hennepin County's Housing and Economic Development Department is the Consortium's lead agency responsible for the Plan's development.

### **2. Summarize the objectives and outcomes identified in the Plan**

The Consolidated Plan priorities were developed after a thorough review of demographic data, citizen and community input, other public policy and community plans, and past funding results in suburban Hennepin County. The Consolidated Plan seeks to address the following HUD and local objectives and outcomes for low to moderate income residents in suburban Hennepin County.

#### **Objectives:**

- Provide decent housing
- Provide a suitable living environment
- Expand economic opportunities

#### **Outcomes:**

- Assisting homeless persons obtain affordable housing
- Increasing the availability of permanent housing that is affordable and accessible to low-income households
- Improving the safety and livability of neighborhoods
- Creating and retaining jobs

Through a collaborative process including city, non-profit, citizen participation, the following Priority Needs have been established for the use of CDBG, HOME, and ESG funding in suburban Hennepin County for the Consolidated Plan period:

- Preserve and create multifamily rental opportunities
- Preserve and create single family homeownership opportunities
- Create housing opportunities for homeless populations

- Promote education, outreach, and services
- Support neighborhood revitalization
- Stimulate economic development
- Administration, Fair Housing and Community Housing Development Organization (CHDO) operating

Goals were developed to meet these Priority Needs. Proposed program year 2022 Projects are in alignment with the identified Goals and Needs.

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

Each year the Consortium evaluates its performance relative to the Consolidated Plan through Consolidated Annual Performance Evaluation Report (CAPER). The 2021 Program Year will not be evaluated until the fall of 2022. The most recent CAPER evaluated the 2020 Program Year against the 2020-2024 Consolidated Plan goals. We utilized the first allocation of CDBG-CV funds to deepen our emergency assistance response by providing rental and other emergency assistance to households.

Over 2,532 households were served through CDBG, HOME, and ESG programs in the 2020 program year. More than half of households served had extremely low incomes (below 30% of area median income). Some outcomes:

- Rehabilitated 62 owner-occupied homes for low-income households
- Created 12 new affordable homeownership opportunities through a combination of direct homebuyer assistance, acquisition, rehabilitation, and resale.
- Provided rapid rehousing assistance to 60 homeless households and tenant based rental assistance to 43 homeless or at-risk households.
- Provided social services such as emergency assistance and tenant advocacy, domestic violence counseling, and youth and senior programming to over 1,144 households. Including \$193,351 emergency rental assistance, serving more 153 households.
- Completed a portion of the revitalization project at Lakeland Park in the City of Brooklyn Park.
- One new rental project in Eden Prairie was completed during the 2020 Program Year with 58 units. Three affordable rental projects, two in Plymouth and one in Edina, closed on financing and started construction, which will contain 152 more affordable units.

### **4. Summary of Citizen Participation Process and consultation process**

The nine cities that receive a "direct allocation" of CDBG funding through Hennepin County (Brooklyn Park, Brooklyn Center, Edina, Hopkins, Maple Grove, Minnetonka, New Hope, Richfield, St. Louis Park) held public hearings and provided council resolutions allocating the funding allocations in those cities. The Hennepin County Board of Commissioners will hold a public hearing on Tuesday, April 12, 2021 at 1:30 virtually. The public hearing will be live streamed on the internet with closed caption, and residents can call in to provide prerecorded or real-time public comment during the hearing.

A copy of the 2022 Draft Action Plan will be available April 1 through April 30, 2022 on the Hennepin County website: [www.hennepin.us/housing-plans](http://www.hennepin.us/housing-plans). Notice of the public comment period and public hearing was sent

to the Hennepin County egov list, and emailed to cities within Hennepin County for city newsletters and social media. The published public notices include the following language: "If you need help to make it possible for you to come and be active in the public hearing such as sign language interpreter or assisted hearing equipment, this help can be provided if you ask. To ask for help, please call 612-348-9260 at least three days prior to the hearing."

**5. Summary of public comments**

N/A

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

N/A

**7. Summary**

The projects in the 2022 Action Plan will advance our objectives to provide decent housing, provide a suitable living environment, and expand economic opportunities by:

- Provide social services to approximately 12,354 households
- Renovate Broadway Park Playground in Crystal
- Fund the construction of 159 affordable rental units: 58 in Dayton, 51 in Richfield, and 60 in Brooklyn Center
- Rehabilitate 17 rental units for people with disabilities in Rogers, and 18 rental units in Maple Grove
- Acquire and renovate 14 homes for affordable homeownership opportunities
- Rehabilitate 85 owner occupied houses
- Support 50 homeless households with rapid rehousing assistance and 35 homeless household with tenant based rental assistance



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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	HENNEPIN COUNTY	Housing and Economic Development
HOME Administrator	HENNEPIN COUNTY	Housing and Economic Development
ESG Administrator	HENNEPIN COUNTY	Housing and Economic Development

**Table 1 – Responsible Agencies**

### Narrative

Hennepin County is the lead entity and responsible for overseeing the development, implementation, and evaluation of the Consolidated Plan for the Hennepin County Consortium. The allocation of funds differs by program.

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

The cities of Bloomington, Eden Prairie, and Plymouth are entitlement jurisdictions which receive CDBG directly from HUD.

The balance of the CDBG resources are administered by Hennepin County Housing and Economic Development.

- **Public Services:** The County sets aside the maximum allowed amount of CDBG for public services (15%) and offers these funds throughout the balance of suburban communities through a request for proposals process.
- **Direct allocation cities:** The County offers a proportional direct allocation of CDBG to cities with over 3.5% of the need using HUD's allocation formula (population, poverty levels (double weighted), and overcrowding). Eligible cities utilize a public process to determine how to use CDBG funds in their community. The cities of Brooklyn Center, Brooklyn Park, Edina, Hopkins, Maple Grove, Minnetonka, New Hope, Richfield, and St. Louis Park currently fall into this category. The City of Crystal qualifies for a direct allocation but opted into the Consolidated Pool.
- **Consolidated Pool cities:** The remaining funds are offered through a request for proposal basis to projects serving the remaining suburban communities.

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

HOME funds are administered by Housing and Economic Development and are offered in a competitive request for proposal basis for projects located throughout suburban Hennepin County.

#### *Emergency Solutions Grant (ESG)*

ESG funds are administered by Housing and Economic Development in cooperation with the county's Health and Human Service area (HHS). Funds are offered on a request for proposal basis, in conjunction with other funds, for rapid re-housing for households referred from the Coordinated Entry System.

### **Consolidated Plan Public Contact Information**

For questions regarding the Plan, please contact:

Julia Welle Ayres

Director, Housing Development and Finance

Hennepin County Housing and Economic Development Department

612-543-4342 or [julia.welleayres@hennepin.us](mailto:julia.welleayres@hennepin.us)

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

### **1. Introduction**

Hennepin County leads the coordination for the Consolidated Plan and Annual Action Plans. The cities of Bloomington, Eden Prairie, and Plymouth are direct allocation cities and have created portions of the plan specific to those cities. These are part of the Hennepin County Consortium Consolidated Plan. These three cities are also responsible for the development of their annual action plans and reports for their respective CDBG programs. The Consolidated Plan and Action Plan is written in accordance with HUD guidelines regarding data requirements and the types of goals by income group and population.

County staff consulted with a wide variety of organizations in the development of the Consolidated Plan, as described below and in the Citizen Participation section. In addition to resident and community partner consultations, the county assessed the current state of housing and community development needs by primary and secondary research to supplement the U.S. Census American Communities Survey and CHAS Data supplied by HUD.

Every year, County staff again consult with cities and community partners, local reports, and updated Census data.

**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)).**

Hennepin County Housing and Economic Development (HED) Department works closely with partners in and outside of the County to coordinate the delivery and impact of housing and services.

HED has developed shared priorities and performance metrics with Hennepin HHS’s Housing Stability Department, and work to align our strategies for greatest impact. We coordinate timing and goals in requests for housing capital and services funding proposals. This includes HOME funds together with the County Housing and Redevelopment Authority’s Affordable Housing Initiative Fund (AHIF), state Housing Support funds, and federal McKinney-Vento (CoC) funds. Similarly, HHS combines our ESG funds with state Family Homeless Prevention and Assistance Program (FHPAP) funds for competitive selection and oversight.

Our Supportive Housing Strategy was developed specifically to increase this type of coordination and alignment across additional internal and external partners. The Strategy provides capital financing for supportive housing projects meeting criteria developed by the intended tenants and the agencies that support them. HED has so far partnered with the County’s “Built for Zero” team to end chronic homelessness, mental health area, chemical health area, and child protection area to develop highly targeted supportive housing.

Hennepin County works closely with several PHAs. The county developed a referral process from the Coordinated Entry System for PHAs with a homeless preference for tenant-based Housing Choice Vouchers. The county also worked with Minneapolis PHA to launch a locally funded voucher program in which McKinney Vento liaisons connect up to 300 families and children at-risk of or experiencing homelessness with housing assistance and support services.

The most recent public documents of our coordination are found in the 2020-2024 Five Year Consolidated Plan at [www.hennepin.us/-/media/hennepinus/your-government/research-data/housing-plans/2020-24-consolidated-action-plan.pdf](http://www.hennepin.us/-/media/hennepinus/your-government/research-data/housing-plans/2020-24-consolidated-action-plan.pdf).

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

The Minneapolis/Hennepin County Continuum of Care (CoC) & Hennepin HHS's Housing Stability convene CoC members around specific target populations (Youth Collaborative, Family Services Network, Shelter leadership meeting) and intervention types) in order to coordinate and develop new collective strategies to make homelessness rare, brief and non-recurring. The CoC's Executive Committee supports these strategies, and the Funding Committee evaluates existing and proposed projects for service and reallocates funds to meet emerging needs.

All homeless designated housing programs that receive public funding are required to fill all vacancies through the Coordinated Entry System (CES). This allows for a system-wide assessment and prioritization of people most in need of each housing type. The CES system prioritizes chronically homeless persons and families, alongside household preferences.

Our community has very few homeless families that meet the HUD definition of chronic homelessness due to a shelter-all policy for families and access to rapid rehousing and permanent supportive housing through CES. Hennepin CoC has reduced family homelessness overall by 42% over the last six years as reflected in our Point-In Time (PIT) count data for HUD (2014 PIT people in families = 2,088; 2020 PIT people in families = 1,220).

For single adults, Housing Stability has developed a by-name list of those who meet the length-of-time homeless requirement for chronic homeless status plus disability status. They verify disability status and provide support to access housing. This approach dramatically accelerated housing outcomes from 76 chronically homeless individuals housed in 2018 to 285 individuals in 2019. Since June of 2017 over 1000 chronically homeless people were housed with a 94% retention rate.

The State of Minnesota adopted a by-name registry for veterans in 2015 and has since housed more than 1,028 veterans, more than 2/3 of all veterans identified as experiencing homelessness in that time. Outreach is provided at the Adult Opportunity Center, shelters & Drop-in Centers, through the VA MH Homeless Mobile Outreach program, and Minneapolis VA's Community Resource & Referral Center.

The youth-specific crisis response system in Hennepin CoC consists of multiple access points (crisis line, website and mobile app, drop-in centers, and street and school outreach), prevention services, youth-specific Emergency Shelter beds, Rapid ReHousing / Transitional Housing beds, Host Homes and Permanent Supportive Housing units. These are spread across providers who receive a combination of federal, state, county and private funds.

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

Hennepin County HHS' Housing Stability Department is the Collaborative Applicant for the Minneapolis/Hennepin County Continuum of Care (CoC). The Continuum of Care Coordinator and CoC planning staff work with Hennepin County ESG staff to comply with the CoC regulations set forth in 578.7 & 578.95 by: 1) Establishing a CoC Governing board with both Hennepin CoC and ESG staff included in the membership. 2) Conduct an annual Needs & Gaps Analysis to establish priority populations and needs based on data to inform funding decisions. 3) Establish CoC Written Standards for providing CoC assistance. 4) Designate and Operate an HMIS system. 5) Established working committees that focus on all 6 components of our homeless response system to assure alignment across CoC and ESG resources for each. In addition, Hennepin County has research staff dedicated to monitoring homelessness trends and outcomes.

ESG funds are awarded based on a request for proposal process that is combined with other homeless assistance funds to maximize coordination and results. CoC Committees members regularly sit on funding approval committees for ESG and other funds. On behalf of this jurisdiction, the CoC funds the administration and works closely with the HMIS system administrator to implement HMIS data standards. The CoC and ESG jurisdictions contribute to our statewide HMIS system with a 2% contribution to assist with HMIS Data Standards compliance for CoC and ESG funded projects. The CoC holds an annual meeting to solicit feedback from community members, providers, and policy makers on the gaps and challenges facing the community and hosts extensive focus groups and community conversations with people who are experiencing homelessness.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

1	<b>Agency/Group/Organization</b>	Heading Home Hennepin
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing 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 Child Welfare Agency Publicly Funded Institution/System of Care Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Heading Home Hennepin has played a key role in the development of all housing and homeless-related sections of the plan. Coordination will continue throughout the plan.
2	<b>Agency/Group/Organization</b>	Brooklyn 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 Needs - Unaccompanied youth Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Brooklyn Park is a Direct Allocation city and plays a critical role in the decisions made within Hennepin County's CDBG program especially in its own jurisdiction.
3	<b>Agency/Group/Organization</b>	City of Maple 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 Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Maple Grove is a Direct Allocation city and plays a critical role in the decisions made within Hennepin County's CDBG program especially in its own jurisdiction.
4	<b>Agency/Group/Organization</b>	NEW HOPE
	<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 Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of New Hope is a Direct Allocation city and plays a critical role in the decisions made within Hennepin County's CDBG program especially in its own jurisdiction.
5	<b>Agency/Group/Organization</b>	RICHFIELD
	<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 Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Richfield is a Direct Allocation city and plays a critical role in the decisions made within Hennepin County's CDBG program especially in its own jurisdiction.
6	<b>Agency/Group/Organization</b>	City of St. Louis Park
	<b>Agency/Group/Organization Type</b>	PHA Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Saint Louis Park is a Direct Allocation city and plays a critical role in the decisions made within Hennepin County's CDBG program especially in its own jurisdiction.



7	<b>Agency/Group/Organization</b>	HOPKINS
	<b>Agency/Group/Organization Type</b>	PHA Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Hopkins is a Direct Allocation city and plays a critical role in the decisions made within Hennepin County's CDBG program especially in its own jurisdiction.
8	<b>Agency/Group/Organization</b>	MINNETONKA
	<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 Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Minnetonka is a Direct Allocation city and plays a critical role in the decisions made within Hennepin County's CDBG program especially in its own jurisdiction.
9	<b>Agency/Group/Organization</b>	City of Edina
	<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 Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Edina is a Direct Allocation city and plays a critical role in the decisions made within Hennepin County's CDBG program especially in its own jurisdiction.
10	<b>Agency/Group/Organization</b>	Brooklyn Center
	<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 Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Brooklyn Center is a Direct Allocation city and plays a critical role in the decisions made within Hennepin County's CDBG program especially in its own jurisdiction.
11	<b>Agency/Group/Organization</b>	Minnesota Housing
	<b>Agency/Group/Organization Type</b>	Other government - State

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Minnesota Housing was consulted in the analysis of HOME applications.

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

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

n/a

**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	Hennepin County / Minneapolis CoC Governing Board	All homelessness goals outlined in the Consolidated Plan are consistent with the goals of the Continuum of Care.
Housing Policy Plan	Metropolitan Council	The goal of the Metropolitan Council's Housing Policy is to "Create housing options that give people in all stages of life and of all economic means viable choices for safe, stable and affordable homes. The Consolidated Plan, and the associated funding, is a tool to cities in meeting the affordable housing goals outlined in the HPP.

<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>
2020 Analysis of Impediments to Fair Housing	Lawyers Group under contract to regional Fair Housing Implementation Council	Affirmatively furthering Fair Housing actions are sourced from the findings in the 2020 Analysis of Impediments to Fair Housing Choice (AI) and build upon previous AIs.
PHAs 5-year Annual Plans	Hopkins HRA and HA of St. Louis Park	The PHAs in suburban Hennepin County aim to o create safe, affordable, suitable living environments for low-income households. This overlaps the goals of the Consolidated Plan related to rental housing, housing homeless populations, and economic development.
Hennepin County 2040 Comprehensive Plan	Hennepin County	The goals relating to economic development and workforce development overlap with the CEDS goals of "promoting employment growth and developing the workforce; and providing basic infrastructure and amenities (transportation, service buildings, libraries, and parks."
Choice, Place, and Opportunity	Metropolitan Council	The Fair Housing Equity Assessment for the Twin Cities region analyzes regional equity and access to opportunity. This overlaps with the goals of the Consolidated Plan related to rental housing, housing homeless populations, education, outreach and services, and economic development.

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

## **Narrative**

The above consultations and planning efforts were undertaken in preparation for the 2020-2024 Consolidated Plan. These consultations are continually reviewed and updated during the course of implementing the five year strategy through the development of annual HUD performance reports, development of County strategy and policy, and inter-governmental and community planning efforts such as request for proposal reviews, light-rail planning, and COVID-19 emergency response.

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

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

The Hennepin County Consortium hosted a robust community participation process to develop the 2020-2024 Consolidated Plan. The engagement process was designed to encourage all residents, especially non-English-speaking, Black, Indigenous and People of Color, and low-income communities to participate. First, Hennepin County Housing and Economic Development (HED) facilitated three listening sessions attended by nearly 100 residents who lived or worked in suburban Hennepin County, approximately 25% were people of color. Second, HED hosted a web-based survey, and targeted it to neighborhoods with highest concentrations of people with lowest incomes on platforms such as “Next Door”. More than 2,000 people completed the survey, and responses from low-income households and households of color were prioritized in analysis.

HED and jurisdiction cities utilized themes from resident input, together with data analysis, to set major goals and priorities for the 2020-2024 Consolidated Plan. Most notably, resident input led prioritization of emergency assistance, and of affordable housing development for lower income households.

The 2022 Action Plan’s goals and activities were developed to meet the 2020-2024 Consolidated Plan priorities and objectives. The 2022 Action Plan activities are also responsive to the new needs raised by residents due to the economic impacts of COVID-19. Throughout 2020 and 2021, HED’s community partners have shared the sustained high need for any financial support to bridge unemployment, including emergency housing and utilities assistance, food assistance, and affordable housing. Through our emergency eviction moratorium, we have also seen a consistent need for further tenant advocacy and housing services to help people new to housing instability navigate complex systems.

Each entitlement jurisdiction and direct allocation city held public hearings regarding the use of CDBG funds. For entities holding public hearings under the shelter-in-place order during the COVID-19 pandemic, hearings were held virtually. In these cases, hearings still allowed residents to provide comment and ask questions to elected officials in real time, and the platform provided accessibility for persons with disabilities and limited English proficiency.

The Hennepin County Consortium is required to develop and follow a detailed Citizen Participation Plan. The Citizen Participation Plan sets forth the process to be followed at the community and county levels through the duration of the Consolidated Plan. The Citizen Participation Plan, together with the full overview of our 2020-2024 community engagement, is available as part of our Five Year Consolidated Plan at [www.hennepin.us/-/media/hennepinus/your-government/research-data/housing-plans/2020-24-consolidated-action-plan.pdf](http://www.hennepin.us/-/media/hennepinus/your-government/research-data/housing-plans/2020-24-consolidated-action-plan.pdf). The county continuously accepts and evaluates public comments. Any resulting changes to the Action Plan would be made in accordance with the Citizen Participation Plan.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted / broad community	The public hearing will be held April 12, 2022 at 1:30 pm.	N/A	N/A	<a href="https://www.hennepin.us/your-government/leadership/county-board-meetings">https://www.hennepin.us/your-government/leadership/county-board-meetings</a>
2	Newspaper Ad	Non-targeted / broad community	Public notice of the public comment draft and period will be available April 1-April 30, 2022.	N/A	N/A	n/a
3	Internet Outreach	Non-targeted / broad community	Public notice of the public comment draft and period will be available April 1-April 30, 2022.	N/A	N/A	<a href="https://www.hennepin.us/your-government/research-data/housing-plans-accomplishments">https://www.hennepin.us/your-government/research-data/housing-plans-accomplishments</a>

**Table 4 – Citizen Participation Outreach**

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

### Introduction

Below is an estimate of expected resources based last years' allocations and amounts approved by Congress. Congress just passed a allocation act, so now er are waiting for this years allocations. If we receive more or less CDBG than anticipated, we may increase or decrease admin but will maintain a 15% allocation for public services and change each public service project's funding proportionately. We will adjust allocations to cities. Each city has told us in their council resolutions what projects are to be adjusted. Most have chosen homeowner rehab as the project to adjust. For the balance of CDBG – the consolidated pool - all projects will also be increased or decreased proportionally to the overall CDBG funding. For HOME, depending upon how much the difference is, we anticipate adjusting, Wangstad Commons, TBRA, the land trust and admin projects. If we receive more or less ESG than anticipated, we will increase or decrease the amount made available in HHS's request for proposals.

### 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	2,960,586	500,000	0	3,460,586	8,779,366	Assumes annual allocation remains constant and \$500,000 per year of Program Income

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 Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,770,274	1,281,189	0	3,051,463	5,410,626	Assumes annual allocation remains constant and includes actual PI received in the last 12 months.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	250,280	0	0	250,280	768,240	Assumes annual allocation remains constant

**Table 2 - 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**

Federal funds will be leveraged by funds from Minnesota Housing, multi-family housing revenue bonds, mortgage revenue bonds, project-based Section 8, low income housing tax credits, and the McKinney-Vento Homeless Assistance programs, Hennepin County Affordable Housing Incentive Funds and Supportive Housing Strategy (local), developer equity, and philanthropic sources such as the Family Housing Fund or the Local Initiatives Support Corporation.

Required Consolidated Plan formula matches will be obtained in this way:

- HOME funds are generally a small financial contribution to a much larger project total development cost and so the 25% match can be met through a variety of sources. HOME projects are awarded additional points based on the percent of match funding available for that project. Cumulatively, the Consortium has exceeded match requirements with approximately \$30 million in excess match.
- The 1:1 match for ESG will come from state and local funds also awarded through Hennepin County's RFP for Rapid Rehousing.

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

Hennepin County will consider the Consolidated Plan goals, along with other county priorities, when disposing of excess parcels remaining from transit projects or development projects. Hennepin County Housing and Economic Development regularly works with Resident Real Estate Services (RRES) on leveraging tax forfeit property for affordable housing. Hennepin County will continue to work with RRES and the cities to explore potential sites for future affordable housing projects.

**Discussion**

n/a

## AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Description	Funding	Goal Outcome Indicator
<b>Need addressed: Preserve &amp; create rental opportunities</b>							
<b>1</b>	Develop or Rehab Affordable Rental Housing	2020	2024	Affordable Housing Public Housing	Assist in the creation of new rental housing opportunities affordable to households at or below 60% of the area median income (AMI), with highest priority for units affordable to households at or below 30% AMI.	CDBG: \$50,000 HOME: \$2,100,000	Rental units rehabilitated: 28 Rental units constructed: 159
<b>2</b>	Tenant Based Rental Assistance	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs	Provide Tenant Based Rental Assistance (TBRA) to low-income households to preserve their housing or to move from homelessness into permanent housing. The priority populations are households who are homeless, formerly homeless, or at imminent risk of homelessness with initial income at or below 50% AMI with the highest priority/preference for 30% AMI.	HOME: \$400,000	Tenant-based rental assistance / Rapid Rehousing: 35 Households Assisted
<b>3</b>	Develop or Rehab Special Needs Housing	2020	2024	Affordable Housing Non-Homeless Special Needs	Provide capital funding assistance to develop or rehab affordable housing for low income special needs households at or below 60% AMI, with highest priority for 30% AMI as highest priority.	\$70,000	Rental units rehabilitated: 17
<b>Need addressed: Affordable homeownership development and preservation</b>							

Sort Order	Goal Name	Start Year	End Year	Category	Description	Funding	Goal Outcome Indicator
4	Develop homes for homeownership	2020	2024	Affordable Housing	Acquisition of single-family properties for rehabilitation and resale designed to stabilize neighborhoods and preserve existing housing stock, providing housing opportunities for low to moderate income households at or below 80% AMI, with highest priority for below 60% AMI. Program Income is often recycled in this goal.	CDBG: \$357,001 HOME: \$324,436	Homeowner Housing Added: 14 Household Housing Unit
5	Direct Homebuyer Assistance	2020	2024	Affordable Housing	Provide financial assistance to income eligible households, bridging the gap between the mortgage and household affordability, based on the home purchase price. Homebuyers must be at or below 80% AMI, with 60% AMI as highest priority.	CDBG: 0	Direct Financial Assistance to Homebuyers: 0 Households Assisted
6	Homeowner Rehabilitation Assistance	2020	2024	Affordable Housing Non-Homeless Special Needs	Provide loans to low to moderate income homeowners for necessary home improvements or emergency repairs. Program Income is often recycled in this goal.	CDBG: 1,498,930	Homeowner Housing Rehabilitated: 85 Household Housing Unit
Need addressed: Housing for people experiencing homelessness							

Sort Order	Goal Name	Start Year	End Year	Category	Description	Funding	Goal Outcome Indicator
7	Develop Housing for People who are Homeless	2020	2024	Affordable Housing Homeless	Provide capital funding for affordable housing for people experiencing homelessness. Funding for mixed income units, which include homeless units, is captured in "Capital Funding to Build/Rehab Units" unless all units in the development are for people experiencing homelessness. 30% AMI is the highest priority.	\$0	
8	Rapid Rehousing for People who are Homeless	2020	2024	Homeless	Provide housing relocation and stabilization services, short- and medium-term rental assistance, to transition households living in shelters or inhabitable living conditions into permanent housing and achieve sustainable living/stability.	ESG: \$250,280	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
<b>Need addressed: Promote education, outreach, and services</b>							
9	Emergency Assistance	2020	2024	Non-Housing Community Development	Provide emergency financial assistance for basic needs to households with incomes below 80% AMI, with highest priority for households below 30% AMI.	CDBG: \$245,000	Public service activities other than Low/Moderate Income Housing Benefit: 154 Persons Assisted
10	Homelessness Prevention and Support Services	2020	2024	Non-Housing Community Development	Provide housing and supportive services to prevent homelessness. 30% AMI is the priority.	CDBG: \$45,000	Public service activities other than Low/Moderate Income Housing Benefit: 45 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Description	Funding	Goal Outcome Indicator
11	Tenant Advocacy	2020	2024	Non-Housing Community Development	Provide assistance to agencies that provide legal advice to renters regarding tenant law.	CDBG: \$76,121	Public service activities other than Low/Moderate Income Housing Benefit: 2,000 Persons Assisted
12	Financial Literacy	2020	2024	Non-Housing Community Development	Provide counseling services to homeowners for foreclosure prevention, consumer education and awareness, and homeowner purchase counseling for low to moderate income households.	\$0	
13	Senior Services	2020	2024	Non-Housing Community Development	Collaborate with supportive service agencies to assist seniors with chore services to remain independent in their homes as long as possible, and cope with stress and adjustments correlated with retirement and aging.	CDBG: \$73,879	Public service activities other than Low/Moderate Income Housing Benefit: 9,195 Persons Assisted
14	Youth Programming	2020	2024	Non-Housing Community Development	Provide assistance in funding youth programming with a focus on providing a healthy and positive atmosphere.	\$0	
15	Youth Counseling	2020	2024	Non-Housing Community Development	Provide youth counseling interventions for at-risk teens to address or prevent serious issues.	\$0	
16	Senior Center Programming	2020	2024	Non-Housing Community Development	Provide health and wellness education, recreation activities, associated transportation programs and coordination of meals programs to seniors through Senior Centers.	\$0	

Sort Order	Goal Name	Start Year	End Year	Category	Description	Funding	Goal Outcome Indicator
17	Domestic Abuse Counseling	2020	2024	Non-Housing Community Development	Provide support to domestic abuse victims such as information and advocacy services to help navigate the court system as they pursue criminal charges against an assailant.	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 960 Persons Assisted
18	Job Training	2020	2024	Non-Housing Community Development	Fund job training, job placement, and other employment support services carried out by qualified entities specifically designed to increase HUD-approved revitalization strategies that promote economic opportunities.	\$0	
<b>Need addressed: Neighborhood revitalization</b>							
19	Acquisition and/or Demolition of Structures	2020	2024	Non-Housing Community Development	Encourage neighborhood revitalization through activities to improve blighted, deteriorated, undeveloped, or inappropriately developed real property preventing sound community development and growth.	\$0	
20	Code Enforcement	2020	2024	Non-Housing Community Development	Provide targeted code enforcement in low- and moderate-income areas to complement strategic efforts that abate neighborhood decline and preserve housing stock and encourage neighborhood revitalization.	CDBG: \$17,500	Housing Code Enforcement/Foreclosed Property Care: 375 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Description	Funding	Goal Outcome Indicator
21	Build/Improve Public Facilities or Infrastructure	2020	2024	Non-Housing Community Development	Provide financing for public facility new construction, rehabilitation, infrastructure and streetscape improvements.	CDBG: \$160,850	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,750 Persons Assisted
<b>Need addressed: Economic development</b>							
22	Business Assistance	2020	2024	Non-Housing Community Development	Facilitate economic development through micro enterprise assistance (assisting a business with five or fewer employees), financial or technical assistance to private entities, and commercial or industrial improvements.	\$0	
<b>Administration and oversight</b>							
9	Administration	2020	2024	Administration	Twelve percent of CDBG program funds and ten percent of HOME Consortium funds will be used to help defray the costs incurred by Hennepin County for general program administration costs (planning, general management, oversight, coordination, evaluation and reporting).	CDBG: \$325,664.46 HOME: \$177,027	
10	CHDO Operating	2020	2024	CHDO	Operating support to foster and maintain Community Housing Development Organizations as required by the HOME statute.	HOME: \$50,000	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Description	Funding	Goal Outcome Indicator
11	Fair Housing Activities	2020	2024	Fair Housing	One percent of administration dollars will be used to affirmatively further fair housing as identified in the Analysis of Impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions. Persons assisted are not reported since fair housing activities are considered general administration expenses.	CDBG: \$29,605.86	Other: 1 Other

**Table 3 – Goals Summary**



## AP-35 Projects - 91.420, 91.220(d)

### Introduction

Projects to be funded for the 2022 Program Year.

#	Project Name
18	Accessible Space, Inc - Meadow Trails
19	Maple Grove Scattered Site Rehab
21	Balsam II Apartments
22	Richfield Flats
23	Wangstad Commons
25	Stable Home TBRA
4	WHAHLT
5	Homeowner Rehab
20	Richfield Scattered Site Rehab
26	ESG 2022
1	Avenues for Youth
6	Intercongregation Communities Association (ICA)
7	Saint Louis Park Emergency Program (STEP)
8	Community Emergency Assistance Program (CEAP) - EA
9	People Responding in Social Ministry (PRISM)
10	VEAP
11	HOME Line Tenant Advocacy
12	Community Emergency Assistance Program (CEAP) - Meals on Wheels
13	Senior Community Services
14	CAPI USA - Hmong Senior
15	Sojourner Project
16	Brooklyn Park Code Enforcement
17	City of Crystal - Broadway Park Playground
2	Program Administration
3	Fair Housing activities
24	CHDO

**Table 4 – Project Information**

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

Allocation priorities follow the needs identified in the community engagement, consultations, and data analysis for the 2020-2024 Consolidated Plan. They support the development and preservation of affordable housing, creating housing opportunities for homeless persons, promotion of public services, revitalization of neighborhood, stimulating economic development, and supporting Fair Housing, CHDOs, and administration. Throughout, efforts were made to prioritize activities impacting residents with lowest incomes.

## AP-38 Project Summary

### Project Summary Information

Affordable multifamily housing development and preservation		
25	<b>Project Name</b>	<b>Stable Home TBRA</b>
	<b>Target Area</b>	Suburban Hennepin County
	<b>Goals Supported</b>	Tenant Based Rental Assistance
	<b>Needs Addressed</b>	Preserve & create rental opportunities
	<b>Funding</b>	HOME: \$400,000
	<b>Description</b>	Continuation of the Tenant Based Rental Assistance (TBRA) program we call Stable HOME. The assistance will offer households the opportunity to choose housing that provides acceptable space and quality.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	35 households who are homeless, formerly homeless, or at imminent risk of homelessness at or below 50 percent Area Median Income (AMI) with a priority/preference for 30 percent AMI.
	<b>Location Description</b>	Suburban Hennepin County
	<b>Planned Activities</b>	Provide eligible households monthly rental assistance, annually renewable for up to three years, to pay the difference between the gross rent and <b>at least 40 percent</b> of their adjusted, gross monthly income. There will be a minimum total tenant payment of \$50.
18	<b>Project Name</b>	<b>Accessible Space, Inc - Meadow Trails</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Develop or Rehab Affordable Rental Housing
	<b>Needs Addressed</b>	Preserve & Create Rental Opportunities
	<b>Funding</b>	CDBG: \$70,000
	<b>Description</b>	Accessible Space Incorporated will replace failing windows and exterior concrete that is cracking and creating tripping hazards. The project will help rehabilitate the accessible, affordable apartment community for extremely low and very low-income adults with physical disabilities, mobility impairments and/or traumatic brain injuries.
	<b>Target Date</b>	6/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 households in 17 accessible, 1 & 2 bedroom apartments
	<b>Location Description</b>	Rogers
	<b>Planned Activities</b>	Rehabilitation of the windows and exterior of the Meadow Trails accessible and affordable apartment complex.
<b>19</b>	<b>Project Name</b>	<b>Maple Grove Scattered Site Rehab</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Develop or Rehab Affordable Rental Housing
	<b>Needs Addressed</b>	Preserve & Create Rental Opportunities
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	The City of Maple Grove owns and manages 28 dwellings as part of the City's Scattered Site Rental Housing Program. These funds will be used directly for the rehabilitation of these units. Continued maintenance and repair of these units ensures safe and updated conditions of the properties to best serve the needs to both existing and future residents.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	28 low income households residing in the Maple Grove Scattered sites
	<b>Location Description</b>	Maple Grove
	<b>Planned Activities</b>	The City of Maple Grove will rehabilitate 28 units.
<b>21</b>	<b>Project Name</b>	<b>Balsam II Apartments</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Develop or Rehab Affordable Rental Housing
	<b>Needs Addressed</b>	Preserve & Create Rental Opportunities
	<b>Funding</b>	HOME: \$1,000,000
	<b>Description</b>	SCI Associates, LLC (Sand Companies), a for-profit developer, through the newly created Access Development, LLC is proposing Balsam II, a new construction project that will consist of forty-eight (48) units.
	<b>Target Date</b>	12/31/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will consist of forty-eight (48) units made up of a mix of one, two and three-bedroom units serving households at or below 60% AMI. Four units will serve homeless households.
	<b>Location Description</b>	1310 Balsam Lane North, Dayton, MN
	<b>Planned Activities</b>	Construction of 48 units
22	<b>Project Name</b>	<b>Richfield Flats</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Develop or Rehab Affordable Rental Housing
	<b>Needs Addressed</b>	Preserve & Create Rental Opportunities
	<b>Funding</b>	HOME: \$550,000
	<b>Description</b>	Richfield Flats will be a 51-unit project, serving families with incomes at 60% or less of the area median income (AMI). 26 of the units will be set aside to households under 50% AMI. 6 of those 26 units will be further set aside for households under 30% AMI. The building will be four stories with a mixture of one, two, three, and four-bedroom units. There will be a combination of underground and surface parking. Other community features include: an outdoor children's play area, on site management, secure access, ample bike storage, a fitness center, in-unit laundry, on-site manager and maintenance, secure package room and a community room. Marketing efforts will be focused on families working in the City of Richfield and the surrounding Hennepin County area.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Fifty-one units serving households at or below 60% AMI. Four (4) of the twelve (12) one-bedroom units will be set aside to individuals experiencing long-term homelessness. An additional seven (7) one-bedroom units will be set aside to individuals with disabilities. All these households will utilize Housing Support Rental Assistance and only be expected to pay, at most, 30% of their incomes toward rent and utilities.
	<b>Location Description</b>	7700 Pillsbury Ave S., Richfield, MN
	<b>Planned Activities</b>	Construction of 51 new rental units
23	<b>Project Name</b>	<b>Wangstad Commons</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Develop or Rehab Affordable Rental Housing
	<b>Needs Addressed</b>	Preserve & Create Rental Opportunities
	<b>Funding</b>	HOME: \$550,000

	<b>Description</b>	Wangstad Commons is a proposed new construction, 4-story workforce housing development on a key transit corridor, directly adjacent to Brooklyn Center's Wangstad Park with green spaces and playground amenities. Wangstad will be a mix of one-, two-, three-, and four-bedroom units, with one-quarter of the units being three-bedroom units or larger, intended to accommodate the target population of working and/or intergenerational families who require larger units.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Most of the 60% AMI units will have rents further restricted to be affordable to households with incomes at or below 30% or 50% of the area median income. Wangstad Commons will set aside 16 units for households in need of supportive services. This includes seven one-bedroom units set-aside for High Priority Homeless households (single adults) as well as nine units targeted to persons with a disability. Six of the nine units for persons with a disability will be one-bedroom units while the remaining three will be two-bedroom units.
	<b>Location Description</b>	3606 61st Avenue North, Brooklyn Center, MN
	<b>Planned Activities</b>	Construction of 54 units
<b>Affordable homeownership development and preservation</b>		
4	<b>Project Name</b>	<b>WHAHLT</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Develop homes for homeownership
	<b>Needs Addressed</b>	Preserve & Create Homeownership Opportunities
	<b>Funding</b>	CDBG: \$337,001 HOME: \$324,436
	<b>Description</b>	West Hennepin Affordable Housing Land Trust (WHAHLT), a nonprofit and a Community Housing Development Organization (CHDO), will create affordable homeownership opportunities and preserve affordable homeownership in suburban Hennepin County for workforce families of low-to-moderate income households at or below 80% of the Area Median Income (AMI). WHAHLT, through its program called Homes Within Reach, will purchase and resell homes under the land trust model of ownership. Under this model, the land trust owns the land and leases it to the buyers of the improvements on the land. The improvements are the house and other structures on the property. WHAHLT retains ownership of the land and sells the improvements only to households at an affordable price. When selling the homes to eligible homebuyers, a 99 year ground lease is signed by the buyer which places restrictions on future resale of the property to only qualified buyers and it limits the equity they are able to take with them. Even though there are restrictions, it also allows the homeowner secure, long-term rights to the use of the land and the ability to earn equity. The

		homeowner is responsible for the payment of all real estate taxes on the house and on the land. This activity may be increased or decreased depending upon how much funding we receive.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CDBG: Five (5) households at or below 80% AMI HOME: 10 households at or below 80% AMI, with priority on 60% AMI
	<b>Location Description</b>	CDBG: Edina, Maple Grove, St. Louis Park, and cities served by the consolidated pool of CDBG funds. HOME: Suburban Hennepin County
	<b>Planned Activities</b>	West Hennepin Affordable Housing Land Trust will create affordable homeownership opportunities and preserve affordable homeownership by purchasing and reselling homes under the land trust model of ownership.
<b>5</b>	<b>Project Name</b>	<b>Homeowner Rehab</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeowner Rehabilitation Assistance
	<b>Needs Addressed</b>	Preserve & Create Homeownership Opportunities
	<b>Funding</b>	CDBG: \$1,498,930
	<b>Description</b>	Provide loans to low to moderate income homeowners for necessary home improvements or emergency repairs. (Note that the estimated Program Income is included in this, as it is typically recycled in this project.)
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	85 low income and moderate-income households
	<b>Location Description</b>	Suburban Hennepin County
	<b>Planned Activities</b>	Home rehabilitation
<b>20</b>	<b>Project Name</b>	<b>Richfield Scattered Site Rehab</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Develop homes for homeownership
	<b>Needs Addressed</b>	Preserve & Create Homeownership Opportunities
	<b>Funding</b>	CDBG: \$20,000

	<b>Description</b>	Richfield's HRA will purchases substandard housing, rehabilitate and sell it to an LMI household. CDBG funds are used to close the gap between the cost of acquisition and rehab and the ultimate sales price. In some cases, a house may be so substandard, it needs to be demolished. If an identified property is a candidate for demolition, CDBG funds will be used to purchase the house. The lot will then be sold to a non-profit developer for new construction and sale to an LMI household.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 household
	<b>Location Description</b>	Richfield
	<b>Planned Activities</b>	Acquisition and Rehabilitation (or Acquisition-Demo-New Construction) of homeownership opportunity.
<b>Housing for people experiencing homelessness</b>		
<b>26</b>	<b>Project Name</b>	<b>ESG22 Hennepin County</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Tenant Based Rental Assistance Rapid rehousing for people who are homeless
	<b>Needs Addressed</b>	Housing opportunities for homeless populations
	<b>Funding</b>	ESG: \$250,280
	<b>Description</b>	ESG PY2022 funds will continue to be used for rapid re-housing including housing stabilization, housing location, and short- and medium-term rental assistance, the key priorities for ESG-funded service providers.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 homeless households
	<b>Location Description</b>	Hennepin County
	<b>Planned Activities</b>	Funds will be used for housing stabilization, housing location, and short- and medium-term rental assistance, the key priorities for ESG-funded service providers.
<b>Promote education, outreach, and services</b>		
<b>1</b>	<b>Project Name</b>	<b>Avenues for Youth</b>
	<b>Target Area</b>	

	<b>Goals Supported</b>	Homelessness Prevention and Support Services
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$45,000
	<b>Description</b>	Brooklyn Avenues is a 12-bed shelter/transitional housing with intensive support services for youth ages 16 to 21 who are experiencing homelessness.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	45 low income or moderate-income youth experiencing homelessness
	<b>Location Description</b>	NW Suburbs of Hennepin County, including Brooklyn Park, Brooklyn Center, Robbinsdale, New Hope, Crystal, Osseo, Maple Grove and Golden Valley
	<b>Planned Activities</b>	Emergency shelter and transitional housing
<b>6</b>	<b>Project Name</b>	<b>Intercongregation Communities Association (ICA)</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Emergency Assistance
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Rent Assistance to prevent eviction, families going into shelters and neighbors living on the streets. ICA case managers meet with neighbors to ensure the proper criteria is met and the situation is solvable. Providing one month of rental assistance enables neighbors to get back on track and continue living in their current homes.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 low income and moderate-income households
	<b>Location Description</b>	Deephaven, Excelsior, Greenwood, Hopkins, Minnetonka, and Shorewood
<b>7</b>	<b>Project Name</b>	<b>Saint Louis Park Emergency Program (STEP)</b>
	<b>Target Area</b>	



	<b>Goals Supported</b>	Emergency Assistance
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	STEP will provide an emergency financial assistance program aims to prevent homelessness among St. Louis Park residents by providing a grant of up to one month of rental assistance or mortgage for families facing eviction or foreclosure. Recipients must demonstrate likelihood of being able to continue paying housing costs in the months after receiving their one-time grant. STEP prioritized eligible families experiencing the greatest need.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 low income and moderate-income households facing eviction or foreclosure in St. Louis Park
	<b>Location Description</b>	Saint Louis Park
	<b>Planned Activities</b>	Rental Assistance
<b>8</b>	<b>Project Name</b>	<b>Community Emergency Assistance Program (CEAP) -- EA</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Emergency Assistance
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	CEAP will conduct housing advocacy, emergency financial assistance, case management, and resource navigation/ referrals.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 low income and moderate-income households
	<b>Location Description</b>	Brooklyn Center and Brooklyn Park, New Hope, Robbinsdale, Golden Valley and Crystal
	<b>Planned Activities</b>	Rental Assistance
<b>9</b>	<b>Project Name</b>	<b>People Responding in Social Ministry (PRISM)</b>
	<b>Target Area</b>	

	<b>Goals Supported</b>	Emergency Assistance
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$55,000
	<b>Description</b>	PRISM will provide emergency housing assistance to households at-risk of homelessness due to a crisis or temporary circumstance. Housing Case Managers keep clients housed by negotiating with landlords to prevent court proceedings, obtain security deposits to allow timely move-ins, assisting in applying for emergency assistance programs, and providing referrals for community resources.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	33 low income and moderate-income households
	<b>Location Description</b>	Golden Valley, New Hope, Crystal, and Robbinsdale
	<b>Planned Activities</b>	Rental Assistance to prevent eviction, as well as some staff costs for case management and support.
<b>10</b>	<b>Project Name</b>	<b>VEAP</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Emergency Assistance
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	VEAP will provide homelessness prevention support and emergency assistance with activities to include housing advocacy, financial assistance, case management, and resource navigation and referrals.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	36 low income and moderate-income households
	<b>Location Description</b>	Richfield and Edina
<b>11</b>	<b>Project Name</b>	<b>HOME Line Tenant Advocacy</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Tenant Advocacy

	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$76,121
	<b>Description</b>	HOME Line provides renters with the tools necessary to keep their homes safe, in good repair and affordable. HOME Line's Tenant Hotline provides free legal advice to tenants about landlord/tenant law. These services prevent problems ranging from homelessness to illness from unsafe living conditions, and result in reducing the use of city emergency resources.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,000 low income and moderate-income tenants
	<b>Location Description</b>	Suburban Hennepin
	<b>Planned Activities</b>	Tenant Hotline providing free legal advice to tenants about landlord/tenant law
<b>12</b>	<b>Project Name</b>	<b>Community Emergency Assistance Program (CEAP) - Meals on Wheels</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Senior Services
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$20,079
	<b>Description</b>	CEAP will expanded its Meals on Wheels program to 4 additional cities: New Hope, Robbinsdale, Golden Valley and Crystal. Priority is given to those who at/or below 200% of poverty and deemed nutritionally high-risk.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8,600 low income and moderate-income Seniors
	<b>Location Description</b>	New Hope, Robbinsdale, Golden Valley and Crystal
	<b>Planned Activities</b>	Delivery of nutritional meals as well as community connections, and resource referrals
<b>13</b>	<b>Project Name</b>	<b>Senior Community Services</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Senior Services

	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$43,800
	<b>Description</b>	Senior Community Services provides low-income older adults with high-quality chore and home maintenance services delivered by trusted professionals and community volunteers. HOME services are provided on a sliding-fee scale at an affordable cost, and include: 1) Housekeeping: housework that is often difficult for older adults to safely perform such as cleaning, laundry and grocery shopping. 2) Outdoor: snow shoveling and de-icing, grass cutting and leaf raking, helping to prevent winter senior falls. 3) Handyperson: changes furnace filters, install winter weatherization, and make plumbing, carpentry and electrical repairs. 4) Home Safety: safety assessments and make improvements, such as grab bars and improved lighting, and reduce tripping hazards. 5) Painting: interior and exterior painting.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	465 low income and moderate-income Seniors
	<b>Location Description</b>	Brooklyn Center, Brooklyn Park, Crystal, Deephaven, Edina, Excelsior, Golden Valley, Greenwood, Hanover, Hopkins, Long Lake, Maple Grove, Minnetonka, Minnetonka Beach, Mound, New Hope, Orono, Osseo, Richfield, Robbinsdale, Shorewood, Spring Park, St. Louis Park, Tonka Bay, Wayzata, & Woodland, Champlin, Medicine Lake, Rockford, & Rogers.
	<b>Planned Activities</b>	Chore and home maintenance services to Seniors
14	<b>Project Name</b>	<b>CAPI USA - Hmong Senior</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Senior Services
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	CAPI's a Hmong Senior Program is a system of culturally specific support for low-income Hmong Seniors.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	130 low income and moderate-income Seniors

	<b>Location Description</b>	Brooklyn Park and Brooklyn Center
	<b>Planned Activities</b>	Staff costs to cover the services provided by the Hmong Senior program including: (1) case management that supports independent living & community connections; (2) support services for adult caregivers; (3) public benefits enrollment support; (4) social & educational activities; (5) community gardening; (6) home food delivery; (7) volunteer companionships; (8) transportation services; (9) VITA tax assistance services; and (10) telephone-based support to check in, answer questions, combat isolation.
15	<b>Project Name</b>	<b>Sojourner Project</b>
	<b>Target Area</b>	Suburban Hennepin
	<b>Goals Supported</b>	Domestic violence
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Sojourner's Community Legal Advocacy Program provides victims of domestic violence and their children 24 hour crisis intervention response, legal advocacy, safety assessment and planning, personal support, therapy, referral, court process information and options, court accompaniment, sexual assault advocacy, preparation of Protection Orders, transportation, transition and follow up support.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	960 low income and moderate-income Seniors
	<b>Location Description</b>	Wayzata, Long Lake, Minnetonka Beach, Orono, Mound, Spring Park, St. Bonifacious, Shorewood, Greenwood, Excelsior, Deephaven, Woodland, Tonka Bay, Golden Valley, and Minnetrista.
	<b>Planned Activities</b>	Crisis intervention response, legal advocacy, safety assessment and planning, and other domestic violence interventions and supports
<b>Neighborhood revitalization</b>		
16	<b>Project Name</b>	<b>Brooklyn Park Code Enforcement</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Code Enforcement
	<b>Needs Addressed</b>	Encourage Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$17,500

	<b>Description</b>	The Code Enforcement Program and Public Health Division continue to handle high levels of code violations in specific neighborhoods with aging housing stock and subsequent vacant homes. Code enforcement staff manage code violations, and track and monitor any foreclosed, aged and vacant properties
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	375 housing units
	<b>Location Description</b>	Brooklyn Park
	<b>Planned Activities</b>	The Code Enforcement Program and Public Health Division continue to handle high levels of code violations in specific neighborhoods with aging housing stock and subsequent vacant homes. Code enforcement staff manage code violations, and track and monitor any foreclosed, aged and vacant properties.
<b>17</b>	<b>Project Name</b>	<b>City of Crystal - Broadway Park Playground</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Build/Improve Public Facilities or Infrastructure
	<b>Needs Addressed</b>	Encourage Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$160,850
	<b>Description</b>	Replace and relocate a 23-year-old play area, add a picnic shelter for neighborhood gathering and improve the existing basketball court. A new accessible trail will connect the various park features to the marked pedestrian crossing of West Broadway at 59th Avenue, while preserving an open lawn area for free play and other activities.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3,570 households in the following block groups: Tract 20801, Block Groups 1 & 2; Tract 21501, Block Group 1 (55.88% are LMI)
	<b>Location Description</b>	5911 West Broadway: Residents of the Crystal and New Hope neighborhoods bounded by 62nd Avenue on the north, Bass Lake Road on the south, Winnetka Avenue on the west, and the BNSF railroad on the east.
	<b>Planned Activities</b>	Playground modernization
<b>Administration and oversight</b>		
<b>2</b>	<b>Project Name</b>	<b>Program Administration</b>

	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$325,665
	<b>Description</b>	Twelve percent of Urban Hennepin County CDBG program funds and ten percent of HOME Consortium funds will be used to help defray the costs incurred by Hennepin County for general program administration costs (planning, general management, oversight, coordination, evaluation and reporting). Took formula decrease from this Project.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	
	<b>Planned Activities</b>	General Administration for the CDBG and HOME programs.
<b>3</b>	<b>Project Name</b>	<b>Fair Housing activities</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Fair Housing Activities
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$29,605
	<b>Description</b>	This project funds the ongoing Fair Housing activities of the Hennepin County Consortium.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	
	<b>Planned Activities</b>	Fair Housing outreach, education and enforcement in suburban Hennepin County, and coordination with similar, metro-wide activities through the Fair Housing Implementation Council.
<b>24</b>	<b>Project Name</b>	<b>CHDO Operating</b>
	<b>Target Area</b>	Suburban Hennepin County

	<b>Goals Supported</b>	CHDO Operating
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	HOME: \$50,000
	<b>Description</b>	One of the requirements of the HOME Program is the support of special nonprofits called Community Housing Development Organizations (CHDO). HOME allows for the Consortium to set-aside up to 5% of the HOME allocation for the CHDO operating funds. The Consortium supports the CHDO West Hennepin Affordable Housing Land Trust (WHAHLT) through assistance with operating costs which enables WHAHLT to expand its staff capacity to manage the funding requirements. The Consortium sets aside CHDO operating funds in the form of a grant.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Suburban Hennepin County
	<b>Planned Activities</b>	CHDO Operating Support



## AP-50 Geographic Distribution - 91.420, 91.220(f)

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

Assistance is directed to all cities in suburban Hennepin County. The City of Woodland opted not to participate in these programs. The cities of Bloomington, Eden Prairie, and Plymouth receive CDBG directly from HUD.

Hennepin County Housing and Economic Development distributes its CDBG allocation through public services, direct allocations, and a consolidated pool.

- Public Services: The County sets aside the maximum allowed amount of CDBG for public services (15%, or estimated \$450,000), and offers these funds throughout the balance of suburban communities
- Direct allocation cities: The County offers a proportional direct allocation of CDBG to cities with over 3.5% of the need using HUD's allocation formula (population, poverty levels (double weighted), and overcrowding). The City of Crystal qualifies for a direct allocation but opted into the Consolidated Pool. Using this year's allocation and this calculation, the following will cities receive direct allocations of funding:
  - Brooklyn Center: \$260,097
  - Brooklyn Park: \$343,847
  - Edina: \$151,001
  - Hopkins: \$84,110
  - Maple Grove: \$132,744
  - Minnetonka: \$141,636
  - New Hope: \$100,377
  - Richfield: \$202,002
  - St. Louis Park: \$167,562
- Consolidated pool: The remaining \$577,850 are offered to projects serving the remaining 30 suburban communities.

The cities of Brooklyn Park, Brooklyn Center, and Eden Prairie have racially concentrated census tracts (Eden Prairie is a CDBG entitlement city and has a separate Action Plan attached to this document).

HOME funds are allocated in response to a request for proposals. In 2021, the new construction rental projects selected are located in Dayton, Richfield and Brooklyn Center. Homeownership projects are located throughout suburban Hennepin County.

ESG funds are available throughout suburban Hennepin County.

### Geographic Distribution

Target Area	Percentage of Funds

Table 5 - Geographic Distribution

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

The allocation of CDBG investment mirrors HUD's allocation to entitlements. HUD measures community need using poverty, population, and housing overcrowding indicators. As such, assistance is directed proportionally to the areas of greatest of need.

**Discussion**

n/a

## AP-55 Affordable Housing - 91.420, 91.220(g)

### Introduction

The Consortium ranks affordable housing as a high priority. This is evidenced, in part, by the resources dedicated to affordable housing. More than \$5 million of anticipated allocation (\$2.82 million of HOME, \$2 million of CDBG, and all \$250,280 of ESG funds) will be used in suburban Hennepin County, together with program income from HOME, to assist in the development of new affordable units, rehabilitating existing affordable single and multifamily housing units, rental assistance and rapid rehousing. The following are our 2022 goals.

One Year Goals for the Number of Households to be Supported	
Homeless	90
Non-Homeless	281
Special-Needs	17
Total	388

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	85
The Production of New Units	159
Rehab of Existing Units	130
Acquisition of Existing Units	14
Total	388

Table 7 - One Year Goals for Affordable Housing by Support Type

### Discussion

Homeless and Rental Assistance goals above include the estimated number of households served by ESG rapid rehousing (50) and by the HOME tenant based rental assistance program (Stable Home) (35). Hennepin County will continue to fund activities that have been effective such as homeowner rehabilitation and the creation of new homeownership opportunities through affordable housing land trusts, while at the same time working to increase investment in activities that support households with lowest incomes.

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

The county maintains strong relationships with the six Housing Agencies/Public Housing (PHAs)/Housing Redevelopment Agencies (HRAs) that have public housing units and who administer Housing Choice Vouchers in suburban Hennepin County.

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

The capital needs of the PHAs will be addressed through funding sources outside of CDBG and HOME, including formula-allocated Capital Improvement grants from HUD and state allocation rehab funds from the Minnesota Housing Finance Agency.

The needs of public housing residents as identified by the PHAs are addressed, in part, through the public service contracts made possible by CDBG grants. While these services are not specifically targeted at public housing residents, residents may make use of CDBG-funded emergency assistance programs and job training, to name a few.

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

While fostering public housing resident involvement is primarily the responsibility of the respective PHA, Hennepin County will continue to support local PHAs in their efforts and offer programs that positively impact the health and welfare of residents. Resident involvement plans are varied based on the size and capacity of the local PHA, the details of which can be found in the most recent five-year plan each agency has submitted to HUD.

Several PHAs and HRA's have relationships with West Hennepin Affordable Housing Land Trust (WHAHLT) which provides homeownership opportunities for low income families. WHAHLT is funded by HOME and CDBG.

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

There are no PHAs in suburban Hennepin County that are designated as troubled.

### **Discussion**

n/a

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

Hennepin County has a shelter-all policy for families with dependent children. The number of families using Hennepin County shelter decreased even more rapidly than the PIT count figures (which also included Transitional Housing and non-county shelters) from more than 1,500 families using shelter in 2014 to fewer than 500 in 2020. These reductions are attributed to three primary causes:

- Increased investment in prevention measures including new programs to prevent evictions and to problem-solve in advance of shelter entry
- Integration with employment services to support families to increase their income
- Increased capacity and better targeting of homeless designated housing programs through the Coordinated Entry System that was implemented during this period.

Over the same period, however, single adult homelessness increased by 11% (from 1,620 in the 2014 PIT Count to 1,794 in the 2020 PIT Count). This has driven an increase in unsheltered homelessness that is predominantly experienced by single adults aged 25+ (86% of the 2020 unsheltered count). Since then, Hennepin has invested in a system planner and a 2-year encampment response project that aims to increase quality data collection, so we know who is outside, where and who they are working with. The intent is to create infrastructure within the homeless response system to quickly engage with an encampment, identify occupant's needs and housing barriers and swiftly working to connect with services and housing options to organically close down encampments due to housing all occupants.

Starting in 2020 Hennepin County utilized federal pandemic response dollars to invest in the single adult homeless response system in order to better meet the needs of shelter guests, to quickly connect people to housing resources and to create best practices such as 24/7 shelter, access to storage, housing focused case management and new culturally specific shelter for Indigenous individuals.

Finally, Hennepin continues to leverage State and Federal funding to expand housing programs, including three consecutive years of being awarded bonus programs through HUD Continuum of Care (CoC) funding. In 2022 Hennepin's reward was increased by \$1.2 Million to ~\$14 million dollars coming into our community each year.

### **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**

Hennepin County is committed to outreach and engagement and is developing a robust street and school outreach program. Hennepin County has street outreach services who support the unsheltered homeless populations operated by nonprofit organizations, including extensive specialist youth outreach connected to Sexually Exploited Youth programming and other youth specific services. Outreach is provided at locations where people experiencing homelessness are known to congregate in the evening, including parks, overpasses, abandoned structures, and other places not meant for human habitation. Outreach efforts have extended to public transit over this past year, as people experiencing homelessness have gravitated to the new light rail system that operates all night. During the day, outreach staff focus on locations where unsheltered individuals

gather – free meals, the downtown library, common “panhandling” streets, and drop-in centers. Through outreach efforts, professionals are able to develop relationships with individuals, understand their service and housing preferences, utilize best practices in engagement, and recommend policy changes and resource development priorities. Additionally, the 100 emergency shelter spaces at Avivo Village, a new emergency shelter for single adults where people have their own structure to stay in are targeted to people coming out of encampments. Since starting services in early 2021 all spaces have been utilized.

To address the disproportionate number of unsheltered Native Americans in the community, Hennepin County worked with a Native American-specific agency to launch new culturally specific outreach and low-barrier housing programs. First launched in 2017, there are now four housing programs offering a total of 72 units of non-time limited supportive housing for people coming directly from the streets with chemical dependency issues and desiring culturally specific services. Additionally, two Native agencies have opened up overnight drop-in centers and shelters in the last year in which people can seek respite during the evening hours and get connected to services. A 50-bed indigenous specific emergency shelter opened in 2020.

In addition to traditional street outreach, in November 2021 Hennepin County started taking community referrals for a new ‘housing focused case management team’. Since beginning the team has received over 400 referrals with over half for people experiencing unsheltered homelessness and there has been over 100 housing outcomes to date. There is also a focus on obtaining vital documents, breaking down housing barriers and employment.

Hennepin County supports two daytime Opportunity Centers, which serve as one-stop shop service centers for single adults and youth. The Opportunity Centers are a key component to engage people into the shelter and Coordinated Entry system and also host Healthcare for the Homeless clinics.

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

Hennepin County is the primary funders of single adult, family, and youth-specific shelters in the community. At present the community provides 115 family shelter rooms (with overflow provided as needed in line with our shelter-all commitment), 743 congregate shelter beds for single adults, and 76 youth-specific shelter beds. The Adult Shelter Connect bed reservation system and shared HMIS allow us to allocate resources more efficiently while reducing the level of daily trauma and stress experienced by people experiencing homelessness.

In response to the increases in single adult and unsheltered homelessness in 2019, Hennepin County increased the single adult shelter budget of \$1.1m per year (bringing the total County budget to \$5m). This funded new case management services in the larger shelter, converted shelters to accommodate couples together, provided more systematic training, and establish a new small-scale women-only shelter in 2020.

Soon after the first confirmed COVID-19 case in Minnesota, Hennepin County moved hundreds of seniors and others at greatest risk of complications from COVID-19 from shelters into protective and isolation shelter in leased hotel rooms. Hennepin was one of the first in the nation to do so, and we attribute our lack of major COVID-19 outbreak amongst people experiencing homelessness to this early intervention. Hennepin used our ESG-CV and CARES Act Coronavirus Relief Funds to increase shelter case management, 24-7 capacity, and safety protocols, to create a successful “Hotels to Housing” team, to finance the “indoor village” and Native shelter referenced above, and to purchase four properties to continue protective and isolation shelter past

December 2020. Over 440 people moved from the protective hotels into permanent housing. Of those people placed 97% remain in housing.

Hennepin has retained some Transitional Housing, particularly for youth or households experiencing domestic violence, while others have been reshaped into Rapid Rehousing opportunities in line with HUD's overall direction on transitional 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**

The Coordinated Entry System identifies people most appropriate for permanent supportive housing and those who can benefit from rapid rehousing or transitional housing using a new client choice series of questions added to the CES assessment. Priority is given to veterans who cannot be served through veteran specific resources, and to chronically homeless individuals.

Length of time homeless is also a factor in prioritization and single adult shelters are regularly updated with their current length-of-stay report (out of HMIS) to help them target assistance within the shelter. The family shelter system offers additional supports, and uses a case conferencing model, for families not eligible for existing housing interventions and to families in shelter past 45 days. System planners are working with community providers to implement better HMIS workflows for both sheltered and unsheltered settings so we can more accurately capture chronic data. Inflow and outflow is tracked monthly.

Hennepin County makes extensive use of by-name lists and case conferencing to problem solve for difficult households. Using this approach, 1,029 veterans have been stably housed since 2015, and over 1,040 chronically homeless individuals have been housed since June, 2017 (with a 94% housing retention rate). Today, there are less than 100 homeless Veterans in HC actively engaged on the Homeless Registry in the Hennepin CoC.

**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.**

Hennepin County works across Departments and with local providers and foundations to coordinate homeless prevention programs and move homeless prevention assistance upstream to the point before an eviction is filed in civil court. This collaboration led to the establishment in 2020 of a Tenant Resource Center in the zip code with the highest concentration of evictions. The Tenant Resource Center offers co-located and coordinated financial assistance, mediation, legal aid and homelessness prevention services such as the County's Emergency Assistance and Emergency General Assistance as well as homeless prevention dollars from

Minnesota (Family Homeless Prevention and Assistance Program). During the pandemic, the Tenant Resource Center had to shift to a phone-based resource, but the County used CARES Act Coronavirus Relief Fund to create a ‘virtual’ web-based Tenant Resource Center at the end of 2020.

In 2020, Hennepin County allocated and distributed \$16.2 million of CARES Act CRF to emergency rental assistance, along with its first round of CDBG-CV. In 2021, Hennepin County then distributed \$40 million of its Emergency Rental Assistance allocations. These funds were successfully distributed to households at highest risk of housing instability and of COVID-19 impacts. This support, together with the State’s emergency eviction moratorium, led to cutting the number of families using shelter in half.

Many people exiting institutions meet the definition of long-term and often also chronic homelessness, and thus are prioritized through the Coordinated Entry System. The Corrections Department developed an effort to include stable housing as part of the discharge planning from jail for those with serious behavioral health needs, and a program to connect people with serious mental illness booked into the pre-adjudication jail with mental health in-reach prior to release from jail. Hennepin County’s Healthcare for the Homeless team has developed discharge specialist capacity to work on preventing discharges from the Hennepin County Medical Center to homelessness and will be launching a 30-bed respite shelter program facility for people experiencing homelessness in June of 2022.

## **Discussion**

Our priority goals over the coming years are:

- Building off what we learned in 2020 and 2021 to continue strengthening homeless prevention efforts. We will work to reduce the inflow into the homeless response system by strengthening the systems that typically serve people experiencing housing instability, and by streamlining and coordinating our financial assistance programs to be more accessible and efficient
- Strengthen our emergency response system by lowering barriers, improving outcomes, and increasing capacity for under-served populations in our shelter system, continuing to target our most vulnerable and longest-term homeless residents as a priority for housing interventions, developing more culturally specific programming in response to the disproportionate impact of homelessness on communities of color. In addition – investing not only in ‘places for people to go’ but also investing in the ‘people to help them get there’ – the new Homeless to Housing team and contract shelter case managers to increase outflow from homelessness into permanent housing.
- Increasing the quantity, quality, and variety of housing programs to assist more people in exiting homelessness and avoiding returns to homelessness.
- Targeting CDBG, HOME, and County dollars to develop affordable and permanent supportive housing for vulnerable residents.



## **AP-75 Barriers to affordable housing - 91.420, 91.220(j)**

### **Introduction**

In the 2022 program year, the Consortium will assist in the development of new affordable units, rehabilitating existing affordable single and multi-family housing units, and rapid rehousing in suburban Hennepin County. The county will allocate \$29,605 for the continuation of fair housing services in suburban Hennepin County. Some of these funds will support fair housing activities contracted through the Fair Housing Implementation Council (FHIC), a metro-wide collaboration of HUD entitlement jurisdictions. The FHIC and Hennepin County will direct fair housing funding toward overcoming these barriers identified in the 2020 Analysis of Impediments for Fair Housing.

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

### **Funding affordable housing**

In order to address deepest and most disparate needs, the Consortium prioritizes rental projects with units affordable to households with incomes <30% AMI, and homeownership projects affordable to households with incomes <60% AMI. In addition, the ESG Program will assist homeless households to relocate to permanent affordable housing in non-concentrated areas and to overcome barriers that may impede their housing stability, and the Stable HOME project will offer tenant-based rental assistance to households who are homeless or unstably housed.

### **Zoning, regulations, and transportation**

Although Hennepin County does not have authority over land use or rental licenses, it does work with partner cities to develop housing strategies. For the Southwest LRT and Bottineau Corridors, plans include goals for the development and preservation of affordable housing, as well as to modify regulatory tools to support housing development and preservation. These include:

- Developing mixed income (Inclusionary Housing) policy language and policies to promote increased density
  - Creating joint financing mechanisms such as corridor-wide TIF, fiscal disparities sharing, and other forms of value capture
  - Developing affordability targets for housing development within ½ mile of station areas
  - Utilizing Hennepin County's Transit-Oriented Development fund to provide better solutions to the problem of spatial mismatch and improve the opportunities of low-income residents
- The Metropolitan Council requires cities to have comprehensive plans that address affordable housing targets and offers grants in accordance with the Livable Communities Act to encourage development of affordable housing (among other goals).

Hennepin County also convened a task force to develop options to incent and facilitate the development of Single Room Occupancy (SRO) housing. The report included an overview of typical regulatory barriers to

creating SRO housing, as well design methodologies to meet existing zoning policies and ordinances.

### **Tenant screening practices**

The Consortium continues to fund activities recommended by the regional Analysis of Impediments (AI), including providing tenant advocacy, housing discrimination testing and enforcement, and fair housing counseling. Funding to affirmatively further fair housing come from the Fair Housing Implementation Council (FHIC), a metro wide collaboration of HUD entitlement jurisdictions working together to expand housing choice, as well as 1% of the Urban County's CDBG allocation, and Hennepin County's HRA. In addition, starting in 2020, Hennepin County prioritizes affordable housing finance dollars for projects which demonstrate inclusive tenant screening criteria.

### **Discussion**

Staff from the Hennepin County Housing and Economic Development and Health and Human Services will continue to coordinate activities at the county and regional levels. This work includes sharing information and best practices, coordinating production goals and funding, and aligning policies affecting homeless families and individuals across jurisdictional boundaries.

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

### **Introduction**

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

The county meets underserved needs in a variety of ways including the following:

- social programs (safety net services such as food support, emergency shelter and cash assistance);
- help for people with developmental disabilities;
- services for seniors;
- services for veterans;
- behavioral and chemical health services;
- protective services for children and adults;
- child support; and
- health care through Medical Assistance

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

In addition to programs and projects funded by CDBG, HOME, and ESG, Hennepin County has a variety of programs which foster and maintain affordable housing. For example:

- Hennepin County's HRA awards \$5 million for rental housing, and – starting in 2022 - \$1.245 million for homeownership projects.
- Hennepin County HRA's Supportive Housing Strategy awards \$5 million in capital funding annually to create supportive housing. The goal of this strategy is to develop 1,000 units of supportive housing for our lowest income and most vulnerable residents.
- The HRA invested \$2M in a "first loss" position in Greater Minnesota Housing Fund's Phase II fund to preserve naturally occurring affordable housing. Phase I preserved over 700 units of affordable housing, 560 of which are located in Hennepin County.
- The Environmental Response Fund addresses environmental assessment and clean-up of property
- Resident Real Estate Services has the ability to reduce the cost of land for affordable housing purposes.
- Continuum of Care Program provides resources for the development of supportive and transitional housing for homeless single adults, families and unaccompanied youth.

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

Hennepin County has two departments that address lead-based paint issues. The Hennepin County Human Services and Public Health Department case manage elevated blood-lead referrals from the Minnesota Department of Health (except in Bloomington and Richfield). All blood lead tests in the state must be reported to the Minnesota Department of Health who in turn informs the jurisdiction responsible for investigating cases where children have been poisoned. When a child's blood lead level is over 5 µg/dl the Minnesota Department of Health preforms a lead risk assessment inspection and where needed, corrective orders are issued to fix lead-based paint hazards. Hennepin Public Health then monitors the case to ensure completion of the work. Hennepin County was recently awarded funds from the Centers for Disease Control to reduce childhood lead poisoning. With those funds, Hennepin County now offers additional risk assessments to families with children

testing a 5 µg/dl and above as well as product and spice testing to help identify non-paint sources of lead exposure. When a family is income eligible, that family is referred to the Housing and Economic Development Department for grant assistance with the lead orders.

Hennepin County Housing and Economic Development actively engages in primary prevention of childhood lead poisoning through a multifaceted approach that includes community outreach and education, lead-based paint inspection/risk assessments, lead-safe work practices training for contractors and lead hazard reduction. We will continue to follow the lead-safe housing rule in all its federally funded activities. We address lead-based paint hazards when it provides federal and state funds toward housing activities including CDBG and HOME funded activities and through the federally funded Lead Hazard Control Grants. Hennepin County has been awarded multiple HUD Office of Lead Hazard Control and Healthy Homes Grants and one Healthy Homes Production Grant. As of January 2022, the grants have completed over 5,090 lead-safe units for families in the combined jurisdictions, 3,689 in Hennepin County.

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

Hennepin County assists individuals and families to access resources that help them move into self-sufficiency. Hennepin County Human Services delivers a variety of services to individuals or families that assists with basic needs or encourages client change around specific objectives. Efforts include:

- social programs (safety net services such as food support, emergency shelter and cash assistance);
- help for people who are developmentally disabled;
- services for seniors;
- services for veterans;
- behavioral and chemical health services;
- protective services for children and adults;
- child support; and
- health care through Medical Assistance.

Hennepin County workforce development efforts help alleviate poverty by improving family and individual economic opportunities that lead to a sustainable living wage. The county works with private and non-profit sectors to train and match employees; and partners with colleges, universities and training programs to develop a strong future workforce. Initiatives include:

- Workforce Activities Alignment: Creation of workforce coordinator position
- Workforce Entry Program (WEP): Meeting the demand for skilled trade persons while developing the county's economic resources by providing unemployed individuals the means to earn a better living.
- Hennepin Pathways programs: training and paid internships for marginalized communities
- Workforce Investment Network: Partnerships to create workforce opportunities for targeted communities and reducing economic disparities
- Step-Up Program - High school internships at the county
- Employment Pays Program - Employment supports for individuals with high behavioral health needs
- Training and employment partnerships -- with NorthPoint, Urban League, Summit OIC and others.

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

Hennepin County and Minneapolis' community effort to end homelessness, initially built on the 10 year plan to end homelessness, has been a collaborative effort driven in large part by the efforts of social service agencies and faith-based organizations who have taken the lead in providing services for those experiencing homelessness in the community. Minneapolis and Hennepin County will continue to collaborate to identify needs and coordinate implementation of the ESG funding through the City-County Office to End Homelessness and the CoC. Hennepin County will continue to refine its Coordinated Entry process, bringing together all aspects of the continuum of homeless services into a unified process.

Hennepin County's service delivery has met incredible outcomes through its coordination. Hennepin County's Coordinated Entry System has successfully reduced the number of families experiencing homelessness by nearly 40%, effectively ending chronic homelessness among families, and housed 501 people experiencing chronic homelessness from 2019-2020. Those successes stemmed from strong community partnerships supporting shifts to prioritizing the most vulnerable residents. Housing for special needs has been made drastically more accessible with the advent of the Hennepin Housing Key, a centralization of real-time openings and supportive housing. Due to partnerships across the County in developing the Supportive Housing Strategy, Hennepin is poised to create 1000 new units of supportive housing for the County's priority population of residents.

Hennepin County will continue to build on the strengths of the delivery system which include a diverse and experienced base of housing, community development, and social service providers and organizations. Coordination among the state, the county, and regional and local governments has resulted in significant new policy and funding.

Several concrete steps are already working to overcome our gaps. The County's Supportive Housing Strategy has already awarded funding for housing for people with severe substance use disorders. The County has worked with the Metropolitan Urban Indian Directors (MUID) to better understand needs, and has directed federal, state, and local funds to launch several new culturally relevant homeless prevention, outreach, and permanent supportive housing programs for Native Americans. The CoC has decided to discontinue use of the biased vulnerability assessment. A liaison between Housing Stability and the Adult Behavioral Health division bridges the gap in service provision and resource knowledge.

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

Coordination among the state, the county, and regional and local governments has resulted in significant planning initiatives and working policy groups, such as the Hennepin County and City of Minneapolis Commission to End Homelessness. Recently City, State and County collaborated to leverage capital improvement dollars to create as big of a local impact as possible.

Another result of this coordination has been the consolidated request for proposal (RFP) issued by public and private funders statewide, including Hennepin County. Annually, the county issues its Coordinated Request for Proposals (CRFP) that includes funding from the county's Affordable Housing Incentive Fund (AHIF), Transit Oriented Development (TOD), and HOME funds. There is also purposeful coordination with staff who manage

the Housing Support (formerly Group Residential Housing), and federal funding from the Continuum of Care program.

## **Discussion**

As part of the Action Plan submittal, entitlement jurisdictions are required to certify to HUD that the entitlement jurisdictions will affirmatively further fair housing, including completion of an Analysis of Impediments (AI) to Fair Housing Choice. Hennepin County participates, along with twelve other entitlement jurisdictions, in the Fair Housing Implementation Council (FHIC) to complete a regional AI. In 2020, the FHIC completed a new “Analysis of Impediments to Fair Housing Choice: Twin Cities.”

## AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

### Introduction

#### **Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)**

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	500,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>500,000</b>

#### **Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

#### **HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:  
  
The Consortium will only assist the HUD approved forms of homeownership as defined in 24 CFR § 92.2. Homeownership is defined as: as ownership in fee simple title, a 99-year leasehold interest, ownership in a cooperative or mutual housing unit, or an equivalent form of ownership approved by HUD, in a one to four unit dwelling, a condominium unit, a manufactured unit, or a cooperative or mutual housing unit.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:  
  
When funds are provided to West Hennepin Affordable Housing Land Trust (WHAHLT) and/or Twin Cities Habitat for Humanity (TCHF) to assist with the acquisition of the land or the construction and/or rehabilitation of the improvements (thus indirectly assisting the homebuyer), a resale provision is required. Entities are using the land trust model of ownership with HOME. The owner occupancy and

resale requirements will be secured by a Declaration of Covenant that will be filed on the property for the required affordability period (up to 15 years, based on the amount of HOME funds provided). The Declaration is also attached to the Ground Lease as an addendum. For more information please, see the attached Resale Provisions.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

When funds are provided to West Hennepin Affordable Housing Land Trust (WHAHLT) and/or Twin Cities Habitat for Humanity (TCHFH) to assist with the acquisition of the land or the construction and/or rehabilitation of the improvements (thus indirectly assisting the homebuyer), a resale provision is required. Both entities are using the land trust model of ownership. The owner occupancy and resale requirements will be secured by a Declaration of Covenant that will be filed on the property for the required affordability period (up to 15 years, based on the amount of HOME funds provided). The Declaration is also attached to the Ground Lease as an addendum. For more information please, see the attached Resale Provisions.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The Consortium does not plan to use HOME funds to refinance existing debt.

### **Emergency Solutions Grant (ESG)**

1. Include written standards for providing ESG assistance (may include as attachment)

**Eligibility, Prioritization, and Referral:** Eligible households are Hennepin County residents who are literally homeless (Category 1) at program entry, whose gross household annual income is at or below 30% of the Area Median Income, who are prioritized for rapid rehousing based on the current version of the Hennepin County Coordinated Entry System Manual, and who are referred by a Coordinated Entry System Housing Referral Coordinator.

**Housing Stability / Identification Service Standards:** All households eligible for ESG-funded rapid rehousing services will receive housing identification and housing stability services.

- Services cannot exceed 30 days during the period the program participant is seeking permanent housing, and cannot exceed 24 months during the period the program participant is living in permanent housing.
- While the program participant is still experiencing homelessness, program will meet with the program participant weekly for first 2-3 months, and at least monthly thereafter.
- Housing identification services include recruiting landlords, addressing potential barriers to landlord participation, and completing rent reasonableness assessments and Fair Market Rent Determinations to assist households in identifying affordable.
- Housing stability services include negotiating lease agreements and rental assistance agreements, completing Habitability Assessments and lead-based paint reviews, creating a Housing Stability Plan/Case Plan, and referring to on-going resources



- Participation in services should not be required to receive rapid rehousing assistance.

**Direct Assistance Standards:**

- Households must contribute at least 30% of their total, gross income towards rent. Providers will pay full housing costs for households with no – or very low - income, and provide only move-in costs for households with incomes higher than 30% AMI (but up to 200% FPG).
- Complete re-certifications of need for direct assistance and services at three months from the date the household was housed, and every three months thereafter. Work with households toward 0% subsidies at service end.

**Exit Criteria:**

Households may be exited for the following reasons:

- Stable and connected to community reasons
- Has received services for 30 days during the period the program participant is seeking permanent housing, or for 24 months during the period the program participant is living in permanent housing; or has received 24 months of direct assistance.
- Income exceeds 200% FPG at quarterly recertification, or exceeds 30% AMI at 12 month recertification or thereafter.
- No longer wish to be in the program, or cannot be located
- Endangering or threatening the safety of project staff

Projects must provide formal termination notice and have an appeal process. Providers may not transfer households from one service intervention to another.

**Data:** Subrecipients that deliver ESG-funded rapid re-housing services will be required to ensure that data on all persons served and all activities assisted under ESG are entered in the Minnesota HMIS system. If the subrecipient is a victim service provider or a legal services provider, it may use a comparable database that collects client-level data over time and generates unduplicated aggregate reports based on the data. Information entered into a comparable database must not be entered directly into or provide to an HMIS.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Hennepin County CoC's Coordinated Entry System (CES) is the process by which households experiencing literal homelessness access, are assessed, and are prioritized for homeless-dedicated supportive housing programs. Hennepin has separate but coordinated CES's for families and singles. Both CES's:

- Cover and serve all of the Hennepin County CoC; use mobile outreach services, partnerships with geographically and culturally focused agencies, and after-hours crisis lines to assure easy access by households; and are promoted widely.
- Follow policies to address needs of households fleeing domestic violence, including privacy and confidentiality, safety planning, emergency management, and appropriate referrals.
- Employ standardized access and assessment. Trained assessors follow written policies to assess households. Households prioritized for supportive housing also complete a standard supplemental assessment of housing preferences.
- Use a uniform referral process to refer households to participating projects, which include rapid rehousing (including ESG-funded projects), transitional housing, and permanent supportive housing.

Housing Referral Coordinators employ a standard process which prioritizes households with the longest periods of homelessness and households who are chronically homeless.

- Offer referral denial protocol for both projects and households.
- Require housing providers to limit barriers to enrollment, such as income, disability status, substance use, and criminal history.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

ESG-funded services will be provided by subrecipients that are selected via a Request for Proposals (RFP) process. Following a community needs assessment and prioritization process, the County distributes an RFP through public distribution lists. The County also hosts a pre-proposal meeting to clearly convey requirements and responsibilities as a subrecipient of ESG funds. Provider agencies can propose new or expanded re-housing services. The County convenes a review panel with representatives from homeless shelters, housing programs, and other community organizations, which rates proposals based upon the provider's qualifications and past performance, the perceived effectiveness and efficiency of the proposal, cost factors, prospects for successful outcome delivery, timeline for implementation, fit with community needs and priorities, and cultural competence. The County executes contract agreements with projects selected through the RFP process. Contracts contain a scope of work, applicable ESG requirements, and performance standards.

Hennepin County provides a higher level of oversight to newer programs, including training, technical assistance and monitoring. The County completes on-site monitoring of each subrecipient annually, which includes technical assistance and individualized assistance.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

N/A

5. Describe performance standards for evaluating ESG.

Of households served by rapid rehousing programs:

- Participants will obtain housing in at average of 54 days from program start
- 41% of adult participants will increase income through employment from program entry to exit
- 53% of adult participants will increase non-employment income from program entry to exit
- 78% of adult participants will increase total income from program entry to exit
- 84% of all participants will exit to permanent destinations
- HMIS data will be entered in accordance with local HMIS data quality policies, per the community's Data Quality Plan

# 2022 Draft Annual Action Plan City of Bloomington

April 1, 2022 PUBLIC COMMENT DRAFT

[www.hennepin.us/housing-plans](http://www.hennepin.us/housing-plans)

## Consortium Members:

Hennepin County  
City of Bloomington  
City of Eden Prairie  
City of Plymouth



Website

[www.hennepin.us/housing-plans](http://www.hennepin.us/housing-plans)



## **Executive Summary**

### **AP-05 Executive Summary - 91.200(c), 91.220(b)**

#### **1. Introduction**

The City of Bloomington will utilize Community Development Block Grant (CDBG) funds to achieve a number of goals that best serve the citizens of Bloomington. The City will use its entitlement funds to achieve the goals/outcomes that are identified within this plan. The City has incorporated performance measures into the Consolidated and Action Plan to ensure that the Plan is results orientated and that it meets its one and five year goals. The planned activities serve a large number of low/moderate income households. Overall, at least 80 percent of the grant will be expended on activities for low/moderate income households in Bloomington.

#### **2. Summarize the objectives and outcomes identified in the Plan**

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

The City of Bloomington will carry out activities that will provide for the preservation of the City's housing stock, provide affordable housing options, provide essential services to seniors, families and individuals and support Fair Housing activities.

The city's CDBG allocation will be used for housing rehabilitation, energy improvements, accessibility improvements and emergency repairs for the purpose of maintaining decent affordable housing. The activity to receive the largest amount of funding is the single-family rehabilitation program which serves low/moderate income homeowners with low interest loans to repair/update their homes. The rehabilitation loan program is coupled with the lead based paint activity to assist in the abatement of lead hazards in pre-1978 homes utilizing CDBG funds. In this way, the City is ensuring that no threats remain to the health of occupants from lead paint. This activity serves low/moderate income households at or below 80% median.

The City will provide CDBG funds for outside maintenance and home making services to low/moderate income seniors. This is an important service that allows seniors to continue to reside in their homes.

The City will also fund activities for new construction, acquisition, rehabilitation, and re-sell of single family property to income qualified homebuyers.

Lastly, the City contributes to the Fair Housing implementation Council (FHIC) for Fair Housing Services. The City will allocate funds for the continuation of Fair Housing Services in suburban the metro (including Bloomington). These funds may be used for education and research, housing discrimination testing and enforcement and Fair Housing counseling and clearinghouse activities.

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

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

The City has a long history of actively working to preserve and upgrade the condition of its' neighborhoods. The CDBG-funded single-family rehabilitation loan program (including lead-based paint abatement ) have been a very successful and important part of these efforts.

In addition, the City has a long-standing commitment to serving its' senior population. The CDBG funded services for seniors has been a very successful and important part of these efforts. The City will continue this activity given the strong need in the community and the past performance for senior services.

Fair Housing continues to be a focus of the City of Bloomington. Past funding has provided for paired testing, among other activities that are coordinated by the lead agency of the consortium, Hennepin County. The City, as part of the consortium, focuses this activity based upon the results of the Analysis of Impediments that is completed by the metro-wide efforts of the Fair Housing Implementation Council (FHIC).

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The public comment period ends on April 30, 2022

### **5. Summary of public comments**

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

The public comment period ends on April 30, 2022

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

### **7. Summary**



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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	BLOOMINGTON	Community Development

**Table 1 – Responsible Agencies**

### **Narrative**

#### **Consolidated Plan Public Contact Information**

Aarica Coleman

City of Bloomington

1800 West Old Shakopee Road

Bloomington, MN 55431

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

### **1. Introduction**

The development of the Hennepin County Consortium Consolidated Plan was led by Hennepin County. Because many of the agencies that work within the city also work county-wide, it was determined that only one contact needed to be made to these organizations. The responses below in this section reflect the work completed by Hennepin County and outlined in the overall Consortium Consolidated Plan, as well as outreach completed by the City of Bloomington.

**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)).**

These activities are coordinated by Hennepin County at the local level. Where appropriate, the city may refer organizations and services agencies to each other to coordinate efforts.

In addition, the city's HRA operates a Housing Choice Voucher program of 551 units that serves a wide variety of low-income populations, including elderly, the disabled and families. The HRA's staff is trained to assist participants to connect with services such as mental health and public health services.

**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.**

This coordination is completed by the Minneapolis/Hennepin County Continuum of Care and the Office to End Homelessness. In addition, the City, through its Community Services Department and Community Development Department, provides essential referrals to homeless persons to connect them to services.

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

Not applicable, Bloomington does not receive ESG funds. Please refer to the Hennepin County section for information on ESG funding.

### **2. Agencies, groups, organizations and others who participated in the process and consultations**



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

1	<b>Agency/Group/Organization</b>	Senior Community Services (SCS)
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency's Executive Director and other staff participated in work groups on the plan coordinated by Hennepin County
2	<b>Agency/Group/Organization</b>	City of Bloomington - Communications Division
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy broadband services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consulted with the Director of the Communications Division on the Broadband needs of Bloomington residents. The Division has jurisdiction over the vendors who supply broadband internet services within the city, including cable and phone-based ISPs.
3	<b>Agency/Group/Organization</b>	City of Bloomington -Fire Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Emergency management

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted with the Fire Chief of the City of Bloomington who is responsible for emergency response management within the city, including those related to flooding, fire, natural disasters and terrorist actions. In this role the Chief creates an emergency management plan that outlines the city's response to future emergency situations.
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**Identify any Agency Types not consulted and provide rationale for not consulting**

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Hennepin County	The Office to End Homelessness has played a key role in the development of all housing and homeless-related sections of the plan. Coordination will continue throughout the plan.
City of Bloomington Comprehensive Plan	City of Bloomington - Planning Division	The city's comprehensive plan lays out development of the city for the next 30 years. It also identifies affordable housing efforts within the city, which may be impacted by the city's CDBG efforts.

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

**Narrative**

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

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

The City of Bloomington is part of the Hennepin County Consortium, and therefore the City's Action Plan is part of the Hennepin County Consortium Action Plan. The City has a Citizen Participation Plan that mirrors Hennepin County's and other Consortium members Citizen Participation Plans, which calls for the Hennepin County Consortium Action Plan to be available for public comment 30 days prior its submission to HUD.

The City of Bloomington's Plan, as part of the Consortium's entire Plan, was made available for public comment 30 days prior to going before the Hennepin County Board for a public hearing. This is the final public hearing on the consortiums plan, included the City of Bloomington's plan.

In addition and prior to the Consortium's hearing, the Bloomington City Council held a public hearing for comments on the development and approval of the City's plan. This hearing also serves to receive any comments from the public or interested organizations prior to submission to the Hennepin County for inclusion it the Consortiums Plan.

The Consortium's Plan provides the complete Citizen Participation Plan for all members to follow, including Bloomington. The Citizen Participation Plan details the efforts to broaden public participation in the development of the Action Plan.

In addition to the Consortium's hearing and comment period, the City of Bloomington provides opportunities for public comments on the plan and its development. The City's Action Plan is a subject of public hearing at the Council prior to adoption and submission to be included in the Hennepin County Consortium Action Plan.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	The City of Bloomington's Housing and Redevelopment Authority held a public meeting at 6:00 p.m. on March 22, 2022 to accept comments and recommend the plan for submission to the City and then to HUD. The HRA's agenda and meeting schedule is posted on the City's website, including the plan or summary of the plan.	No comments were received.	No comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	The City of Bloomington's City Council held a public hearing at 6:00 p.m. on March 28, 2022 to accept comments on development of the plan and to recommend the plan for approval to HUD and Hennepin County, the lead agency of the consortium. Notice of the hearing was published ten or more days prior to the hearing. The City Council's meeting dates, times and agendas are made available on the City's website: <a href="http://www.BloomingtonMN.gov">www.BloomingtonMN.gov</a> , including the plan or summary of the plan.	No comments were received.	No comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	A public notice was published on March 17, 2022 in the official newspaper of the City of Bloomington announcing the 30-day public comment period for the plan and the date and time of the public hearing.	No comments were received.	No comments were received.	
5	Internet Outreach	Non-targeted/broad community	Webpage notification of the public hearing for the plan held before the City Council on March 28, 2022.	No comments were received.	No comments were received.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	465,132	500,000	575,000	1,540,132	3,373,894	The City of Bloomington is an entitlement jurisdiction for the Community Development Block Grant Program. Program income is from the repayment of single-family rehabilitation loans. Prior year resources is the estimated amount of unspent CDBG funding carried over into the new program year.

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: \$		
Section 108	public - federal	Acquisition Economic Development Housing Public Improvements	0	0	0	0	2,200,000	Section 108 loan for eligible activities that support affordable housing development including real property acquisition, rehabilitation or site improvements, housing rehabilitation, economic development activities, public facilities, and slum and blight removal

**Table 5 - Expected Resources – Priority Table**

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

The City of Bloomington intends to pursue all possible resources to address its Consolidated Plan goals. There are no specific matching requirements associated with Bloomington's CDBG program, although any opportunities to provide/obtain matching funding will be pursued.

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

The City of Bloomington's HRA owns 41 single-family rental homes that provide affordable housing to larger families. Twenty of the homes are part of the HRA's Housing Choice Project-Based Voucher program. The other twenty-one homes make up the HRA's Rental Homes for Future Home Buyers program. This program assists renters in achieving the goal of homeownership through an escrow feature. The City is also in the process of developing an inventory of publically owned land to determine future uses.

## **Discussion**



The City of Bloomington will utilize a variety of federal, state and local funding to achieve the goals identified in this plan. This includes sources used on a recurring basis, including CDBG, Housing Choice Vouchers and HRA levy funds. Additional sources such as LIHTC, TIF and housing revenue bonds have been used on a case by case basis in the past and will continue to be pursued when and where appropriate.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Rehabilitation Assistance	2020	2024	Affordable Housing Non-Homeless Special Needs		Preserve & Create Homeownership Opportunities	CDBG: \$193,378 Section 108: \$0	Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 30 Household Housing Unit
2	Senior Services	2020	2024	Non-Housing Community Development		Encourage Neighborhood Revitalization	CDBG: \$20,000 Section 108: \$0	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
3	Fair Housing Activities	2020	2024	Fair Housing Activities		Administration	CDBG: \$5,000 Section 108: \$0	
4	Develop Homes for Homeownership	2020	2024	Affordable Housing		Preserve & Create Homeownership Opportunities	CDBG: \$150,000	Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 2 Household Housing Unit
5	Administration	2020	2024	Administration		Administration	CDBG: \$96,754	

Table 6 – Goals Summary

## Goal Descriptions

1	Goal Name	Homeowner Rehabilitation Assistance
	Goal Description	
2	Goal Name	Senior Services
	Goal Description	
3	Goal Name	Fair Housing Activities
	Goal Description	
4	Goal Name	Develop Homes for Homeownership
	Goal Description	
5	Goal Name	Administration
	Goal Description	

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

Activities that will be undertaken during 2022 will address priority needs and local objectives. The activities that are part of the 2022 Action Plan are to be completed within the program year. Of the total grant of \$465,132 the City will use \$363,378 or 79% of the grant to serve low and moderate income activities. The balance of funds is used for Fair Housing activities and administration expenses.

#	Project Name

**Table 7 – Project Information**

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

The City has selected a variety of activities to meet the needs of our community. These include the preservation of our housing stock through the single-family rehabilitation loan program, removal of lead-based paint hazards, providing seniors with essential services to enable them to remain in their homes, fair housing activities and the providing affordable home ownership opportunities. The City serves other needs of the community with its own resources, including over \$100,000 provided annually to other social service providers in the community.

**AP-38 Project Summary**  
**Project Summary Information**

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

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

All CDBG activities will be offered city-wide in the City of Bloomington.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 8 - Geographic Distribution**

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

All CDBG activities will be offered city-wide in the City of Bloomington.

### **Discussion**

All CDBG activities will be offered city-wide in the City of Bloomington.



## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

The City of Bloomington has a long track record supporting new and existing affordable housing within the City. The Bloomington HRA operates a Housing Choice Voucher Program (Section 8) that assists 551 households each month. The HRA also provides affordable rental opportunities through the 41 rental homes that are owned and managed by the HRA. The City has also partnered with private and non-profit developers for development of new affordable housing. Most recently in 2021, the City provided assistance for development of 303 new affordable units with private developers.

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

In February 2019, the City adopted an Opportunity Housing Ordinance (OHO) to promote the development of affordable housing in the City. This comprehensive ordinance includes incentives and goals for the development of affordable housing units. More information on the ordinance and other City affordable housing initiatives can be found at: <https://www.bloomingtonmn.gov/cd/affordable-housing-preservation-and-creation>

The greatest barrier that the City experiences to the development of new affordable housing is the lack of available and/or affordable land. The City, through its Community Development Department, meets frequently with developers of affordable housing who are seeking to create new affordable housing within the City. Bloomington is a built-out city and any new affordable housing will be redevelopment projects, which adds significant costs to a project. The City is exploring different ways to assist in the land acquisition process for affordable housing.

### **Discussion**



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

### **Introduction**

Despite limited funding, Bloomington's CDBG program is designed to meet a wide range of needs, including services for seniors, fair housing activities, housing rehabilitation and reducing lead-based paint hazards. The City works with a variety of public, non-profit, and private industry partners to accomplish its community development goals, both through the CDBG program and through other resources.

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

The City will continue to identify obstacles, such as lack of affordable housing, to unmet and underserved community needs and support the goals established in the 2020-2024 Consolidated Plan. The City's approach to meeting these affordable housing needs is to provide affordable housing opportunities including the Housing Choice Voucher program, preserve and expand the supply of decent, safe, and affordable housing, and provide financial assistance for rehabilitation and repair of owner-occupied units to low to moderate income families. Other activities that would meet unmet needs not addressed by our limited CDBG funding will be identified and other resources may be sought to meet the need.

The City has chosen activities that best serve the needs of the Citizens of Bloomington, given limited funding of the CDBG Program.

Creating additional affordable housing is inhibited by the lack of vacant land. All housing development will occur as redevelopment, driving the land acquisitions costs to an extremely high level. The real estate market has become over-heated in the last few years, thus land acquisition costs in Bloomington remain high. Additional decline in dollars from other funders also inhibits the amount of affordable housing which can be either preserved or created.

In 2019 the City passed an Opportunity Housing Ordinance (OHO) that provides requirements and incentives for the development of affordable housing in the city. This ordinance also created a housing trust fund to assist with the financing of future affordable housing units. This ordinance offers great incentives to developers for the creation of units at 50% AMI and 30% AMI, to help serve those hardest to reach households.

In 2017 the HRA established a Naturally Occurring Affordable Housing (NOAH) fund to preserve NOAH units in the city. Since its creation, the fund has assisted with the preservation of over 700 NOAH units

in the city.

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

The biggest affordable housing activity that the Bloomington HRA manages is our 551 unit Housing Choice Voucher program. This important community resource assists 551 families every month. These families include elderly, disabled and single-parent households.

In addition, the Bloomington HRA owns 20 single-family homes in our Assisted Rental Housing Program. The units maintain their affordability through the HRA's action to project-base 20 vouchers from its tenant-based Section 8 program in these units. Originally, the units were part of the HRA's Public Housing program, which ended in 2012. The HRA's Public Housing program was developed in 1995; however the program failed to be self-supporting. The HRA had to provide additional funding over several years to cover shortfalls in the Public Housing program. This use of local levy funds to support this federal program was necessary as a result of several years of reduced funding by HUD. The HRA received approval from HUD to terminate its Public Housing program and transfer the units to the Section 8 Housing Choice Voucher program.

In addition, the City of Bloomington's HRA currently has 21 single-family homes in its Rental Home for Future Home Buyers program. This program was originally funded by Hennepin County HOME funds. This program serves families that are making the transition from renting to owning their own home. The program escrows a portion of their monthly rent for future use as a down payment on the purchase of a home.

The Bloomington HRA is responsible for maintenance and management of all 41 of the above single-family affordable rental units.

In 2019 the City passed an Opportunity Housing Ordinance (OHO) that provides requirements and incentives for the development of affordable housing in the city. This ordinance also created a housing trust fund to assist with the financing of future affordable housing units.

In 2017 the HRA established a Naturally Occurring Affordable Housing (NOAH) fund to preserve NOAH units in the city. Since its creation, the fund has assisted with the preservation of over 700 NOAH units in the city.

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

The City will continue to comply with all requirements of Title X-Residential Paint Hazard Reduction Act of 1992. Additionally, a portion of the CDBG funds will be used for lead abatement activities in the HRA Section 8 Rental Assistance Program and CDBG owner-occupied Home Improvement Loan Program. The Bloomington HRA also informs all tenants participating in the Section 8 Program and rental home

program of potential hazards of lead paint.

All recipients of rehabilitation funds must have a lead paint inspection performed on their home prior to receiving a loan. Any lead that is found must then be abated using CDBG funds. The Bloomington Public Health Department also makes referrals for testing when cases of lead poisoning are suspected.

The Bloomington HRA also keeps Section 8 landlords up to date regarding lead paint through its quarterly Rental Collaborative meetings.

The City of Bloomington has staff people who are trained lead inspectors and risk assessors. The City provides CDBG funding to owners of rental property with Section 8 households with children below the age of six where the units will have to be tested for lead. Also, all of the nowowner occupied Home Improvement Loan program activities (approximately 35 units) through the CDBG Program will have to be assessed and abated of lead paint.

Collaborative efforts: The City of Bloomington's Public Health and Environmental Health Divisions advises of any known persons with lead poisoning who may be seeking services from the CDBG funded activities. In addition, the City partners with Hennepin County to provide lead paint abatement services for single-family rehabilitation clients whose family composition qualifies.

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

The City provides affordable housing to poverty-level families through its Housing and Redevelopment Authority. This stable housing offers families and individuals the structure necessary to work on their income issues, such as education, new jobs and other important factors to overcome poverty

In 2019 the City passed an Opportunity Housing Ordinance (OHO) that provides requirements and incentives for the development of affordable housing in the city. This ordinance also created a housing trust fund to assist with the financing of future affordable housing units. This ordinance offers great incentives to developers for the creation of units at 50% AMI and 30% AMI, to help serve those hardest to reach households.

In 2017 the HRA established a Naturally Occurring Affordable Housing (NOAH) fund to preserve NOAH units in the city. Since its creation, the fund has assisted with the preservation of over 700 NOAH units in the city for households at or below 60% AMI.

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

The City of Bloomington has and will continue to coordinate with other institutions in the delivery of housing and community development programs. For example, in the past, the City has partnered with the StuartCo, MWF, Aeon, Sherman & Associates and Sand Companies for the development of new

affordable and/or accessible housing.

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

The city of Bloomington has its own Housing and Redevelopment Authority. The HRA manages 551 units of affordable housing through its Housing Choice Voucher program. This important community resources assists 551 families every month. These families include elderly, disabled and single-parent households.

In addition, the Bloomington HRA owns 20 single-family homes in our Assisted Rental Housing Program. The units maintain their affordability through the HRA's action to project-base 20 vouchers from its tenant-based Section 8 program in these units. Originally, the units were part of the HRA's Public Housing program, which ended in 2012. The HRA's Public Housing program was developed in 1995; however the program failed to be self-supporting. The HRA had to provide additional funding over several years to cover shortfalls in the Public Housing program. This use of local levy funds to support this federal program was necessary as a result of several years of reduced funding by HUD. The HRA received approval from HUD to terminate its Public Housing program and transfer the units to the Section 8 Housing Choice Voucher program.

In addition, the City of Bloomington's HRA currently has 21 single-family homes in its Rental Home for Future Home Buyers program. This program was originally funded by Hennepin County HOME funds. This program serves families that are making the transition from renting to owning their own home. The program escrows a portion of their monthly rent for future use as a down payment on the purchase of a home.

The Bloomington HRA is responsible for maintenance and management of all 41 of the above single-family affordable rental units.

The Community Development Department coordinates social service efforts with the Parks & Recreation Department, and the Community Services Department which includes the Community Outreach and Engagement and Public Health divisions. Parks & Recreation is the primary City department that delivers or coordinates services with outside entities for seniors, low income families, disabled individuals and others in the community. Public Health provides WIC and other essential services to the community.

### **Discussion**

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

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

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

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

## Discussion



# 2021 Draft Annual Action Plan City of Eden Prairie

April 1, 2022 PUBLIC COMMENT DRAFT

[www.hennepin.us/housing-plans](http://www.hennepin.us/housing-plans)

## Consortium Members:

Hennepin County  
City of Bloomington  
City of Eden Prairie  
City of Plymouth



Website

[www.hennepin.us/housing-plans](http://www.hennepin.us/housing-plans)





## **Executive Summary**

### **AP-05 Executive Summary - 91.200(c), 91.220(b)**

#### **1. Introduction**

The City of Eden Prairie became a Community Development Block Grant (CDBG) entitlement community in 2006. CDBG funds are allocated to the City directly from the U.S. Department of Housing and Urban Development (HUD). The City remains a part of the Hennepin County Consortium for purposes of the Five Year Consolidated Plan and HOME funding.

The city held its public hearing on March 1, 2022, to determine how to allocate an estimated \$300,000 in 2022 CDBG funding. The city's Human Services Review Committee (HSRC) met on January 24, 2022, to determine their recommendations that were brought to the council during the public hearing for approval.

When the city held its public hearing it had not received its 2022 allocation amount from HUD. The HSRC based their recommendations on an estimated allocation amount of \$300,000, with the stipulation that the Housing Rehabilitation Loan program would be increased or decreased accordingly once the actual allocation amount is received. Resolution No. 2022-44 was approved by the city council on March 1, 2022.

#### **2. Summarize the objectives and outcomes identified in the Plan**

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

The City of Eden Prairie will carry out activities that will provide for the preservation of the City's housing stock, provide affordable housing options, provide essential services to seniors, families and individuals and support Fair Housing activities.

The city's CDBG allocation will be used for housing rehabilitation, energy improvements, accessibility improvements and emergency repairs for the purpose of maintaining decent affordable housing. The city plans to rehab six low/mod income, owner occupied homes and assist two seniors with emergency grants.

The city's CDBG allocation along with excess program income, if available, will be used to provide rehab grants to non profits who serve low mod income Eden Prairie residents to make needed repairs to their facilities.

The City's CDBG allocation will be used for affordable housing to help provide decent housing, while maintaining affordability and sustainability. CDBG program income funds will be used for a first time home buyer program to assist one low/mod income household purchase their first home. CDBG entitlement funds will be used by the West Hennepin Affordable Housing Land Trust to help acquire one single family home, which will then be sold to a low/mod income first time homebuyer.

The city supports public service programs that provide assistance to low/moderate income seniors, families, individuals and youth. These funds help provide access to suitable living environments, maintain affordability, availability and accessibility to housing activities. During 2022, it is anticipated that seventy-six low/mod income Eden Prairie residents will be assisted through programs offered by PROP and Senior Community Services.

The City will utilize CDBG funds to support fair housing activities through the Fair Housing Implementation Council.

The city will use excess prior year entitlement funds or program income for administration, public service programs, affordable housing and rehabilitation projects. Any additional program income received will be used to cover expenses generated in an existing CDBG Program or activity and not just expenses related to the activity generating the income.

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

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

Due to the limited amount of CDBG funds received, the city carefully considers each project to make sure that it will meet as many housing and community development needs as possible. There is particular focus on this with the public service agencies, requiring them to report on past performance and anticipated future performance when applying for funds. The organizations receiving CDBG funding from the City of Eden Prairie typically meet their expected performance goals. These organizations continuously experience high demand for their services and give the city insight into community needs.

The city evaluates the organizations receiving CDBG funds through quarterly reports and biennial monitoring visits. By requiring these organizations to submit quarterly reports, the city is able to closely monitor them for timeliness and to make sure they are serving the clientele specified in their funding request. If a grantee is falling behind in their spending or accomplishments, the city works closely with them to come up with solutions. The city feels as though communication is an important tool to make sure the funded programs are successful.

The city maintains spreadsheets that track the past performance of funded organizations and uses these spreadsheets when determining funding. The city is able to look back several years to see trends and to determine if a program is serving its purpose.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City of Eden Prairie is part of the Hennepin County Consortium, and therefore the City's Consolidated Plan is part of the Hennepin County Consortium Consolidated Plan. The City follows Hennepin County's Citizen Participation Plan, which calls for the Hennepin County Consortium Action Plan to be available for public comment 30 days prior to a public hearing before the Hennepin County Board. The Eden Prairie City Council holds their own public hearing before the Hennepin County comment period and allows the public to comment on the proposed activities. Following the Citizen Participation Plan, notice of the public hearing was published on February 3, 2022, in the Sun Sailor more than ten days prior to the council meeting. The City's Office of Housing & Community Services (OHCS) responds to questions and inquiries about the plan and makes recommendations to the City Council based on feedback. The Human Services Review Committee used the estimated allocation amount of \$300,000 along with \$95,000 in program income funds to make the funding recommendations to the city council with the stipulation that the Housing Rehabilitation Loan Program would be increased or decreased accordingly. Resolution No. 2022-44 was approved by the city council on March 1, 2022. For the 2022 program year, the public notice was published on February 3, 2022 and public comments were solicited from February 10, 2022 until March 14, 2022. The Eden Prairie city council held a public hearing on March 1, 2022 to approve the city's 2022 Action plan and adopt the funding resolution. Three non profits receiving CDBG grants participated in Eden Prairie's public hearing and made comments regarding their programs and how they benefit low/mod income Eden Prairie residents. No residents participated in the public hearing and no comments were received prior to the meeting. After the city's public hearing, Hennepin County held a 30 day public comment period for the Consortium's 2022 Annual Action Plan from April 1, 2022-April 30, 2022. The county's public hearing was held on April 13, 2022 and no comments were received regarding Eden Prairie's plan.

#### **5. Summary of public comments**

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

No comments have been received by the residents of Eden Prairie. The city does not typically receive public comments on their action plan. Therefore, throughout the year, the city works hard to engage residents in the planning process. The city relies heavily on residents to point out needs they see in the community.

As part of the city's updated Comprehensive Plan, *Aspire Eden Prairie 2040*, the City assembled a number of focus groups to address housing, specifically to determine how to meet housing needs going into the future. The information gathered is assisting in planning for future housing needs, including the development and preservation of affordable housing. The City convened a 12-member resident Housing Task Force in 2019-2020, which met 16 times over the period, culminating in a presentation of recommendations to the City Council. The Task Force's top recommendation, to enact an inclusionary housing ordinance, has been completed.

The city holds meetings with PROP, the city's emergency services provider, to discuss resident's needs/barriers, affordable housing, tenant/landlord issues and homeless prevention. These meetings are very important to the city as a means to understand what the need is in the community and what can be done to address the needs. The city learned that barriers include child care, affordable housing and transportation. The city plans to fund programs that address these barriers in 2022.

The city used social media and a city newsletter this year to reach out to first time homebuyers and current homeowners to advertise the First Time Homebuyer and Housing Rehab programs. By using the newsletter, Facebook, email and the city's webpage we were able to educate the public on the programs the city offers. The marketing of these programs through social media increased the number of residents served during 2021.

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

Prior to or during the public hearing for the 2022 Action Plan, no comments were received or rejected by the city of Eden Prairie.

## **7. Summary**

In summary, the City continues to serve as many low/moderate income residents as possible. The city believes that its citizen participation plan as well as input from public service providers enables it to administer CDBG funds efficiently and to meet the needs of its residents.

The activities to be undertaken during the 2022 program year address the priority needs and local objectives as set forth in the Consolidated Plan. The activities that are part of the 2022 Action Plan are to be completed within 12 months from the time funds are allocated to the City of Eden Prairie.

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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	EDEN PRAIRIE	Community Development

**Table 1 – Responsible Agencies**

### **Narrative**

The City of Eden Prairie is a CDBG entitlement community. Eden Prairie is also a member of the HOME consortium of suburban Hennepin County. Therefore, the County serves as the lead agency in the overall development and submittal of the Consortium Consolidated Plan and Annual Action Plans for participating jurisdictions, including CDBG grantees.

### **Consolidated Plan Public Contact Information**

City of Eden Prairie

Office of Housing and Community Services

8080 Mitchell Rd

Eden Prairie, MN 55344

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

### **1. Introduction**

The City of Eden Prairie has a Development Review Committee comprised of staff from Housing and Community Services, Community Development, Parks and Rec, Police, Fire and Inspections. This committee meets weekly to review proposals for new development and projects. This group works directly with developers, non-profit agencies and other governmental agencies and transit authorities to ensure that all perspectives are considered throughout the review process.

The city consults and works closely with the Fair Housing Implementation Council to identify and address fair housing needs throughout the metro area.

**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)).**

The City uses its CDBG funding, pooled TIF funds and general fund monies to coordinate services with a host of agencies serving households at a variety of low- and moderate-income levels. The City supports facilities dedicated toward people with mental or other health issues, either as adjunct support services in a general occupancy facility or through dedicated facilities specially designed to serve a special population. Among recent CDBG-funded efforts is also a partnership with People Reaching Out to People (PROP), a longstanding non-profit partner providing wraparound services, and Relate, a mental services provider, to assist low and moderate income residents with comprehensive support services. The Southwest Light Rail Transit (SWLRT) project has begun and the City is routinely fielding inquiries from developers which include affordable units under the City's inclusionary housing practice. New projects include Paravel, now in construction and which will bring an additional 45 affordable units to households at or below 50% of AMI as well as an additional seven inclusionary units affordable at 80% of AMI; the Ellie, a 239-unit multifamily development that will add 60 new affordable units, and Blue Stem in the Golden Triangle TOD district which will add approximately 450 units with more than 100 new affordable units to be gained. These are just a few projects making their way through or just having completed the entitlement process; it is fair to say that multifamily construction is seeing a boom in Eden Prairie. The City is also active in working with peer cities along the light rail line, exploring tools for creating or maintaining affordability such as inclusionary housing policies and preserving naturally occurring affordable housing (NOAH), and continues to refine its own practices surrounding its use of tools such as tax increment financing (TIF) and housing revenue bonds.

Every year, the City of Eden Prairie provides grant funding, through CDBG and the General Fund, to community service agencies to provide services to seniors, individuals, children and families. Coordination of the grants takes place within the City's Office of Housing and Community Services (OHCS). Many of these services are provided on-site to residents living in the three Section 8

project-based housing developments in Eden Prairie. These housing developments are Briarhill, Prairie Meadows and Edendale Retirement Residence. OHCS staff coordinate outreach strategies with the local emergency service provider, PROP, to property managers to ensure they are aware of the programs and services that are available to the tenants living in their buildings. The city uses general funds to support a YMCA program at Briarhill to increase access to food and community resources as well as educational supports for students during COVID-19. The city is working with Edendale to provide food access as well as providing updates on access to COVID-19 testing, vaccinations and resources. Eden Prairie is collaborating with Onward Eden Prairie to provide housing to youth who are homeless. The program offers supportive housing with supervision and case management to help young people get the education and job skills to lift them out of poverty.

OHCS assists residents interested in applying for the wait list for the Housing Choice Voucher program if waiting lists are opened. Assistance is available in English, Spanish and Somali. OHCS staff assists immigrants with employment services and unemployment applications.

Finally, the City also works with various public agencies including other cities, Hennepin County, and state agencies. This collaboration allows the City to find out more about what these organizations are seeing in their community and helps the City prepare for future needs.

**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.**

This coordination is completed by the Minneapolis/Hennepin County Continuum of Care and the Office to End Homelessness. If a resident of Eden Prairie is facing issues of homelessness, the City would first refer to the Coordinated Entry Program through Hennepin County to help assist with the resident's issues. Hennepin County Coordinated Entry works with agencies in the Northwest Metro such as CEAP, PRISM, and the YMCA depending on age of the resident as well as location that could also be used as a referral source. The City of Eden Prairie will work to contact the Continuum of Care staff at Hennepin County to assist with residents of Eden Prairie that are at risk of homelessness or have experienced homelessness. Additionally, the City would contact our partnering agencies such as PROP, Onward Eden Prairie and MoveFWD to assist with potential homelessness depending on the needs of the resident.

All homeless designated housing programs that receive public funding are required to fill all vacancies through referrals from the Coordinated Entry System (CES). This allows for a system-wide assessment and prioritization of people most in need of each housing type. All permanent supportive housing projects prioritize chronically homeless persons and families, considering chronicity, length of time HUD homeless, and disability status, alongside household preferences.

Our community has very few homeless families that meet the HUD definition of chronic homelessness due to a shelter-all policy for families and access to rapid rehousing and permanent supportive housing

through CES. Hennepin CoC has reduced family homelessness overall by 42% over the last six years as reflected in our Point-In Time (PIT) count data for HUD (2014 PIT people in families = 2,088; 2020 PIT people in families = 1,220).

For single adults, Housing Stability has developed a by-name list of those who meet the length-of-time homeless requirement for chronic homeless status. This list is used to target outreach and case management from Hennepin County Homeless Access Team and for case conferencing at a bi-weekly meeting attended by shelter and outreach staff, among others. They verify disability status and provide support to access housing. This approach dramatically accelerated housing outcomes from 76 chronically homeless individuals housed in 2018 to 285 individuals in 2019. In 2020, despite the pandemic and civil unrest, 216 chronically homeless individuals were housed.

Hennepin CoC adopted a by-name registry for veterans in 2015 and has since housed more than 1,028 veterans, more than 2/3 of all veterans identified as experiencing homelessness in that time. Outreach is provided at the Adult Opportunity Center, shelters & Drop-in Centers, through the VA MH Homeless Mobile Outreach program, and Minneapolis VA's Community Resource & Referral Center.

The youth-specific crisis response system in Hennepin CoC consists of multiple access points (crisis line, website and mobile app, drop-in centers, and street and school outreach), prevention services, youth-specific Emergency Shelter beds, Rapid ReHousing/Transitional Housing beds, Host Homes and Permanent Supportive Housing units. These are spread across providers who receive a combination of federal, state, county and private funds.

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

Eden Prairie does not receive ESG funds.

## **2. Agencies, groups, organizations and others who participated in the process and consultations**



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

1	<b>Agency/Group/Organization</b>	EDEN PRAIRIE
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Human Services Review Committee: This committee is comprised of City staff from a variety of departments, including Housing and Community Services, Community Development, Zoning Enforcement, Police, Administration and Parks and Recreation. This group meets as necessary to work on issues related to housing and community needs. Each year, this committee reviews requests for funding from service providers and makes funding recommendations to the City Council. There are two sources of funding for community services, the City's general fund and CDBG. The recommendations are based on review of written proposals, site visits and other methods to determine the quality of the service and the overall value to the community. The Office of Housing and Community Services meets to determine recommendations for how CDBG funds will be used for housing programs. The recommendations are based on funds available and needs in the community. The city's Housing Rehab Program and First Time Homebuyer Program are popular programs that are funded with CDBG funds.
2	<b>Agency/Group/Organization</b>	Senior Community Services (SCS)
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To determine needs for low/mod income seniors living in Eden Prairie, the city consults with Senior Community Services. Senior Community Services is able to communicate to city employees what trends they are seeing in the senior community and what the greatest need is. Currently, as the population ages, many seniors are trying to stay in their homes longer. By providing chore services through the HOME program, they are able to help seniors avoid moving out of their homes. Senior Community Services has noticed a trend that the number of residents they are able to serve with CDBG funds has gone down because each senior requires more services and there is not enough funds remaining to meet the needs of additional seniors. They use CDBG funds to leverage other funding to assist more seniors. As the population in Eden Prairie ages, this is a program that is vital to the city as a resource for seniors.
3	<b>Agency/Group/Organization</b>	People Reaching out to Other People
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Transportation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To determine need and anticipated resources for low/mod income families living in Eden Prairie. The city consulted PROP to help with planning the best way to use CDBG funds to prevent homelessness. The city relies on PROP to forward their data to the city so that we are able to prevent homelessness before it becomes a problem. PROP helps the city understand that funding from the city is a high priority in the fight against homelessness. PROP assists Eden Prairie residents who are in danger of becoming homeless and need housing assistance. After consulting with PROP regarding car repair needs in the community, it was determined that there is a large need for car repair assistance in Eden Prairie so low/mod income residents have dependable transportation to work and school. PROP administers a Child Care program that provides short term assistance to residents who are beginning a new job or training program.
4	<b>Agency/Group/Organization</b>	WEST HENNEPIN AFFORDABLE HOUSING LAND TRUST
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The city consulted with WHAHLT to determine the need for affordable housing and the availability of housing in the city. WHAHLT struggles with finding available properties within Eden Prairie that are affordable. Finding affordable housing in Eden Prairie is a high priority for the city and working with WHAHLT is a way to attain this goal.

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

All agencies listed above were consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Hennepin County	The Eden Prairie CDBG Action Plan identified homeless prevention activities as important goals. This includes direct homeless prevention housing assistance as well as affordable housing programs.
Aspire 2040	City of Eden Prairie	Aspire 2040 lays out development of the city for the next 20 years. It also identifies affordable housing efforts within the city, which may be impacted by the city's CDBG efforts.
Housing Task Force	City of Eden Prairie	Using Aspire 2040 and the City's Action Plan as guides, the twelve member, city council appointed, Task Force addressed key goals and strategies including inclusionary housing, affordable housing trust funds, NOAH preservation, tenant protection ordinances, strategies to support seniors, development along transit lines, and a number of other policy and strategic recommendations.
Metropolitan Council	Metropolitan Council	The Eden Prairie CDBG Action Plan has overlap with the Housing Policy Plan. Both plans identify priorities related to maintaining existing affordable housing stock and providing a mix of affordable housing options for households of all life stages and economic means.

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

### Narrative

The City of Eden Prairie coordinates with Hennepin County, and the other entitlement communities that comprise the consortium, in setting the priorities of need, the citizen participation and the fair housing strategic plan for the five year span. The Eden Prairie CDBG program attempts to address the widest range of needs possible despite limited resources. The Action Plan identifies a variety of goals to promote housing affordability, provide suitable and well-maintained housing and accessibility to needed social services.

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

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

The Consortium supports and encourages the participation of citizens, community groups, and other interested agencies in both the development and the evaluation of the Plan's programs and activities. The citizen participation process is designed to encourage all residents, including non-English-speaking and minority populations. Extremely low and low-income persons are encouraged to participate in the process. Attempts are made to include residents of areas where CDBG-funded projects currently exist.

The City of Eden Prairie's citizen participation process includes an RFP process that allows non-profit agencies to apply for CDBG funding. Through this process, the City engages with social service providers, the faith community and school district staff to learn about the needs in the community and how to best allocate public service funds in the most effective manner. The city solicited public comments from February 10, 2022 – March 14, 2022. This thirty-day comment period was published in the Sun Sailor on February 3, 2022 and in the city manager's report on February 11, 2022. The goal was to solicit comments from the public regarding the Annual Action Plan. The plan was available for review upon request on the city's website and a copy of the plan was available for review at Eden Prairie City Center. No comments were received during the citizen participation process. Any resulting changes to Plan goals would be made in accordance with the procedures outlined in the Consortium's Citizen Participation Plan. The Eden Prairie city council held a public hearing on March 1, 2022 to approve the city's 2022 Action plan. After the city's public hearing, Hennepin County held a 30 day public comment period for the Consortium's 2022 Annual Action Plan from April 1, 2022- April 30, 2022. Hennepin County's public hearing was held on April 12, 2022 and no comments were received regarding Eden Prairie's plan.

The city completed its Housing Task Force to address lifecycle housing, inclusive and affordable housing and other housing options in Eden Prairie. This group was made up of residents, business owners and non profit representatives with city staff acting as a liaison to the group. The Housing Task Force focused on gathering data and formulating a list of recommendations which they presented to the City Council in October 2020. These recommendations are currently being used to drive city policy regarding affordable housing initiatives.

The OHCS has Somali and Spanish speaking staff available to allow residents to express the needs of their community in their preferred language. This allows residents to participate personally instead of requiring the use of a translator to give input on items. The OHCS facilitated an EP Connections Group that listened to the concerns of Eden Prairie immigrant families regarding Covid, vaccinations, and connecting services

to the elderly. This group plans to continue meeting throughout the year to receive input from Eden Prairie immigrants regarding needs and concerns within their community. The Eden Prairie Human Rights and Diversity Commission (HRDC) is made up of volunteer residents. They serve as an advisory commission to the City Council and on items including Bias Incident Response, ADA compliance policy, etc. Community groups have used this opportunity to give input about city policy and community needs. The Commission recently completed the Eden Prairie Race Equity Report which included community engagement sessions with community members and representatives of community organizations. Participants gave feedback focused on building a more inclusive community. The commission continues to invite community organizations to present at their commission meetings. Community groups have used this opportunity to give input about city policy and community needs. Using data received from their Race Equity Report, the HRDC has undertaken a Race Equity Initiative to focus on building a more inclusive community. This will include internal document review and interviews as well as community listening sessions. Community listening sessions will focus on including a diverse group of residents by using community liaisons to drive wide representation from the cultural groups that live in Eden Prairie.

The citizen participation process impacted goal setting by giving Eden Prairie a clear understanding of where the funds would be best allocated to meet the greatest needs in our community. The city plans to continue these focus groups and community meetings in the future. The city will continue to explore new avenues to provide affordable housing in Eden Prairie.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Attendance by three CDBG Grantees	Comments made by the three grantees were related to providing information about the organization and thanking the city council for their support.	N/A	
2	Internet Outreach	Non-targeted/broad community	N/A	No comments received	N/A	<a href="http://www.edenprairie.org/city-government/departments/community-development/housing-and-community-services">http://www.edenprairie.org/city-government/departments/community-development/housing-and-community-services</a>
3	Newspaper Ad	Non-targeted/broad community	N/A	No comments received	N/A	
4	City Manager Report	Non-targeted/broad community	N/A	No comments received	N/A	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

During the 2022 program year, the city anticipates receiving its annual allocation of \$300,00 along with \$95,000 in program income for a total available funding amount of \$395,000.

#### 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	300,000	95,000	0	395,000	1,200,000	During the 2022 program year, the city anticipates receiving its annual allocation of \$300,000 along with \$95,000 in program income for a total available funding amount of \$395,000.

Table 5 - 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**



When possible, federal funds are leveraged with additional resources. For the housing rehabilitation program, homeowners will use their own funds with the CDBG funds. If lead is found during the PIRA inspection, the homeowner will work with Hennepin County to pursue additional grant funding they may be eligible to receive.

Affordable housing programs leverage additional county, state and federal funds for additional down payment assistance and rehab of purchased properties.

All public service agencies use CDBG funds to leverage additional public and private funds. In most cases, CDBG funds are only a small portion of their total budget. Commitment of CDBG funds by the city allows the public service agencies to seek out additional funding sources that require a commitment.

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

N/A

### **Discussion**

During the 2022 program year, the city anticipates receiving its annual allocation of \$300,00 along with \$95,000 in program income for a total available funding amount of \$395,000.

If available, the city will use excess prior year entitlement funds or program income for administration, public services, affordable housing and rehabilitation projects.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Rehabilitation	2020	2024	Affordable Housing	Citywide	Preserve/Create Single Family Homeownership	CDBG: \$164,000	Homeowner Housing Rehabilitated: 8 Household Housing Unit
2	Rehab Grants	2020	2024	Non-Homeless Special Needs	Citywide	Rehab Grants	CDBG: \$10,000	Facade treatment/business building rehabilitation: 1 Business
3	Direct Homebuyer Assistance	2020	2024	Affordable Housing	Citywide	Preserve/Create Single Family Homeownership	CDBG: \$10,000	Homeowner Housing Added: 1 Household Housing Unit
4	Acquisition	2020	2024	Affordable Housing	Citywide	Preserve/Create Single Family Homeownership	CDBG: \$80,000	Homeowner Housing Added: 1 Household Housing Unit
5	Senior Services	2020	2024	Non-Homeless Special Needs Non-Housing Community Development Senior Public Service	Citywide	Education, Outreach and Services	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 43 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Services	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Education, Outreach and Services	CDBG: \$45,000	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 15 Households Assisted
7	Youth Services	2020	2024	Non-Housing Community Development	Citywide	Education, Outreach and Services	CDBG: \$4,000	Public service activities other than Low/Moderate Income Housing Benefit: 3 Persons Assisted
8	Fair Housing	2020	2024	Fair Housing	Citywide	Fair Housing	CDBG: \$2,000	Other: 1 Other
9	Administration	2020	2024	Administration	Citywide	Administration	CDBG: \$55,000	Other: 1 Other

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Homeowner Rehabilitation
	<b>Goal Description</b>	The City of Eden Prairie expects to rehabilitate six owner-occupied homes through the Housing Rehabilitation Loan Program. The program is funded using CDBG formula funds and program income. The program provides up to \$30,000, depending on availability of funds and equity, for eligible repairs through an interest free, deferred loan, with a phased repayment. The loan is forgiven after 20 years. Applications are accepted year-round on a “first come, first served” basis. Applicants qualify based on their household income (low/mod) and the amount of equity in their home. An emergency rehab grant program will also be available for seniors to receive grants up to \$5,000 to make emergency repairs to their homes. It is expected that two emergency grants will be made.
2	<b>Goal Name</b>	Rehab Grants
	<b>Goal Description</b>	Provide rehabilitation grants to non-profits that serve low/mod income Eden Prairie residents to update their facilities.

3	<b>Goal Name</b>	Direct Homebuyer Assistance
	<b>Goal Description</b>	The city assists low/mod income first time homebuyers through a down payment assistance program. The city expects to provide one First Time Homebuyer loan. Down payment assistance is an interest free deferred loan up to \$15,000 that provides 50% of the required down payment, \$5000 in closing costs and 10% principal reduction. Loan amounts are dependent on availability of program income funds.
4	<b>Goal Name</b>	Acquisition
	<b>Goal Description</b>	CDBG funds are used for acquisition of an affordable property by West Hennepin Affordable Housing Land Trust (WHAHLT) and then sold to a low/mod income eligible buyer. WHAHLT retains ownership of the property on which the home sits, thereby assuring that it will remain an affordable property for a term of 99 years.

5	<b>Goal Name</b>	Senior Services
	<b>Goal Description</b>	Assistance to low/mod income, Eden Prairie seniors with interior and exterior home maintenance (such as yard work, snow removal, and minor repairs) to help seniors remain in their homes with dignity and safety. During the pandemic, wellness calls, grocery delivery and PPE distribution have been added to the HOME Program services.
6	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provide assistance to low/mod income Eden Prairie households in danger of becoming homeless that need emergency assistance for housing costs (rent/mortgage). Provide emergency transportation assistance to low/mod income Eden Prairie residents through the Emergency Vehicle Repair program.
7	<b>Goal Name</b>	Youth Services
	<b>Goal Description</b>	Provide low/mod income Eden Prairie parents, who may be working or attending school, with child care fee assistance.
8	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Fair Housing activities include education for property managers, staff training, community outreach, and referral to Legal Aid. Funds are provided to Dakota County CDA for implementation of the Fair Housing activity.
9	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Implementation of the CDBG program for the city of Eden Prairie.



## AP-35 Projects - 91.420, 91.220(d)

### Introduction

As determined at the March 1, 2022 public hearing, and adopted by Eden Prairie City Council Resolution No. 2022-44, the city of Eden Prairie will undertake activities related to housing rehabilitation, homebuyer assistance, public services, fair housing and program administration.

#	Project Name
1	Housing Rehabilitation
2	Affordable Housing
3	Family Public Services
4	Senior Services
5	Rehab Grants
6	Fair Housing
7	Administration

**Table 7 – Project Information**

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

The City is in contact on a regular basis with a number of nonprofit agencies which coordinate and provide assistance for those who have underserved needs. The City will continue to be in contact with these agencies to learn about the underserved need in the community and how the City can help meet these needs.

Despite limited funding, Eden Prairie's CDBG program is designed to meet a wide range of needs, including services for seniors, youth and families. The city also participates in fair housing activities, housing rehabilitation and affordable housing programs. The city works with public, private, non-profit and private industry partners to accomplish its community development goals using CDBG and other funding sources. In an effort to further the city's efforts in assisting low and moderate income households, the following are additional actions in which the city provides or participates in.

The proposed actions the City of Eden Prairie will take to reduce the number of persons below the poverty line are seen in the public services programs the city funds, both with general funds and CDBG funds, which promote self-sufficiency. Funded public service programs such as the



vehicle repair program, the emergency housing assistance program, Meals on Wheels, and the HOME program have the common theme of helping people become or remain self sufficient. Helping people become or remain self-sufficient will reduce the likelihood that they will fall below the poverty line.

An obstacle to meeting underserved needs the City has encountered has been a lack of affordable housing for potential homebuyers in its First Time Homebuyer Program. Due to the current housing market in the area, the City has encountered a lack of available housing in the price range that is within reach of young families and individuals who qualify for mortgages in the range of \$250,000 to \$300,000. This lack of single family homes has become a barrier to first time homebuyers looking to purchase a home in Eden Prairie using the First Time Homebuyer Program. A lack of affordable housing stock on the market has also been a barrier to WHAHLT securing an affordable property in Eden Prairie. The lack of properties selling for under \$300,000 makes it difficult for WHAHLT to secure the funding necessary to purchase single family homes in Eden Prairie.

## **AP-38 Project Summary**

### **Project Summary Information**

<b>1</b>	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeowner Rehabilitation
	<b>Needs Addressed</b>	Preserve/Create Single Family Homeownership
	<b>Funding</b>	CDBG: \$164,000
	<b>Description</b>	Housing rehabilitation including energy efficiency repairs for low/mod income Eden Prairie homeowners. The rehabilitation loan program provides up to \$30,000, depending on availability of funds, for eligible repairs through an interest free, deferred loan that is forgiven after twenty years. These loans are offered in an effort to help maintain the condition of housing and neighborhoods in Eden Prairie. An emergency rehab grant program will also be available for seniors to receive grants up to \$5,000 to make emergency repairs which to their homes
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that six low/mod income Eden Prairie families will benefit from the Housing Rehab program and two low/mod income seniors will benefit from the emergency rehab program.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Housing Rehabilitation
<b>2</b>	<b>Project Name</b>	Affordable Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Direct Homebuyer Assistance Acquisition
	<b>Needs Addressed</b>	Preserve/Create Single Family Homeownership
	<b>Funding</b>	CDBG: \$90,000

	<b>Description</b>	Funding for down payment assistance for low/mod income first time home buyers. The Eden Prairie First Time Homebuyer Program offers a zero interest, deferred loan with the city of Eden Prairie holding a second mortgage on the property. The deferred loan helps first time homebuyers offset the cost of purchasing a home by providing assistance with down payment, closing costs, and mortgage principle reduction. Repayment of the loan is required when the home is sold or no longer homesteaded within the first 30 years. After 30 years, the loan becomes due and payable. CDBG funds are used for acquisition of an affordable property by West Hennepin Affordable Housing Land Trust (WHAHLT) and then sold to a low/mod income eligible buyer. WHAHLT retains ownership of the property on which the home sits, thereby assuring that it will remain an affordable property for a term of 99 years.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One moderate income household will benefit with first time homebuyer assistance. One moderate income household will benefit with the acquisition of affordable housing.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	First time homebuyer down payment assistance for one low/mod income household. WHAHLT - affordable housing acquisition to be sold to one low/mod income first time homebuyer.
<b>3</b>	<b>Project Name</b>	Family Public Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Youth Services
	<b>Needs Addressed</b>	Education, Outreach and Services
	<b>Funding</b>	CDBG: \$49,000

	<b>Description</b>	The Homeless Prevention program provides one to three months of emergency mortgage and rent payments for low/mod income Eden Prairie families facing a housing crisis. The goal of the program is to prevent homelessness and to stabilize families in their homes and alleviate a financial crisis. The Car Repair program helps low/mod income Eden Prairie residents maintain self sufficiency by assisting with the costs of repairs to their vehicles. The car repair program will pay 75% of eligible safety repairs up to \$1000. This enables residents to maintain their transportation and continue working. Provide short term child care assistance for residents starting a new job or job training.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Emergency housing - 15 households Emergency Car Repair - 15 individuals Child Care - 3 families
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Emergency rent/mortgage assistance, emergency car repair assistance and short term child care assistance
4	<b>Project Name</b>	Senior Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Senior Services
	<b>Needs Addressed</b>	Education, Outreach and Services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Senior Community Services helps maintain independence for elders and avoid premature nursing home placement by providing homemaker, maintenance and chore services through their HOME program.
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	43 low/mod income seniors will receive chore service benefits
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide maintenance and chore assistance to seniors
5	<b>Project Name</b>	Rehab Grants
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Rehab Grants
	<b>Needs Addressed</b>	Rehab Grants
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Provide grants to non-profits that serve low/mod Eden Prairie residents for rehabilitation of facilities
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide one rehab grant to a non-profit who serves low mod income Eden Prairie residents to make needed repairs to their facilities.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide grants to non-profits that serve low/mod income Eden Prairie residents to rehab their facilities.
6	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$2,000

	<b>Description</b>	The City is an active member of the Fair Housing Implementation Council (FHIC), a coalition comprised of the counties of Anoka, Dakota, Hennepin, Ramsey and Washington; the Metro HRA (Metropolitan Council); the Community Development Agencies of Scott and Carver counties; and the cities of Bloomington, Eden Prairie, Minneapolis, Minnetonka, Plymouth, Coon Rapids, Saint Paul and Woodbury. A second coalition, the Fair Housing Advisory Committee (FHAC), was formed to incorporate feedback from the community and a HUD technical services provider to inform and improve the regional Analysis of Impediments. The scope of work includes both informing those most likely to experience discrimination of their fair housing rights, and also connecting them with government decision-makers to address barriers to fair housing.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Low/mod income Eden Prairie residents will benefit from the Fair Housing Implementation Council's (FHIC) work to identify and eliminate barriers to Fair Housing. The FHIC's work includes outreach, education and enforcement activities. This work is not measured in number of people served, but is designed to help as many people as possible experience a better quality of life.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	The city of Eden Prairie will participate in and help to fund fair housing activities through the Fair Housing Implementation Council, which provides support for fair housing activities. Activities include education for property managers, staff training community outreach and referral to Legal Aid. Funds are provided to Dakota County CDA for implementation of the fair housing activity.
<b>7</b>	<b>Project Name</b>	Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$55,000
	<b>Description</b>	Implement and coordinate the CDBG program.

	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Coordinate and administer the CDBG program for Eden Prairie.

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

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

All programs will be provided on a city-wide basis and will be directed to low/mod income Eden Prairie residents.

### **Geographic Distribution**

Target Area	Percentage of Funds
Citywide	100

**Table 8 - Geographic Distribution**

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

Because there are no concentrations of poverty or other significant factors, all programs are available city-wide.

### **Discussion**



## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

The city of Eden Prairie strives to assist residents with affordable housing. They do this through CDBG funded programs including Housing Rehabilitation, First Time Homebuyer and WHAHLT. Public service providers also assist residents with affordable housing through homeless prevention, car repair and maintenance chore services for seniors.

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

Eden Prairie uses many strategies to remove barriers to affordable housing. By using the community land trust model, these properties remain affordable for 99 years. The City uses Tax Increment Financing (TIF) and other tools to help incentivize developers to build multi-family developments in Eden Prairie. City policy requires developers who receive public TIF financing to set aside 20% of the units as affordable at the 50% Area Median Income (AMI). Most notably, the City's new inclusionary housing ordinance requires affordability regardless of any special barriers. Eden Prairie is the only regional municipality to require its inclusionary units to remain affordable in perpetuity rather than timing out in 15, 20, or 30 years. The City uses CDBG funds in the single family home rehabilitation program to help homeowners keep their properties viable and structurally sound. Without the home rehabilitation program, some of our residents, particularly senior citizens, could not afford to make the repairs which are necessary to stay in their homes.

The City of Eden Prairie allocates general funds for public service programs. These programs support people who are currently homeless, facing homelessness or have other special needs.

### **Discussion**

Eden Prairie will continue to support existing programs that remove barriers to affordable housing as well as participate in regional opportunities to address affordable housing issues. The city will continue its policy of making housing affordable citywide.

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

### **Introduction**

Despite limited funding, Eden Prairie's CDBG program is designed to meet a wide range of needs, including services for seniors, youth and families. The city also participates in fair housing activities, housing rehabilitation and affordable housing programs. The city works with public, private, non-profit and private industry partners to accomplish its community development goals using CDBG and other funding sources. In an effort to further the city's efforts in assisting low and moderate income households, the following are additional actions in which the city provides or participates in.

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

The City will continue to identify obstacles, such as lack of affordable housing, to unmet and underserved community needs and support the goals established in the 2020-2024 Consolidated Plan. The City's approach to meeting these affordable housing needs is to assist renters in purchasing homes by providing down payment and closing cost assistance combined with counseling and education to low to moderate income families. In order to preserve the affordable housing stock "Restrictive Covenants" have been placed on a number of new units built. These Restrictive Covenants run with the land for a period of 20 years and contain restrictions on the transfer of the property only to someone who is a low to moderate income resident. To preserve and expand the supply of decent, safe, and affordable housing, the City will provide financial assistance for rehabilitation and repair of owner-occupied units to low to moderate income families.

The proposed actions the City of Eden Prairie will take to reduce the number of persons below the poverty line are seen in the public service programs the city funds, both with general funds and CDBG funds, which promote self-sufficiency. Funded public service programs such as the vehicle repair program, the emergency housing assistance program, Meals on Wheels, and the HOME Program have the common theme of helping people become or remain self sufficient. Helping people become or remain self-sufficient will reduce the likelihood that they will fall below the poverty line.

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

As mentioned, the City, at the Council's direction, sponsored a Housing Task Force charged with presenting a range of program and policy options to City leadership. Meeting from June 2019 until October 2020, the diverse members tackled a range of policy areas and presented its findings to the City Council in late 2020. Representing a wide range of disciplines the Task Force made recommendations on several items, including formalizing an inclusionary policy, creating an affordable housing trust fund, and developing an inventory and strategies for preservation of NOAH properties, and these have been incorporated into the City's 2022 work plan. The City had already been actively negotiating inclusionary housing into its developments but formalizing it into an ordinance will provide a more streamlined and predictable process for developers. While TIF is a commonly used tool in multifamily developments in

the City, a substantial reserve of flexible 'pooled TIF' dollars have been slated for use for preserving NOAH properties or for development around one of the four new transit stations to be built in conjunction with expansion of the green line light rail transit line which terminates with four stops in Eden Prairie.

To acquire and maintain affordable rental units, the City offers TIF to developers that can demonstrate financial need for their projects, which requires that 20% of units be set aside as affordable for as long as 26 years. In addition to TIF the City also provides conduit financing to owners of multi-family developments who wish to refinance a housing bond. The conduit financing allows the City to require the property owner to accept a specific number of Section 8 Vouchers, or to set aside a certain number of units as affordable. Finally, the City also willingly participates by issuing housing revenue bonds to be paired with 4% low-income housing tax credits for new affordable housing development.

On the single family side, the City plans to continue to invest CDBG funds in a community land trust called West Hennepin Affordable Housing Land Trust (WHAHLT). The land trust model provides homeownership opportunities to people of low to moderate incomes. By using the land trust model, these properties remain affordable for 99 years. The City will use pooled TIF housing funds and CDBG funds for its first-time homebuyer program. This program is structured to allow an interest-free loan with deferred repayment to help low and moderate homebuyers get their start in the community.

The City uses CDBG to fund the single-family home rehabilitation program to help homeowners keep their properties viable and structurally sound. This program allows low/mod income residents, particularly senior citizens, who could not otherwise afford to do so, make the repairs, which are necessary to remain in their homes.

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

Participants in the City's Housing Rehabilitation Program who reside in a house built prior to 1978 are required to have their home tested for lead-based paint prior to receiving a loan. The lead-based paint testing is completed by Hennepin County. If lead hazards are found, they must be corrected and the home must pass a clearance test before the project is considered complete. If the clearance test does not pass, the corrections and re-testing must continue until the home does pass. This process is completed following HUD regulations and guidelines. If lead is found in the home and children are present, the city will work with the county to help the family apply for county grants in order to address the lead hazards. These grants will provide for temporary housing of the family while the work is being performed as well as paying for a portion of the lead abatement work. Once the home has passed a clearance test, the family will be allowed to move back home. The housing stock in Eden Prairie is newer and there are not many households that participate in the housing rehabilitation program that are built

prior to 1978.

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

The following are actions the City of Eden Prairie is taking to reduce the number of poverty level families

- Collaborating with and funding public service agencies in the community that assist low/mod income families achieve self-sufficiency.
- Partnering with nonprofits to offer financial management and budgeting classes for the immigrant community, particularly who have accessed financial support in the past.
- Provide employment assistance to Eden Prairie immigrants in finding jobs, particularly those who have barriers with technology and who have lost jobs due to Covid-19.
- Provide assistance to Eden Prairie immigrants who have lost jobs due to Covid-19 with completing unemployment applications.
- Provide assistance to help poverty level families find affordable housing.
- Participate in the Open to Business program to help families start their own small businesses.
- Raising the visibility of support services in the community so that families in need can find the help they need to move out of poverty.
- Educating the broader population about the needs of poverty level families in the community and holding collaborating events to work together to meet these needs and assist families with becoming self-sufficient

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

The city of Eden Prairie is already working with many of the public service agencies that serve the community. These agencies receive general fund grants from the city as well as CDBG grants. The organizations work together as part of a larger, broad-based effort. Since these relationships are working well, there are no planned changes.

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

The City of Eden Prairie coordinates a property managers group that meets quarterly to discuss challenges, opportunities and resources available to rental properties. Social service agencies participate in these quarterly meetings. The city's rental inspection program makes referrals as needed to city housing staff and social service agencies to provide resources to prevent displacement of individuals and families due to deteriorating conditions. The City of Eden Prairie provides grant funding to Senior Community Services for chore services needed by elderly residents which allows the residents to remain safe in their homes. The city supports workshops by tenant advocacy agency HomeLine to help landlords and tenants both understand the respective responsibilities and to prevent

displacement.

## **Discussion**

Eden Prairie will continue to use its scarce resources to operate programs that maintain the existing housing stock, create new opportunities for low and moderate income households, support existing programs that remove barriers to affordable housing, build long-term affordability into market rate developments, and participate in regional opportunities to address affordable housing issues. The city will continue its broad policy objective of making housing affordable citywide.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

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.

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

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	95,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>95,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

#### Discussion

The city will use any excess program income received for additional public services, affordable housing, rehabilitation projects and administration.

# 2021 Draft Annual Action Plan City of Plymouth

April 1, 2022 PUBLIC COMMENT DRAFT

[www.hennepin.us/housing-plans](http://www.hennepin.us/housing-plans)

## Consortium Members:

Hennepin County  
City of Bloomington  
City of Eden Prairie  
City of Plymouth



Website

[www.hennepin.us/housing-plans](http://www.hennepin.us/housing-plans)



## **Executive Summary**

### **AP-05 Executive Summary - 91.200(c), 91.220(b)**

#### **1. Introduction**

Plymouth is a Community Development Block Grant (CDBG) Entitlement Grantee and a member of the Hennepin County Consortium, which includes suburban Hennepin County as well as the cities of Bloomington, Eden Prairie and Plymouth. This document contains those sections of the Consortium Action Plan with information specific to the City of Plymouth and its CDBG programs. The City of Plymouth will utilize CDBG funds to achieve the goals that best serve the housing and community development needs of the City and the Consortium.

#### **2. Summarize the objectives and outcomes identified in the Plan**

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

Plymouth will carry out activities that will provide for the preservation of the City's housing stock, improve housing affordability, provide essential social services, and support fair housing activities. The city will continue to provide 0% interest deferred loans for housing rehabilitation and first-time homebuyers city-wide. The City will also provide capital funding to assist with the rehabilitation of special needs rental housing and with acquisition of property for inclusion in a community land trust. Lastly, the City will provide CDBG funds to support social services and fair housing implementation.

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

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

The City of Plymouth has a long history of actively working to preserve and upgrade the condition of its housing, maintain housing affordability, and provide needed social services. The CDBG-funded single-family rehabilitation loan program (including lead-based paint abatement) and first-time homebuyer loan program have been a successful and important part of these efforts. Each year the City evaluates its performance relative to its Consolidated Plan goals through the Consolidated Annual Performance Evaluation Report (CAPER). For the past year, the City has been on track to meet all of its Consolidated Plan goals for the period from 2020-2024.



Fair Housing continues to be a focus of the City of Plymouth. Past funding has provided for testing and other activities that are coordinated by Hennepin County - the lead agency of the consortium. The City, as part of the consortium, focuses this activity based upon the results of the Analysis of Impediments that is completed by the metro-wide efforts of the Fair Housing Implementation Council (FHIC) and has assisted in implementing the recommendations made.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

As part of the Hennepin County Consortium Action Plan, this Plan will be made available for public comment 30 days prior to going before the Hennepin County Board for a public hearing. In addition, prior to the County's hearing, the Plymouth Housing and Redevelopment Authority held a public hearing for approval of Plymouth's Action Plan and to receive public comments. The Consortium Action Plan provides the complete Citizen Participation Plan for all grantees to follow, including Plymouth.

Plymouth's public hearing was held on February 24, 2022.

#### **5. Summary of public comments**

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

The City held a public hearing at the February 24, 2022 Housing and Redevelopment Authority meeting. Written comments were also accepted for 30 days after publication of the Notice of Public Hearing was submitted in the local newspaper. Notice was also featured on the City's webpage. Representatives from three (3) social service organizations that were proposed for an allocation of CDBG funds were in attendance to speak on their organization's mission and previous activities funded through CDBG. No other public comments were received.

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

None of the comments or views presented during the citizen participation process were not accepted.

#### **7. Summary**

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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	PLYMOUTH	Housing & Redevelopment Authority

**Table 1 – Responsible Agencies**

### **Narrative**

The City of Plymouth is a CDBG entitlement community. Plymouth is also a member of the HOME consortium of suburban Hennepin County. Therefore, the County serves as the lead agency in the overall development and submittal of the Consortium Consolidated Plan and Annual Action Plans for participating jurisdictions, including CDBG grantees.

### **Consolidated Plan Public Contact Information**

City of Plymouth Housing & Redevelopment Authority

Attn: Danette Parr, Executive Director

Phone: 763-509-5056; Email: dparr@plymouthmn.gov

3400 Plymouth Boulevard

Plymouth, MN 55447

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

### **1. Introduction**

The development of the Hennepin County Consortium Consolidated Plan was led by Hennepin County. Because many of the agencies that work within the city also work county-wide, it was determined that only one contact needed to be made to these organizations. The responses in this section reflect the work completed by Hennepin County and outlined in the overall Consortium Consolidated Plan as well as work completed by the City of Plymouth.

**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)).**

These activities are coordinated by Hennepin County at the local level. One of Hennepin County's services to enhance coordination includes development of a unit to focus specifically on housing stability for all county clients. Their work is to develop strategies to enhance prevention, support, and development of housing to meet the needs of residents within the county. Additionally, the county works with the City of Plymouth to provide assistance through the Continuum of Care department which works with HOME funds and the Office to End Homelessness.

Where appropriate, staff refers organizations and service agencies to each other to coordinate efforts. The City of Plymouth coordinates with programs such as PRISM's Rapid Rehousing which helps to make emergency payments to keep residents in their homes for a short period of time as well as working with TreeHouse to address youth in unstable living situations. The City has a close relationship with Hennepin County and refers any resident that may have additional home or mental health needs to a network of people within the County that are equipped to address issues that may arise for the City of Plymouth. The City of Plymouth also works with residents through the public safety department and the code enforcement department to assist in getting residents the help they may need. The City also works with Interfaith Outreach to refer residents to their Neighborhood Program which helps to build healthy and connected neighborhoods that can assist one another.

The City of Plymouth HRA works to connect residents that may have housing issues with tenant advocacy groups such as HOME Line and HousingLink to help assist with finding housing that can accommodate the needs of residents.

**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.**

Coordination is completed by the Minneapolis/Hennepin County Continuum of Care and the Office to End Homelessness. If a resident of Plymouth is facing homelessness, the City would first refer to the program through the County to help assist the resident's issues. Additionally, the City would contact partner agencies such as Interfaith Outreach's Neighborhood Program, PRISM's Rapid Rehousing Program, or possibly Lutheran Social Services of MN to assist with potential foreclosure counseling depending on the needs of the resident. Hennepin County Coordinated Entry works with agencies in the Northwest Metro. The city works to contact Continuum of Care staff at Hennepin County to assist with Plymouth residents that are at risk of or experiencing homelessness.

The Minneapolis/Hennepin County Continuum of Care (CoC) & Hennepin HHS's Housing Stability convene CoC members around specific target populations (Youth Collaborative, Family Services Network, Veteran Committee) and intervention types (Shelter Efficiency Network, The Outreach Group) in order to coordinate and develop new collective strategies to make homelessness rare, brief and non-recurring. The CoC's Executive Committee coordinates these strategies, and the Funding Committee evaluates existing and proposed projects for service and reallocates funds to meet emerging needs.

All homeless designated housing programs that receive public funding are required to fill all vacancies through referrals from the Coordinated Entry System (CES). This allows for a system-wide assessment and prioritization of people most in need of each housing type. All permanent supportive housing projects prioritize chronically homeless persons and families, considering chronicity, length of time HUD homeless, and disability status, alongside household preferences.

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

N/A - Plymouth is not a recipient of ESG funds.

Hennepin County HHS' Housing Stability Department is the Collaborative Applicant for the Minneapolis/Hennepin County Continuum of Care (CoC). The Continuum of Care Coordinator and CoC planning staff work with Hennepin County ESG staff to comply with the CoC regulations set forth in 578.7 & 578.95 by: 1) Establishing a CoC Governing board with both Hennepin CoC and ESG staff included in the membership. 2) Conduct an annual Needs & Gaps Analysis to establish priority populations and needs based on data to inform funding decisions. 3) Establish CoC Written Standards for providing CoC assistance. 4) Designate and Operate an HMIS system. 5) Established working committees that focus on all 6 components of our homeless response system to assure alignment across CoC and ESG resources for each. In addition, Hennepin County has research staff dedicated to monitoring homelessness trends and outcomes.

ESG funds are awarded based on a request for proposal process that is combined with other homeless assistance funds to maximize coordination and results. CoC Committees members regularly sit on

funding approval committees for ESG and other funds. On behalf of this jurisdiction, the CoC funds the administration and works closely with the HMIS system administrator to implement HMIS data standards. The CoC and ESG jurisdictions contribute to our statewide HMIS system with a 2% contribution to assist with HMIS Data Standards compliance for CoC and ESG funded projects. The CoC holds an annual meeting to solicit feedback from community members, providers, and policy makers on the gaps and challenges facing the community and hosts extensive focus groups and community conversations with people who are experiencing homelessness.

## **2. Agencies, groups, organizations and others who participated in the process and consultations**

N/A - Plymouth is not a recipient of ESG funds.

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

1	<b>Agency/Group/Organization</b>	HOME Line
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HOME Line was consulted through Hennepin County's Consolidated Plan process and the city's annual non-profit funding review. The consultation confirmed an ongoing need for legal advocacy services for low- and moderate-income tenant households in Plymouth and suburban Hennepin County. See narrative in AP-85.
2	<b>Agency/Group/Organization</b>	People Responding in Social Ministry
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	PRISM was consulted through the Hennepin County Consortium Consolidated Plan process and the city's annual non-profit funding review. The consultation confirmed an ongoing need for emergency housing assistance and homelessness prevention services for low/moderate income households in Plymouth and suburban Hennepin County. See narrative in AP-85.
3	<b>Agency/Group/Organization</b>	Lutheran Social Service
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Lutheran Social Services was consulted through the Hennepin County Consolidated Plan process and the city's annual non-profit funding review. The consultation confirmed an ongoing need for housing counseling for low/moderate income households in Plymouth and suburban Hennepin County. See narrative in AP-85.
4	<b>Agency/Group/Organization</b>	TreeHouse
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	TreeHouse was consulted through the Hennepin County Consolidated Plan process and the city's annual non-profit funding review. The consultation confirmed an ongoing need for youth services for low/moderate income households with development disabilities in Plymouth and suburban Hennepin County. See narrative in AP-85.
5	<b>Agency/Group/Organization</b>	Hammer Residences
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hammer Residences was consulted through the Hennepin County Consolidated Plan process and the city's annual non-profit funding review. The consultation confirmed an ongoing need for rehabilitated rental housing for low/moderate income households with development disabilities in Plymouth and suburban Hennepin County. See narrative in AP-85.

6	<b>Agency/Group/Organization</b>	INTERFAITH OUTREACH COMMUNITY PARTNERS
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Interfaith Outreach was consulted through the Hennepin County Consolidated Plan process and the city's annual non-profit funding review. The consultation confirmed an ongoing need for homelessness assistance for low/moderate income households in Plymouth and suburban Hennepin County. See AP-85 narrative.
7	<b>Agency/Group/Organization</b>	WEST HENNEPIN AFFORDABLE HOUSING LAND TRUST
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	West Hennepin Affordable Housing Land Trust was consulted through the Hennepin County Consolidated Plan process and the city's annual non-profit funding review. The consultation confirmed a need for additional affordable housing options for low- and moderate-income households in Plymouth and suburban Hennepin County. See AP-85 narrative.
8	<b>Agency/Group/Organization</b>	Senior Community Services (SCS)
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SCS was consulted through the Hennepin County Consolidated Plan process and the city's annual non-profit funding review. The consultation confirmed an ongoing need for household maintenance assistance for low/moderate income senior households in Plymouth and suburban Hennepin County. See narrative in AP-85.
9	<b>Agency/Group/Organization</b>	City of Plymouth
	<b>Agency/Group/Organization Type</b>	PHA Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Choice Voucher (HCV) Department (which acts as the PHA for the City of Plymouth) was consulted throughout the need's assessment and goal setting process for the Consolidated Plan. Additionally, HCV staff are consulted periodically to identify local housing needs. Staff will refer residents to HousingLink to assist with finding housing and anticipate higher outcomes of finding housing that fits their needs. The Housing Choice Voucher (HCV) Department (which acts as the PHA for the City of Plymouth) was consulted throughout the need's assessment and goal setting process for the Consolidated Plan. Additionally, HCV staff are consulted periodically to identify local housing needs. Staff will refer residents to HousingLink to assist with finding housing and anticipate higher outcomes of finding housing that fits their needs.

10	<b>Agency/Group/Organization</b>	NEW HOPE
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In addition to participating in the Consortium survey, the City of New Hope and Plymouth city staff regularly discuss community development and housing needs. Consultation will help develop Priority Needs and Goals.
11	<b>Agency/Group/Organization</b>	City of Maple Grove
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In addition to participating in the Consortium survey, the City of Maple Grove and Plymouth city staff regularly discuss community development and housing needs. Consultation will help develop Priority Needs and Goals.
12	<b>Agency/Group/Organization</b>	MINNETONKA
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In addition to participating in the Consortium survey, the City of Minnetonka and Plymouth city staff regularly discuss community development and housing needs. Consultation will help develop Priority Needs and Goals.
13	<b>Agency/Group/Organization</b>	Metropolitan Council - Metro HRA
	<b>Agency/Group/Organization Type</b>	Housing PHA Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Plymouth and the Metropolitan Council regularly coordinate and communicate regarding economic/community development and affordable housing issues including coordination between the Housing Policy Plan and the Consolidated Plan. Goals in the Consolidated Plan may overlap with Metropolitan Council affordable housing goals for cities.

14	<b>Agency/Group/Organization</b>	Office to End Homelessness
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing 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 Child Welfare Agency Publicly Funded Institution/System of Care Other government - Federal Other government - County Other government - Local Regional organization Planning organization Business and Civic Leaders Foundation Neighborhood Organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Office to End Homelessness has played a key role in the development of all housing and homeless-related sections of the plan. Coordination will continue throughout the plan.

15	<b>Agency/Group/Organization</b>	Hennepin County Human Services and Public Health Department
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing 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 Child Welfare Agency Publicly Funded Institution/System of Care Other government - Federal Other government - State Other government - County Other government - Local Regional organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consortium staff meets with staff from Hennepin County Human Services and Public Health Department (HSPHD) regarding market conditions, housing needs, gaps in service, and recommendations for priorities. Additionally, HSPHD staff participates in HOME application reviews.
16	<b>Agency/Group/Organization</b>	Minnesota Department of Health
	<b>Agency/Group/Organization Type</b>	Health Agency Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	MDH was consulted regarding data on child lead poisoning. Consultation was used to develop the Lead-based paint strategy of this Plan.

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

Plymouth was actively involved in the Consortium consultation, development, and citizen participation process led by Hennepin County for the 2020-2024 Consolidated Plan. All agency types were consulted through the Consortium's Consolidated Plan development and goal-setting process. For this Action Plan, which is the third annual Action Plan in the 2020-2024 Consolidated Plan cycle, some agency types were consulted again in order to assess whether substantial trends or changes had occurred since the Consolidated Planning process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Hennepin County	The Plymouth CDBG Action Plan and Five-Year Consolidated Plan identified homelessness prevention activities as important goals. This includes direct homelessness prevention housing assistance as well as foreclosure prevention counseling and tenant advocacy to prevent eviction.
Comprehensive Plan	City of Plymouth	The Plymouth CDBG Action Plan and Five-Year Consolidated Plan have significant overlap with the Plymouth Comprehensive Plan. In particular, both the CDBG Action Plan and the Housing section of the Comprehensive Plan identify several goals related to providing affordable and well-maintained housing that is accessible for all income levels, household types, and life cycle stages.
Metropolitan Council	Metropolitan Council	The Plymouth CDBG Action Plan and Five-Year Consolidated Plan have overlap with the Housing Policy Plan. Both plans identify priorities related to maintaining existing affordable housing stock and providing a mix of affordable housing options for households of all life stages and economic means.
Strategic Plan	Plymouth Housing and Redevelopment Authority	The Plymouth CDBG Action Plan and Five-Year Consolidated Plan have overlap with the HRA's strategic plan. Both plans identify policies and actions that the HRA can take related to maintaining affordable housing stock and creating new affordable housing options for households at all stages of life.

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

### Narrative



## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

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

The City of Plymouth is part of the Hennepin County Consortium, and therefore the City's Action Plan is part of the Hennepin County Consortium Action Plan. The City has a Citizen Participation Plan that mirrors Hennepin County and other Consortium members' Citizen Participation Plans, which calls for the Hennepin County Consortium Action Plan to be made available for public comment 30 days prior to its submission to HUD.

In addition to public hearings conducted by the County Board, the City of Plymouth held a public hearing to receive comments regarding the annual projects and activities to be funded. The Plymouth Housing and Redevelopment Authority held a public hearing on February 24, 2022 and asked the public to comment on the proposed activities. Notice of the public hearing was published in the official local newspaper as well as on the City website. The City of Plymouth holds these public hearings at times and locations convenient to potential and actual beneficiaries. Written comments were accepted in the 30 days leading up to the public hearing as well. No written comments were received.

Technical assistance is provided to any group representing very low and low-income persons that want to develop funding proposals for any of the programs covered by the Consolidated Plan. The City of Plymouth meets regularly with concerned agencies and groups to review and discuss affordable housing efforts and to identify ways in which the City of Plymouth can better serve the entire community with our resources including CDBG funding.

The citizen participation process resulted in three comments in support of the goals outlined in the Action Plan. Because all comments received through the citizen participation process were from funding partners in support of the Plan, no changes to goal-setting were made as a result. Plymouth will consider any future comments received from the public during the 5-Year Consolidated Plan period, either informally or through the formal citizen participation process associated with each Annual Action Plan. All comments received will be evaluated by staff, and amendments to the goals of the Plan will be considered if warranted. Any resulting changes to Plan goals would be made in accordance with the procedures outlined in the Consortium's Citizen Participation Plan.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	Representatives from three social service agencies - all of whom applied for 2022 program year CDBG funding - were in attendance. The representatives spoke to the history of their program in Plymouth, as well as what CDBG funds had been used for in the past. Finally, they discussed their applications for the upcoming program year.	All comments received were in support of the goals outlined in the Action Plan.	No comments were not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	No comments were received in response to the published legal notice.	No comments were received in response to the published legal notice.	No comments were not accepted.	
3	Internet Outreach	Non-targeted/broad community	No comments were received in response to postings to the City of Plymouth website.	No comments were received in response to postings to the City of Plymouth website.	No comments were not accepted.	

**Table 4 – Citizen Participation Outreach**

## **Expected Resources**

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

#### **Introduction**

The Plymouth HRA intends to pursue all possible resources to address its planned 2022 program year activities. The following list provides information on other sources of funds that are used for community development and housing programs within the City of Plymouth.

#### **Anticipated Resources**

See tables listing anticipated resources on the pages 22-28.

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	292,810	40,000	306,942	639,752	1,000,000	For the 2022 CDBG program year, Plymouth anticipates a CDBG allocation of \$292,810. Additionally, \$40,000 of program income and \$306,942 in carryover from prior-year CDBG activities is anticipated. If the allocation amount of 2022 CDBG funds is higher than the anticipated figure, Plymouth will increase either the Housing Rehabilitation, Social Services (within the 15% maximum allowance) or Program Administration (within the 20% maximum allowance) allocations. If the allocation amount of 2022 CDBG funds is lower than the anticipated figure, Plymouth will decrease either the Housing Rehabilitation or Program Administration allocations. For the remainder of the 5-year Consolidated Plan period, Plymouth estimates an annual CDBG allocation of \$290,000, based on funding trends. Program income of \$40,000 is projected annually.

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: \$		
LIHTC	public - federal	Housing	0	0	0	0	0	The HRA has been working with several private developers to utilize this resource in order to create new affordable apartment units. The HRA will continue to pursue opportunities to use LIHTC when possible.
Section 8	public - federal	Housing	0	0	0	0	0	Currently the Plymouth HRA has funding for 230 vouchers (including 30 vouchers for non-elderly disabled and 5 VASH vouchers). There are another 90 voucher holders residing in Plymouth who ported in from other jurisdictions.

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: \$		
Tax Exempt Bond Proceeds	public - local	Housing	0	0	0	0	0	Since 1995, the City has issued \$58,795,000.00 in tax-exempt housing revenue bonds and \$7,290,000.00 in taxable housing revenue bonds for the acquisition, re-financing and/ or renovation of 893 rental apartments. The City required that the owners make a certain percentage of their units affordable to and occupied by low-income households or make an annual payment for the life of the bonds to the HRA's Affordable Housing Account. As a result, 220 of these units are affordable to low-income renters.

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: \$		
Tax Increment Financing	public - local	Housing	0	0	0	0	0	The City's Tax Increment Housing Assistance Program (TIHAP) makes excess Tax Increments from existing and future Tax Increment Districts in the City available for eligible affordable housing developments. Of the funds received to date, the City has allocated a total of \$1,363,000 split between three projects to secure 242 units of affordable housing ranging from households at or below 30% to 60% of the area median income (AMI). In addition, the City and HRA have create several tax increment financing districts to provide assistance for development of affordable housing units. Since 1998 the City and HRA have established six tax increment financing and secured 262 units of affordable housing ranging in affordability between households at or below 30% to 60% AMI. The City will consider the creation of additional TIF districts as appropriate to assist with development of affordable housing units to supplement outside funding.



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: \$		
Other	private	Housing Public Services	0	0	0	0	0	Interfaith Outreach & Community Partners (IOCP): This non-profit organization has been very supportive of all efforts in Plymouth of furthering affordable housing initiatives. Interfaith Outreach also has a significant housing fund to assist in funding affordable housing efforts.
Other	public - state	Housing	0	0	0	0	0	Minnesota Housing Finance Agency (MHFA): This agency provides first time homebuyer programs, housing rehabilitation programs, and development and redevelopment financing through their Consolidated RFP process. The HRA also developed a partnership in 2003 with the Center for Energy and Environment (CEE) pertaining to the MHFA Fix-Up Fund and MHFA Deferred Loan Program. While CEE remains the approved lender for the Fix-Up Fund, the HRA works in collaboration with them in marketing the program.

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: \$		
Other	public - local	Economic Development	0	0	0	0	0	Plymouth Economic Development Fund (PEDF): The Fund was capitalized from the first \$100,000 in principal plus interest to be paid by Value Rx in repayment of a loan from the Minnesota Department of Trade and Economic Development's (DTED) Economic Recovery Program (ERP). The PEDF allows the HRA to provide loans at favorable terms for business activities in the City that could create new jobs, increase the tax base, or leverage other needed economic development funds. The City has issued two loans totaling \$210,000. One loan in the amount of \$180,000 went to a company that relocated its headquarters to Plymouth. The second loan, in the amount of \$30,000, went to an existing Plymouth company to increase their workforce.

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: \$		
Other	public - local	Housing	0	0	0	0	0	Plymouth HRA Tax Levy: The HRA has used this levy for several years to provide subsidized rental housing for 195 senior citizen households utilizing approximately \$298,000.00 annually to eligible renters at Plymouth Towne Square and Vicksburg Crossing. An additional \$321,000.00 is utilized for the funding, administration and supervision of the HRA and City affordable housing programs. Additionally, in 2021, the HRA approved a supplemental allocation of \$300,000; \$150,000 to the Housing Rehabilitation Loan Program and \$150,000 to the First-Time Homebuyer program to provide a significant increase in program operations.

Table 5 - 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 HRA intends to pursue all possible resources to address its Consolidated Plan & Action Plan goals. There are no specific matching requirements associated with Plymouth's CDBG program, although any opportunities to provide/obtain matching funding will be pursued. For example, clients of the Housing Rehabilitation Loan program are occasionally able to match their Plymouth CDBG loan with grants or loans from

other programs, such as for lead abatement.

In addition, Interfaith Outreach & Community Partners (IOCP) has been a very supportive partner of Plymouth's efforts to further affordable housing goals. To this end, IOCP has a significant housing fund to assist in funding affordable housing efforts both in Plymouth and the region.

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

The City of Plymouth owns two senior rental housing developments. Plymouth Towne Square, developed in 1994, has provided 99 affordable housing units / subsidized senior housing units through an annual amount of Plymouth HRA tax levy ranging from \$250,000.00 to \$320,000.00. By providing a deep subsidy, the HRA is working to help the residents at PTS obtain decent, affordable housing and to avoid homelessness. Plymouth Towne Square averaged an occupancy of 99% in 2021. Vicksburg Crossing, built in 2006 with 96 units, offers affordable rents to low- and moderate-income residents. The HRA Board sets rents on an annual basis. A subsidy of \$18,000-\$60,000 from the HRA tax levy helps keep rent levels affordable. Vicksburg Crossings averaged an occupancy of 99% in 2021.

The HRA also purchased a 0.6-acre vacant parcel in Plymouth to build and operate a twin home, called Valor Place. The twin home (single building, two units) would be made available to veterans of the armed services whose households are at 60% AMI. The HRA will own and operate the homes with dedicated reserves to keep the rent levels affordable.

**Discussion**

The City of Plymouth utilizes a variety of federal, state, and local funding sources to meet the goals identified in this plan. This includes sources used on a recurring annual basis such as CDBG, Section 8, state housing agency programs, and the local HRA tax levy. Additional sources such as LIHTC, TIF, and housing revenue bonds have been used on a case-by-case basis in the past and will continue to be pursued when and where appropriate.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
<b>1</b>	Homeowner rehabilitation assistance	2020	2024	Affordable Housing	City of Plymouth	Preserve/Create Single Family Homeownership	CDBG: \$120,000	Homeowner Housing Rehabilitated: 9 Household Housing Unit
<b>2</b>	Direct homebuyer assistance	2020	2024	Affordable Housing	City of Plymouth	Preserve/Create Single Family Homeownership	CDBG: \$129,000	Direct Financial Assistance to Homebuyers: 3 Households Assisted
<b>3</b>	Rental housing rehabilitation	2020	2024	Affordable Housing Non-Homeless Special Needs	City of Plymouth	Preserve/Create Multifamily Rental Opportunities	CDBG: \$0	Rental units rehabilitated: 2 Household Housing Unit
<b>4</b>	Homeowner education	2020	2024	Non-Housing Community Development	City of Plymouth	Education, outreach and services.	CDBG: \$3,000	Public service activities for Low/Moderate Income Housing Benefit: 60 Households Assisted
<b>5</b>	Senior services	2020	2024	Non-Housing Community Development	City of Plymouth	Education, outreach and services.	CDBG: \$16,000	Public service activities other than Low/Moderate Income Housing Benefit: 65 Persons Assisted
<b>6</b>	Youth services	2020	2024	Non-Housing Community Development	City of Plymouth	Education, outreach and services.	CDBG: \$15,000	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Homelessness prevention	2020	2024	Non-Housing Community Development	City of Plymouth	Education, outreach and services.	CDBG: \$25,000	Public service activities for Low/Moderate Income Housing Benefit: 15 Households Assisted
8	Tenant counseling	2020	2024	Non-Housing Community Development	City of Plymouth	Education, outreach and services.	CDBG: \$5,400	Public service activities for Low/Moderate Income Housing Benefit: 190 Households Assisted
10	Fair Housing	2020	2024	Fair Housing	City of Plymouth	Education, outreach and services.	CDBG: \$3,000	Other: 0 Other
11	Administration	2020	2024	Program Administration	City of Plymouth	Education, outreach and services.	CDBG: \$22,410	Other: 0 Other

**Table 6 – Goals Summary**

### Goal Descriptions

1	Goal Name	Homeowner rehabilitation assistance
	Goal Description	Provide zero interest loans and grants to assist low/moderate income households to make needed home repairs and address lead-based paint issues as needed.
2	Goal Name	Direct homebuyer assistance
	Goal Description	Provide zero interest deferred loans to low/moderate-income first-time homebuyer households to help make the purchase of a home more affordable. Also, provide grants to community land trusts/non-profit agencies to help lessen the cost burden on low/moderate income homebuyers.
3	Goal Name	Rental housing rehabilitation
	Goal Description	Rehabilitate rental housing units and group homes operated by non-profit agencies for low/moderate income adults with developmental disabilities.

4	<b>Goal Name</b>	Homeowner education
	<b>Goal Description</b>	Provide homeownership, foreclosure prevention, and reverse mortgage counseling services for low/moderate income households.
5	<b>Goal Name</b>	Senior services
	<b>Goal Description</b>	Provide household maintenance assistance to low/moderate income senior households.
6	<b>Goal Name</b>	Youth services
	<b>Goal Description</b>	Provide assistance for youth counseling and group sessions for low/moderate income at-risk youth.
7	<b>Goal Name</b>	Homelessness prevention
	<b>Goal Description</b>	Provide emergency, short-term housing assistance to low/moderate income households experiencing temporary financial crises.
8	<b>Goal Name</b>	Tenant counseling
	<b>Goal Description</b>	Provide counseling and legal advocacy to low/moderate income renter households.
10	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Assist in regional efforts to further fair housing, including evaluation and implementation activities.
11	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Provides for 1) Oversight, management, monitoring, and coordination of the CDBG Program. 2) Public information on CDBG Program activities available to all residents.

## **AP-35 Projects - 91.420, 91.220(d)**

### **Introduction**

The Plymouth HRA will implement the following activities during the program year in order to address the strategies and priorities of the 2020-2024 Consolidated Plan.

#	Project Name
1	Housing Rehabilitation
2	First Time Homebuyer Assistance
3	Affordable Housing Land Trust
4	Affordable Rental Housing Rehabilitation
5	Homeownership Counseling
6	Tenant Counseling
7	Youth Services
8	Senior Services
9	Homelessness Prevention (PRISM)
10	Homelessness Prevention (Interfaith)
11	Fair Housing
12	Program Administration

**Table 7 – Project Information**

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

The allocation priorities above were established based on the priorities and needs identified in the 2020-2024 Consolidated Plan. An effort was made to address a broad range of needs that have been identified in the City while accounting for the reality of limited funding. Obstacles to addressing underserved needs include an overall limited availability in funding as well as regulatory limitations regarding how funds can be used. For example, regulations limit the amount of CDBG funds which may be used for public services to no more than 15% of the grant amount plus program income. Recommendations for funding are based on previous years expenditures and addressing the priorities and needs of the citizens for the City of Plymouth.



## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	City of Plymouth
	<b>Goals Supported</b>	Homeowner rehabilitation assistance
	<b>Needs Addressed</b>	Preserve/Create Single Family Homeownership
	<b>Funding</b>	CDBG: \$120,000
	<b>Description</b>	The Plymouth HRA offers two programs to assist low/moderate-income homeowners rehabilitating their homes. The Housing Rehabilitation Loan Program offers deferred zero-interest loans up to \$40,000 to homeowners for needed home repairs. The Emergency Repair Program provides grants up to \$7,500 for emergency/urgent home repairs for senior citizens.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	During the 2022 program year, the City expects to assist 9 households with home rehabilitation. Six will receive housing rehabilitation loans and three will receive emergency repair assistance.
	<b>Location Description</b>	The program is available to residents city-wide that are of low- and moderate-income households.

	<b>Planned Activities</b>	The HRA will continue to operate two housing rehabilitation programs: The Housing Rehab Loan program and the Emergency Repair program. The Housing Rehab program offers 0% interest deferred loans up to \$40,000 for low- and moderate-income homeowners to rehabilitate their owner-occupied homes. An additional \$10,000 is available to households in need of accessibility improvements for disabled residents and/or lead paint hazard reduction. Applications are accepted year-round on a first-come first-serve basis. The loans must be repaid only if the property is sold or transferred within 20 years. Loan funds may be used for qualifying safety and energy efficiency upgrades, including roofing, siding, windows, electrical, plumbing, heating, and insulation. Other repairs may also be eligible as determined by a home inspection. The Emergency Repair program offers assistance in the form of a grant to senior (55+) homeowners. Eligible repairs include a red-tagged furnace or water heater, broken windows, faulty electrical or plumbing systems. Other repairs may also be eligible as determined by a home inspection.
2	<b>Project Name</b>	First Time Homebuyer Assistance
	<b>Target Area</b>	City of Plymouth
	<b>Goals Supported</b>	Direct homebuyer assistance
	<b>Needs Addressed</b>	Preserve/Create Single Family Homeownership
	<b>Funding</b>	\$69,000
	<b>Description</b>	This program provides direct homeownership assistance to low and moderate-income first-time homebuyers who wish to purchase a single-family home, condo, cluster home, or townhouse in the City of Plymouth. The program provides financial assistance to eligible families through 0% interest deferred loans of up to \$35,000 to pay for eligible closing costs, up to 50% of the required down payment, and a reduction of a portion of the mortgage principal.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The HRA expects to assist three households with direct homeownership during the program year.

	<b>Location Description</b>	The program is available city-wide to low- and moderate-income households purchasing their first home. The home being purchased may be located anywhere within Plymouth. The households purchasing the home are not required to have resided in Plymouth prior to purchasing the home.
	<b>Planned Activities</b>	The program provides assistance to low and moderate-income first-time homebuyers who wish to buy a single-family home, condo, cluster home, or townhouse in Plymouth. The program provides financial assistance to eligible families through 0% interest deferred loans of up to \$35,000 to pay for eligible closing costs, up to 50% of the required down payment and a portion of the mortgage principal reduction. Applications are accepted throughout the year on a first-come, first-serve basis. Loans must be repaid if the property is sold, transferred, non-homesteaded, or 30 years from the initial purchase date, when the mortgage becomes due and payable. Due to a tight housing market within the City of Plymouth, there is expected carryover that will be used to help fund the program through the 2022 program year, as well as a small amount of program income.
<b>3</b>	<b>Project Name</b>	Affordable Housing Land Trust
	<b>Target Area</b>	City of Plymouth
	<b>Goals Supported</b>	Direct homebuyer assistance
	<b>Needs Addressed</b>	Preserve/Create Single Family Homeownership
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	The Plymouth HRA will provide a grant to Homes Within Reach to assist with the acquisition of one home in the City of Plymouth. This home will be part of Homes Within Reach's Affordable Housing Land Trust and will be made available for purchase to a low/moderate-income family.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The HRA expects to assist with the purchase of 1 home that will be made available for purchase by a low/moderate income family as part of the West Hennepin Affordable Housing Land Trust.
	<b>Location Description</b>	The home purchased will be located within the City of Plymouth. It is not a requirement that the family that purchases the home resides in Plymouth prior to the purchase.

	<b>Planned Activities</b>	The West Hennepin Affordable Housing Land Trust (WHAHLT, dba Homes Within Reach) runs a community land trust where low- and moderate-income homebuyers purchase property, but only pay for the value of the physical structure. Homes Within Reach leases the land to the homeowners so that the purchase price is substantially more affordable. Plymouth's grant will assist with acquisition of a property located within the city, and Homes Within Reach will use a variety of other funding sources including county, state and private donations to rehabilitate the home.
4	<b>Project Name</b>	Affordable Rental Housing Rehabilitation
	<b>Target Area</b>	City of Plymouth
	<b>Goals Supported</b>	Rental housing rehabilitation
	<b>Needs Addressed</b>	Preserve/Create Multifamily Rental Opportunities
	<b>Funding</b>	CDBG: \$0
	<b>Description</b>	Assist with the rehabilitation of affordable rental homes operated by Hammer Residences. Hammer Residences, Inc. provides housing and support to individuals who have developmental disabilities. The projects will support housing for these individuals through necessary updates.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Four low/moderate-income individuals currently reside in each of the three homes slated to be rehabilitated/modified for aging in place during the program year.
	<b>Location Description</b>	Two Hammer residence homes located within the City of Plymouth will be rehabilitated. Those homes are: "Black Oaks" and "Zachary".
	<b>Planned Activities</b>	Assist with the rehabilitation and accessibility modifications of three rental homes operated by Hammer Residences. Hammer Residences provides housing and support to individuals who have developmental disabilities. The HRA will provide funds to for renovations and accessibility improvements including driveway and window replacement, safety and security updates along with stair and tread replacement connected to the 3-season porch.
5	<b>Project Name</b>	Homeownership Counseling
	<b>Target Area</b>	City of Plymouth

	<b>Goals Supported</b>	Homeowner education
	<b>Needs Addressed</b>	Education, outreach and services.
	<b>Funding</b>	CDBG: \$3,000
	<b>Description</b>	Lutheran Social Services will provide homebuyer education, foreclosure prevention, reverse mortgage, and other homeowner counseling services to homeowner and/or potential homebuyer households in Plymouth.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Lutheran Social Services (LSS) will provide homebuyer education, reverse mortgage, debt counseling, and other homeowner counseling services to 60 homeowner and/or potential homebuyer households in Plymouth.
	<b>Location Description</b>	All clients served will be low- and moderate-income Plymouth households or families that will be purchasing a home in Plymouth.
	<b>Planned Activities</b>	LSS will provide housing counseling services including mortgage counseling, reverse mortgage assistance, and foreclosure prevention.
6	<b>Project Name</b>	Tenant Counseling
	<b>Target Area</b>	City of Plymouth
	<b>Goals Supported</b>	Tenant counseling
	<b>Needs Addressed</b>	Education, outreach and services.
	<b>Funding</b>	CDBG: \$5,400
	<b>Description</b>	HOME Line offers a tenant advocacy hotline that is available to all Plymouth residents.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	HOME Line anticipates serving 190 Plymouth renter households (approximately 475 individuals) through their tenant hotline.
	<b>Location Description</b>	The program is available city-wide to low- and moderate-income renter households in Plymouth.

	<b>Planned Activities</b>	HOME Line will continue to operate their tenant advocacy hotline available to Plymouth renters. The CDBG allocation will assist with staff costs for providing tenant advocacy for low- and moderate-income Plymouth renter households.
<b>7</b>	<b>Project Name</b>	Youth Services
	<b>Target Area</b>	City of Plymouth
	<b>Goals Supported</b>	Youth services
	<b>Needs Addressed</b>	Education, outreach and services.
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Family Hope Services TreeHouse Program helps at-risk teenagers by providing year-round counseling, support and other programs for youth at no charge to the participants. Clients are required to create a welcome to TreeHouse form that contains information on gender, age, race & ethnicity, address and financial information.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TreeHouse expects to serve 40 youth from the City of Plymouth with CDBG funding during the 2021 program year.
	<b>Location Description</b>	The TreeHouse program is available to Plymouth youth city-wide. Free transportation to and from the Plymouth TreeHouse location is provided to participants that need it.
	<b>Planned Activities</b>	TreeHouse helps at-risk teenagers by providing year-round counseling, support, and other programs for youth at no charge to the participants. Clients are required to complete a "Welcome to TreeHouse" form that contains information on gender, age, race & ethnicity, address, and financial information.
<b>8</b>	<b>Project Name</b>	Senior Services
	<b>Target Area</b>	City of Plymouth
	<b>Goals Supported</b>	Senior services
	<b>Needs Addressed</b>	Education, outreach and services.
	<b>Funding</b>	CDBG: \$16,000

	<b>Description</b>	Senior Community Services will provide low to moderate income seniors in the City of Plymouth with maintenance services through the H.O.M.E (Housing Outside Maintenance for the Elderly) Program. This will allow the seniors to stay in their homes with dignity and safety by providing homemaking, grab bars & other safety installations, minor repairs, exterior home maintenance, interior and exterior painting, yard work, lawn mowing, and snow removal on a sliding fee scale based on income.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	65 low/moderate-income seniors will benefit from this funding.
	<b>Location Description</b>	All senior citizens (age 55+) who are residents of the City of Plymouth are able to access the H.O.M.E. program.
	<b>Planned Activities</b>	Senior Community Services will provide low/moderate income seniors in the City of Plymouth with maintenance services through the H.O.M.E (Housing Outside Maintenance for the Elderly) Program. This will allow the seniors to stay in their homes with dignity and safety by providing homemaking, grab bars & other safety installations, minor repairs, exterior home maintenance, interior and exterior painting, yard work, lawn mowing, and snow removal on a sliding fee scale based on income. Clients are required to complete a H.O.M.E Service Request form that contains gender, race & ethnicity, address and monthly income information. Proof of income letters pay stubs, W-2s and social security and account statements are all used to gather relevant client information.
9	<b>Project Name</b>	Homelessness Prevention (PRISM)
	<b>Target Area</b>	City of Plymouth
	<b>Goals Supported</b>	Homelessness prevention
	<b>Needs Addressed</b>	Education, outreach and services.
	<b>Funding</b>	CDBG: \$9,000

	<b>Description</b>	People Responding in Social Ministry (PRISM) will provide short-term (up to three months) housing subsistence payments on behalf of low/moderate-income persons living in the City of Plymouth in order to help prevent homelessness. Assistance may include utility payments to prevent cutoff of service and rent/mortgage payments to prevent eviction or foreclosure.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	PRISM expects to help 7 Plymouth households with homelessness prevention during the 2021 program year.
	<b>Location Description</b>	PRISM's program is available to low- and moderate-income households city-wide.
	<b>Planned Activities</b>	People Responding in Social Ministry (PRISM) will provide short-term (up to three months) housing subsistence payments on behalf of low/moderate income persons living in the City of Plymouth in order to help prevent homelessness. Assistance may include utility payments to prevent cutoff of service and rent/mortgage payments to prevent eviction or foreclosure. Clients are required to provide proof of income through paystubs, bank statements, tax returns or other forms. The program will be available to low/moderate income residents city-wide.
<b>10</b>	<b>Project Name</b>	Homelessness Prevention (Interfaith)
	<b>Target Area</b>	City of Plymouth
	<b>Goals Supported</b>	Homelessness prevention
	<b>Needs Addressed</b>	Education, outreach and services.
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Interfaith Outreach and Community Partners will provide direct assistance to clients within their Project Success program. The participants are expected to be working towards an educational degree or other goal within two years while paying 30% of their rent.
	<b>Target Date</b>	6/30/2023



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Interfaith Outreach expects to help 8 families within their Project Success program.
	<b>Location Description</b>	The program is available to low- and moderate-income Plymouth households city-wide.
	<b>Planned Activities</b>	Interfaith Outreach & Community Partners will provide direct assistance to clients within their Project Success program. The participants are expected to be working towards an educational degree or other established goal within two years while paying 30% of their rent.
<b>11</b>	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	City of Plymouth
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Education, outreach and services.
	<b>Funding</b>	CDBG: \$3,000
	<b>Description</b>	Plymouth supports the Fair Housing activities of the Hennepin County Consortium and the Twin Cities Fair Housing Implementation Council (FHIC). Activities include outreach, education and enforcement activities. The project includes evaluation and monitoring of implemented activities.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Plymouth supports the Fair Housing activities of the Hennepin County Consortium and the Twin Cities Fair Housing Implementation Council (FHIC). Activities include outreach, education and enforcement activities. The project includes evaluation and monitoring of implemented activities.
	<b>Location Description</b>	N/A - supports Fair Housing activities covering Hennepin County and the Twin Cities metropolitan area, including the City of Plymouth.
	<b>Planned Activities</b>	Plymouth supports the Fair Housing activities of the Hennepin County Consortium and the Twin Cities Fair Housing Implementation Council (FHIC). Activities include outreach, education, and enforcement. The project includes evaluation and monitoring of implemented activities.
<b>12</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	City of Plymouth

	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Education, outreach and services.
	<b>Funding</b>	CDBG: \$22,410
	<b>Description</b>	Provides for: 1) Oversight, management, monitoring and coordination of the CDBG program. 2) Public information on CDBG Program activities available to all City residents.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A - funding provides for overall program administration of CDBG activities.
	<b>Location Description</b>	N/A - funding provides for overall program administration of CDBG activities.
	<b>Planned Activities</b>	Program management, monitoring, and evaluation of overall CDBG program including costs of staff engaged in program management.

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

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

The HRA CDBG programs will be available to low/moderate income households city-wide and will not be geographically targeted.

#### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City of Plymouth	100

**Table 8 - Geographic Distribution**

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

Investments are not targeted geographically but are instead available to low/moderate income households city-wide. Investments are not targeted geographically because the City of Plymouth has no areas of concentrations of low/income or minority households nor any areas of concentrations of housing problems. This policy allows the City to serve as many low/moderate income households as possible throughout all areas.

#### **Discussion**

Investments are not targeted geographically but are instead available to low/moderate income households city-wide. Investments are not targeted geographically because the City of Plymouth has no areas of concentrations of low/income or minority households nor any areas of concentrations of housing problems. This policy allows the City to serve as many low/moderate income households as possible throughout all areas.

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

The City of Plymouth works whenever possible to assist with making housing affordable through programs offered by the City including the Rehabilitation and Emergency Programs for repairs, the First Time Homebuyer Program for new homeowners as well as through social service funding to assist with housing costs and maintenance.

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

The City is addressing affordable housing barriers in a variety of ways including the support of new affordable housing developments, entry cost assistance to first time homebuyers through down payment assistance and participation in a community land trust, tenant and homeowner education and support services, and rehabilitation assistance. The City is closely involved with researching and addressing impediments to fair housing. The City uses some of its CDBG funding to support HOME Line, a tenant advocacy and hotline organization. Finally, the City works with and supports developers to include affordable housing in their developments.

### **Discussion**

The City will continue to support currently operating programs as well as participating in regional opportunities to address affordable housing issues. The City will continue to assist with making housing affordable citywide.

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

### **Introduction**

Despite limited funding, the Plymouth CDBG program is designed to meet a wide range of needs, including assisting social services, affordable housing, and reducing lead-based paint hazards. The City works with a variety of public, non-profit, and private industry partners to accomplish its community development goals, both through the CDBG program and through other resources. Through a constant continuation of contact with our subgrantees, we were able to identify that there is still a need for tenant services and tenant advocacy, a rising need for funding to senior aging in place services due to rising demand and client volume, a steady continuum of youth services was identified through TreeHouse services, and PRISM has a continued need for rapid rehousing services as well as community services such as the food shelf. The City of Plymouth will be working with Interfaith Outreach to assist with a program related to education and employment through housing assistance, and will assist Lutheran Social Services with additional existing programs to supplement assisting homeowners and potential homebuyers with counseling and outreach.

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

The City will continue to identify obstacles, such as lack of affordable housing, to unmet and underserved community needs and support the goals established in the 2020-2024 Consolidated Plan. The City's approach to meeting these affordable housing needs is to assist renters in purchasing homes by providing down payment and closing cost assistance combined with counseling and education to low to moderate income families. In order to preserve the affordable housing stock "Restrictive Covenants" have been placed on a number of new units built. These Restrictive Covenants run with the land for a period of 20 years and contain restrictions on the transfer of the property only to someone who is a low to moderate income resident. To preserve and expand the supply of decent, safe, and affordable housing, the City will provide financial assistance for rehabilitation and repair of owner-occupied units to low to moderate income families.

Additionally, the Housing and Redevelopment Authority recently updated its strategic plan. This plan represents a high-level view of the HRA's policy goals over the next five years, beginning in 2021, and will help guide the HRA, including actions to address obstacles to meeting underserved needs.

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

The portion of 2022 CDBG funds allocated to the Housing Rehabilitation Program allows low-income homeowners to stay in current housing while allowing the City to maintain a stable affordable housing base. The City and HRA make every effort to create affordable rental and owner-occupied housing opportunities as well as provide provisions that new developments remain affordable for years to come.

Although not funded with CDBG, the City has required an annual inspection of residential rental

properties since 1994 to determine Code compliance and health or safety violations that need correction. This program ensures that rental properties are well maintained and that no substandard rental units are licensed in the City. The City Building Inspection Department currently inspects multi-family rental properties annually and single-family rental properties every three years.

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

The portion of 2022 CDBG funds allocated to the Housing Rehabilitation Program allows low-income homeowners to stay in current housing while allowing the City to maintain a stable affordable housing base. The City and HRA make every effort to create affordable rental and owner-occupied housing opportunities as well as provide provisions that new developments remain affordable for years to come.

Although not funded with CDBG, the City has required an annual inspection of residential rental properties since 1994 to determine Code compliance and health or safety violations that need correction. This program ensures that rental properties are well maintained and that no substandard rental units are licensed in the City. The City Building Inspection Department currently inspects multi-family rental properties annually and single-family rental properties every three years.

Finally, depending on fund availability, assistance recipients may be referred to Hennepin County's Healthy Homes program, which offers up to \$10,000 in funding for lead paint detection and removal.

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

Through its various programs, the City of Plymouth will identify and assist people and families that are below the poverty level when possible. We will utilize our network of social service agencies and where applicable assist them through CDBG resources and programs as well as local programs offered through the City of Plymouth, the Plymouth HRA and local non-profits. Programs that the City of Plymouth works with include tenant advocacy through HOMELine, a Rapid Rehousing Program through PRISM that helps assist with making mortgage or rent payments for a short period of time, a housing and educational program through Interfaith Outreach that helps with paying rent while a resident goes through a schooling or workforce development program to become more self-sufficient and earn higher wages, and housing and financial counseling through Lutheran Social Services that assists with helping families make good financial decisions that will reduce poverty. Senior Community Services helps lower income seniors with needed home maintenance through their HOME program by assisting with small handyman projects as well as yard maintenance to assist with aging in place especially for homeowners that own their home. TreeHouse gives resident youth a safe place and assists with programs to further education and assist homeless youth.

PRISM and Interfaith Outreach can also assist with basic needs through their food shelf and clothing programs that provide items to families that may be experiencing poverty and need these items for

basic living.

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

The City of Plymouth has and will continue to coordinate with other institutions in the delivery of housing and community development programs. When possible, the City seeks to leverage its CDBG funds by coordinating with other state and local programs. For example, Plymouth has coordinated with Hennepin County to obtain Healthy Homes grant funding for lead-based paint hazard reduction for clients using our CDBG Housing Rehabilitation Loan Program. This allows households to remove lead-based paint hazards from the home while utilizing the CDBG funding to make other needed repairs, resulting in a greater impact to the living environment for the household.

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

The City of Plymouth has developed and continues to maintain strong collaborative relationships with other housing providers and social service agencies. The City has worked over the years to develop handicap accessible housing units with People Responding In Social Ministry (PRISM), Metropolitan Interfaith Council on Affordable Housing (MICAHA), Interfaith Outreach, and Habitat for Humanity.

The HRA requires recipients of their First Time Homebuyer Programs to attend homebuyer workshops presented by an accredited Home Stretch organization. At the end of the training period, the family is eligible to purchase the home.

### **Discussion**

The City of Plymouth uses all available resources through the City, County, and state to assist homeowners and renters within the City. Any time that the City of Plymouth is alerted to a resident with housing needs, the response is to coordinate with other departments and agencies to assist that resident.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

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

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	40,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>40,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%



## Discussion

Program Income (PI) is occasionally received through the repayment of deferred zero interest loans made in previous years through the First Time Homebuyer and Housing Rehabilitation programs. When PI is received it is typically immediately reprogrammed to support current First Time Homebuyer and Housing Rehabilitation loan activities (depending on where the need/activity is greatest at the time the PI is received). The receipt of PI is somewhat unpredictable as it is generally triggered when previous loan recipients sell or refinance their homes. All PI received to date has been reprogrammed to support First Time Homebuyer and Housing Rehabilitation activities during the 2021 program year. The HRA anticipates receiving approximately \$40,000 in PI during the 2022 program year that will be reprogrammed to support projects during the program year. This estimate is based on loan repayment trends over the past five years.

The HRA does not have any funds or proceeds from section 108 loan guarantees, surplus funds, grant funds returned, or float-funded activities. The HRA also does not have any CDBG-assisted activities which qualify under the "urgent need" National Objective.

The HRA estimates that 100% of its CDBG funds will be used for activities that benefit persons of low and moderate income. This includes all of the HRA CDBG-assisted activities other than Program Administration (planning, management, monitoring, and evaluation of the overall CDBG program).