

2019 Annual Action Plan

Approved by HUD

City of Eden Prairie

July 8, 2019

www.hennepin.us/housing-plans

Consortium Members:

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



Website

www.hennepin.us/housing-plans



City of Eden Prairie Executive Summary

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

1. Introduction

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

When the city held its public hearing on March 5, 2019, it had not received its 2019 allocation amount from HUD. The city estimated the amount it will receive to be \$220,000, with the stipulation that the Housing Rehabilitation Loan program will be increased or decreased accordingly once the actual allocation amount is received.

2. Summarize the objectives and outcomes identified in the Plan

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

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

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

If excess program income funds are available, the city plans to use these funds to provide rehab grants to non profits who serve low mod income Eden Prairie residents to make needed repairs to their facilities.

The City's CDBG allocation will be used for affordable housing to help provide decent housing, while maintaining affordability and sustainability. CDBG program income funds will be used for a first time home buyer program to assist two low/mod income households purchase their first home. CDBG funds

will be used by the West Hennepin Affordable Housing Land Trust to help acquire one single family home, which will then be sold to a low/mod income first time homebuyer.

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

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

3. Evaluation of past performance

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

Due to the limited amount of CDBG funds received, the city carefully considers each project to make sure that it will meet as many housing and community development needs as possible. There is particular focus on this with the public service agencies, requiring them to report of past performance and anticipated future performance when applying for funds. The majority of organizations receiving CDBG funding from the City of Eden Prairie meet 100 percent of their expected performance goals. These organizations continuously experience high demand for their services and give the city insight into community needs.

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

The city maintains spreadsheets that track the past performance of funded organizations and uses these spreadsheets when determining funding. The city is able to look back several years to see trends and to determine if a program is not serving its purpose.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Eden Prairie is part of the Hennepin County Consortium, and therefore the City's Consolidated Plan is part of the Hennepin County Consortium Consolidated Plan. The City follows Hennepin County's Citizen Participation Plan, which calls for the Hennepin County Consortium Action Plan to be available for public comment 30 days prior to a public hearing before the Hennepin County Board. The Eden Prairie City Council holds their own public hearing and allows the public to comment on the proposed activities. Notice of the public hearing was published in the Eden Prairie News thirty days prior to the council meeting. The City's Human Services Review Committee responds to questions and inquiries about the plan, and makes recommendations to the City Council based on feedback. The Human Services Review Committee used the conservative estimate of \$220,000 in funding to make the funding recommendations to the city council because at the time of the hearing, the city did not have its allocation amount. Once the actual amount is received, the Housing Rehabilitation Program will be increased or decreased accordingly. For the 2019 program year, the public notice was published on January 31, 2019 and the council meeting was held on March 5, 2019. At the public hearing two grantees talked about the positive difference CDBG funds have made in their programs and how so much funding has been cut that they rely more heavily on the city's CDBG funds. No citizens participated in the public hearing and no comments were received prior to the meeting.

5. Summary of public comments

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

The city does not typically receive public comments on their action plan. Therefore, throughout the year, the city works hard to engage residents in the planning process. The city relies heavily on residents to point out needs they see in the community.

As part of the city's Comprehensive Plan Update process, the City assembled a number of focus groups to address housing, specifically to determine how to meet housing needs going into the future. The information gathered will assist in planning for future housing needs, including the acquisition and preservation of affordable housing. The city participated in a Community Housing Forum that allowed community members to voice their concerns regarding the need for affordable housing, the preservation of affordable housing and tenant's rights.

The city holds quarterly meetings with PROP, the city's emergency services provider, to discuss resident's needs/barriers, affordable housing, tenant/landlord issues and homeless prevention. These meetings are very important to the city as a means to understand what the need is in the community and what can be done to address the needs. The city learned that barriers include child care, affordable housing and transportation. The city plans to fund programs that address these barriers in 2019.

The city used social media this year to reach out to first time homebuyers and current homeowners to advertise our First Time Homebuyer and Housing Rehab programs. By using Facebook, email and the

city's webpage we were able to educate the public on the programs we offer. There was an uptick in the number of residents served during 2018 due to marketing these programs on social media.

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

No comments have been received or rejected by the city of Eden Prairie.

7. Summary

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

The activities to be undertaken during the 2019 fiscal year address the priority needs and local objectives as set forth in the Consolidated Plan. The activities that are part of the 2019 Action Plan are to be completed within 12 months from the time funds are allocated to the City of Eden Prairie.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	EDEN PRAIRIE	Community Development

Table 1 – Responsible Agencies

Narrative

The city of Eden Prairie administers the city's CDBG program, but is a part of the Hennepin County consortium for purposes of the HOME program. The county is the lead of the consortium per the joint cooperation agreement.

Consolidated Plan Public Contact Information

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

1. Introduction

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

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

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Although the Southwest Rail Light Rail Transit (SWLRT) project has experienced delays, funding is now in place and development is expected to heat up. The City's investment in the Elevate project, a 222-unit apartment complex, is well underway and will bring 20% affordable units upon completion. Station Area planning for all four proposed Eden Prairie Stations is also ongoing, and the City expects to start seeing increased interest from the development community. The City is also active in working with peer cities along the line, exploring tools for creating or maintaining affordability such as inclusionary housing policies and preserving naturally-occurring affordable housing (NOAH), and continues to refine its own practices surrounding its use of tools such as tax increment financing (TIF) and housing revenue bonds.

This year, the City completed its Comprehensive Plan update--*Aspire 2040*, which articulates the City's vision for housing, examines needs within the Met Council specified income bands of 30% and below of AMI, 31-50% of AMI, and 51-80% of AMI, and describes the financial and technical tools it can use to help achieve its vision and reach its goals. Importantly, *Aspire* incorporates significant feedback from the community and includes in-depth focus on the special needs of seniors.

Every year, the City of Eden Prairie provides grant funding, through CDBG and the General Fund, to human services agencies to provide services to seniors, individuals, children and families. Coordination of the grants takes place within of the City's Office of Housing and Community Services (OHCS). Many of these services are provided on-site to residents living in the three Section 8 project-based housing developments in Eden Prairie. OHCS staff coordinate outreach strategies with the local emergency services provider, PROP, to property managers to make sure property managers know about the programs and services that are available to the tenants living in their buildings.

OHCS staff partner with physicians and nurses from a local pediatric office to hold an annual meeting for immigrant parents to hear about family health care, including immunizations, children’s mental health, drug use and other medical topics. Staff also works with the National Alliance on Mental Illness (NAMI) to provide workshops focused on specific populations to address mental health issues common in that age cohort. These populations include high school youth, seniors and the general community members.

Eden Prairie is collaborating with a local non-profit to provide housing to youth who are homeless, precariously housed, or at risk of homelessness, in the “transitional” age group of 18 – 24 years of age. The program, called Onward Eden Prairie, offers supportive housing with supervision and case management to help young people get the education and job skills to lift them out of poverty.

Eden Prairie’ OHCS collaborated with the Senior Center, Edendale Residence and PROP to reduce transportation barriers for seniors living in Edendale, a section eight, senior living facility. The senior center is providing transportation between Edendale and PROP so seniors can access the food shelf and resources that PROP offers.

OHCS staff provide an annual training for all metro area service providers called “Navigating the Waters”. This training focuses on ways for service providers to access services for their clients. It teaches them how to navigate the state and county programs available to help those in need find affordable housing, mental health care, food, and financial assistance.

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

Members of the Minneapolis/Hennepin Co Continuum of Care (CoC) & the Office to End Homelessness (OEH) help coordinate funding by participating on funding review committees and working to ensure consistent goals & data from all providers. The CoC's funding committee actively evaluates existing and proposed projects for service to the chronically homeless and reallocates funds to meet emerging needs. All CoC funded permanent supportive housing projects now prioritize chronically homeless persons and families.

The Coordinated Assessment/Entry system identifies people most in need of permanent supportive housing and those who can benefit from rapid rehousing. Length of stay in shelter is currently tracked and efforts are focused on those in shelter the longest to prioritize them for permanent housing opportunities. The Office to End Homelessness has hired three Housing Referral Coordinators to match those in shelter to available openings in housing. Our community has very few homeless families that meet the HUD definition of chronically homeless, due to our “shelter all” policy, our focus on rapidly rehousing families in shelter, and our provision of progressive engagement to repeat shelter users. For example, the Office to End Homelessness completed a Young Parent Pilot where single parenting youth who frequently cycled back to shelter were matched with more intensive support, especially around

employment. The success of this project contributed to a decline in the number of families in emergency shelter. With Coordinated Entry for singles, the highest priority is on chronically homeless single adults to find the appropriate housing that meets their needs. The community developed an “Adult Shelter Connect” for single adults entering shelter, using the VI-SPDAT to assess for housing needs.

Domestic violence agencies are part of the CoC's Family Services Network planning process as well. In Minnesota, all openings in domestic violence shelters are coordinated in the Day One system. As our Coordinated Entry is implemented, domestic violence services and shelters will be encouraged to participate and features of the Day One system will be mimicked acknowledging the unique needs of families facing domestic violence and protecting their privacy.

CoC Youth strategies: Prevention & RRH services by a network of providers, Youth Mental Health Outreach, Youth In-reach Worker for age 24 & younger in adult shelters, drop-in centers, StreetWorks Collaborative street outreach, housing opportunities & services for youth 17 & younger and 18-24, self-support assistance and training, annual Youth Connect events, Youth Opportunity Center, and Youth Service Coordination meetings. Minnesota recently enacted legislation that youth under age 18 who are sexually exploited are victims, not perpetrators, of a crime. The MN legislature also enacted funding for emergency shelters for sexually exploited youth.

Veterans: OUTREACH: Hennepin County hosts an annual "Stand Down" for homeless veterans by Minnesota Assistance Council for Veterans (MACV), in collaboration with Minneapolis VA Mental Health Homeless Programs & VISN Coordinator. Outreach is provided at the Adult Opportunity Center, shelters & Drop-in Centers, through the VA MH Homeless Mobile Outreach program, and Minneapolis VA's Community Resource & Referral Center in downtown Minneapolis. Minnesota has formed a homeless veteran registry to better identify and assist homeless veterans. SUPPORTIVE HOUSING: in collaboration with others, the CoC will solicit & support proposals for new housing opportunities for veterans using federal, state & local resources.

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

Eden Prairie does not receive ESG funds.

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

Table 2 – Agencies, groups, organizations who participated

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

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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The city holds an annual non-profit funding review with the Human Services Review Committee. To determine need and anticipated resources for low/mod income families living in Eden Prairie. The city consulted PROP to help with planning the best way to use CDBG funds to prevent homelessness. The city relies on PROP to forward their data to the city so that we are able to prevent homelessness before it becomes a problem. PROP helps the city understand that funding from the city is a high priority in the fight against homelessness. PROP assists Eden Prairie residents who are in danger of becoming homeless and need housing assistance. After consulting with PROP regarding car repair needs in the community, it was determined that there is a large need for car repair assistance in Eden Prairie so low/mod income residents have dependable transportation to work and school. Because of the need for this program, PROP'S CDBG funding is not enough to cover the costs of the program for the entire year. They have set aside money in their budget to use once the CDBG funds have been expended. In 2019, PROP will be implementing a Child Care program that provides short term assistance to residents who are beginning a new job or training program.
4	Agency/Group/Organization	WEST HENNEPIN AFFORDABLE HOUSING LAND TRUST
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The city consulted with WHAHLT to determine the need for affordable housing and the availability of housing in the city. WHAHLT struggles with finding available properties within Eden Prairie that are affordable. Finding affordable housing in Eden Prairie is a high priority for the city and working with WHAHLT is a way to attain this goal.
5	Agency/Group/Organization	Southdale YMCA
	Agency/Group/Organization Type	Services-Children

What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The YMCA no longer provides child care in the city of Eden Prairie. The school district applied for child care funding in 2019, but the committee made the decision not to fund them based on their application.

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

All agencies listed above, with the exception of Southdale YMCA, were consulted. Since the Southdale YMCA is no longer providing childcare services in Eden Prairie, they were not consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		
City of Eden Prairie Comprehensive Guide Plan	City of Eden Prairie	The city's Comprehensive Guide Plan lays out development of the city for the next 30 years. It also identifies affordable housing efforts within the city, which may be impacted by the city's CDBG efforts.
Corridor Housing Strategy	Hennepin County	The Corridor Housing Strategy studied the city's housing and economic development opportunities along the corridor.

Table 3 - Other local / regional / federal planning efforts

Narrative

The City of Eden Prairie coordinates with Hennepin County, and the other entitlement communities that comprise the consortium, in setting the priorities of need, the citizen participation and the fair housing strategic plan for the five year span.

Unfortunately, the amount of CDBG funds that may be used for public service are limited and the need is great. Not all organizations that applied for funding during the funding process received their full request. More residents would be served if more funding was available.

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

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

The Consortium supports and encourages the participation of citizens, community groups, and other interested agencies in both the development and the evaluation of the Plan's programs and activities. The citizen participation process is designed to encourage all residents, including non-English-speaking and minority populations. Extremely low and low-income persons are especially encouraged to participate in the process, particularly those individuals living in blighted areas and in public housing or other assisted housing. Attempts are made to include residents of areas where CDBG-funded projects currently exist or are proposed, such as assisted housing developments and targeted revitalization areas.

The Consortium worked with area community-based organizations, obtaining input from target populations through surveys, and meetings. Goals were set to best serve community and population needs.

The City of Eden Prairie's citizen participation process includes an RFP process that allows non-profit agencies to apply for public service grant funding. Through this process, the City engages with social service providers, the faith community and school district staff to learn about the needs in the community and how to best allocate public service funds in the most effective manner. Applicants, for the most part, live or work in Eden Prairie and by participating in the RFP process, they broaden their individual and organizational knowledge of how the city manages CDBG funds. The City's Human Rights & Diversity Commission receives a presentation when the RFP process is underway and Commissioners are encouraged to help spread the word about the potential funding source to non-profit service providers that may know.

As part of the City's Comprehensive Guide Plan Update, the City held a series of focus groups for residents to discuss housing, parks, equity, traffic, etc. The City met with civic organizations, faith community groups and business groups to get their perspectives on the same topics. The information gathered was used to inform the Comp Plan Update, specifically related to affordable housing and land use. The city created an on-line survey aimed at reaching the millennial age group to gather feedback on these topics. We learned that when it comes to housing, seniors and millennials basically want the same thing; low maintenance, energy efficient housing in walkable neighborhoods. This is a change from the large family homes with three-stall garages and large yards that have been the standard in suburban communities. The citizen participation impacted goal setting by helping to focus land use planning for the housing needs the City will face in the coming years.

The citizen participation process impacted goal setting by giving Eden Prairie a clear understanding of where the funds would be best allocated to meet the greatest needs in our community. The city plans to continue these focus groups and community meetings in the future in order to get a true sense of the residents needs and wants. Affordable housing continues to be an important topic for all ages and the city will continue to explore new avenues to provide affordable housing in Eden Prairie. Eden Prairie is striving to be a community where its residents can "Live, Work, Dream".

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	Attendance by two public service providers	The comments were made by the public service providers and were related to providing information about the organization and thanking the city council for their support.	N/A	
2	Internet Outreach	Non-targeted/broad community	N/A	No comments received	N/A	https://www.edenprairie.org/city-government/departments/community-development/housing-and-community-services

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	N/A	No comments received	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

During the 2019 program year, the city will receive \$220,000 in grant funds and approximately \$30,000 in program income. The city will use these funds along with \$70,000 in prior year funds to fund approved projects.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	220,000	30,000	70,000	320,000	400,000	During the 2019 program year, the city will receive \$220,000 in grant funds and approximately \$30,000 in program income. The city will use these funds along with \$70,000 in prior year funds to fund approved projects.

Table 5 - Expected Resources – Priority Table

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

When possible, federal funds are leveraged with additional resources. For the housing rehabilitation program, homeowners will use their own funds with the CDBG funds.

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

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

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

N/A

Discussion

The city anticipates receiving it's annual allocation along with \$30,000 in program income. The city has prior year entitlement funds and program income available that it will use to fund projects during 2019.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Rehabilitation	2015	2019	Affordable Housing	Citywide	Preserve/Create Single Family Homeownership	CDBG: \$125,000	Homeowner Housing Rehabilitated: 7 Household Housing Unit
2	Direct Homebuyer Assistance	2015	2019	Affordable Housing	Citywide	Preserve/Create Single Family Homeownership	CDBG: \$90,000	Homeowner Housing Added: 1 Household Housing Unit Direct Financial Assistance to Homebuyers: 2 Households Assisted
3	Senior Services	2015	2019	Non-Housing Community Development	Citywide	Education, Outreach and Services	CDBG: \$12,000	Public service activities other than Low/Moderate Income Housing Benefit: 38 Persons Assisted
4	Emergency Services	2015	2019	Affordable Housing Non-Housing Community Development	Citywide	Education, Outreach and Services	CDBG: \$43,000	Public service activities other than Low/Moderate Income Housing Benefit: 18 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 15 Households Assisted
5	Fair Housing	2015	2019	Fair Housing	Citywide	Fair Housing	CDBG: \$2,000	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Administration	2015	2019	Administration	Citywide	Administration	CDBG: \$48,000	Other: 1 Other
7	Rehab Grants	2015	2019	Non-Homeless Special Needs	Citywide	Rehab Grants		Facade treatment/business building rehabilitation: 1 Business

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Homeowner Rehabilitation
	Goal Description	The City of Eden Prairie expects to rehabilitate five owner-occupied homes through the Housing Rehabilitation Loan Program. The program is funded using CDBG formula funds and program income. The program provides up to \$30,000 for eligible repairs through an interest free, deferred loan, with a phased repayment. The loan is forgiven after 20 years. Applications are accepted year round on a “first come, first served” basis. Applicants qualify based on their household income and the amount of equity in their home. An emergency rehab grant program will also be available for seniors to receive grants up to \$5,000 to make emergency repairs to their homes. It is expected that two emergency grants will be made.
2	Goal Name	Direct Homebuyer Assistance
	Goal Description	The city assists first time homebuyers through a downpayment assistance program and through the WHAHLT program. The city expects to provide two First Time Homebuyer loans and one grant to WHAHLT for acquisition. Downpayment assistance is an interest free deferred loan up to \$15,000 that provides 50% of the required down payment, \$5000 in closing costs and 10% principle reduction.

3	Goal Name	Senior Services
	Goal Description	Assistance to seniors with interior and exterior home maintenance (such as yard work, snow removal, and minor repairs) to help seniors remain in their homes with dignity and safety.
4	Goal Name	Emergency Services
	Goal Description	Provide assistance to households in danger of becoming homeless that need emergency assistance for housing costs (rent/mortgage). Provide emergency transportation assistance through the Emergency Vehicle Repair program. Provide short term child care assistance for residents beginning a new job or job training.
5	Goal Name	Fair Housing
	Goal Description	Fair Housing activities include education for property managers, staff training, community outreach, and referral to Legal Aid. Funds are provided to Hennepin County for implementation of the Fair Housing activity.
6	Goal Name	Administration
	Goal Description	Administrative costs associated with the implementation of the CDBG program for the city of Eden Prairie.
7	Goal Name	Rehab Grants
	Goal Description	Provide rehabilitation grants to non profits that serve low/mod income Eden Prairie residents to update their facilities. This goal will be funded if excess program income is available.

AP-35 Projects - 91.420, 91.220(d)

Introduction

As determined at the March 5, 2019 public hearing, and adopted by Eden Prairie City Council Resolution No. 2019-40, the city of Eden Prairie will undertake activities related to housing rehabilitation, homebuyer assistance, public services, fair housing, and program administration.

Family public service and senior service projects fall under the public service cap. These projects are funded for a total of \$55,000 which is below the city's public service cap of \$55,384; 15% of \$220,000 (2019 allocation) and 15% of \$149,225 (2018 program income).

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

Table 7 – Project Information

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

At a public hearing held by the Eden Prairie City Council on March 5, 2019 and through Eden Prairie Resolution No. 2019-40, the city has allocated its 2019 CDBG funds. The focus of the allocation continues to be on housing rehabilitation and affordable housing initiatives.

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

An obstacle to meeting underserved needs the City has encountered has been a lack of affordable housing for potential homebuyers in its First Time Homebuyer Program. Due to the current housing market in the area, the City has encountered a lack of available housing in the price range that is within reach of young families and individuals who qualify for mortgages in the range of \$150,000 to \$200,000. This lack of single family homes has become a barrier to first time homebuyers looking to purchase a home in Eden Prairie using the First Time Homebuyer Program.

AP-38 Project Summary

Project Summary Information

1	Project Name	Housing Rehabilitation
	Target Area	Citywide
	Goals Supported	Homeowner Rehabilitation
	Needs Addressed	Preserve/Create Single Family Homeownership
	Funding	CDBG: \$125,000
	Description	Housing rehabilitation including energy efficiency repairs for low/mod income Eden Prairie homeowners. The rehabilitation loan program provides up to \$30,000 for eligible repairs through a interest free, deferred loan that is forgiven after twenty years. These loans are offered in an effort to help maintain the condition of housing and neighborhoods in Eden Prairie. An emergency rehab grant program will also be available for seniors to receive grants up to \$5,000 to make emergency repairs which to their homes. It is expected that two emergency grants will be made.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that five low/mod income Eden Prairie families will benefit from the Housing Rehab program and two low/mod income seniors will benefit from the emergency rehab program.
	Location Description	This is a citywide program.
	Planned Activities	Housing rehabilitation of owner occupied Eden Prairie homes
2	Project Name	Affordable Housing
	Target Area	Citywide
	Goals Supported	Direct Homebuyer Assistance
	Needs Addressed	Preserve/Create Single Family Homeownership
	Funding	CDBG: \$90,000

	Description	Funding for down payment assistance for low/mod income first time home buyers. The Eden Prairie First Time Homebuyer Program offers a zero interest, deferred loan with the city of Eden Prairie holding a second mortgage on the property. The deferred loan helps first time homebuyers offset the cost of purchasing a home by providing assistance with down payment, closing costs, and mortgage principle reduction. Repayment of the loan is required when the home is sold or no longer homesteaded within the first 30 years. After 30 years, the loan becomes due and payable. CDBG funds are used for acquisition of the affordable property by West Hennepin Affordable Housing Land Trust (WHAHLT) and then sold to a low/mod income eligible buyer. WHAHLT retains ownership of the property on which the home sits, thereby assuring that it will remain an affordable property for a term of 99 years.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Two moderate income families will benefit with first time homebuyer assistance. One moderate income family will benefit with the acquisition of affordable housing.
	Location Description	This is a city wide program
	Planned Activities	First time homebuyer down payment assistance for two low/mod income households WHAHLT - affordable housing acquisition to be sold to one low/mod income household
3	Project Name	Family Public Services
	Target Area	Citywide
	Goals Supported	Emergency Services
	Needs Addressed	Education, Outreach and Services
	Funding	CDBG: \$43,000

	Description	The Homeless Prevention program provides one to three months of emergency mortgage and rent payments for low/mod income Eden Prairie families facing a housing crisis. The goal of the program is to prevent homelessness and to stabilize families in their homes and alleviate a financial crisis. The Car Repair program helps low/mod income Eden Prairie residents maintain self sufficiency by assisting with the costs of repairs to their vehicles. The car repair program will pay 75% of eligible safety repairs up to \$1000. This enables residents to maintain their transportation and continue working. Provide short term child care assistance for residents starting a new job or job training.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Emergency Housing - 15 low/mod Eden Prairie families Car Repair - 15 low/mod Eden Prairie residents Childcare – 3 low/mod income Eden Prairie youth
	Location Description	These are citywide programs.
	Planned Activities	Emergency rent/mortgage assistance, emergency car repair assistance and short term child care assistance
4	Project Name	Senior Services
	Target Area	Citywide
	Goals Supported	Senior Services
	Needs Addressed	Education, Outreach and Services
	Funding	CDBG: \$12,000
	Description	Senior Community Services helps maintain independence for elders and avoid premature nursing home placement by providing homemaker, maintenance and chore services through their HOME program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	38 low/mod income seniors will receive chore service benefits
	Location Description	This is a citywide program.
	Planned Activities	Provide maintenance and chore assistance to seniors
5	Project Name	Fair Housing
	Target Area	Citywide

	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing
	Funding	CDBG: \$2,000
	Description	The City is an active member of the Fair Housing Implementation Council (FHIC), a coalition comprised of the counties of Anoka, Dakota, Hennepin, Ramsey and Washington; the Metro HRA (Metropolitan Council); the Community Development Agencies of Scott and Carver counties; and the cities of Bloomington, Eden Prairie, Minneapolis, Minnetonka, Plymouth, Coon Rapids, Saint Paul and Woodbury. A second coalition, the Fair Housing Advisory Committee (FHAC), was formed to incorporate feedback from the community and a HUD technical services provider to inform and improve the regional Analysis of Impediments. The scope of work includes both informing those most likely to experience discrimination of their fair housing rights, and also connecting them with government decision-makers to address barriers to fair housing.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Low/mod income Eden Prairie residents will benefit from the Fair Housing Implementation Council's (FHIC) work to identify and eliminate barriers to Fair Housing. The FHIC's work includes outreach, education and enforcement activities. This work is not measured in number of people served, but is designed to help as many people as possible experience a better quality of life.
	Location Description	This is a citywide program.
	Planned Activities	The city of Eden Prairie will participate in and help to fund fair housing activities through the Fair Housing Implementation Council, which provides support for fair housing activities. Activities include education for property managers, staff training community outreach and referral to Legal Aid. Funds are provided to Hennepin County for implementation of the fair housing activity.
6	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	CDBG: \$48,000
	Description	Implement and coordinate the CDBG program.

	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Implement and coordinate the CDBG program.
7	Project Name	Rehab Grants
	Target Area	Citywide
	Goals Supported	Rehab Grants
	Needs Addressed	Rehab Grants
	Funding	:
	Description	Provide grants to non profits for rehabilitation of facilities
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	If excess program income funds are available in 2019, the city will provide a rehabilitation grant to one non profit organization that serves low/mod income Eden Prairie residents.
	Location Description	Citywide
	Planned Activities	Provide grants to non profits for rehabilitation of facilities

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

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

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

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

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

Introduction

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

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

Eden Prairie uses many strategies to remove barriers to affordable housing. By using the land trust model, these properties remain affordable for 99 years. The City uses Tax Increment Financing (TIF) and other tools to help incent developers to build multi-family developments in Eden Prairie. City policy requires developers who receive public financing to set aside 20% of the units as affordable at the 50% Area Median Income (AMI). The City works with developers to incorporate affordable housing in all new proposed developments. The city is currently studying the development of an inclusionary housing policy that will bring more affordable housing units to Eden Prairie.

The City uses CDBG funds in the single family home rehabilitation program to help homeowners keep their properties viable and structurally sound. Without the home rehabilitation program, some of our residents, particularly senior citizens, could not afford to make the repairs which are necessary to stay in their homes.

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

Discussion

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

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

Introduction

In an effort to further the city's efforts in assisting low and moderate income households, the following are additional actions in which the city provides or participates in.

Actions planned to address obstacles to meeting underserved needs

As described in the Public Housing section, the City of Eden Prairie does not have oversight of and is not involved in the operation of public housing units, and therefore does not have a plan to address public housing improvements and resident initiatives.

The proposed actions the City of Eden Prairie will take to reduce the number of persons below the poverty line are seen in the public services programs we fund, both with our general funds and CDBG funds, which promote self-sufficiency. Funded social services programs such as the vehicle repair program, the emergency housing assistance program, Meals on Wheels, and others listed several times throughout this Action Plan have the common theme of helping people become or remain self-sufficient. Helping people become or remain self-sufficient will reduce the likelihood that they will fall below the poverty line.

Actions planned to foster and maintain affordable housing

Eden Prairie uses multiple approaches to foster and maintain affordable housing, for both ownership and rental properties. The City invests CDBG funds in a community land trust called Homes Within Reach. The land trust model provides homeownership opportunities to people of low to moderate incomes. The City uses pooled TIF housing funds and CDBG funds for a first-time homebuyer program. This program is structured to allow an interest-free loan with deferred repayment of up to \$15,000. To acquire and maintain affordable rental units, the City offers TIF to developers that can demonstrate need for their projects, which requires that 20% of units be set aside as affordable for as long as 25 years. The City practices an inclusionary housing model, which requires developers to set aside 10% of the units to be built as affordable, even if no City financing is involved, and is close to adopting a formal policy on inclusionary housing. The City provides conduit financing to owners of multi-family developments who wish to refinance a housing bond. The conduit financing allows the City to require the property owner to accept a specific number of Section 8 Vouchers, or to set aside a certain number of units as affordable. Finally, the City also participates by issuing housing revenue bonds to be paired with 4% low income housing tax credits.

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

their homes.

Actions planned to reduce lead-based paint hazards

Participants in the City's Housing Rehabilitation Program who reside in a house built prior to 1978 are required to have their home tested for lead-based paint prior to receiving a loan. The lead-based paint testing is completed by Hennepin County. If lead hazards are found, they must be corrected and the home must pass a clearance test before the project is considered complete. If the clearance test does not pass, the corrections and re-testing must continue until the home does pass. This process is completed following HUD regulations and guidelines.

Actions planned to reduce the number of poverty-level families

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

- Collaborating with and funding social service agencies in the community that assist families toward self-sufficiency.
- Partnering with nonprofits to offer financial management and budgeting classes for the immigrant community, particularly who have accessed financial support in the past.
- Job coaching program to assist poverty level adults in finding jobs, particularly those who have barriers with technology.
- Providing assistance to help poverty level families find affordable housing.
- Participate in the Open to Business program to help families start their own small businesses.
- Raising the visibility of support services in the community so that families in need can find the help they need to move out of poverty.
- Educating the broader population about the needs of poverty level families in the community and holding collaborating events to work together to meet these needs and assist families in becoming self-sufficient

Actions planned to develop institutional structure

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

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

The City of Eden Prairie coordinates a property managers group that meets quarterly to discuss challenges, opportunities and resources available to rental properties. Social services agencies

participate in these quarterly meetings. The city's rental inspection program makes referrals as needed to city housing staff and social services agencies to provide resources to prevent displacement of individuals and families due to deteriorating conditions. The City of Eden Prairie provides grant funding to Senior Community Services for chore services needed by elderly residents which allows the residents to remain safe in their homes. The city sponsors workshops by tenant advocacy agency HomeLine to help landlords and tenants both understand the respective responsibilities and to prevent displacement.

Discussion

Program Specific Requirements

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

Introduction

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	30,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	30,000

Other CDBG Requirements

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

Discussion

The city will use any excess program income received for affordable housing and rehabilitation projects.