

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Plymouth is a recipient of Community Development Block Grant (CDBG) entitlement funds through the U.S. Department of Housing and Urban Development (HUD). These funds are allocated and expended for activities benefitting City of Plymouth residents. HUD requires a summary submission of the annual performance for the programs. The following is an overview of accomplishments for the most current reporting period of July 1, 2022 - June 30, 2023. This is the third reporting period in the 2020-2024 Consolidated Plan cycle.

The City of Plymouth is one of three CDBG entitlement jurisdictions among 43 suburban communities within Hennepin County and remains a part of the Hennepin County Consortium for the purposes of the Five-Year Consolidated Plan.

The City of Plymouth has used its allocations according to the directives given in the 2022 Annual Action Plan. Of the total estimated 2022 CDBG budget which included the 2022 allocation of \$281,379, \$40,000 estimated in program income, and an estimated \$330,527.75 in funding available via unexpended funds from the 2021 program year, \$394,389.04 were expended. During the 2022 program year, \$190,668.82 was expended for homeowner occupied affordable housing projects, \$35,000 was expended for first-time homebuyer loans, \$23,072.95 was expended for rehabilitation and physical improvements to affordable rental units in Plymouth, \$53,836.09 was expended for public service activities, \$5,000 was expended for fair housing activities, and \$77,410 was expended for the administration of the CDBG program. Plymouth received \$166,575.27 in program income during the 2022 year that was reallocated back into the program.

The City of Plymouth continues to spend down its remaining allocation of the \$426,390 of CDBG-CV funds received in 2020. In the 2022 program year, CDBG-CV dollars were used to purchase laptops to prepare, prevent, and respond to COVID-19 in facilities for individuals with disabilities. Funds were also disbursed to provide emergency subsistence payments to Plymouth residents with need resulting from COVID-19. Overall, 82% of CDBG-CV funds have been disbursed as of 2023.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Program Administration	CDBG: \$	Other	Other	0	0				
Direct homebuyer assistance	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	15	4	26.66%	3	2	66.66%
Emergency Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10	0	0.00%			
Fair Housing	Fair Housing	CDBG: \$	Other	Other	0	0				
Homelessness prevention	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40	87	217.50%			

Homelessness prevention	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		19	32	168.42%
Homelessness prevention	Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0		0	0	
Homeowner education	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	134	53.60%			
Homeowner education	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		30	32	106.66%
Homeowner rehabilitation assistance	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	35	26	74.29%	7	9	128.57%
Rental housing rehabilitation	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Rental units rehabilitated	Household Housing Unit	8	11	137.50%	4	4	100.00%
Senior services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	325	206	63.38%			

Senior services	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		65	68	104.62%
Tenant counseling	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1250	583	46.64%	0	0	
Tenant counseling	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		190	199	104.74%
Youth services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	67	13.40%	0	0	
Youth services	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		40	14	35.00%
Youth services	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Plymouth has three high priority needs that are addressed within the Consolidated Plan: 1. Preserve and Create Single Family Homeownership; 2. Preserve and Create Rental Housing; 3. Education, Outreach and Services. The City of Plymouth has worked to address these goals in a variety of ways, including rehabilitation of single-family owner-occupied properties and preservation of multifamily rental opportunities. Of the six sub-grantees working in Education, Outreach and Services, five met or exceeded their annual goals. 32 Plymouth families received homelessness prevention or emergency assistance, and 199 individuals received legal assistance to answer questions on eviction proceedings and rental unit repair issues. In addition, the owner-occupied Home Rehabilitation Program assisted nine homeowners with necessary home repairs. The City also met its goal of assisting in rehabilitating affordable rental homes for disabled individuals through the rehabilitation of four units of rental properties.

Plymouth staff will continue to assist sub-grantees with achieving their indicated goals through increased communication and research of additional programs applicable under federal guidelines that serve a need in the City.

GOAL	AGENCY	CATEGORY	FUNDING		OUTCOME
Housing Counseling	Lutheran Social Service	Non-Housing Community Development	CV:1 \$1,800		
Tenant/Landlord Counseling	HOME Line	Non-Housing Community Development	CV:1 \$5,000		
Homelessness prevention	Interfaith Outreach	Non-Housing Community Development	CV1: \$45,000	CV3: \$50,000	Emergency subsistence payments to households preparing for, responding to, and preventing COVID
Homelessness prevention	PRISM	Non-Housing Community Development	CV1: \$45,000	CV3: \$60,000	Emergency subsistence payments to households preparing for, responding to, and preventing COVID
Senior Services	SCS	Non-Housing Community Development	CV1: \$20,039		
Youth Services	TreeHouse	Non-Housing Community Development	CV1: \$11,826		
Facilities for Individuals with Disabilities	Hammer Residences	Non-Housing Community Development	CV: \$25,000	CV3: \$55,000	Acquired technology support to prepare for and respond to COVID

CDBG-CV Allocation and 2022 Accomplishments

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	189
Black or African American	123
Asian	14
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	2
Total	328
Hispanic	0
Not Hispanic	328

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The 2021 American Community Survey (ACS) 1-year population estimate, which is the most recent available, notes Plymouth's population as 79,828. 77.7% of Plymouth's population identified as white alone, 4.3% identified as Black or African-American, and 10.9% identified as Asian. The percentage of households identifying as Black or African American that were assisted with CDBG funds (33.88%) is higher than the proportion of Black or African-American households in the City overall. The percentage of white identifying households assisted (52.07%) is lower than the proportion of Plymouth's total population.

The City of Plymouth actually served 363 households during the 2022 Program Year. Due to Table 2 excluding households identifying as multi-racial or other, 35 households were not able to be included in the total above.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	778,482.02	394,389.04
LIHTC	public - federal	0	
Section 8	public - federal	0	
Tax Exempt Bond Proceeds	public - local	0	
Tax Increment Financing	public - local	0	
Other	private	0	
Other	public - local	0	
Other	public - state	0	

Table 3 - Resources Made Available

Narrative

The City of Plymouth uses CDBG funding in addition to funding provided through the HRA Affordable Housing Account, Local HRA Tax Levies, and the City of Plymouth Economic Development Fund. CDBG is just one resource available for the City's continual upkeep and improvement of housing throughout the City. The HRA Tax Levy is utilized to assist in the subsidizing of rental housing for senior citizen households throughout the City's senior housing portfolio. The HRA also provided funding to assist residents with energy audits and potential home improvements along with architectural design consultations for older housing stock.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Plymouth	100		

Table 4 – Identify the geographic distribution and location of investments

Narrative

Plymouth CDBG-funded programs are available to low- and moderate-income households throughout the City and are not otherwise geographically targeted. All qualifying residents within the City of Plymouth are able to receive assistance through the programs.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Plymouth does not have any specific matching requirements associated with the CDBG program. The City uses funding from the HRA tax levy to assist with ongoing maintenance and upkeep of senior housing throughout the City. Additionally, the City has limited funding for an HRA-funded Rehabilitation program to support additional owner-occupied rehabilitation needs in the City.

The City works with the State of Minnesota's Center for Energy and Environment (CEE) to provide low-cost home energy assessment that may aid in decreasing energy costs for homeowners. CEE also services Plymouth's rehab and first-time homebuyer loans. Due to an aging housing stock in Plymouth, the HRA also funds an Architectural Design Program which provides architectural guidance to homeowners looking to make additions or remodel their current homes.

Homes within Reach purchased their second Plymouth home during the 2022 program year. This home will offer affordability for many years to come and will continue to build toward a robust community land trust landscape in the Twin Cities.

There is no publicly owned land or property in the City of Plymouth that was used to address needs identified in this plan.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	4
Number of Special-Needs households to be provided affordable housing units	2	4
Total	2	8

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	19	32
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	9	13
Number of households supported through Acquisition of Existing Units	3	2
Total	21	47

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City of Plymouth is part of the larger Hennepin County HOME Consortium, which focuses on affordable goals for Hennepin County. Plymouth provides assistance to residents through both a homebuyer assistance program and rehabilitation assistance for current homeowners. Due to an aging housing stock, the Rehabilitation Program has been generally successful in meeting goals outlined in the Annual Action Plan. However, challenges have continued in the 2022 program year due to contractor issues including unresponsive or high bidding contractors. This has negatively impacted the speed that

rehabilitation projects could move forward and be paid out. The First Time homebuyer program has had difficulty achieving goals due to the high median home prices in Plymouth (see attached Local Market Update from the Minneapolis Association of Realtors for June 2023 which shows an average home sales price of just over \$534,852 in Plymouth). The tight housing market has made it more difficult for potential first-time homebuyers to find properties available for purchase within the City of Plymouth. We continue to prequalify first-time homebuyers in search of attainably priced housing.

Hammer Residences, Inc. was a 2022 subrecipient of CDBG funds, and rehabilitated one of their rental group homes which has 4 housing units. Hammer's units are made available to disabled individuals who are typically low or extremely-low income.

Homes within Reach purchased their second Plymouth home during the 2022 program year. This home will offer affordability for many years to come and will continue to build toward a robust community land trust landscape in the Twin Cities.

Finally, People Responding in Social Ministry (PRISM) and Interfaith Outreach, both of whom were 2022 CDBG subrecipients, provided rental assistance to clients participating in their respective programs. Plymouth CDBG funds granted to PRISM help provide rental assistance to Plymouth families for the purpose of homelessness prevention. Interfaith Outreach provides rental assistance to families who have a head of household pursuing an educational degree.

Discuss how these outcomes will impact future annual action plans.

The City of Plymouth will continue to analyze economic trends that contribute to the relative successes of the First Time Homebuyer and Home Rehabilitation programs. Analysis of success for the First Time Homebuyer program will include evaluating other programs that can support low to moderate income first-time homebuyers who require deeper subsidies to successfully purchase a home in Plymouth's competitive and expensive housing market (see attached Local Market Update). More deeply subsidized affordable housing through tools such as Community Land Trusts may be a more effective tool to utilize in the future to better support first-time homebuyers within the CDBG program income limits. We are also interested in leveraging funding opportunities with other available state and county funds to support first-time homebuyers, such as the new Minnesota Housing programs emerging from the 2022 legislative session. At the same time, the City will continue to target outreach towards households that are in need of assistance and meet income requirements - as well as local and regional organizations that work with these households - in order to spread awareness of available funding. Overall, the City will monitor the programs and adjust future Annual Action Plans accordingly.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	125	0
Low-income	88	0
Moderate-income	81	0
Total	294	0

Table 7 – Number of Households Served

Narrative Information

The median household income for a family of four in the City of Plymouth increased to \$124,900 late in the 2022 Program Year (June, 2023). The numbers in the table above are representative of populations that are part of Plymouth. The number of households assisted in the extremely low-income and low-income categories show people most in need of receiving assistance have increasingly had access to resources. The City CDBG program assists residents with extremely-low, low- and moderate-incomes at or below 80% AMI.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of Plymouth is part of the Hennepin County Consortium and when presented with someone needing access to services to reduce or end homelessness, would refer them to our network of social service agencies as well as Hennepin County. The accomplishments stated within this objective are those of the Hennepin County Consortium.

Hennepin County hosts robust outreach programs for the unsheltered homeless populations provided 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, 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, meal programs, the downtown library, common panhandling streets, and drop-in centers. Outreach programs conduct initial engagement, harm minimization, and connection to services for people who are unsheltered. They conduct assessments and refers people directly to housing through the Continuum of Care's (CoC) Coordinated Entry System (CES). Hennepin County's Healthcare for the Homeless staff regularly accompany outreach teams to provide healthcare directly to those unsheltered or living outdoors. 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. As of 2021, there were three housing programs offering a total of 52 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 opened up overnight drop-in centers in the last year in which people can seek respite during the evening hours and get connected to services. 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

The City of Plymouth works with the network of services that Hennepin County has available.

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 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.

As of 2021, the community provided 115 family shelter rooms (with overflow provided as needed in line with our shelter-all commitment), 734 congregate shelter beds for single adults, and 76 youth-specific shelter beds. In addition, the County provided emergency and isolation shelter to 171 people in non-congregate hotel-based shelters set up in response to COVID-19. 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 since 2019, Hennepin County has drastically increased its support of the homeless response system for single adults. The County has funded new case management services in the larger shelter, converted shelters to accommodate couples together, provided more systematic training, and established a new small-scale women-only shelter in 2020.

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.

In addition, the City of Plymouth continues to work with a network of social service providers such as Interfaith Outreach and PRISM to assist persons experiencing homelessness or needing emergency shelter.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Plymouth works with People Responding in Social Ministry (PRISM) and Interfaith Outreach as well as other social service agencies to address homeless issues. PRISM offers help with temporary housing assistance and payments in order to prevent homelessness for a small window of time. Interfaith Outreach's Project Success similarly offers rental assistance to families whose head of household is pursuing an educational degree. With any situation, when presented to the City of Plymouth, the issue would be addressed by any means possible as well as using Hennepin County's assistance and programs. As part of the County Consortium, the City of Plymouth has access to the

following resources:

To the extent possible, people who are not literally homeless are first directed to “non-homeless” resources to assist in housing stability. Hennepin County and the state of Minnesota offered emergency assistance for rent or utility bill arrears to keep people in their current housing in PY 2021. The county uses state dollars from Family Homeless Prevention and Assistance Program (FHPAP) for people needing additional financial assistance, supportive services, and case management. FHPAP resources are targeted to households with the greatest risk of homelessness using a targeting tool based on local and national resources.

Hennepin County’s Housing Stability office works with county staff to identify and develop mainstream-funded housing opportunities for people being discharged from institutions. The 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 shifted 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 \$16.2 million of CARES Act CRF to emergency rental assistance, along with its first round of CDBG-CV. In 2021, Hennepin was one of the first jurisdictions to start distributing Emergency Rental Assistance. 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 housed 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 launched a 30-bed recuperative care facility for people experiencing homelessness in fall 2021.

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

recently homeless from becoming homeless again

The City of Plymouth has access to the services provided by Hennepin County and refers anyone needing help to these services and to the extent possible, follows up to ensure the proper assistance was provided.

The county's Coordinated Entry System identifies people most appropriate for permanent supportive housing and those who can benefit from rapid rehousing or transitional housing. Priority is given to veterans who cannot be served through veteran specific resources, and then to individuals who are chronically homeless.

The family shelter system offers additional supports, and uses a case conferencing model, for families not eligible for existing housing interventions.

Hennepin County makes extensive use of by-name lists and case conferencing to problem solve for difficult households. Using this approach, as of 2021, 1104 individual Veterans have been stably housed in Hennepin County since 2015, and 831 chronically homeless individuals were housed since June 2017 (93% over 26- month average since being housed). As of 2021, there were 157 homeless Veterans actively engaged on the Homeless Registry in the Hennepin CoC. 95 of those Veterans were actively engaging housing providers to establish a housing stability plan. 50 Veterans had a housing plan and the resources necessary to move into a unit and were simply waiting for a landlord to say yes.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Plymouth has no federal public housing within its jurisdiction. The Plymouth HRA does administer approximately 325 Housing Choice Vouchers (HCV). HCV's provide federal rent subsidies for low-income individuals and families in privately owned, existing market-rate housing. The funding from HUD is paid directly to the owner of the property.

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

The City of Plymouth does not have any public housing within its jurisdiction; however, the Plymouth Housing and Redevelopment Authority (HRA) has two resident advisory boards - one for its HCV program and the other for the locally financed 99-unit subsidized senior housing development. The HCV Resident Advisory committee advises the HRA on policy development and review. The senior development - Plymouth Towne Square - has a residents' council which advises the HRA on management and resident services.

Actions taken to provide assistance to troubled PHAs

The Plymouth HRA administers the HCV Program and has been given the designation of a High Performing PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City does not face any significant negative effects due to public policies within the community. There are, however, state and/or federal regulations and taxing policies that may have a negative impact on the provision of affordable housing. The City collaborates with other public entities whenever possible to identify and mitigate policies, as well as other barriers to affordable housing. When partnering with developers and developments that encourage affordable housing, the City looks to assist in funding with Tax Increment Financing (TIF), and by working with the developers to mitigate costs and potential land issues that may arise.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Plymouth continues to look for different ways to assist with affordable housing needs. Plymouth provides financial assistance to rehabilitate low- and moderate-income owner-occupied units, as well as down payment, closing cost, homebuyer counseling and education assistance for income-qualifying households.

Additionally, Plymouth has a locally funded Rehabilitation Loan program to supplement CDBG funding. The City assists in funding the Center for Energy and Environment's Home Energy Squad program, which allows Plymouth homeowners to receive an energy audit for lower cost than normally offered by local utility companies. This audit helps discover energy conservation and efficiency options, while also providing homeowners with energy efficient products such as CFL lightbulbs and programmable thermostats.

In 2017, the City approved the preliminary plat and site plan for the Cranberry Ridge development, which provides 45 affordable units at or below 60% AMI and will be made available to Housing Choice Voucher clients. Of the 45 units, 10 are set aside for clients at or below 30% AMI. The development received financial assistance in the amount of \$527,000 from pooled Tax Increment Financing (TIF) funds. Additionally, \$250,000 of fees were waived associated with the project. The Metropolitan Council has also awarded the project an additional 10 project-based vouchers.

In early 2020, the City approved the PUDA for the Element. This development has 61 units, all of which will be made available to households at or below 60% AMI. Four of the units are held for households at or below 30% AMI. The development received Tax Increment Financing in the amount of \$459,000, four Housing Choice Vouchers, and financial assistance from the Plymouth Housing and Redevelopment Authority in the amount of \$241,000 to assist with fees.

Finally, in August of 2020, the Plymouth Housing and Redevelopment Authority (HRA) purchased a .62-acre parcel and constructed a twin home that will provide affordable and stable housing for veterans and their families who are either experiencing or at risk of experiencing homelessness. The twin home, named Valor Place, is fully occupied by two families.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

As part of the City's Rental Housing Licensing Program, all rental properties in the City are inspected at least every three years. The inspector has satisfied HUD's Risk Assessment Course and is a Certified Risk Assessor. All participants in the City's Housing Choice Voucher program that reside in housing built before 1978 receive copies of the EPA brochure "Protect Your Family From Lead in Your Home". All program participants in the City's Rehabilitation and First Time Homebuyer programs are also given the EPA brochure, regardless of the year their home was built.

The Plymouth HRA has incorporated procedures in the guidelines for all federally-funded programs in order to meet the requirements of federal Lead-Based Paint (LBP) regulations. Discussion of the LBP requirements occurs at any initial meetings with HRA staff, and all files require a Certification of Receipt of LBP regulations form signed by the applicant. All homes built prior to 1978 with deteriorated paint surfaces that may require lead hazard reduction work receive lead testing. Plymouth HRA contracts with a certified Risk Assessor to perform the needed tests to identify and clear lead hazard risks. Clearance reports are issued to all homeowners who had work done disturbing painted surfaces, and a copy is kept by the HRA in the homeowner's file.

Since 2004, Hennepin County has taken a comprehensive approach to preventing childhood lead poisoning, including community outreach and education, in-home education visits, lead risk assessments, lead hazard reduction, and contractor training. Hennepin County is currently administering a 2017 HUD Office of Lead Hazard Control and Healthy Homes grant in the amount of \$3.4 million to continue the program through 2021. Since 2003 and as of 2021, the lead grant programs have completed over 4,700 lead hazard reduction projects. Hennepin County also received a grant award from the Centers for Disease Control which will allow the County to increase outreach and education, especially to the most at-risk populations and geographies through mini-grants to community partners already serving those at-risk populations. These grants demonstrate the County's continued efforts to provide affordable and safe housing to its residents while working toward the goal of eliminating childhood lead poisoning. The funds may be used throughout Hennepin County.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Whenever possible, the City of Plymouth works diligently through its programs to identify and assist individuals and families at or below the poverty level. Collaboration with Public Safety and the Plymouth Housing Inspector helps identify homeowners and/or renters who may be in need of additional services. Through an established network of relationships with social service agencies, the City refers clients to appropriate areas and assists with CDBG resources when applicable. There are also programs offered

through the City of Plymouth, the Plymouth HRA and local non-profits that assist individuals and families experiencing poverty. PRISM and Interfaith Outreach are local organizations that help assist Plymouth residents at risk of or experiencing homelessness. HOME Line offers legal assistance to tenants engaged in rental disputes with their landlord or property manager. TreeHouse works with youth of the community to provide in- and after-school programming, and Senior Community Services assists low- and moderate-income senior homeowners with necessary home maintenance. As a member of the Hennepin County Consortium, Plymouth works closely with case managers from Hennepin County to alert the County whenever an individual in the jurisdiction may need additional assistance.

In 2017, the City approved the preliminary plat and site plan for the Cranberry Ridge development, which provides 45 affordable units at or below 60% AMI and will be made available to Housing Choice Voucher clients. Of the 45 units, 10 are set aside for clients at or below 30% AMI. The development received financial assistance in the amount of \$527,000 from pooled Tax Increment Financing (TIF) funds. Additionally, \$250,000 of fees were waived associated with the project. The Metropolitan Council has also awarded the project an additional 10 project-based vouchers.

The recently completed Cranberry Ridge development provides 45 units of affordable housing at or below 60% AMI. 10 of those units are set aside for families at or below 30% AMI (extremely low-income levels). The Element development provides 61 units of affordable housing at or below 60% AMI. Four of those units will be held for households at or below 30% AMI.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Plymouth continues to coordinate with other institutions in the delivery of housing and community development programs. Whenever possible, the Plymouth HRA leverages CDBG funds with other state and local programming. The City coordinates with Hennepin County to deliver Healthy Homes grant funding to help with lead-based paint hazard reduction in conjunction with the CDBG Rehabilitation Loan Program. Minnesota Housing is also a resource recommended to potential homebuyers and current homeowners seeking to make home improvements.

The City also offers two programs to all homeowners for the explicit purpose of addressing specific needs in aging homes. The first is the Home Energy Squad program, which is a collaboration between the Center for Energy and Environment (CEE) and the Plymouth HRA to provide home energy audits to homeowners at a reduced cost. The HRA also funds the Architectural Design Program, which subsidizes the cost of having a qualified architect give remodeling advice to homeowners seeking to make improvements to their aging (30+ years old) homes.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Plymouth has developed and maintained a strong collaborative relationship with other social service agencies and housing providers. Specifically, the city works with People Responding in Social

Ministry (PRISM), Metropolitan Interfaith Council on Affordable Housing (MICAHA), Habitat for Humanity, the Housing Justice Center, Outreach Development Corporation (ODC) and Interfaith Outreach.

All First Time Homebuyer loan recipients are required to attend HUD-approved homebuyer workshops presented by Home Stretch accredited workshops. Completing these required programs provides first time buyers with the information and education necessary to purchase a home.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City of Plymouth is a member of the Fair Housing Implementation Council (FHIC) established in 2002 to coordinate regional efforts to comply with obligations affirmatively furthering fair housing throughout the Twin Cities Metropolitan housing market area. During the 2022 program year, the FHIC continued to address recommendations brought forth in the Regional Analysis of Impediments to Fair Housing (AI).

The FHIC initiates activities that are designed to stop discrimination and promote integration. Such activities are a response to the 2001 AI, funded by participating metropolitan jurisdictions. The City of Plymouth has been an active member of this council, designating time and resources to ensure fair housing for all people - not only within the jurisdiction, but also the broader metropolitan area. Per the recommendations of the AI, Plymouth has worked as part of the Hennepin County Consortium. The Consortium provided funding to the Center for Urban and Regional Affairs (CURA) in order to study displacement of lower income and people of color in the suburbs specifically. Additional resources have gone to Fair Housing training for staff and potential decisionmakers in entitlement communities, as well as to work on Fair Housing trainings in a variety of languages.

The City of Plymouth specifically has worked to address items in the AI recommendations targeting Plymouth and other entitlement jurisdictions. Plymouth continues to be an active member of the FHIC, including distributing the recent RFQ to suburban-focused agencies in order to advance additional community engagement in the suburbs. Plymouth provides vouchers for renters through the Housing and Redevelopment Authority, and subsequently follows all guidelines of Fair Housing as required by the Section 8 and HCV programs. The City encourages landlords to accept vouchers whenever possible to assist with more affordable housing options. The City also has Fair Housing Policy. Staff continually monitors new state legislation to ensure programs are in compliance with existing and new statutes. The HRA continues to provide funding for rehabilitation and acquisition of existing affordable housing to assist low- and moderate-income households with the maintenance and purchase of homes within Plymouth. Finally, the Plymouth Community Development department employs a Housing Inspector who works as an intermediary between public safety, non-profit and assistance agencies, tenants and citizens.

CR-40 - Monitoring 91.220 and 91.230

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

Contracts are executed with all organizations implementing activities identified in the Consolidated Plan. The Plymouth HRA is responsible for contract administration and compliance. Activities of organizations receiving a CDBG funding allocation are documented and reviewed for ongoing compliance.

Funding Agreement - For each program or project funded through consolidated plan resources, the applicant will be required to enter into a funding agreement covering at least the following items:

- Schedule for project implementation.
- Financial management of program funds and required matching funds.
- Compliance with related federal regulations.
- Appropriate long-term affordability/access requirements.
- Schedules for project compliance documentation.
- Repayment requirements for noncompliance.

The funding agreement provides a basis for assessing the development and tracking implementation of funded activities. Provisions of the agreement serve as a benchmark that is reviewed for compliance. Appropriate remedial actions are taken and evaluated in a timely manner. Compliance with the terms of the agreement is required prior to approving any request for funding.

Monitoring - Plymouth HRA staff consults with representatives from each community organization receiving a CDBG funding allocation in addition to evaluating contract performance on a quarterly basis, at a minimum. This includes an in-depth review of project outcomes, reporting requirements, financial management, and other funding compliance-related functions. More structured on-site monitoring is also expected of subgrantees.

Document Review - The documents submitted with reimbursement requests are reviewed for completeness and accuracy. When a problem is discovered, HRA staff discusses the issue(s) with project staff to correct the situation and ensure the problem is understood. Reimbursement does not occur until all requirements are met. If subsequent problems are encountered, the project receives a "high-risk" status, which could result in additional risk-based monitoring.

Performance Report - The completion of the Consolidated Annual Performance Evaluation Report (CAPER) is another important tool used to evaluate program effectiveness in meeting CDBG objectives. If a significant discrepancy between goals and performance is found, consultation occurs. A lack of progress in meeting indicated goals will impact the applicant's chances for future funding.

Timeliness - Timeliness is a requirement of all CDBG funded grantees and entities. All grantees must adhere to a schedule for the expenditure of funds. If a project is found to be falling behind on expenditures, they are contacted regarding the problem to develop an adjusted timeline.

Evaluation - Continued evaluation of the monitoring process for the City of Plymouth is performed to ensure project/program compliance.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Plymouth Housing and Redevelopment Authority (HRA) is holding a public comment period on the 2022 CAPER from August 18 – September 1, 2023. Comments received will be addressed by either the HRA Board of Commissioners or the City Council. A public hearing on the 2022 CAPER will be held at the HRA Board of Commissioners meeting on August 24, 2023. Notice of the public comment period was posted in the local newspaper on August 17, 2023, on the City's website, and a draft copy of this plan was made available at the local library, community center, and City Hall for review.

Hennepin County also holds a public hearing and public comment period on behalf of the County Consortium. This report will be submitted to Hennepin County prior to the comment period for the Consortium CAPER.

Finally, and in addition to this CAPER, the following reports are available to the public and have been previously submitted to HUD at this point:

- 2020-2024 Hennepin County Consortium Consolidated Plan
- 2023 City of Plymouth Annual Action Plan (public comment period was open from February 24, 2023 through March 28, 2023)
- Regional Analysis of Impediments to Fair Housing (2020)

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Plymouth has used the resources made available to assist homeowners in a variety of ways throughout the program year. Plymouth staff continually keeps in close contact with sub-grantees to

ensure all stated Action Plan goals are met. In addition, staff conducts outreach with new potential sub-grantees throughout the year to ensure that presently unmet goals are accounted for in annual and long-term planning.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Plymouth has used the resources made available to assist homeowners in a variety of ways throughout the program year. Plymouth staff continually keeps in close contact with sub-grantees to ensure all stated Action Plan goals are met. In addition, staff conducts outreach with new potential sub-grantees throughout the year to ensure that presently unmet goals are accounted for in annual and long-term planning.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				

Other.	0				
--------	---	--	--	--	--

Table 9 – Qualitative Efforts - Number of Activities by Program


Narrative

Section 3 projects are housing rehabilitation, housing construction, and other public construction projects assisted under HUD programs that provide housing and community development financial assistance when the total amount of assistance to the project exceeds a threshold of \$200,000. The City of Plymouth's 2022 CDBG program year had no single contractor or subcontractor of a rehabilitation project receive a contract for \$100,000 or more in grant assistance. The City of Plymouth does not allocate any additional federal funding to housing rehabilitation, housing construction, or other construction projects. The 2022 program year did not exceed \$200,000 to Section 3 covered projects and therefore is not subject to requirements under Section 3.

Attachment

PR 26 - CDBG PY22

PR 26 - CDBG-CV

	Office of Community Planning and Development	DATE:	08-09-23
	U.S. Department of Housing and Urban Development	TIME:	21:58
	Integrated Disbursement and Information System	PAGE:	1
	PR26 - CDBG Financial Summary Report		
	Program Year 2022		
	PLYMOUTH , MN		

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	330,527.75
02 ENTITLEMENT GRANT	281,379.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	166,575.27
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	778,482.02

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	316,979.04
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	316,979.04
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	77,410.00
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	394,389.04
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	384,092.98

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	316,979.04
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	316,979.04
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITTING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	53,836.09
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	53,836.09
32 ENTITLEMENT GRANT	281,379.00
33 PRIOR YEAR PROGRAM INCOME	171,528.90
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	452,907.90
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	11.89%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	77,410.00
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	77,410.00
42 ENTITLEMENT GRANT	281,379.00
43 CURRENT YEAR PROGRAM INCOME	166,575.27
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	447,954.27
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	17.28%

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

No data returned for this view. This might be because the applied filter excludes all data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

No data returned for this view. This might be because the applied filter excludes all data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2022	13	316	6761437	Facilities for Persons with Disabilities	03B	LMC	\$23,072.95
					03B	Matrix Code	\$23,072.95
2022	8	308	6738097	Senior Community Services	05A	LMC	\$16,000.00
2022	8	308	6761437	Senior Community Services	05A	LMC	\$12,298.71
					05A	Matrix Code	\$28,298.71
2022	7	307	6723529	TreeHouse	05D	LMC	\$978.80
2022	7	307	6749678	TreeHouse	05D	LMC	\$2,242.45
2022	7	307	6761437	TreeHouse	05D	LMC	\$2,517.13
					05D	Matrix Code	\$5,738.38
2022	6	306	6723529	HOME Line	05K	LMC	\$4,190.37
2022	6	306	6737531	HOME Line	05K	LMC	\$2,558.63
2022	6	306	6761437	HOME Line	05K	LMC	\$4,050.00
					05K	Matrix Code	\$10,799.00
2022	9	309	6737531	PRISM	05Q	LMC	\$1,994.45
2022	9	309	6761437	PRISM	05Q	LMC	\$6,683.05
2022	9	309	6782472	PRISM	05Q	LMC	\$322.50
					05Q	Matrix Code	\$9,000.00
2022	5	305	6715245	Homeownership Counseling	13A	LMH	\$1,723.51
2022	5	305	6737531	Homeownership Counseling	13A	LMH	\$1,515.93
2022	5	305	6761437	Homeownership Counseling	13A	LMH	\$1,161.74
					13A	Matrix Code	\$4,401.18
2022	2	303	6795238	First Time Homebuyer Program	13B	LMH	\$35,000.00
2022	10	310	6761437	Interfaith Outreach	13B	LMH	\$10,000.00
					13B	Matrix Code	\$45,000.00
2022	1	302	6690498	Housing Rehabilitation Program	14A	LMH	\$33,208.08
2022	1	302	6709121	Housing Rehabilitation Program	14A	LMH	\$35,172.39
2022	1	302	6715245	Housing Rehabilitation Program	14A	LMH	\$16,020.52
2022	1	302	6723529	Housing Rehabilitation Program	14A	LMH	\$51,519.73
2022	1	302	6737531	Housing Rehabilitation Program	14A	LMH	\$11,738.25
2022	1	302	6761437	Housing Rehabilitation Program	14A	LMH	\$32,953.63
2022	1	302	6782472	Housing Rehabilitation Program	14A	LMH	\$2,250.00
2022	1	302	6795238	Housing Rehabilitation Program	14A	LMH	\$7,806.22
					14A	Matrix Code	\$190,668.82
Total							\$316,979.04

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2022	8	308	6738097	No	Senior Community Services	B22MC270009	PI	05A	LMC	\$16,000.00
2022	8	308	6761437	No	Senior Community Services	B22MC270009	EN	05A	LMC	\$12,298.71
								05A	Matrix Code	\$28,298.71
2022	7	307	6723529	No	TreeHouse	B22MC270009	PI	05D	LMC	\$978.80
2022	7	307	6749678	No	TreeHouse	B22MC270009	PI	05D	LMC	\$2,242.45
2022	7	307	6761437	No	TreeHouse	B22MC270009	EN	05D	LMC	\$2,517.13
								05D	Matrix Code	\$5,738.38



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2022
PLYMOUTH, MN

DATE: 08-09-23
TIME: 21:58
PAGE: 3

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2022	6	306	6723529	No	HOME Line	B22MC270009	PI	05K	LMC	\$4,190.37
2022	6	306	6737531	No	HOME Line	B22MC270009	PI	05K	LMC	\$2,558.63
2022	6	306	6761437	No	HOME Line	B22MC270009	EN	05K	LMC	\$4,050.00
									05K Matrix Code	\$10,799.00
2022	9	309	6737531	No	PRISM	B22MC270009	PI	05Q	LMC	\$1,994.45
2022	9	309	6761437	No	PRISM	B20MC270009	EN	05Q	LMC	\$6,683.05
2022	9	309	6782472	No	PRISM	B22MC270009	PI	05Q	LMC	\$322.50
									05Q Matrix Code	\$9,000.00
										\$53,836.09
Total										\$53,836.09

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2022	12	301	6690498	Program Administration	21A		\$22,410.00
2022	12	301	6761437	Program Administration	21A		\$45,548.15
2022	12	301	6782472	Program Administration	21A		\$4,451.85
						21A Matrix Code	\$72,410.00
2022	11	311	6749678	Fair Housing	21D		\$5,000.00
						21D Matrix Code	\$5,000.00
Total							\$77,410.00



PART I: SUMMARY OF CDBG-CV RESOURCES

01 CDBG-CV GRANT	426,390.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL CDBG-CV FUNDS AWARDED	426,390.00

PART II: SUMMARY OF CDBG-CV EXPENDITURES

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	340,893.58
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	10,116.66
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	351,010.24
09 UNEXPENDED BALANCE (LINE 04 - LINE8)	75,379.76

PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	80,000.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	340,893.58
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	420,893.58
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	340,893.58
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	123.47%

PART IV: PUBLIC SERVICE (PS) CALCULATIONS

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	273,618.58
17 CDBG-CV GRANT	426,390.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	64.17%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	10,116.66
20 CDBG-CV GRANT	426,390.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	2.37%



LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10

No data returned for this view. This might be because the applied filter excludes all data.

LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11

No data returned for this view. This might be because the applied filter excludes all data.

LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount		
2019	13	280	6463262	Housing Rehabilitation Program (COVID-19)	14A	LMH	\$8,784.65		
			6625590	Housing Rehabilitation Program (COVID-19)	14A	LMH	\$6,215.35		
	15	282	6463351	Homeownership Counseling (COVID-19)	05U	LMH	\$233.81		
			6505629	Homeownership Counseling (COVID-19)	05U	LMH	\$667.52		
			6664439	Homeownership Counseling (COVID-19)	05U	LMH	\$746.32		
			6679764	Homeownership Counseling (COVID-19)	05U	LMH	\$152.35		
			6423110	HOME Line (COVID-19)	05K	LMC	\$849.19		
	16	283	6452210	HOME Line (COVID-19)	05K	LMC	\$1,188.47		
			6505629	HOME Line (COVID-19)	05K	LMC	\$792.23		
			6549627	HOME Line (COVID-19)	05K	LMC	\$792.26		
			6606740	HOME Line (COVID-19)	05K	LMC	\$792.26		
			6636250	HOME Line (COVID-19)	05K	LMC	\$242.92		
			6679764	HOME Line (COVID-19)	05K	LMC	\$342.67		
			17	284	6443505	Interfaith Outreach (COVID-19)	05Q	LMC	\$17,054.47
					6474322	Interfaith Outreach (COVID-19)	05Q	LMC	\$27,945.53
					6549627	Interfaith Outreach (COVID-19)	05Q	LMC	\$32,224.05
					6578284	Interfaith Outreach (COVID-19)	05Q	LMC	\$12,999.70
					6591018	Interfaith Outreach (COVID-19)	05Q	LMC	\$4,776.25
					6782472	Interfaith Outreach (COVID-19)	05Q	LMC	\$7,228.58
	18	285	6414574	TreeHouse (COVID-19)	05D	LMC	\$11,826.00		
	19	286	6452210	Senior Community Services (COVID-19)	05A	LMC	\$11,465.07		
			6549627	Senior Community Services (COVID-19)	05A	LMC	\$5,413.40		
			6636250	Senior Community Services (COVID-19)	05A	LMC	\$3,160.53		
	20	287	6423110	PRISM (COVID-19)	05W	LMC	\$24,099.30		
			6452210	PRISM (COVID-19)	05W	LMC	\$20,900.70		
			6522041	PRISM (COVID-19)	05W	LMC	\$35,501.62		
			6549627	PRISM (COVID-19)	05W	LMC	\$24,498.38		
	21	281	6578284	Facilities for Persons with Disabilities (COVID-19)	03B	LMC	\$52,275.00		
	22	315	6505629	Services for Persons with Disabilities (COVID-19)	05B	LMC	\$10,166.34		
			6723529	Services for Persons with Disabilities (COVID-19)	05B	LMC	\$17,558.66		
Total							\$340,893.58		

LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	15	282	6463351	Homeownership Counseling (COVID-19)	05U	LMH	\$233.81

Plymouth Webpage Draft CAPER Posting

The screenshot shows a web browser window with the URL plymouthmn.gov/departments/community-economic-development/housing. The page layout includes a left sidebar with navigation links: Planning, Rental Licensing, and Report an Issue. Below these is a 'STAY CONNECTED' section with a sign-up form for the latest news and updates from the City of Plymouth, featuring an 'Email Address' input field and a 'Subscribe' button. The main content area is titled 'Consolidated Annual Performance and Evaluation Report: Public Comment Period Now Open'. It features a dropdown menu for the report year, currently set to '2022'. The '2022 Draft Consolidated Annual Performance and Evaluation Report' section states that the City of Plymouth's draft annual review and report of performance for the 2022 program year of July 1, 2022 through June 30, 2023 is now available. It provides a public comment period from August 18 to September 1, 2023, and includes instructions on how to submit comments. The '2021 Consolidated Annual Performance and Evaluation Report (Approved October 2022)' section highlights that the City of Plymouth's annual review and report of performance for the 2021 program year of July 1, 2021 through June 30, 2022 is now available, with a list of highlights including assistance provided to families and rental properties. The '2020 Consolidated Annual Performance and Evaluation Report (Approved July 2022)' section is also visible. A blue 'English' button is located in the bottom right corner of the page.

Housing | City of Plymouth, MN

plymouthmn.gov/departments/community-economic-development/housing

+ Planning
Rental Licensing
Report an Issue

STAY CONNECTED

Sign up for the latest news and updates from the City of Plymouth.

Email Address

Subscribe

The Housing Division works with residents, building owners and developers to assist in providing a broad range of housing options in the city. The division promotes and contributes to the economic health of the community through the creation and maintenance of affordable, life-cycle housing and active participation in the city's development and redevelopment processes.

Consolidated Annual Performance and Evaluation Report: Public Comment Period Now Open

2022 Draft Consolidated Annual Performance and Evaluation Report

The City of Plymouth's draft annual review and report of performance for the 2022 program year of July 1, 2022 through June 30, 2023 is now available. [View the Approved 2022 CAPER](#) (PDF)

Public Comment Period: Aug. 18-Sep. 1

Written comments on the report will be accepted beginning August 18, 2023 and ending September 1, 2023. Written comments must be submitted by 4:30 p.m. on September 1, 2023 and addressed to Grant Fernellus, Plymouth HRA, 3400 Plymouth Boulevard, Plymouth, MN 55447 or sent via email to gfernellus@plymouthmn.gov. A copy of the comment letter will be included in documents submitted to HUD.

On Thursday, August 24, 2023 at 7:00 pm the Plymouth Housing and Redevelopment Authority (HRA) will hold a public hearing to receive comments from the public on the CAPER.

The HRA Board of Commissioners will consider comments made during the comment period and public hearing prior to Plymouth's City Council meeting on Tuesday, September 12 when action is taken on the CAPER.

Physical copies of the CAPER will be available for review at Plymouth City Hall, the Plymouth library, and the Plymouth Community Center until September 1, 2023 at 4:30 p.m. If you would like a copy of the draft plan or if you have questions, please contact Grant Fernellus at 763-509-5401 or gfernellus@plymouthmn.gov.

2021 Consolidated Annual Performance and Evaluation Report (Approved October 2022)

The City of Plymouth's annual review and report of performance for the 2021 program year of July 1, 2021 through June 30, 2022 is now available. Highlights include:

- Nine families received prevention assistance and 51 individuals received legal assistance
- Four homeowners were assisted with owner occupied rehabilitation
- Three rental properties that support those with disabilities were rehabilitated
- CDBG-CV funds supported virtual one-on-one homeownership counseling and emergency rehabilitation of two households to address ventilation concerns

[View the Approved 2021 CAPER](#) (PDF)

2020 Consolidated Annual Performance and Evaluation Report (Approved July 2022)

[English](#)

**City Council Approved Resolution, Public Notice Ad Proof,
memo on comments, Affidavit, Amendments**



Memorandum

To: HOME Line 2022 CDBG Program Year
From: Kenny Niemeyer, Housing & Economic Development Coordinator
Date: January 11, 2023
Item: Minor amendment to HOME Line 2022 CDBG allocation

This is a memo on a minor amendment to HOME Line’s 2022 CDBG allocation.

HOME Line’s 2022 CDBG allocation was \$5,400.00. By Quarter 2 of the 2022 CDBG Program Year, HOME Line had already requested reimbursement for costs exceeding its original allocation.

HRA staff made a minor amendment to HOME Line’s 2022 CDBG allocation to allocate an additional \$1,349 (24.98% of original allocation). HOME Line’s amended 2022 CDBG allocation as of this memo is \$6,749.

HRA Staff

Kenny Niemeyer, Housing & Economic
Development Coordinator

Date



Memorandum

To: CDBG-CV Supplemental Funding 2022 File
From: Kenny Niemeyer, Housing & Economic Development Coordinator
Date: November 21, 2022
Item: Memo on Substantial Amendment to CDBG-CV Action Plan, reallocating funds for Supplemental Funding activities

This memo serves as the action note for the substantial amendment with resolution #2022-280.

A substantial amendment to the 2019 Action Plan CDBG-CV funds was completed on 11/15/2022 following a 5-day public comment period. This substantial amendment was a reallocation of unused CDBG-CV funding identified by HRA staff.

Inputs to Supplemental Fund are the following:

2019 CDBG-CV Unallocated Funds - \$26,000

Funds that were not allocated in the Annual Action Plan so that they could be later allocated to respond to COVID-19 impacts.

Reallocation from IDIS Activity 281 (Affordable Housing) - \$55,000

Funds that were allocated for an HRA properties project, but did not end up being used for the project.

Supplemental Funds are hereby allocated to the following:

Allocation to IDIS Activity 287 (PRISM) - \$51,000

CDBG-CV funds to support its Homelessness Prevention program for Plymouth individuals and families.

Allocation to IDIS Activity 284 (Interfaith Outreach) - \$30,000

CDBG-CV funds for the Emergency Financial Assistance program

HRA Staff

Kenny Niemeyer, Housing & Economic Development Coordinator

11/21/2022

Date



MEMO

To: 2019 AAP File

From: Kenny Niemeyer, Housing & Economic Development Coordinator

Date: September 22, 2022

Re: Minor amendment to 2019 AAP (CV) allocating \$1,725 to admin

This memo serves as a minor amendment to allocate an additional \$1,725 to admin from the City of Plymouth's CDBG-CV grant of \$426,390. This allocation will amount to a 17.25% change to the funding amount of admin (\$10,000) as of the Second Amendment to the 2019 AAP to include CDBG-CV dollars.

CV admin expenses will be accrued during the management of the RFP process to allocate remaining CDBG-CV dollars. CV admin expenses will also be accrued in the management of the amended and extended grant period with Hammer Residences Inc.



CITY OF PLYMOUTH

RESOLUTION No. 2022-xxx

**A RESOLUTION TO APPROVE THE RECLASSIFICATION OF FUNDING ACTIVITIES
FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN
FOR PROGRAM YEARS 2019 (CDBG-CV FUNDING), 2020 AND 2021**

WHEREAS, the City of Plymouth received Community Development Block Grant (CDBG) funding allocations in fiscal years 2019, 2020 and 2021; and

WHEREAS, the City of Plymouth intends to submit a substantial amendment to the U.S. Department of Housing and Urban Development for the City of Plymouth's CDBG Annual Action Plans of the 2019, 2020, and 2021 program years and held a duly constituted public comment period as required by its Citizen Participation Plan Substantial Amendment requirements; and

WHEREAS, on October 27, 2022, the Plymouth Housing and Redevelopment Authority resolved to recommend that the City Council authorize staff to reclassify CDBG funding; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it hereby authorizes staff to reclassify CDBG funding allocated for the rehabilitation of group homes serving low-income people with disabilities from the Affordable Rental Housing Rehabilitation activity to the correct matrix code classification as Facilities for Persons with Disabilities. The impacted grant years and grant amounts are as follows:

- Program Year 2021 (July 1, 2021 to June 30, 2022). Total amount available for funding is \$39,467.95. Any unspent funds may be rolled forward to the next program year for the same activity, or the funding agreement may be extended through a funding agreement amendment at the discretion of the City of Plymouth.
- Program Year 2020 (July 1, 2020 to June 30, 2021). Total amount available to fund this activity was \$11,532.00. Any unspent funds may be rolled forward to the next program year for the same activity.
- Program Year 2019 CDBG-CV COVID-19 funding (July 1, 2019 to September 30, 2022). Total amount available to fund this activity was \$52,275. Any unspent funds may be extended through a funding agreement amendment at the discretion of the City of Plymouth.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it hereby authorizes staff to reclassify CDBG funding allocated for the rehabilitation of group homes serving low-income people with disabilities from the Affordable Rental Housing Rehabilitation activity to the correct matrix code classification as Services for Persons with Disabilities. The impacted grant year and grant amount is as follows:

- Program Year 2019 CDBG-CV COVID-19 funding (July 1, 2019 to September 30, 2022). Total amount available to fund this activity is \$27,725.

The City of Plymouth will submit the substantial amendment to the U.S. Department of Housing and Urban Development for approval.

Approved this 15th day of November, 2022 by the Plymouth City Council.

PLYMOUTH HOUSING AND REDEVELOPMENT AUTHORITY STAFF REPORT

TO: Plymouth City Council

FROM: Kenny Niemeyer, Housing and Economic Development
Coordinator

MEETING DATE: November 15, 2022

SUBJECT: Reclassification of Funding Activities for the Community
Development Block Grant Annual Action Plan

BACKGROUND:

The Community Development Block Grant (CDBG) is a federally funded program administered by the U.S. Department of Housing & Urban Development (HUD). The City of Plymouth HRA allocates funding from its CDBG allocation to public service organizations who provide services to residents of Plymouth.

Staff were notified by HUD that funding allocated for the rehabilitation of group homes serving low-income people with disabilities must be reclassified from an Affordable Rental Housing Rehabilitation activity to a Facilities for Persons with Disabilities activity. This reclassification will apply to the City of Plymouth's CDBG Annual Action Plans of the 2019, 2020, and 2021 program years.

The impacted grant years and grant amounts are as follows:

- Program Year 2021 (July 1, 2021 to June 30, 2022). Total amount available for funding is \$39,467.95. Any unspent funds may be rolled forward to the next program year for the same activity, or the funding agreement may be extended through a funding agreement amendment at the discretion of the City of Plymouth.
- Program Year 2020 (July 1, 2020 to June 30, 2021). Total amount available to fund this activity was \$11,532.00. Any unspent funds may be rolled forward to the next program year for the same activity.

- Program Year 2019 CDBG-CV COVID-19 funding (July 1, 2019 to September 30, 2022). Total amount available to fund this activity was \$52,275. Any unspent funds may be extended through a funding agreement amendment at the discretion of the City of Plymouth.

Additionally, funding allocated for preparing group homes serving low-income people with disabilities for the COVID-19 pandemic must be reclassified from an Affordable Rental Housing Rehabilitation activity to a Services for Persons with Disabilities activity.

The impacted grant year and grant amount is as follows:

- Program Year 2019 CDBG-CV COVID-19 funding (July 1, 2019 to September 30, 2022). Total amount available to fund this activity is \$27,725.

RECOMMENDATION:

HRA and staff recommends approval of Resolution No. 2022-XX after the City Council considers any public comments related to the matrix code modifications. A public comment period on this amendment was open from September 22, 2022 to October 25, 2022 and was posted in the Sun Sailor and the City of Plymouth website. No comments were received.

ATTACHMENTS:

1. Resolution No. 2022-XX



Ad Proof

Not Actual Size

CITY OF PLYMOUTH

PUBLIC NOTICE: A Substantial Amendment to the City of Plymouth's 2019 Community Development Block Grant Annual Action Plan, and for the 2020 and 2021 Community Development Block Grant Annual Action Plan/ Five-Year Consolidated Plan

- This notice will inform interested persons of a Substantial Amendment to the City of Plymouth's Community Development Block Grant (CDBG) Annual Action Plan for Program Years 2019 (for CDBG-CV funding), 2020 and 2021.

- The proposed amendment is to reclassify CDBG funding allocated for the rehabilitation of group homes serving low-income people with disabilities in the City of Plymouth from the Affordable Rental Housing Rehabilitation activity) to the correct matrix code classification as Facilities for Persons with Disabilities. The impacted grant years and grant amounts are as follows:

- o Program Year 2021 (July 1, 2021 to June 30, 2022). Total amount available for funding is \$39,467.95. Any unspent funds may be rolled forward to the next program year for the same activity, or the funding agreement may be extended through a funding agreement amendment at the discretion of the City of Plymouth.

- o Program Year 2020 (July 1, 2020 to June 30, 2021). Total amount available to fund this activity was \$11,532.00. Any unspent funds may be rolled forward to the next program year for the same activity.

- o Program Year 2019 CDBG-CV COVID-19 funding (July 1, 2019 to September 30, 2022). Total amount available to fund this activity was \$52,275. Any unspent funds may be extended through a funding agreement amendment at the discretion of the City of Plymouth.

- The proposed amendment is to reclassify CDBG funding allocated to support group homes serving low-income people with disabilities in the City of Plymouth from the Affordable Rental Housing Rehabilitation activity to the correct matrix code classification as Services for Persons with Disabilities (05B). The impacted grant year and grant amount is as follows:

- o Program Year 2019 CDBG-CV COVID-19 funding (July 1, 2019 to September 30, 2022). Total amount available to fund this activity is \$27,725.

- The U.S. Department of Housing and Urban Development requires a 30-day public comment period for substantial amendments. The comment period will close on

-Public Notice Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully. If changes are needed, please contact us prior to deadline at Cambridge (763) 691-6000 or email at publicnotice@apgecm.com

Date: 09/13/22

Account #: 412485

Customer: CITY OF PLYMOUTH, A/P

Address: 3400 PLYMOUTH BLVD
PLYMOUTH

Telephone: (763) 509-5080
Fax: (763) 509-5060

Ad ID: 1257183
Copy Line: 2019 Block Grant Amendment

PO Number: Devon Pohlman

Start: 09/22/22

Stop: 09/22/2022

Total Cost: \$160.65

of Lines: 118

Total Depth: 13.111

of Inserts: 1

Ad Class: 155

Phone # (763) 691-6000

Email: publicnotice@apgecm.com

Rep No: SE700

Publications:

SS Wayzata/Plymouth

October 25, 2022 at 4:30 pm.
Pending final approval by the City Council, the City of Plymouth will submit the substantial amendment to the U.S. Department of Housing and Urban Development for approval.

- The substantial amendment will be posted on the City's official website: www.plymouthmn.gov. Copies may also be viewed Plymouth City Hall, the Plymouth Community Center, or the Plymouth Library.

- Public Comments can be emailed to Kenny Niemeyer, Housing Coordinator at kniemeyer@plymouthmn.gov or can be mailed to the City of Plymouth, Attn: Kenny Niemeyer, Housing & Economic Development, 3400 Plymouth Boulevard, Plymouth, MN 55447. All public comments will be taken into consideration prior to sending the Substantial Amendment to the U.S. Department of Housing and Urban Development.

Published in the
Sun Sailor
September 22, 2022
1257183

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

Debbie Schwalba being duly sworn on an oath, states or affirms that he/she is the Publisher's Designated Agent of the newspaper(s) known as:

SS Wayzata/Plymouth

with the known office of issue being located in the county of:

HENNEPIN

with additional circulation in the counties of:
HENNEPIN

and has full knowledge of the facts stated below:

- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 09/22/2022 and the last insertion being on 09/22/2022.

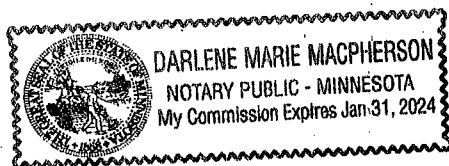
MORTGAGE FORECLOSURE NOTICES

Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: Debbie Schwalba
Designated Agent

Subscribed and sworn to or affirmed before me on 09/22/2022 by Debbie Schwalba.

Darlene M MacPherson
Notary Public



Rate Information:

(1) Lowest classified rate paid by commercial users for comparable space:

\$68.50 per column inch

Ad ID 1257183

CITY OF PLYMOUTH

PUBLIC NOTICE: A Substantial Amendment to the City of Plymouth's 2019 Community Development Block Grant Annual Action Plan, and for the 2020 and 2021 Community Development Block Grant Annual Action Plan/Five-Year Consolidated Plan

• This notice will inform interested persons of a Substantial Amendment to the City of Plymouth's Community Development Block Grant (CDBG) Annual Action Plan for Program Years 2019 (for CDBG-CV funding), 2020 and 2021.

• The proposed amendment is to reclassify CDBG funding allocated for the rehabilitation of group homes serving low-income people with disabilities in the City of Plymouth from the Affordable Rental Housing Rehabilitation activity to the correct matrix code classification as Facilities for Persons with Disabilities. The impacted grant years and grant amounts are as follows:

o Program Year 2021 (July 1, 2021 to June 30, 2022). Total amount available for funding is \$39,467.95. Any unspent funds may be rolled forward to the next program year for the same activity, or the funding agreement may be extended through a funding agreement amendment at the discretion of the City of Plymouth.

o Program Year 2020 (July 1, 2020 to June 30, 2021). Total amount available to fund this activity was \$11,532.00. Any unspent funds may be rolled forward to the next program year for the same activity.

o Program Year 2019 CDBG-CV COVID-19 funding (July 1, 2019 to September 30, 2022). Total amount available to fund this activity was \$52,275. Any unspent funds may be extended through a funding agreement amendment at the discretion of the City of Plymouth.

• The proposed amendment is to reclassify CDBG funding allocated to support group homes serving low-income people with disabilities in the City of Plymouth from the Affordable Rental Housing Rehabilitation activity to the correct matrix code classification as Services for Persons with Disabilities (05B). The impacted grant year and grant amount is as follows:

o Program Year 2019 CDBG-CV COVID-19 funding (July 1, 2019 to September 30, 2022). Total amount available to fund this activity is \$27,725.

• The U.S. Department of Housing and Urban Development requires a 30-day public comment period for substantial amendments. The comment period will close on October 25, 2022 at 4:30 pm. Pending final approval by the City Council, the City of Plymouth will submit the substantial amendment to the U.S. Department of Housing

and Urban Development for approval.

• The substantial amendment will be posted on the City's official website: www.plymouthmn.gov. Copies may also be viewed at Plymouth City Hall, the Plymouth Community Center, or the Plymouth Library.

• Public Comments can be emailed to Kenny Niemeyer, Housing Coordinator at knemeyer@plymouthmn.gov or can be mailed to the City of Plymouth, Attn: Kenny Niemeyer, Housing & Economic Development, 3400 Plymouth Boulevard, Plymouth, MN 55447. All public comments will be taken into consideration prior to sending the Substantial Amendment to the U.S. Department of Housing and Urban Development.

Published in the
Sun Sailor
September 22, 2022
1257183

STAY CONNECTED

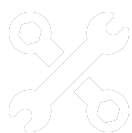
Sign up for the latest news and updates from the City of Plymouth.

Subscribe



Housing

HOUSING & REDEVELOPMENT AUTHORITY



EMERGENCY HOME REPAIR PROGRAM FOR SENIORS

HOME REHABILITATION PROGRAM

The Housing Division serves as the liaison to the Plymouth [Housing and Redevelopment Authority \(HRA\)](#). The HRA is an independent governmental entity created by the City Council.

Money from the Community Development Block Grant program funds the following city programs:

- [First Time Homebuyer Program](#)
- Owner-occupied [Home Rehabilitation Program](#)
- [Emergency Home Repair Program for Seniors](#)

English

CDBG also provides funding for a number of [social services partners](#), as described in the current [Hennepin County Consortium CDBG Action Plan](#). Additionally, the Housing Division administers the federal [Section 8 rent assistance](#) program and owns and operates two [senior housing](#) facilities.

View a list of [Publicly Subsidized and Naturally Occurring Affordable Housing \(NOAH\) Multi-Family Properties](#) (PDF).

The Housing Division works with residents, building owners and developers to assist in providing a broad range of housing options in the city. The division promotes and contributes to the economic health of the community through the creation and maintenance of affordable, life-cycle housing and active participation in the city's development and redevelopment processes.

CDBG Coronavirus Funding Request for Proposals



Community Development Block Grant



Substantial Amendment to 2021, 2020 and 2019 Annual Action Plans

The 2021, 2020, and 2019 Annual Action Plans are to be amended to address incorrect activity classifications, which are used to indicate activity eligibility for the use of Community Development Block Grant (CDBG) funds. View the 2021 amendment, 2020 amendment, and 2019 amendment included below in the Notice Language.

Public Comment Period Open

The City of Plymouth will accept written comments about the substantial amendment Thursday, Sep. 22 through Thursday, Oct. 25, 2022.

Background

The City of Plymouth is a recipient and administrator of Community Development Block Grant funding, which is allocated by the U.S. Department of Housing and Urban Development. CDBG funding allows the City of Plymouth to award dollars toward programs and organizations that support social services, emergency repairs, energy efficiency, housing rehabilitation, first-time homebuyer, and other programs that support affordable housing.

Notice Language

- This notice will inform interested persons of a Substantial Amendment to the City of Plymouth's Community Development Block Grant (CDBG) Annual Action Plan for Program Years 2019 (for CDBG-CV funding), 2020 and 20

English

- The proposed amendment is to reclassify CDBG funding allocated for the rehabilitation of group homes serving low-income people with disabilities in the City of Plymouth from the Affordable Rental Housing Rehabilitation activity) to the correct matrix code classification as Facilities for Persons with Disabilities. The impacted grant years and grant amounts are as follows:
 - Program Year 2021 (July 1, 2021 to June 30, 2022). Total amount available for funding is \$39,467.95. Any unspent funds may be rolled forward to the next program year for the same activity, or the funding agreement may be extended through a funding agreement amendment at the discretion of the City of Plymouth.
 - Program Year 2020 (July 1, 2020 to June 30, 2021). Total amount available to fund this activity was \$11,532.00. Any unspent funds may be rolled forward to the next program year for the same activity.
 - Program Year 2019 CDBG-CV COVID-19 funding (July 1, 2019 to September 30, 2022). Total amount available to fund this activity was \$52,275. Any unspent funds may be extended through a funding agreement amendment at the discretion of the City of Plymouth.
- The proposed amendment is to reclassify CDBG funding allocated to support group homes serving low-income people with disabilities in the City of Plymouth from the Affordable Rental Housing Rehabilitation activity to the correct matrix code classification as Services for Persons with Disabilities (05B). The impacted grant year and grant amount is as follows:
 - Program Year 2019 CDBG-CV COVID-19 funding (July 1, 2019 to September 30, 2022). Total amount available to fund this activity is \$27,725.
- The U.S. Department of Housing and Urban Development requires a 30-day public comment period for substantial amendments. The comment period will close on October 25, 2022 at 4:30 pm. Pending final approval by the City Council, the City of Plymouth will submit the substantial amendment to the U.S. Department of Housing and Urban Development for approval.
- The substantial amendment will be posted on the City's official website: www.plymouthmn.gov.

- Public Comments can be emailed to Kenny Niemeyer, Housing Coordinator at kniemeyer@plymouthmn.gov or can be mailed to the City of Plymouth, Attn: Kenny Niemeyer, Housing & Economic Development, 3400 Plymouth Boulevard, Plymouth, MN 55447. All public comments will be taken into consideration prior to sending the Substantial Amendment to the U.S. Department of Housing and Urban Development.

2022 Annual Action Plan (Revised July 2022)

The 2022 Draft Annual Action Plan has been revised and reposted due to a change in the funding amount the City of Plymouth will receive from the U.S. Department of Housing and Urban Development for the 2022 Community Development Block Grant program year. [View the 2022 Draft Annual Action Plan](#) (PDF)

VIEW THE 2022 DRAFT ANNUAL ACTION PLAN (PDF)

Consolidated Annual Performance and Evaluation Report



Fair Housing Implementation Council Update



Strategic Plan



Rental Housing Study



Contact

Housing Division

Plymouth City Hall | 3400 Plymouth Blvd. | Plymouth, MN 55447-1482

P 763-509-5410 | F 763-509-5407 | housing@plymouthmn.gov

English

Plymouth

- 15.9%

Change in
New Listings

- 21.0%

Change in
Closed Sales

- 4.6%

Change in
Median Sales Price

	June			Rolling 12 Months		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	195	164	-15.9%	1,631	1,321	-19.0%
Closed Sales	181	143	-21.0%	1,487	1,102	-25.9%
Median Sales Price*	\$495,000	\$472,400	-4.6%	\$453,500	\$462,431	+ 2.0%
Average Sales Price*	\$548,585	\$562,452	+ 2.5%	\$504,920	\$534,852	+ 5.9%
Price Per Square Foot*	\$218	\$214	-1.7%	\$199	\$206	+ 3.4%
Percent of Original List Price Received*	103.4%	100.8%	-2.5%	101.9%	99.2%	-2.6%
Days on Market Until Sale	13	24	+ 84.6%	20	33	+ 65.0%
Inventory of Homes for Sale	190	168	-11.6%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--

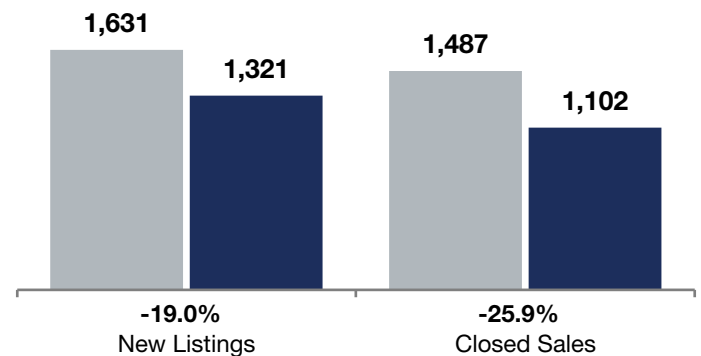
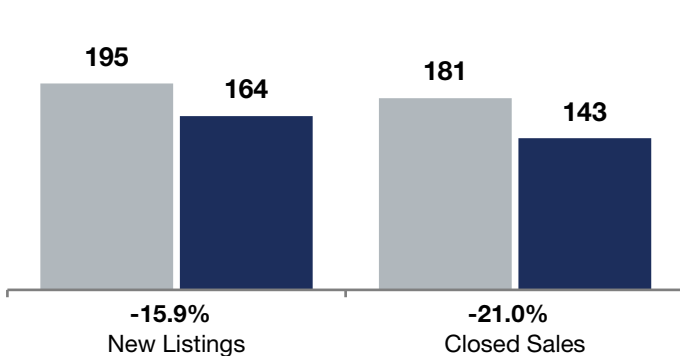
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

■ 2022 ■ 2023

Rolling 12 Months

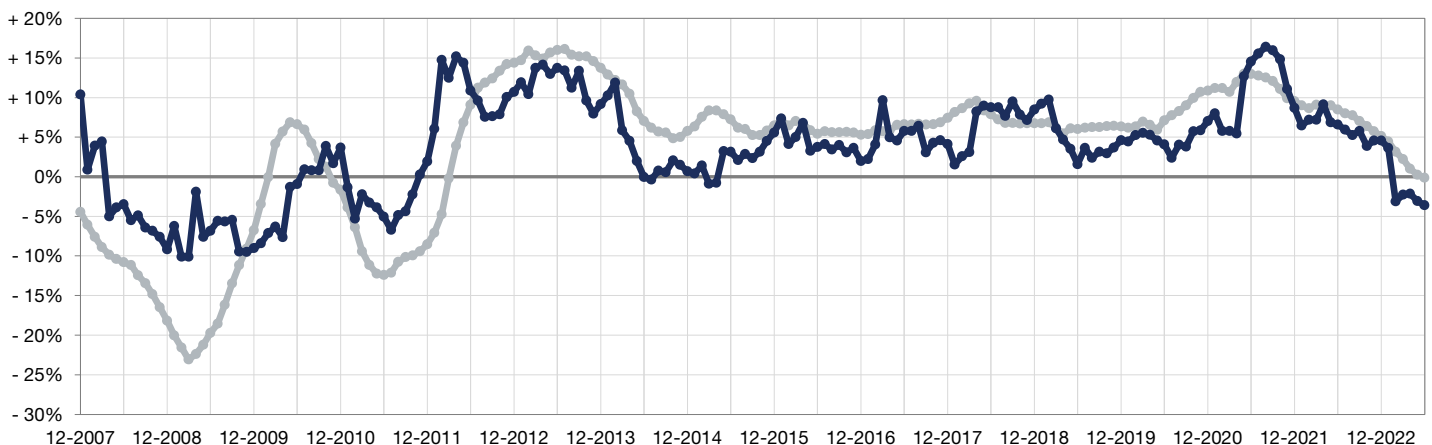
■ 2022 ■ 2023



Change in Median Sales Price from Prior Year (6-Month Average)**

16-County Twin Cities Region

Plymouth



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.