

# Hennepin County Consortium 2020-2024 Consolidated Plan and 2020 Annual Action Plan

May 22, 2020, Submitted

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

## Consortium Members:

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



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# HENNEPIN COUNTY

## MINNESOTA

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

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# Executive Summary

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

### 1. Introduction

The Hennepin County Consortium Consolidated Plan (Consolidated Plan) 2020-2024 has been prepared to meet statutory planning and application requirements for the receipt and use of three Housing and Urban Development (HUD) funding programs in suburban Hennepin County:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Emergency Solutions Grant (ESG) Program

The Hennepin County Consortium is comprised of four entitlement jurisdictions:

- The City of Bloomington
- The City of Eden Prairie
- The City of Plymouth
- Urban Hennepin County which includes the remaining 38 cities in Hennepin County.

The Consolidated Plan sets community development and affordable housing goals for the use of CDBG, HOME, and ESG for five program years, 2020-2024. Each program year starts July 1 and ends June 30 of the following year. At the beginning of each program year, the Consortium will prepare an Annual Action Plan which outlines the specific ways in which CDBG, HOME, and ESG funding will be used. At the end of each program year, the Consortium will prepare a Consolidated Annual Performance Evaluation Report (CAPER) to evaluate its performance relative to the Consolidated Plan.

Assuming that federal allocations remain stable, it is estimated that the Consolidated Plan will direct the use of approximately \$25 million dollars in CDBG (\$14.67 million), HOME (\$9 million) and ESG (\$1.273 million), including program income. *(Note: Expected CDBG allocations for Bloomington, Eden Prairie, and Plymouth are not included in this estimate.)*

### 2. Summary of the objectives and outcomes identified in the Plan

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

Objectives:

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

Outcomes:

- Assisting homeless persons obtain affordable housing

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

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

- Preserve and create multifamily rental opportunities
- Preserve and create single family homeownership opportunities
- Create housing opportunities for homeless populations
- Promote education, outreach, and services
- Support neighborhood revitalization
- Stimulate economic development
- Administration, Fair Housing and Community Housing Development Organization (CHDO) operating

Goals were developed to meet these Priority Needs.

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

Each year the Consortium evaluates its performance relative to the Consolidated Plan through Consolidated Annual Performance Evaluation Report (CAPER). The last year of the 2020-2024 Consolidated Plan will not be evaluated until the fall of 2020 (the 2019 CAPER). The 2018 CAPER reported the following progress toward the 2014-2019 goals:

- Affordable Rental Housing: Rehabilitated a 45 unit apartment building in Robbinsdale
- Homeowners: Rehabilitated 49 owner-occupied housing units
- Homebuyers: Financed the acquisition, rehabilitation, and resale of 11 affordable properties to owner occupants
- Homelessness: Provided rapid rehousing assistance to 50 homeless households, and tenant based rental assistance to 43 homeless or at risk households through the Stable HOME program
- Special Needs / Non-Homeless Rehabilitated a 6 unit affordable apartment building for residents with developmental disabilities in Wayzata, and a 5 unit affordable apartment building for special needs residents in Golden Valley
- Public Services: Served over 12,292 people through public services (including family, youth, senior, emergency, and tenant services)

While no new rental project units were completed during the 2018 Program Year, construction on two new rental projects were near completion. Since then, one project with 50 units in Maple Grove was completed in August 2019, and one with 212 units in Eden Prairie, of which 45 are affordable, was completed at the end of 2019. Finally, we are working toward finance closing on three other projects, which will contain 151 more affordable units.

Overall, over 14,000 residents were served through these programs in the 2018 program year. We served fewer households from previous years due to funding more resource-intensive activities (homebuyer assistance and land acquisition).

The Consortium will continue to evaluate past performance and maintain strong partnerships with municipalities and private and nonprofit partners to meet Consortium goals.

#### **4. Summary of citizen participation process and consultation process**

The Consolidated Plan includes collaborative and coordinated efforts of interested individuals, government, for-profit and nonprofit agencies, and HUD supported data to quantify needs. Input was gathered in a variety of ways: County staff met with affordable housing developers and city staff, held three community listening sessions, attended community meetings, and consulted with nonprofit agencies. In addition, a web-based survey for residents was widely promoted through social media and targeted to low- and moderate-income households.

Hennepin County will hold a public hearing on April 14 and many of the Consortium cities held public hearings regarding proposed use of CDBG funds. Finally, the Plan will be available for a 30-day public comment period (April 9-May 8).

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

Overall, the comments received during the plan creation supported continuing what's working, while shifting the focus to preserving affordability and reducing disparities in housing stability. Cities voiced the need for streamlining and focusing activities to increase impact of funding. Additionally, residents and partners shares support for targeting and households with incomes <30% AMI and households of color to reduce disparities in housing stability.

Comments received during the public comment period will be added after the period ends.

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

Comments received by Hennepin County were considered in the development of the needs and goals of the Consolidated Plan. Several comments were beyond the purview of this plan, but were still considered in understanding the landscape of concerns.

#### **7. Summary**

# The Process

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

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

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

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

**Table 1 – Responsible Agencies**

### Narrative

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

CDBG: The cities of Bloomington, Eden Prairie, and Plymouth are "entitlement jurisdictions" and receive direct CDBG allocations from HUD.

The balance of the CDBG resources are administered by Hennepin County Housing and Economic Development. This balance is allocated annually to the remaining suburban Hennepin County municipalities by applying HUD’s allocation formula: population, poverty levels (double weighted), and overcrowding.

- Cities with allocations above 3.5% of the total award are eligible to receive a proportional, “direct allocation” of funds through the county and determine, through a public process, how CDBG funds should be used in their community. The cities of Brooklyn Center, Brooklyn Park, Edina, Hopkins, Maple Grove, Minnetonka, New Hope, Richfield, and St. Louis Park currently fall into that category. The City of Crystal qualifies for a direct allocation, but elected to become part of the Consolidated Pool of cities.
- The remaining funds are pooled into the “Consolidated Pool”, and are offered on a request for proposal basis to the Consolidated Pool communities.
- All public service funds for the Urban County are administered through a request for proposals.

HOME: HOME funds are administered by Housing and Economic Development and are offered on a request for proposal basis throughout suburban Hennepin County.

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

## **Consolidated Plan Public Contact Information**

For Questions regarding the Plan, please contact:

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

### **1. Introduction**

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

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

### **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(I)).**

Hennepin County is responsible for providing an array of social services to Hennepin County residents including special needs populations and homeless persons. The need requires resources beyond those available to the county. Therefore, it is increasingly important to increase the coordination of resources with other public, nonprofit, and for-profit agencies. This includes coordinating the county's local Affordable Housing Initiative Fund (AHIF), state Housing Support (formerly Group Residential Housing) and Family Homeless Prevention and Assistance Program (FHPAP) funds, and federal McKinney-Vento (CoC), with our ESG, CDBG, and HOME funds when possible; and regular coordination between the Hennepin County Health and Human Services (HHS) and Housing and Economic Development departments.

As an example of this coordination of resources, Hennepin County HHS staff review and evaluate project proposals for HOME or AHIF funds that include units with targeted support services for persons with special needs. Contracts are executed between HHS and the housing provider that define the type and level of services to be provided.

In addition, HHS developed a housing inventory tool to help vulnerable clients from all county departments identify supportive housing, including units financed by HOME and AHIF, and engages community groups such as the Adult Mental Health Local Advisory Council to gain input into housing priorities.

Hennepin County works closely with several PHAs. The county developed a referral process from the Coordinated Entry System for PHAs with a homeless preference for tenant-based Housing Choice Vouchers. The county also worked with Minneapolis PHA to launch in 2019: 1) 16 new units of housing for families referred from the CES with tenancy supports funded through Hennepin County, and 2) a locally funded voucher program in which McKinney Vento liaisons connect up to 300 families and children at-risk of or experiencing homelessness with housing assistance and support services.

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

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

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

Our community has very few homeless families that meet the HUD definition of chronic homelessness due to a shelter-all policy for families and access to rapid rehousing and permanent supportive housing through CES. Hennepin CoC has reduced family homelessness overall by 36% over the last five years as reflected in our Point-In-Time (PIT) count data for HUD (2014 PIT people in families = 2,088; 2019 PIT people in families = 1,343).

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

Hennepin CoC adopted a by-name registry for veterans in 2015 and has since housed more than 939 veterans. Hennepin participates in an annual "Stand Down" for homeless veterans hosted by Minnesota Assistance Council for Veterans (MACV), in collaboration with Minneapolis VA Mental Health Homeless Programs. Outreach is provided at the Adult Opportunity Center, shelters & Drop-in Centers, through the VA MH Homeless Mobile Outreach program, and Minneapolis VA's Community Resource & Referral Center.

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

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

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

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

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

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

1	<b>Agency/Group/Organization</b>	Brooklyn Park
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on September 26, 2019 designed our community engagement and consultation goals; our November 11, 2019 meeting covered input from community engagement and data analysis to set goals and priorities; and we met again January 27, 2020 to confirm that shared goals and priorities were reflected in RFPs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
2	<b>Agency/Group/Organization</b>	City of Edina
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on September 26, 2019 designed our community engagement and consultation goals; our November 11, 2019 meeting covered input from community engagement and data analysis to set goals and priorities; and we met again January 27, 2020 to confirm that shared goals and priorities were reflected in RFPs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.

3	<b>Agency/Group/Organization</b>	Brooklyn Center
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on September 26, 2019 designed our community engagement and consultation goals; our November 11, 2019 meeting covered input from community engagement and data analysis to set goals and priorities; and we met again January 27, 2020 to confirm that shared goals and priorities were reflected in RFPs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
4	<b>Agency/Group/Organization</b>	RICHFIELD
	<b>Agency/Group/Organization Type</b>	Other government – Local PHA Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on September 26, 2019 designed our community engagement and consultation goals; our November 11, 2019 meeting covered input from community engagement and data analysis to set goals and priorities; and we met again January 27, 2020 to confirm that shared goals and priorities were reflected in RFPs. Suburban HRAs provided information on their Housing Choice Voucher programs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
5	<b>Agency/Group/Organization</b>	City of St. Louis Park
	<b>Agency/Group/Organization Type</b>	Other government – Local PHA Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on September 26, 2019 designed our community engagement and consultation goals; our November 11, 2019 meeting covered input from community engagement and data analysis to set goals and priorities; and we met again January 27, 2020 to confirm that shared goals and priorities were reflected in RFPs. Suburban PHAs provided information on their Public Housing units and Housing Choice Voucher programs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.

6	<b>Agency/Group/Organization</b>	HOPKINS
	<b>Agency/Group/Organization Type</b>	Other government – Local PHA Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on September 26, 2019 designed our community engagement and consultation goals; our November 11, 2019 meeting covered input from community engagement and data analysis to set goals and priorities; and we met again January 27, 2020 to confirm that shared goals and priorities were reflected in RFPs. Suburban PHAs provided information on their Public Housing units and Housing Choice Voucher programs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
7	<b>Agency/Group/Organization</b>	City of Maple Grove
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on September 26, 2019 designed our community engagement and consultation goals; our November 11, 2019 meeting covered input from community engagement and data analysis to set goals and priorities; and we met again January 27, 2020 to confirm that shared goals and priorities were reflected in RFPs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
8	<b>Agency/Group/Organization</b>	MINNETONKA
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on September 26, 2019 designed our community engagement and consultation goals; our November 11, 2019 meeting covered input from community engagement and data analysis to set goals and priorities; and we met again January 27, 2020 to confirm that shared goals and priorities were reflected in RFPs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
9	<b>Agency/Group/Organization</b>	NEW HOPE
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on September 26, 2019 designed our community engagement and consultation goals; our November 11, 2019 meeting covered input from community engagement and data analysis to set goals and priorities; and we met again January 27, 2020 to confirm that shared goals and priorities were reflected in RFPs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
10	<b>Agency/Group/Organization</b>	Bloomington
	<b>Agency/Group/Organization Type</b>	Other government – local PHA Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on September 26, 2019 designed our community engagement and consultation goals; our November 11, 2019 meeting covered input from community engagement and data analysis to set goals and priorities; and we met again January 27, 2020 to confirm that shared goals and priorities were reflected in RFPs. Suburban PHAs provided information on their Housing Choice Voucher programs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
11	<b>Agency/Group/Organization</b>	Plymouth
	<b>Agency/Group/Organization Type</b>	Other government – local PHA Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on September 26, 2019 designed our community engagement and consultation goals; our November 11, 2019 meeting covered input from community engagement and data analysis to set goals and priorities; and we met again January 27, 2020 to confirm that shared goals and priorities were reflected in RFPs. Suburban PHAs provided information on their Housing Choice Voucher programs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
12	<b>Agency/Group/Organization</b>	Metropolitan Council - Metro HRA
	<b>Agency/Group/Organization Type</b>	Housing PHA Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County and the Metropolitan Council regularly coordinate and communicate regarding economic/community development and affordable housing issues including coordination between the Housing Policy Plan and the Consolidated Plan. Metro HRA also provided information on their Housing Choice Voucher programs. Goals in the Consolidated Plan may help cities reach Metropolitan Council affordable housing goals for cities.
13	<b>Agency/Group/Organization</b>	MINNESOTA HOUSING FINANCE AGENCY
	<b>Agency/Group/Organization Type</b>	Other government - State

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County and Minnesota Housing are in continuous conversations about specific projects as well as ongoing policy issues and housing trends. Additionally, both Hennepin County and Minnesota Housing participate in the Inter-agency Stabilization Group which identifies housing developments in need of intervention. HSPHD and the Office to End Homelessness also consult with Minnesota Housing.
14	<b>Agency/Group/Organization</b>	Office to End Homelessness
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Publicly Funded Institution/System of Care Other government - County Other government - Local Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Office to End Homelessness has played a key role in the development of all housing and homeless-related sections of the plan. Coordination will continue throughout the plan.
15	<b>Agency/Group/Organization</b>	Hennepin County Human Services and Public Health Department
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Publicly Funded Institution/System of Care Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HHS and Housing and Economic Development meet regularly to coordinate activities and strategies, especially around reducing racial disparities and aligning housing development with HHS client needs. This coordination will continue to improve as the two departments continue to exchange information. HHS staff participates in HOME application reviews.
16	<b>Agency/Group/Organization</b>	Aeon
	<b>Agency/Group/Organization Type</b>	Housing Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Developers attended listening sessions in October 2019, many of whom receive HOME funds for affordable housing projects, including Duffy, Aeon, and Project for Pride in Living. General themes included challenges financing large family units, any affordable units in suburban communities, and negotiating multiple complex funding sources. Consultation will help identify Priority Needs and Goals.
17	<b>Agency/Group/Organization</b>	Duffy Development Corporation
	<b>Agency/Group/Organization Type</b>	Housing Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Developers attended listening sessions in October 2019, many of whom receive HOME funds for affordable housing projects, including Duffy, Aeon, and Project for Pride in Living. General themes included challenges financing large family units, any affordable units in suburban communities, and negotiating multiple complex funding sources. Consultation will help identify Priority Needs and Goals.
18	<b>Agency/Group/Organization</b>	PPL
	<b>Agency/Group/Organization Type</b>	Housing Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Developers attended listening sessions in October 2019, many of whom receive HOME funds for affordable housing projects, including Duffy, Aeon, and Project for Pride in Living. General themes included challenges financing large family units, any affordable units in suburban communities, and negotiating multiple complex funding sources. Consultation will help identify Priority Needs and Goals.

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

Through coordination with internal Hennepin County departments such as the Office to End Homelessness and Health Human Services, and coordination with external partners such as Minnesota Housing and cities, all agency types identified by HUD have been consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Hennepin County / Minneapolis CoC Governing Board	All homelessness goals outlined in the Consolidated Plan are consistent with the goals of the Continuum of Care.
Housing Policy Plan	Metropolitan Council	<p>The goal of the Metropolitan Council's Housing Policy is to "Create housing options that give people in all stages of life and of all economic means viable choices for safe, stable and affordable homes".</p> <p>The Consolidated Plan, and the associated funding, is a tool to cities in meeting the affordable housing goals outlined in the HPP.</p>
2020 Regional Analysis of Impediments to Fair Housing	Lawyers Group under contract to Fair Housing Implementation Council	Affirmatively furthering Fair Housing actions are sourced from the findings in the 2020 Analysis of Impediments to Fair Housing Choice (AI) and build upon previous AIs.
PHA's 5-Year Annual Plans	Hopkins HRA and Housing Authority of St. Louis Park	The PHAs in suburban Hennepin County aim to o create safe, affordable, suitable living environments for low-income households. This overlaps the goals of the Consolidated Plan related to rental housing, housing homeless populations, and economic development.
Hennepin County 2040 Comprehensive Plan	Hennepin County	The goals relating to economic development and workforce development overlap with the CEDS goals of "promoting employment growth and developing the workforce; and providing basic infrastructure and amenities (transportation, service buildings, libraries, and parks."
Choice, Place and Opportunity	Metropolitan Council	The Fair Housing Equity Assessment for the Twin Cities region analyzes regional equity and access to opportunity. This overlaps with the goals of the Consolidated Plan related to rental housing, housing homeless populations, education, outreach and services, and economic development.

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

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

Hennepin County is highly coordinated internally between departments and externally with public entities. Internally, Housing and Economic Development coordinates with the Office to End Homelessness, Hennepin County HHS, the Hennepin HealthCare, among other departments.

Externally, the county works closely with Minnesota Housing to consult on funding needs and priorities.

In addition, staff from each agency participates in funding award meetings. Hennepin County and Minnesota Housing staff communicate regularly regarding projects that receive both HOME or CDBG funds and funding from Minnesota Housing. Finally, the county communicates with Hennepin County cities on an ongoing basis regarding economic development and affordable housing issues and the role federal funds may play.

Additional external consulting with other public entities in the development of the Consolidated Plan is accomplished through periodic inter-jurisdictional meetings between representatives of HUD entitlement communities in the Metro Area. These meetings have included representatives from the cities of Minneapolis, St. Paul, Plymouth; Metropolitan Council; HUD; Hennepin, Ramsey and Anoka counties; and the Washington, Dakota and Bloomington Housing and Redevelopment Authorities as well as the State of Minnesota. Discussion topics of this group consist of joint issues and concerns raised by the Consolidated Plan.

**Narrative**

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(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 residents, community groups, and other interested agencies in both the development and the evaluation of the Consolidated Plan's programs and activities. The citizen participation process is designed to encourage all residents, including non-English-speaking and minority populations to participate. In addition to the consultations with community-based organizations, above, the Consortium sought feedback from residents in listening sessions and a web-based survey.

In October 2019, Hennepin County Housing and Economic Development hosted three listening sessions in regional libraries in suburban cities. Over the three sessions, nearly 100 residents attended. All lived or worked in suburban Hennepin County, and approximately 25% were people of color. At the Listening Sessions, staff briefly presented the data from the Needs Assessment and Market Analysis. Attendees then broke into topic groups where neutral facilitators asked the questions: what's working? What's not working? What opportunities or ideas could we pursue? How do you recommend we make an impact going forward? Attendees had the opportunity to participate in two different topic groups.

From October 7 through November 8, Housing and Economic Development hosted a web-based survey. The survey was available on the County's website and was promoted by suburban Cities and through several social media platforms. In addition, the survey was targeted to neighborhoods with highest concentrations of people with lowest incomes on platforms such as "Next Door". More than 2,000 people completed the survey, nearly all reporting being from suburban Hennepin County (98%). The survey asked responders to first prioritize five major goal areas from "most important" to "least important", then asked responders to prioritize activities within their highest-ranking goal area. Responders could then choose to prioritize activities within the other goal areas. Responders could also provide open comments about their responses. Finally, respondents were asked to provide demographic information. Of the respondents who provided demographic information:

- 26% are estimated to have income below 80% AMI (most earned more than \$100,000)
- 92% were homeowners
- 18% were people of color (7% black, 5% Asian, 2% Native American, 3% Latino, 1% Native Hawaiian)

Responses were analyzed based on homeownership status, income, and race/ethnicity. Where significant differences appeared, input from low-income households and households of color were prioritized.

The Consortium looked to the Public Housing Agencies (PHASs) within the jurisdiction for coordination with public housing residents.

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

Finally, each entitlement jurisdiction and direct allocation cities hold public hearings regarding the use of CDBG funds. For entities holding public hearings under the shelter-in-place order during the COVID-19 pandemic, hearings were held virtually. In these cases, hearings still allowed residents to provide comment and ask

questions to elected officials in real time, and the platform provided accessibility for persons with disabilities and limited English proficiency.

The Hennepin County Consortium is required to develop and follow a detailed Citizen Participation Plan. The Citizen Participation Plan sets forth the process to be followed at the community and county levels through the duration of the Consolidated Plan. The Citizen Participation Plan is attached as an Appendix.

### 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	Nontargeted/ broad community	The public hearing Will be held April 14, 1:30 pm.			www.hennepin.us
2	Public meeting	Nontargeted/ broad community	Listening sessions were held October 7 in Minnetonka, October 24 in Brooklyn Center, and October 28 in Edina. Overall, more than 100 residents attended.	Fund more affordable housing and ensure it's accessible to people with poor histories. Fund more services. Help people stay in their homes.	N/A	
3	Internet outreach	Nontargeted/ broad community Minorities Non-English Disabilities	2,000 people participated, 26% < 80% AMI, 92% homeowners, 18% people of color	Increase and preserve home ownership. Revitalize neighborhoods through code enforcement. Prioritize emergency assistance and financial assistance to renters	N/A	<a href="https://www.hennepin.us/your-government/research-data/housing-plans-accomplishments">https://www.hennepin.us/your-government/research-data/housing-plans-accomplishments</a>

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The following needs assessment reviews the housing, homelessness, special needs, and community development needs apparent in suburban Hennepin County.

Section NA -10 provides a summary of household type and housing problems by income group, as well as very basic discussions on the intersections of domestic violence, disability, and other risk factors with housing need or instability.

Sections NA 15-30 analyze disproportionately greater need in the areas of housing problems (defined as overcrowding, cost burden, or inadequate kitchen or plumbing), severe housing problems, and housing cost burden. This analysis finds greater prevalence of these issues in lower income populations, as well as marked differences in most or all of these categories between white and non-white households, with every measured racial minority group meeting the disproportionately greater need threshold in at least one issue category.

Section NA-35 surveys the supply and demand of federally-assisted public housing, as well as Section 8 rental assistance. In both cases and in nearly all jurisdictions within suburban Hennepin County, demand for these affordable housing programs vastly outstrips supply, with waitlists for public housing and/or rental assistance vouchers taking years to clear and accepting only a small fraction of qualified households that apply.

Section NA-40 provides demographic data on the homeless population in Hennepin County, both sheltered and unsheltered. Demand for single adult shelter remains high but has not varied over the past several years. Demand for family shelter increased dramatically during the Great Recession, but has steadily and significantly decreased since 2014.. In the past three years, we have seen an increase in our unsheltered population, which is almost entirely single adults, while seeing progress in a structured process to end chronic homelessness. We continue to see disproportionately large representation of people of color in the homeless population.

Section NA-45 discusses issues within the non-homeless special needs population. This includes mental illness, physical disabilities, age-related disabilities, chemical dependency, and individuals with HIV/AIDs, among others. The need for housing affordability is acute in many of these groups, and each requires specifically tailored housing and supportive service solutions. Housing opportunities for those with multiple simultaneous barriers to stability, such as mental illness and a criminal background, is especially lacking.

Section NA-50 describes the non-housing community development needs of suburban Hennepin County. Demand for a variety of social services (primarily homeless prevention and emergency assistance) continues, as well as neighborhood revitalization activities.

# NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

## Summary of Housing Needs

This section reviews the housing needs experienced by low and moderate income suburban Hennepin residents. The majority of housing data prepared and required by HUD, below, is taken from HUD's Comprehensive Housing Affordability Strategy (CHAS) data for 2011-15, which is based on American Community Survey data with a relatively high margin of sampling error in several instances. The data show that low income households are not being adequately served by the local housing market. They face poor housing conditions and high housing cost burdens that place them increasingly at risk of homelessness. The data also demonstrate racial disparities throughout.

Demographics	Base Year: 2011	Most Recent Year: 2017	% Change
Population	764,362	813,311	6%
Households	475,737	499,104	5%
Median Income	\$62,966.00	\$71,154.00	13%

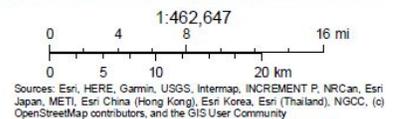
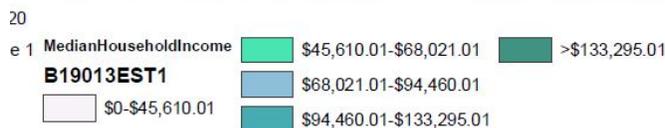
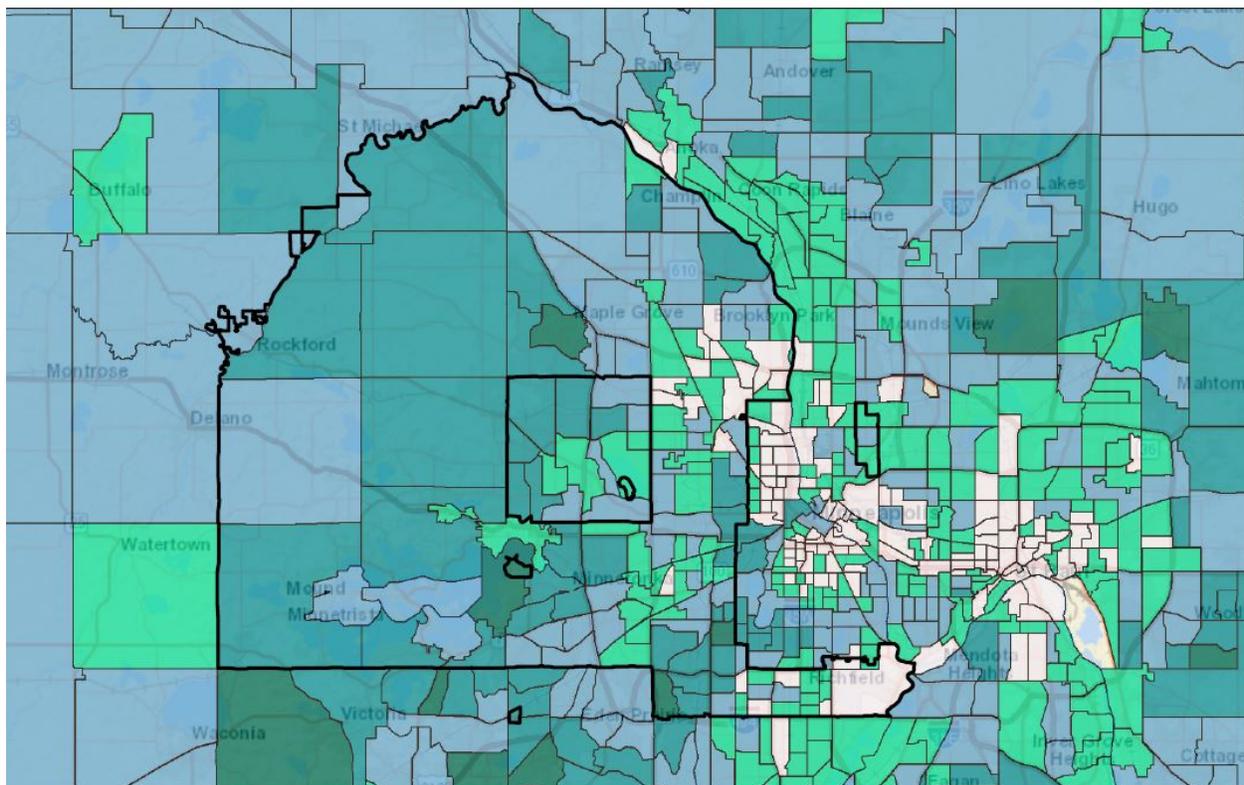
**Table 5- Housing Needs Assessment Demographics**

Alternate Data Source Name:

2013 to 2017 American Community Survey 5 Year Est

Data Source Comments:

### Median Household Income in Hennepin County - Consolidated Plan 2020-2025



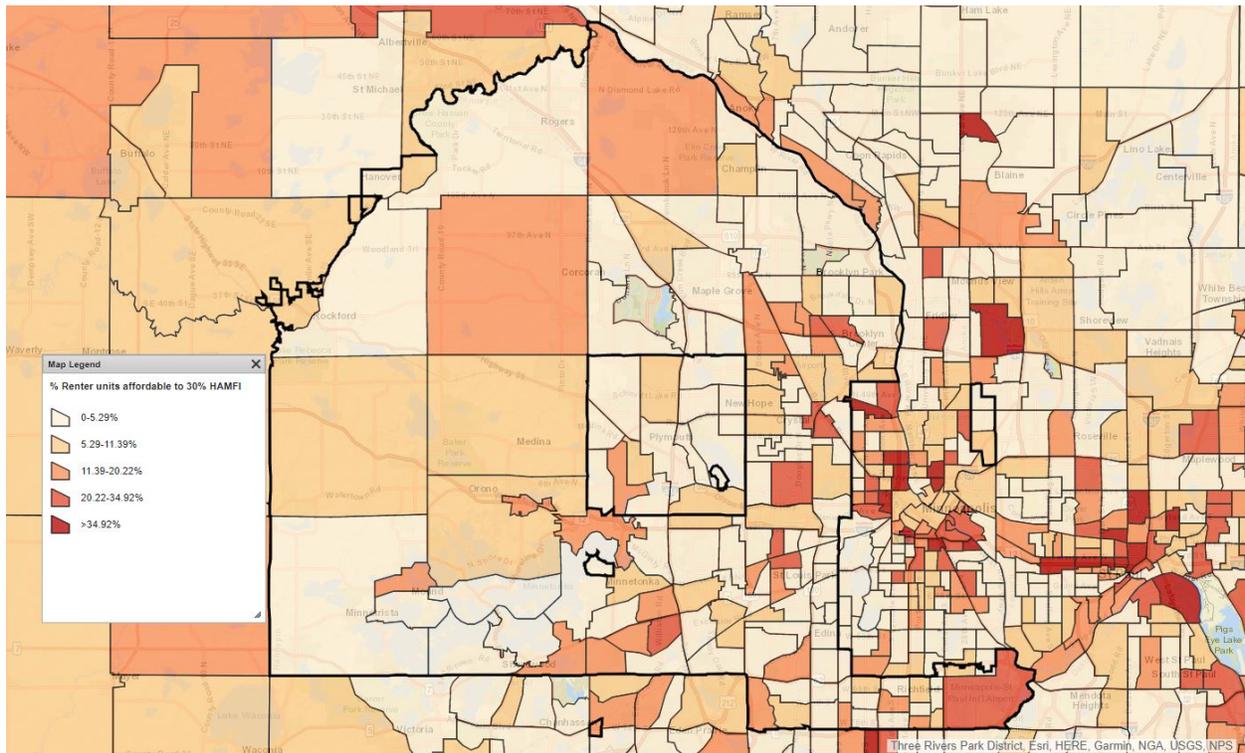
### Median Income Hennepin County HENNEPIN COUNTY

## Number of Households Table

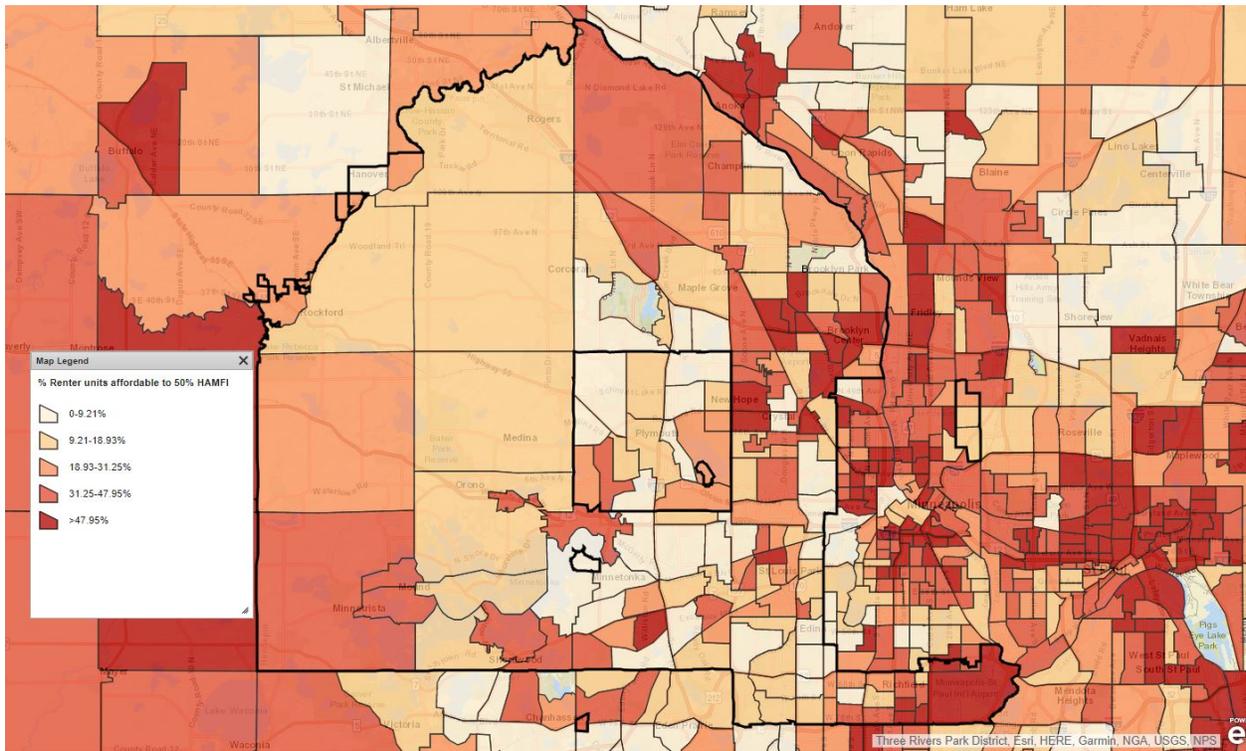
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	35,406	37,299	50,084	34,115	168,495
Small Family Households	9,768	10,147	15,023	13,529	93,095
Large Family Households	2,057	2,681	3,797	2,733	13,104
Household contains at least one person 62-74 years of age	6,177	7,421	10,792	6,917	29,745
Household contains at least one person age 75 or older	8,186	9,126	7,684	3,266	8,934
Households with one or more children 6 years old or younger	5,564	5,526	7,215	5,679	16,841

**Table 6 - Total Households Table**

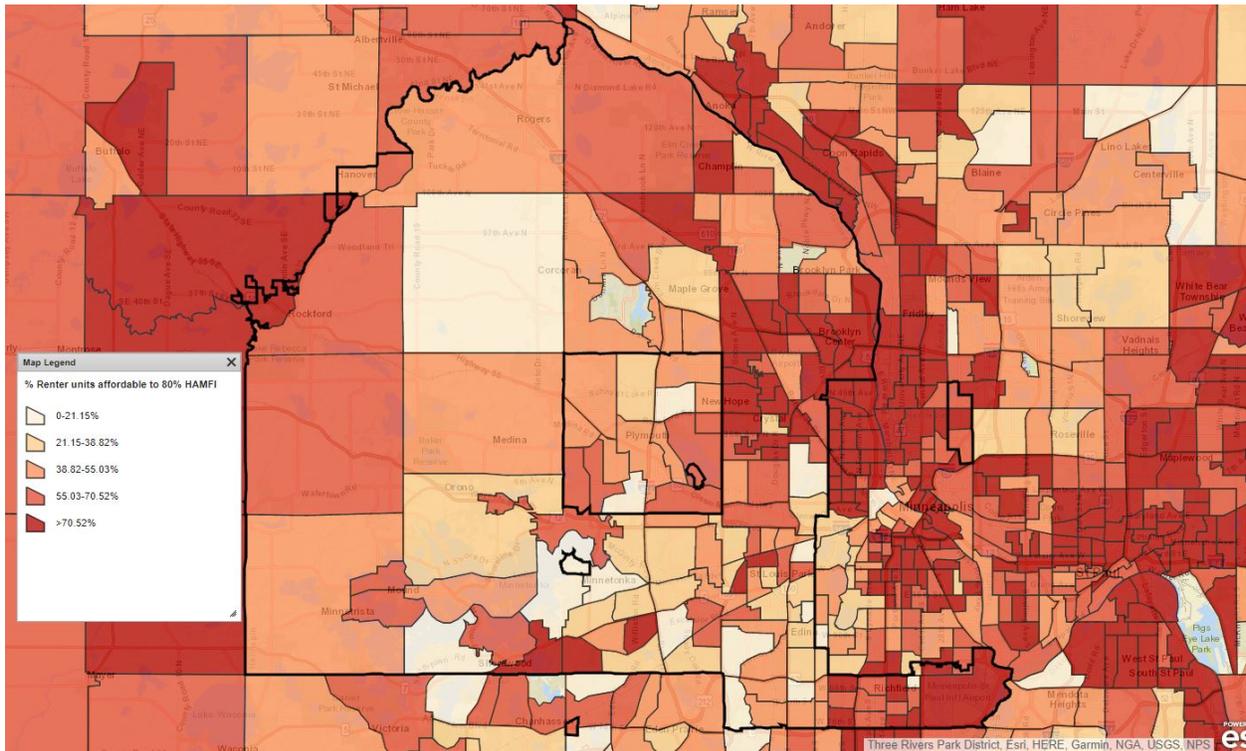
Data Source: 2011-2015 CHAS



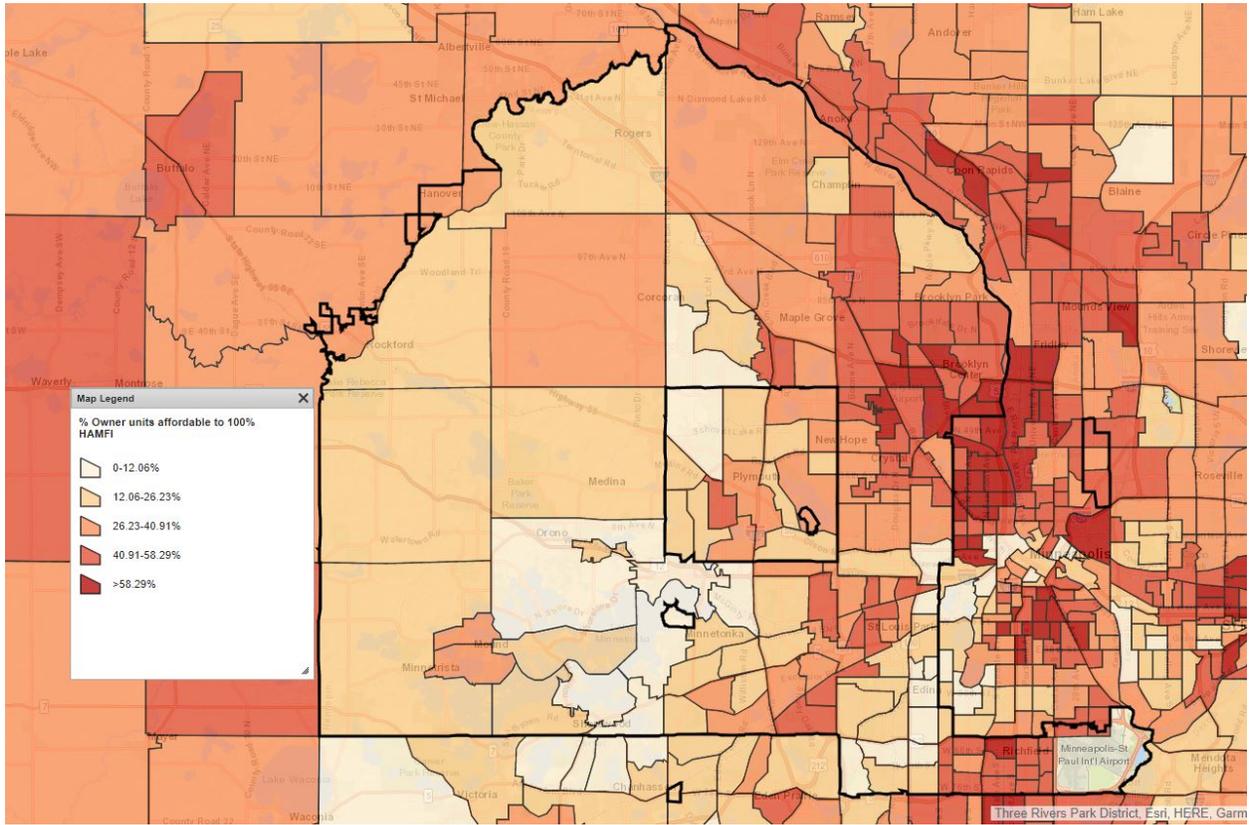
**Percent of Renter Units Affordable to 30% HAMFI**



**Percent Renter Units Affordable to 50% HAMFI**



**Percent Renter Units Affordable to 80% HAMFI**



**Percent of Owner Occupied Units Affordable at 100% HAMFI**

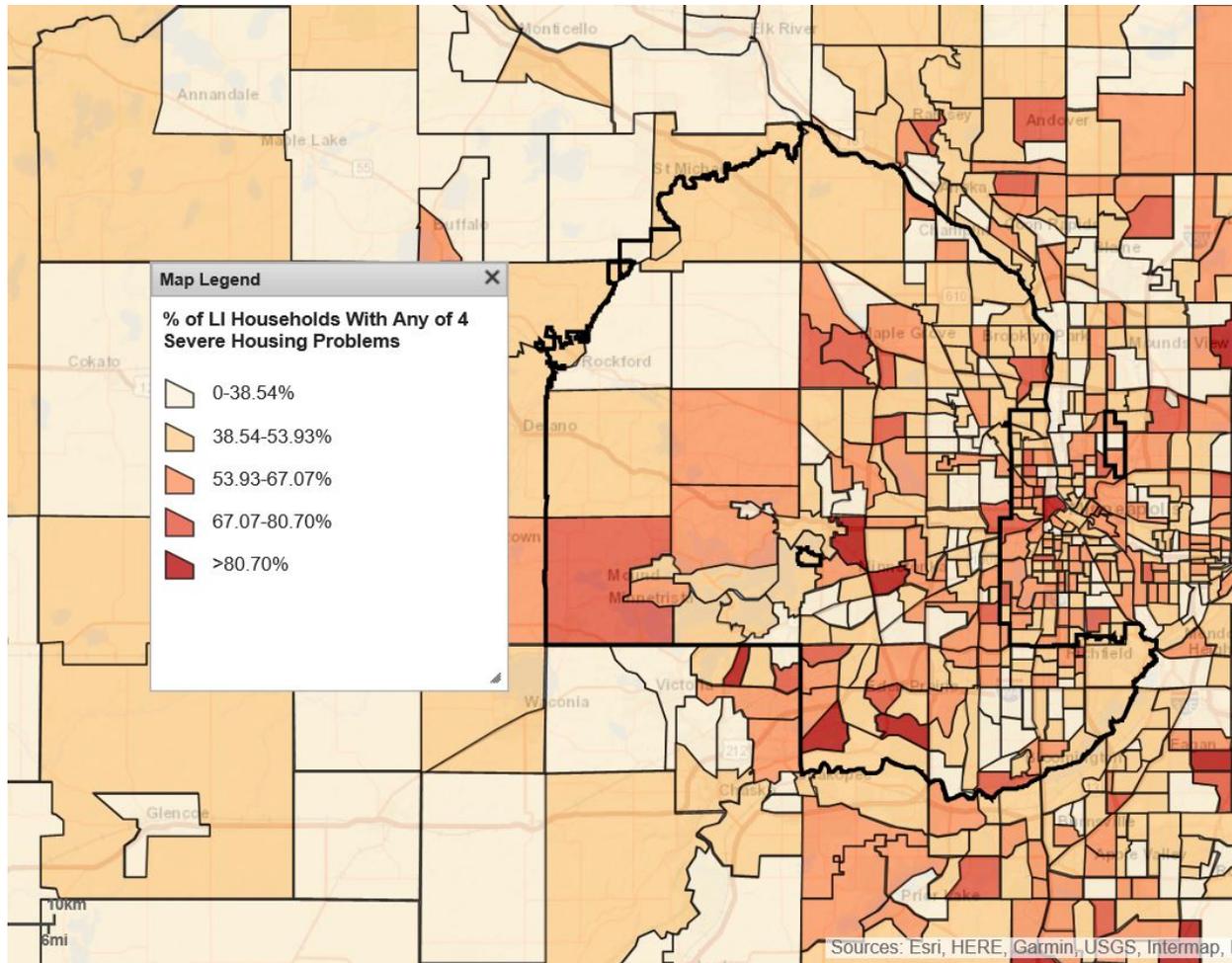
## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

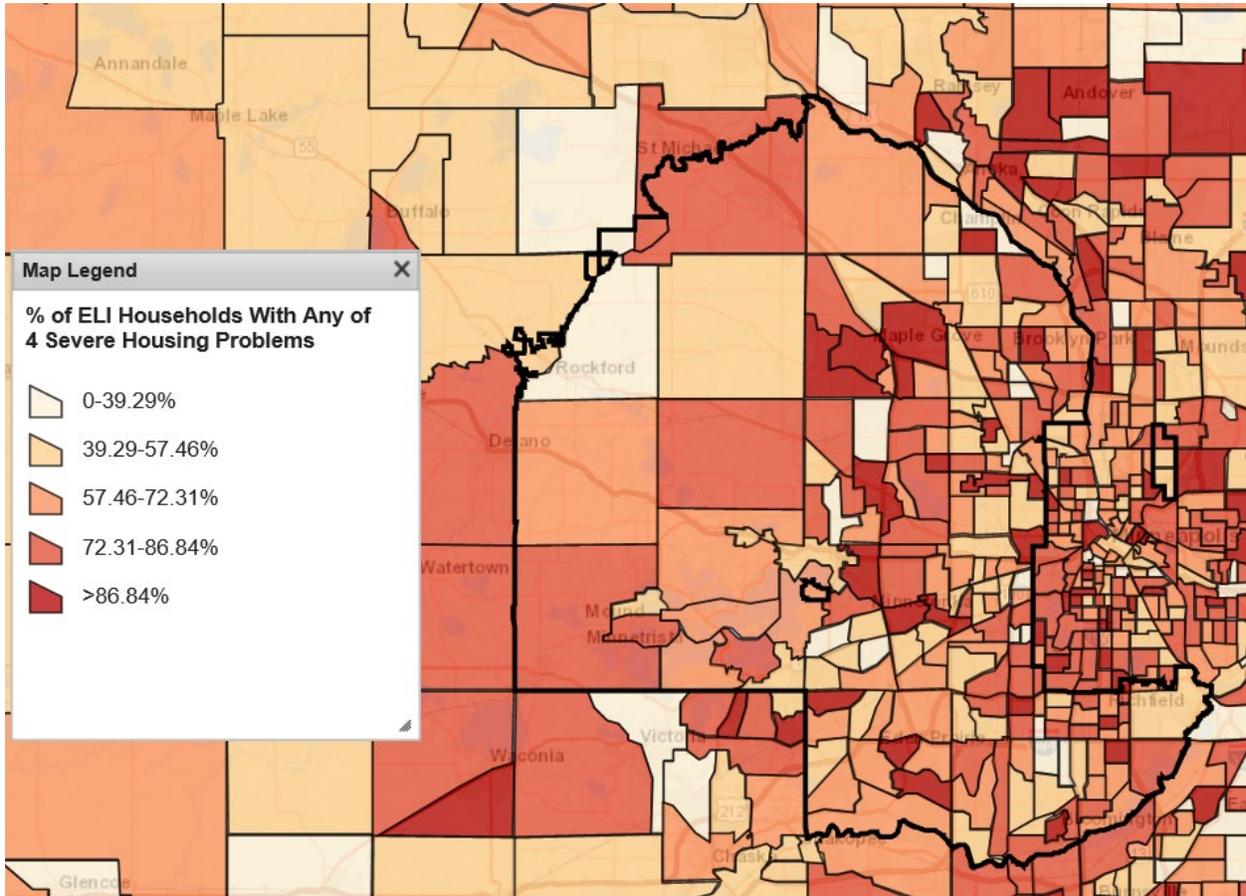
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	367	353	234	75	1,029	55	54	105	30	244
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	319	244	205	110	878	0	58	48	59	165
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,095	1,163	603	184	3,045	128	235	409	222	994
Housing cost burden greater than 50% of income (and none of the above problems)	14,020	4,270	902	128	19,320	7,625	5,285	3,069	827	16,806
Housing cost burden greater than 30% of income (and none of the above problems)	2,756	8,917	5,738	1,292	18,703	2,488	4,885	9,391	4,912	21,676
Zero/negative Income (and none of the above problems)	734	0	0	0	734	1,022	0	0	0	1,022

Table 7 – Housing Problems Table

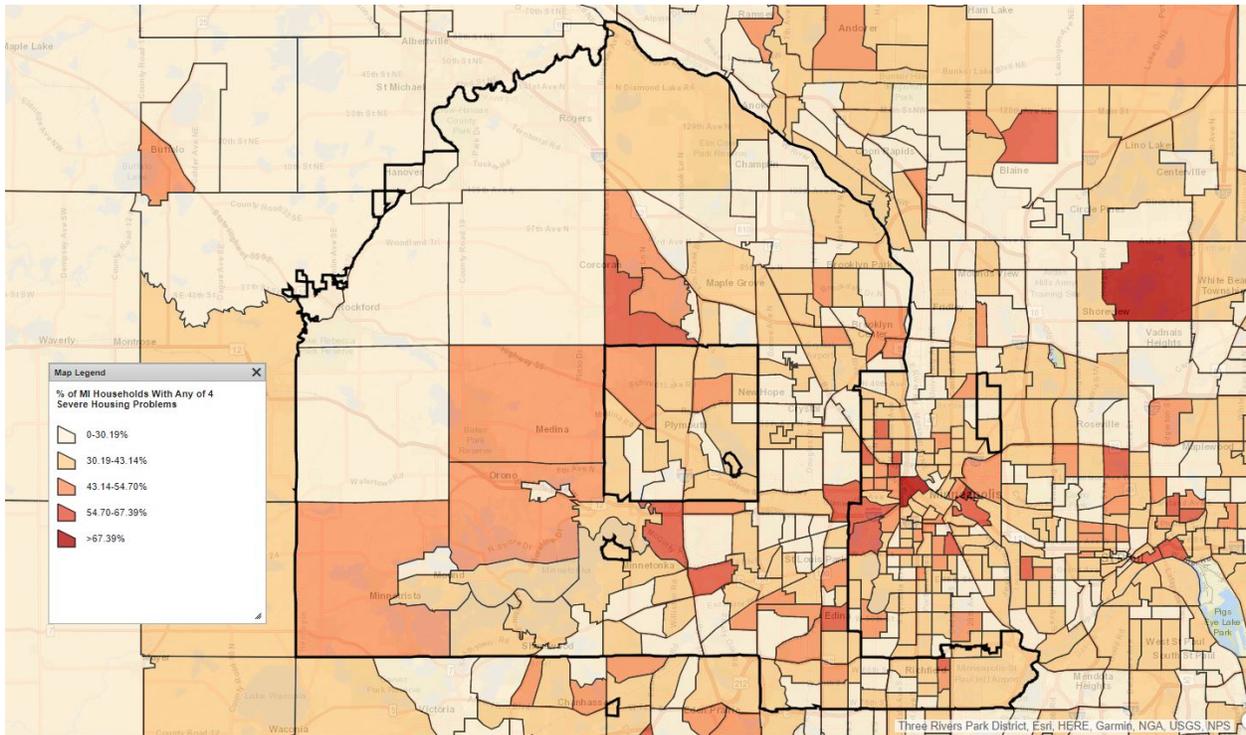
Data Source: 2011-2015 CHAS



**Low Income Households with any 4 severe housing problems**



**ELI Households with any severe housing problems**



**Moderate Income Households with any of the 4 Severe Housing Problems**

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	15,815	6,020	1,948	487	24,270	7,805	5,625	3,630	1,131	18,191
Having none of four housing problems	6,079	12,809	17,952	10,008	46,848	3,949	12,857	26,539	22,478	65,823
Household has negative income, but none of the other housing problems	734	0	0	0	734	1,022	0	0	0	1,022

Table 8 – Housing Problems 2

Data 2011-2015 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	6,184	4,351	2,054	12,589	1,965	3,057	4,225	9,247
Large Related	1,334	998	425	2,757	456	741	1,144	2,341
Elderly	4,870	3,952	1,897	10,719	5,811	4,657	3,888	14,356
Other	5,922	4,895	2,410	13,227	2,072	1,857	3,300	7,229
Total need by income	18,310	14,196	6,786	39,292	10,304	10,312	12,557	33,173

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS

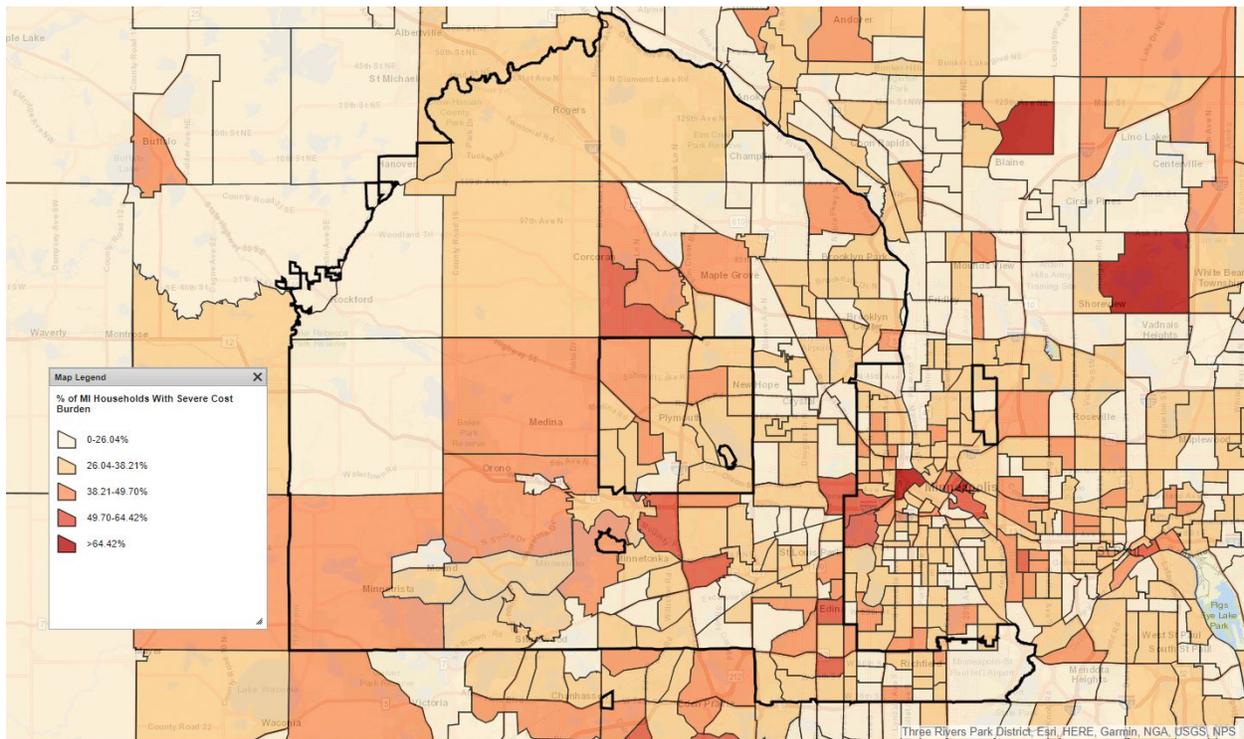
Source:

4. Cost Burden > 50%

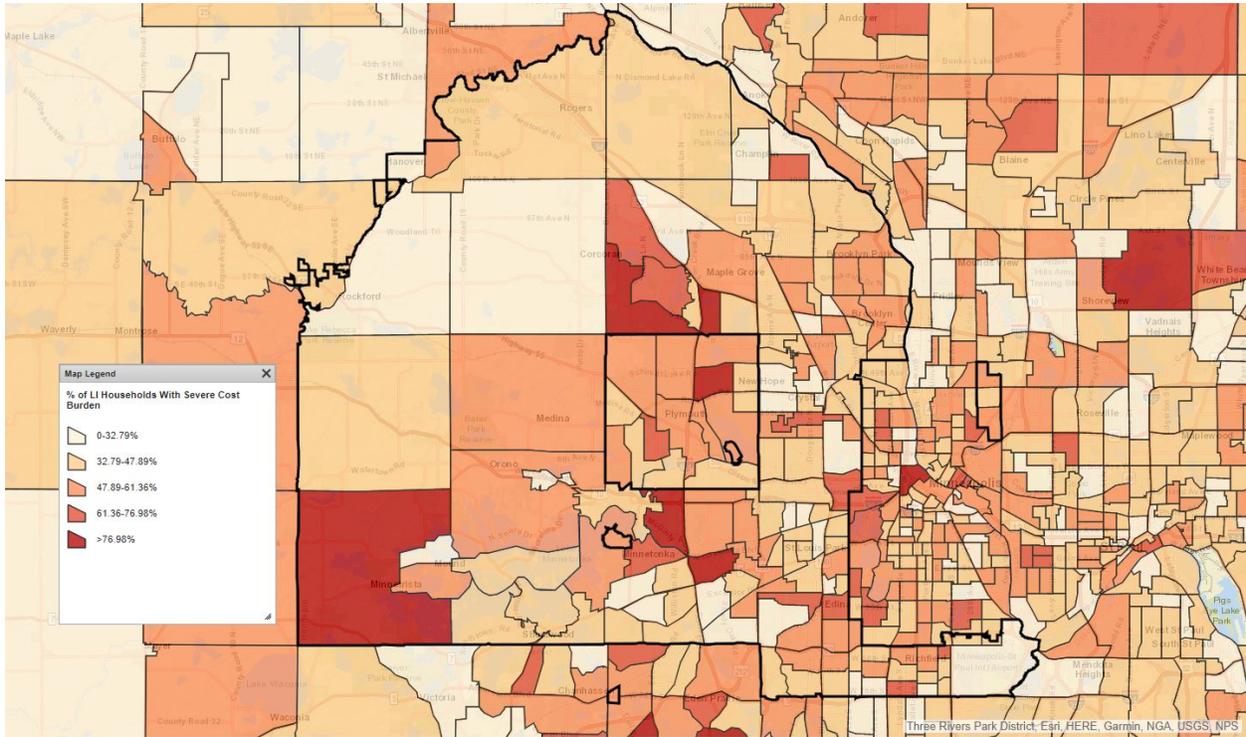
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	5,014	972	118	6,104	1,709	1,700	1,015	4,424
Large Related	992	239	15	1,246	366	292	148	806
Elderly	3,879	2,107	544	6,530	3,899	2,123	1,141	7,163
Other	5,152	1,139	221	6,512	1,817	1,184	781	3,782
Total need by income	15,037	4,457	898	20,392	7,791	5,299	3,085	16,175

Table 10 – Cost Burden > 50%

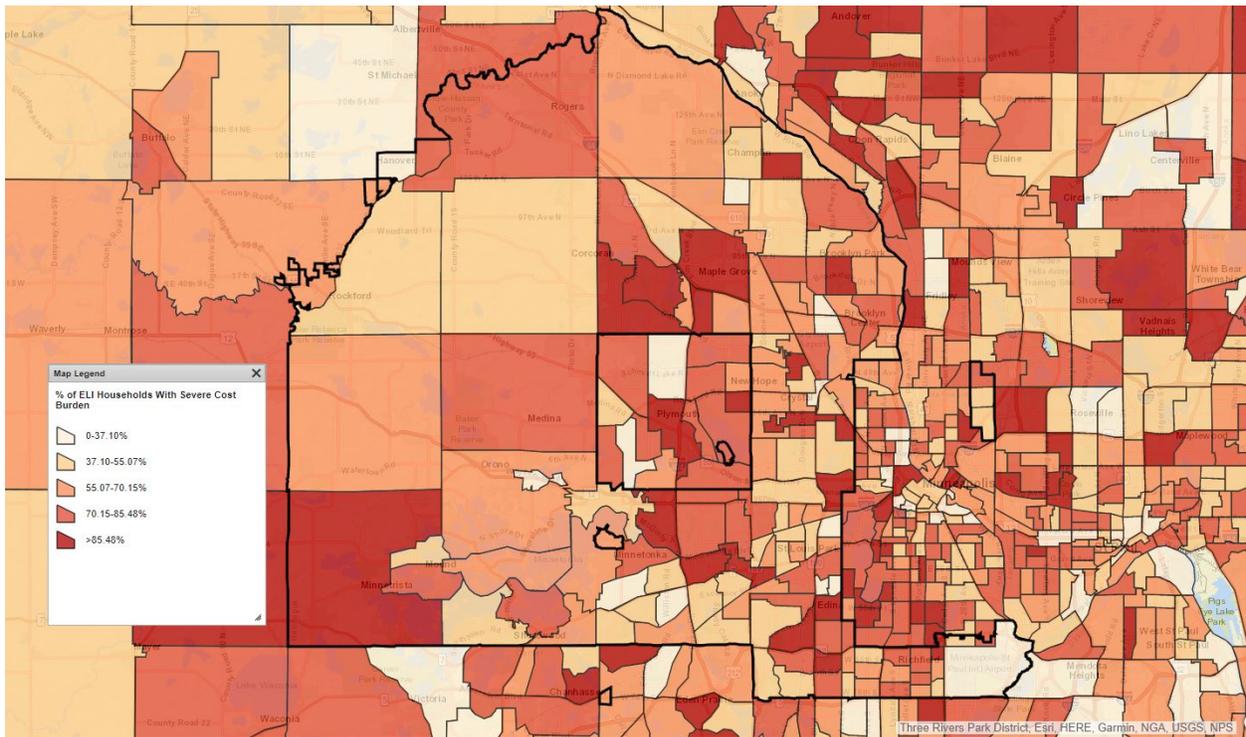
Data 2011-2015 CHAS  
 Source:



Moderate Income Households with Severe Cost Burden



**Low Income Households with Severe Cost Burden**



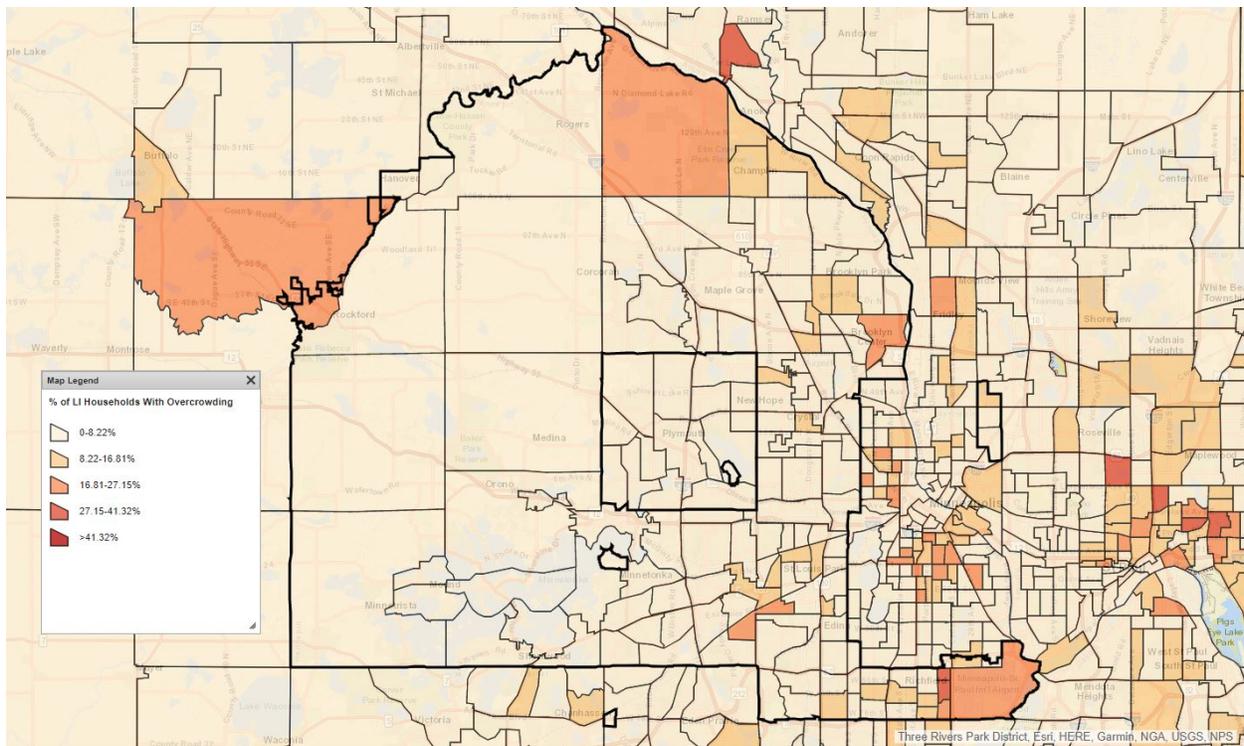
**Extremely Low Income Households with Severe Cost Burden**

5. Crowding (More than one person per room)

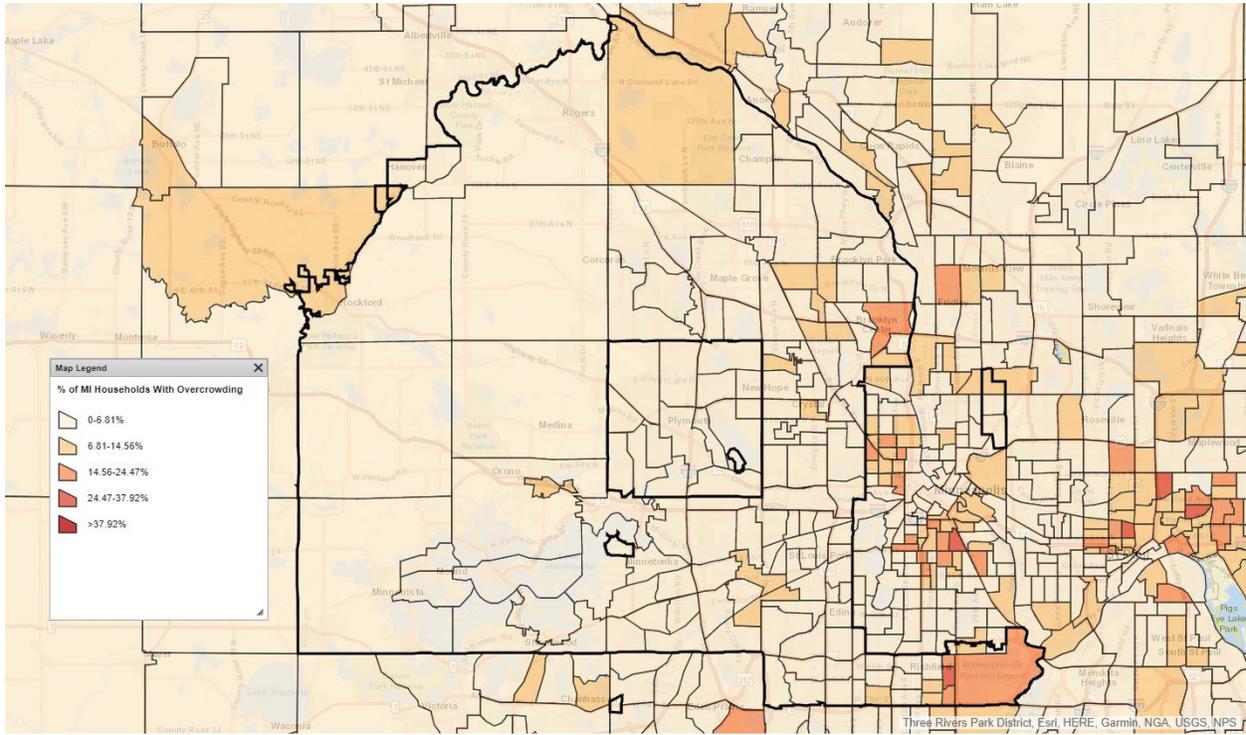
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	1,353	1,272	683	154	3,462	118	268	358	231	975
Multiple, unrelated family households	75	110	52	70	307	10	24	104	59	197
Other, non-family households	10	20	65	69	164	0	0	0	0	0
Total need by income	1,438	1,402	800	293	3,933	128	292	462	290	1,172

Table 11 – Crowding Information – 1/2

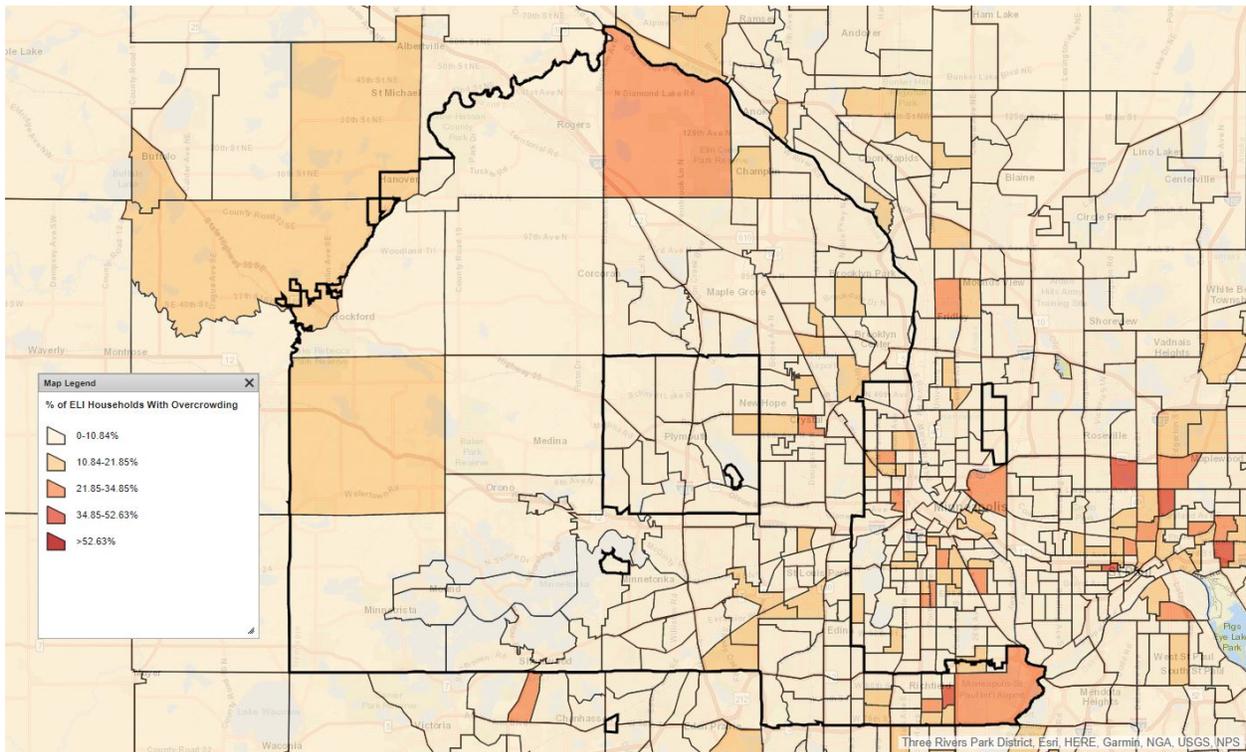
Data Source: 2011-2015 CHAS



Percent of Low Income Households with Overcrowding



**Percent of Middle Income Households Overcrowding**



**Percent of Extremely Low Income Households Overcrowding**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	10,300	6,595	2,195	19,090	1,435	2,695	4,605	8,735

**Table 12 – Crowding Information – 2/2**

Data Source

Comments: CHAS 2012-2016

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

Many single households are precariously housed. According to the Comprehensive Housing Affordability Strategy (2012-2016), single person households make up 61% of the renter households with incomes from 0<30% AMI, for a total of 7,710 adults. Among households with incomes from 0<30% AMI who are cost burdened over 50%, single persons make up 60%, or 5,413 adults. This data show that many single households are precariously housed. Average rents have risen steadily and the vacancy rate is very low leaving very low income single person households few options.

Almost all of our unsheltered and chronically homeless populations are single person households, including most of the veterans. In addition, single adults make up the majority of the clients served through the disability waiver program of Human Services. More discussion of these issues can be found in NA-40-45.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

According to the American Community Survey (5 yr est 2013-2017), 9.3% of the population, or roughly 75,000 people, have a disability. The likelihood of having a disability varied by age - from 3 percent of people under 18 years old, to 7 percent of people 18 to 64 years old, and to 30 percent of those 65 and over.

People with incomes below the federal poverty level are 2-3 times more likely to have disabilities. According to the American Community Survey (5 yr est 2013-2017), there are 10,825 people with a disability (visual/hearing, cognitive, ambulatory, self-care) who are extremely low income. All of these households could be considered precariously housed and in need of housing assistance if they experience any emergency or change.

As the population continues to age, more people will need assistance with self-care and independent living. Over 117,000 suburban Hennepin County residents are aged over 65. Seniors are the fastest-growing population in suburban Hennepin, growing 25% in the last 10 years. Seniors are most likely to have hearing, ambulatory, or independent living difficulties. Thus, affordable units with specialized care is also a housing need.

Data from Hennepin’s Homeless Management Information Survey finds that 20% of households in the Coordinated Entry System report fleeing domestic violence, and 70% report a disability of long duration.

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

The most common housing problems are affordability, availability, and crowding. Out of all the households that have at least one housing problem, 87% of renters and 94% of home owners are cost burdened and not the other issues. From 2010-2018, average rent rose 20%, while median incomes increased 13%. At least 15

Suburban cities saw rents increase more than 15%. The average rent for a two bedroom apartment is \$1,520/month and for an efficiency rent is \$1,042, which is out-of-reach of households even at 60% of the area median income (Minnesota Housing Partnership, Market Watch: Hennepin, 2019).

Regarding availability, from 2010-2018, the number of renting households in Suburban Hennepin County increased by 13,0742, while the number of new rental units increased by only 12,8271. The majority of new renters had higher incomes (above 100% AMI), often renting units affordable to households with low-moderate income, further squeezing households with lower incomes (American Community Survey 5-Year Estimates, 2007-2011, 2013-2017). This has resulted in Hennepin County's vacancy rate remaining below 5% since 2013, and falling 29% since 2010 (Minnesota Housing Partnership, Market Watch: Hennepin, 2019).

Such low vacancy rates allow landlords to be picky. Applicants with past evictions or criminal backgrounds are declined even if they have a voucher.

Lack of affordability and availability lead to over-crowding. As noted in Table 5 above, 3,933 renting households reporting over-crowding, but 1,438 (36%) were under 30% of the AMI. Overcrowding occurs most frequently in inner-tier cities with older, lower-quality housing stock, further exacerbating any deferred maintenance or substandard housing conditions.

Many who enter shelter have no recent rental history as they have been doubling up or couch hopping for extended periods of time. People who enter shelter typically have incomes far below 30 percent Area Median Income. Many families rely solely on TANF, and singles rely solely on the state's General Assistance program, which provides \$203/month.

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

People with extremely low incomes (ELI) (<30% AMI), among whom people of color are over-represented, are most affected by these problems. Extremely low-income renters are 73% of the rent burdened households that pay over 50% of their income towards rent. Due to increases in higher-income renters, delayed production in new rental units, and higher-income renters occupying affordable units, the gap between ELI households and the units affordable and available to them is greater than 20,000 units in suburban Hennepin. In addition, 50% of ELI renters are overcrowded, cost-burdened, or have incomplete kitchen or plumbing facilities, compared to 31% overall (CHAS 2012-2016).

People of color are more likely to have extremely low incomes in Hennepin County, with median incomes for Native Americans and black or African Americans at \$33,571 and \$31,149, respectively, compared to \$79,761 for white residents. Families headed by single women, 2/3 of whom are women of color or Latina, are also more likely to have extremely low incomes, with median income of \$33,904 (American Community Survey, 2013-2017).

Of the homeowners who are paying over 50% of their income towards their mortgage, 45% of them are extremely low income and another 31% are low income. Of the homeowners who are paying over 30% of their income towards their mortgage but not over 50%, 43% of them are moderate income.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of**

## **formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

People with low incomes most at risk of homelessness have similar profiles to people experiencing homelessness. They are largely people of color: 69% of homeless prevention participants are black or African American (compared to 13% of the total population), 7% are American Indian (<1% of total population), and 10% are white (73% of total population). They have extremely low incomes, and they typically have disabilities and poor criminal, housing, and/or credit histories. In addition, most come from a doubled-up situation – the first response for many when they lose their housing. Interviews with families and surveys of single adults also find that many have gone for years without their names on a lease, moving from household to household because they can't afford a place of their own.

Formerly homeless families and individuals nearing the end of rapid rehousing assistance almost universally struggle with affording costs of living after the subsidy ends. Their greatest need is affordable housing and assistance increasing their incomes. Among households receiving rapid rehousing assistance, single adults most frequently return to shelter, especially African Americans and Native American single adults. To combat returns to shelter, we work to identify households most at risk of returning to shelter and transfer them to longer-term rent subsidies.

### **If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The population most at risk of homelessness is renters with incomes below 30% of the area median income who are severely housing cost burdened. The answer to the previous questions were based on extrapolations from the data from our Homeless Management Information Systems, American Community Survey, and Community Housing Strategy Estimates.

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

The population most at risk of homelessness is renters with incomes below 30% of the area median income who are severely housing cost burdened. Households with extremely low incomes, a disability, mental illness, or criminal backgrounds all experience greater housing instability. Often the first response is to couch hop or double up with family or friends resulting in overcrowding that can exacerbate any deferred maintenance or substandard conditions.

Households living in regions and properties with high eviction rates are even further at risk of instability and risk of homelessness. Once a household suffers an eviction, it can follow them for years and severely limit housing options.

## **Discussion**

## NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205

### (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

#### Introduction

Households with lower income faces disproportional housing problems. However when separating households by income level and race, the housing disparities impact subsets of the population differently. The CHAS data below demonstrate how those differences manifest in Hennepin County. The discussion highlights some of the most prevalent disparities in housing problems in Hennepin County by race and income level.

#### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	28,879	4,764	1,756
White	19,374	3,429	1,401
Black / African American	6,122	923	184
Asian	782	210	109
American Indian, Alaska Native	195	19	0
Pacific Islander	45	0	0
Hispanic	1,627	90	69

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	25,412	11,899	0
White	17,196	9,574	0
Black / African American	4,277	1,238	0
Asian	1,233	455	0
American Indian, Alaska Native	153	67	0
Pacific Islander	0	0	0
Hispanic	2,193	444	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	20,702	29,414	0
White	16,152	23,607	0
Black / African American	1,908	2,758	0
Asian	1,151	1,468	0
American Indian, Alaska Native	4	108	0
Pacific Islander	0	0	0
Hispanic	1,120	982	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,841	26,274	0
White	6,801	21,485	0
Black / African American	353	1,689	0
Asian	357	1,827	0
American Indian, Alaska Native	14	53	0
Pacific Islander	0	0	0
Hispanic	246	724	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

## **Discussion**

Among the households with extremely low-incomes, 82% have at least one housing problem. Among Latinos and Native Americans with extremely low income, a staggering 91% have at least one housing problem, and 85% of black or African American households have at least one severe housing problem.

Within all of the low-income households (between 30% and 50% AMI), we see the most disparities in housing problems in Hennepin County. Overall, 68% of low-income households have at least one housing issue. However, 78% of low-income African American households and 83% of low-income Latino households have at least one housing issue.

Among the moderate-income households (between 50% and 80% AMI), 41% have a housing problem. However, 53% of Latino households with moderate incomes have a housing problem.

Some racial and ethnic groups have housing issues more than others even when separating households by income. Native Americans, African Americans, and Latinos with lowest incomes face great disparities, and Latinos face disparities as income levels increase.

## NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Hennepin County, like the rest of the nation has some significant disparities in severe housing problems between higher income households and moderate- and low-income households. These housing issues are most prevalent in communities of color. The data tables below and the discussion outline and highlight some of the starkest disparities in severe housing issues in Hennepin County when considering race/ethnicity and income level.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	23,620	10,028	1,756
White	15,515	7,267	1,401
Black / African American	5,298	1,753	184
Asian	656	336	109
American Indian, Alaska Native	165	50	0
Pacific Islander	0	45	0
Hispanic	1,407	310	69

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,645	25,666	0
White	8,066	18,716	0
Black / African American	1,456	4,076	0
Asian	549	1,133	0
American Indian, Alaska Native	70	161	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Pacific Islander	0	0	0
Hispanic	1,339	1,313	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	5,578	44,491	0
White	3,901	35,834	0
Black / African American	614	4,051	0
Asian	404	2,221	0
American Indian, Alaska Native	0	113	0
Pacific Islander	0	0	0
Hispanic	606	1,487	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

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

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,618	32,486	0
White	1,209	27,047	0
Black / African American	49	1,983	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Asian	188	2,002	0
American Indian, Alaska Native	4	63	0
Pacific Islander	0	0	0
Hispanic	153	818	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

## Discussion

Among households with extremely low-incomes (<30% AMI), 67% have at least one severe housing problem. This is relatively proportionate across race with the exception of three racial/ethnic groups. Highest disparities exist among the Latino and Native American communities, among whom 79% and 77% of extremely low income households, relatively, have at least one severe housing problem. Among African Americans, who represent a much larger portion of residents, 73% have at least one housing issue.

Within low-income households (between 30% and 50% AMI), we see the most disparities in severe housing problems in Hennepin County. Overall, 68% of low-income households have at least one severe housing problem. However, 78% of low-income African American households and 83% of low-income Latino households have one severe housing problem.

Among moderate-income households (50% and 80% AMI), 41% have a severe housing problem. Among moderate-income Latino households, 53% have a severe housing problem. Every other racial group is proportional to the entire jurisdiction.

Overall, again, more Latinos, African Americans, and Native Americans have housing issues than others even when separating households by income, and Latinos are consistently overrepresented across all income levels.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Hennepin County has stark housing cost burden disparities across race and ethnicity. The following CHAS data from 2015 demonstrate these disparities across communities.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	234,087	50,926	38,592	1,838
White	199,353	39,027	28,364	1,412
Black / African American	11,972	6,012	6,118	244
Asian	13,427	2,373	1,189	109
American Indian, Alaska Native	585	138	226	0
Pacific Islander	0	45	0	0
Hispanic	5,975	2,461	1,997	74

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion

Across the jurisdiction, 28% of households pay more than 30% of their incomes toward housing costs (cost burdened), and 12% pay more than 50% of income toward housing costs (severely cost burdened), but we see disparities for African Americans, Native Americans, and Latinos. According to the CHAS data, 50% of African Americans are cost burdened and another 25% are severely cost burdened. Among Native Americans, 24% are severely cost burdened (no disparity among cost-burdened households). Among Latinos, 23% are cost burdened and 19% of Latinos are severely cost burdened.

## **NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)**

### **Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

As demonstrated above, people with extremely low incomes are more likely to have housing problems. In Hennepin County, people of color are more likely to be in this income group, with median incomes for Native Americans and black or African Americans at \$33,571 and \$31,149, respectively, compared to \$79,761 for white residents (American Community Survey, 2013-2017).

Due to this, certain racial/ethnic groups are more likely to experience housing problems. While Black and African American households comprise only 8% of the jurisdiction, they comprise 21% of households with one or more housing problems. Similarly, 3% of the jurisdiction's households are Hispanic/Latino, but 6% of households with one or more housing problems are Hispanic Latino. American Indians are similarly impacted, however they are a very small portion of jurisdiction households. Latinos had highest disproportionate need among higher income categories (30-80% AMI).

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

Vacancy rates are decreasing, housing costs are increasing, and incomes aren't keeping up, which leads to increased competition for scarce affordable housing.

From 2010 to 2018 in Hennepin County, average rent rose 20%, and the vacancy rate fell from 6.2% to 4.4%. At least 15 Suburban cities saw rents increase more than 15%, and at least 17 Suburban cities saw vacancy rates below 5% (Minnesota Housing Partnership's Market Watch: Hennepin County, 2019). These trends are exacerbated by higher income households renting limited rental units.

During that same time period, median incomes increased 13% overall, but only some groups benefitted from that increase. Median incomes for American Indians increased by only 1%, and African Americans saw no increase.

Such low vacancy rates allow landlords to be picky. Applicants with lowest incomes, past evictions or criminal backgrounds are declined even if they have a voucher. In 2016, HUD provided guidance indicating that excluding rental applicants due to criminal records has a disparate impact for Latinos and African Americans. Similar disparate impacts have been found in using eviction histories. A local study by Wilder Research identified that 11 of 15 commonly screened criminal offense categories had no significant effect on housing tenure (Success in Housing: How Much Does Criminal Background Matter?, January 2019). These disparate impacts are demonstrated in disproportionately high rates of housing cost burdened among people of color, even controlling for income.

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

Two clusters of households of color generally overlap with areas of higher cost burden, and of higher eviction rates. These clusters are just south of Minneapolis (some or all of Bloomington and Richfield), and just northwest of Minneapolis (parts of Brooklyn Park, Brooklyn Center, Crystal, Golden Valley, Robbinsdale, and New Hope. These are generally older, inner ring suburbs with lower housing values, more social services, and greater transit connections to the central cities than the rest of suburban Hennepin County.

One specific example is the region with zip codes 55443 and 55429 (Brooklyn Park and Brooklyn Center). This region has the highest eviction rates in suburban Hennepin. Additionally, 32% and 29% of renters are severely cost burdened, respectively (compared to 22% in Hennepin), and 49% and 59% of residents are people of color, respectively (compared to 28% in Hennepin). Households living in regions and properties with high eviction rates are at higher risk of instability and risk of homelessness. Once a household suffers an eviction, it can follow them for years and severely limit housing options.

## NA-35 Public Housing - 91.405, 91.205 (b)

### Introduction

There are 6 Public Housing Authorities (PHAs) within suburban Hennepin County: Metropolitan Council (Metro) Housing and Redevelopment Authority (HRA), Bloomington HRA, Hopkins HRA, Plymouth HRA, Richfield HRA, and St. Louis Park Housing Authority (HA). Only two PHAs operate federally assisted public housing programs: Hopkins HRA and St. Louis Park HA. Neither of these are “troubled” agencies as determined by HUD.

Plymouth HRA also has two independent senior buildings: Plymouth Towne Square (99 units), and Vicksburg Crossing (96 units). Maple Grove HRA and Bloomington HRA also operate a small number of scattered-site single-family publicly-owned housing, independent of HUD's public housing program.

The county does not have any direct relationship with the public housing authorities and does not supply any direct funding. The PHAs provide input on the Consortium Consolidated Plan and the Consortium provides them with assistance and certifications for their PHA Plans. The updated PHA plans for the federally assisted public housing are due to HUD at different times and the county relies on those plans to provide up-to-date, accurate information for the sections of the Consolidated Plan.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	233	3,518	311	3,187	53	44	151

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	\$14,747	\$16,202	\$18,764	\$17,050	\$16,800	\$13,649
Average length of stay	0	0	6 years	3.4 years	3.6 years	7.13 years	1 year	6.1 months
Average Household size	0	0	1.625	1.87	2.31	2.25	1	3.79
# Homeless at admission	0	0	Not tracked	Not tracked	Not tracked	Not tracked	Not tracked	13
# of Elderly Program Participants (>62)	0	0	87	198	13	42	13	8
# of Disabled Families	0	0	145	251	20	82	18	151
# of Families requesting accessibility features	0	0	14	Not tracked	Not tracked	Not tracked	Not tracked	0
# of HIV/AIDS program participants	0	0	Not tracked	Not tracked	Not tracked	Not tracked	Not tracked	2
# of DV victims	0	0	1		0	1	Not tracked	2

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	157	1,513	149	1,364	28	15	114
Black/African American	0	0	66	1,426	132	1,294	25	28	30
Asian	0	0	9	515	45	470	0	1	5
American Indian/Alaska Native	0	0	1	27	2	25	0	0	1
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	35	3	32	0	0	1

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	7	175	17	158	4	3	7
Not Hispanic	0	0	226	3,343	314	3,029	49	41	144

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Section 504 of the Rehabilitation Act of 1973, as amended, required that no otherwise qualified individual with handicaps shall solely, by reason of those handicapping conditions, be excluded from participation in any program funded by HUD, which the two PHAs with public housing follow.

The PHAs are able to meet the needs of small household residents and waiting list for accessible units. Hopkins has low turnover of units, and only has issues in matching up someone from the wait list with an appropriate unit. The Housing Authority of St. Louis Park (HA) inventory of 1-bedroom accessible units are adequate to meet the demand on the wait lists. The unmet need is sometimes in the family sized 2-bedroom and 3-bedroom units. The HA has no 2-bedroom accessible units and only 1 3-bedroom unit. The demand is great for the family units so it is impossible for the HA to predict how long an applicant on the 3-bedroom accessible unit wait list will have to wait for a unit.

Hennepin County Human Services assists special needs client with their housing needs across all service areas within the department. Two of the unit's guiding principles are: conservation of existing housing and development of new housing opportunities in the least restrictive and most integrated setting consistent with the person's health, safety and service needs.

The actual demand for accessibility features within the county varies by PHA service area. Hopkins has only three fully wheelchair-accessible units in their sole public housing development, yet reports past difficulties in finding applicants that required accessibility features when an opening was available.

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

The number of people on the waiting lists for public housing and section 8 far outnumber the number of units or HVC available. In addition, Hopkins and St. Louis Park HA public housing has low turnover. Thus, many participants, if they are lucky enough to get on a waiting list, wait many years to receive a Housing Choice Voucher or get into these public housing units.

PHAs within the County outline important needs for their tenants and voucher recipients as childcare, transportation, food assistance, mental health services, job searching venues, English Language Learner (ELL) services, and personal budgeting or economic self-sufficiency classes. These needs are particularly acute within the smaller PHAs which have small budgets earmarked for necessary physical asset maintenance. These PHAs are unable to provide the range of services required by disabled and/or extremely low-income tenants. To address these needs to the greatest extent possible, PHAs have formed partnerships or contracted with nonprofit partners such as Vail Place (a mental health service provider) and STEP (providing a variety of food, health, and employment services). Metro HRA administers a Family Self-Sufficiency Program for its Section 8 program participants, while St. Louis Park contracts for similar services for both public housing and Section 8 tenants through Resource, Inc.

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

It seems to be the same as the population at large. The demand is not great for the family units, but it is impossible to predict how long an applicant on an accessible unit wait list will have to wait for a unit.

## **Discussion**

St. Louis Park: 145 units (108 single bedroom, 37 scattered site single family homes with 3-5 bedrooms). St. Louis Park HA has one four story multi-family building, Hamilton House, with 108 one-bedroom units and 2 two-bedroom units for the caretakers. It also has 37 scattered-site single family homes consisting of 17 three-bedroom, 17 four-bedroom, and 3 five-bedroom homes. Overall, St. Louis Park's public housing units are in good condition; however, there are planned and needed updates, maintenance, or improvements to many of the units. The City of St. Louis Park has a rental inspection ordinance in addition to inspections done by the Housing Authority. All of the units have passed the City's inspection or have minor improvements that are in the works.

Hopkins: 76 units (all single bedroom). The Dow Tower development, built in 1971, contains 100% of Hopkins' public housing units. All units are single bedroom, housing at most two individuals.

A high concentration of persons residing in public housing and receiving section 8 have disabilities. In addition to economic needs, this population also often needs assistance to live independently and remain lease compliant. The greatest need, however, is for more affordable apartment buildings, subsidies and landlords that will accept subsidies. Many participants wait years to receive a Housing Choice Voucher, and then find it useless as they cannot find a property willing to enter into contract with the Housing Choice Voucher Program.

## NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

### Introduction:

Over the last five years Hennepin has seen significant reduction in family homelessness. From 2014 to 2019 the number of people in families captured in our Point-In-Time count reduced by 36% (from 2,088 to 1,343). Over the same period the national decrease in family homelessness has been 21%, while Minnesota (excluding Hennepin County) has seen a Statewide decrease of 22%.

Over the same period, however, single adult homelessness increased by 25% (from 1,620 in the 2014 PIT Count to 2,032 in the 2019 PIT Count). This has driven an increase in unsheltered homelessness that is predominantly experienced by single adults aged 25+ (92% of the 2019 unsheltered count).

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	3	1,340	5,566	3,146	2,657	51
Persons in Households with Only Children	2	23	110	66	56	59
Persons in Households with Only Adults	598	1,434	6,779	3,515	2,915	59
Chronically Homeless Individuals	200	465	846	444	439	510
Chronically Homeless Families	0	93	110	36	36	321
Veterans	29	94	442	230	190	59
Unaccompanied Child	35	224	1,053	548	453	59
Persons with HIV	2	32	150	78	65	59

Table 26 - Homeless Needs Assessment

**Data Source Comments:** Data extrapolated from local Homeless Management Information System and Housing Inventory Chart.

Indicate if the homeless population is: **Has No Rural Homeless**

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

see above

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	593	152
Black or African American	1,653	338
Asian	20	6
American Indian or Alaska Native	313	54
Pacific Islander	27	9
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	165	63
Not Hispanic	2,632	540

Data Source  
Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Families: The average household size of families experiencing homeless in Hennepin County is 3.5. On average, three families enter county-contracted shelter daily and one in three has been in shelter before. The 2019 PIT count showed 281 households with children and 7 households with only children in emergency shelter. An additional 104 households were in transitional housing and 1 was unsheltered.

Veterans: in the 2019 PIT count, there were 49 people in shelter and 45 in transitional housing.

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

People experiencing homelessness are predominantly people of color. A report produced for Hennepin County by C4, as part of their Supporting Partnerships for Anti-Racist Communities action-research project (SPARC), found that African Americans make up 66% of those that experienced homelessness over a five-year period against a general population representation of 13%. This disparity holds even when poverty is controlled for (African Americans make up 33% of those at 100% poverty in the same data set). The disproportionately is even greater for American Indians (0.7% general population against 7.4% experiencing homelessness in the same data set).

The preponderance of those who experience homelessness are non-Hispanic.

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

As described above, family shelter use has significantly reduced but increases in single adult homelessness have driven a significant increase in unsheltered homelessness. Our most recent unsheltered count was 603, which is more than double that of two years previously (298 in 2017). Other characteristics of those experiencing unsheltered homelessness include:

- 92% aged 25+
- 28% identify as female
- 83% self-report as long-term homeless (one-year or more).

Of the ~5,500 individuals and the ~900 families that use homeless shelters each year, we typically find that 93-94% have incomes below 30% AMI. Hennepin County has 73,660 households below 30% AMI but only 14,192 units of housing subsidized to be affordable at these income levels. Further, vacancy rates have remained at historic lows (1-2%) for several years which has driven increasing rents and competition for places to live, creating major barriers for those on low incomes and with other barriers to housing, such as criminal records or histories of eviction.

**Discussion:**

Hennepin County has a shelter-all policy for families with children. The number of families using Hennepin County shelter decreased even more rapidly than the PIT count figures (which also included Transitional Housing and non-county shelters) from more than 1,500 families using shelter in 2014 to fewer than 900 in 2019. These reductions are attributed to three primary causes:

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

Hennepin County makes extensive use of by-name lists and case conferencing to problem solve for difficult households. These approaches have been in place since the start of 2015 for our veterans experiencing homelessness, during which period 1,360 veterans have been identified as experiencing homelessness and 939 stably housed. In the last year, 24 veterans were housed every month, compared to 19 new identifications.

A by-name list was introduced for people experiencing chronic homeless in July 2017 and Hennepin County joined the Built for Zero movement in 2018 with Community Solutions. Through ongoing strengthening of our policies and processes, particularly in relation to Coordinated Entry, we saw housing outcomes accelerate dramatically from 76 chronically homeless individuals housed in 2018 to 285 individuals in 2019.

In response to the increases in single adult and, particularly, unsheltered homelessness, Hennepin County recently confirmed an increase to the single adult shelter budget of \$1.1m per year (bringing the total County budget to \$5m for single adult shelter) in order to lower barriers, improve outcomes and increase capacity for under-served populations. This will fund new case management services in the larger shelter, convert shelters to accommodate couples together, provide more systematic training and establish a new small-scale women-only shelter in 2020.

Finally, Hennepin continues to leverage State and Federal funding to expand housing programs, including three consecutive years of being awarded bonus programs through HUD Continuum of Care (CoC) funding and the recent reallocation of ~\$2.3m in annually renewable CoC funds towards new housing programs for people experiencing chronic homelessness.

## **NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)**

### **Introduction**

Hennepin County has a great need for the development and maintenance of supportive housing for special needs populations. The number of aging adults needing affordable specialty care, especially, will continue to grow. Hennepin County is also striving to provide housing opportunities for people with disabilities in the most integrated community-based setting possible consistent with a person's health, safety, and service needs. Housing opportunities for those with multiple barriers to stability, such as mental illness, chemical dependency and a criminal background, is especially lacking.

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

According to the American Community Survey (5 yr est 2013-2017) 9.3% of the suburban Hennepin population, or roughly 75,000 people, have a disability. This group is more likely to have low incomes, be from communities of color, and to be over age 65. American Indians had the highest proportion of disabilities (14%), followed by white (10%) and black or African American (10%) households). People with incomes below the federal poverty level are 2-3 times more likely to have disabilities. 22% of children under 18 with disabilities are in poverty compared to 10% of children without disabilities, 19% of people aged 18-64 with disabilities are in poverty compared to 5%, and 9% of seniors with disabilities are in poverty compared to 4%.

Seniors are the fastest-growing population in suburban Hennepin, growing 25% in the last 10 years. Seniors are most likely to have hearing, ambulatory, or independent living difficulties.

Under our new Supportive Housing Strategy, Hennepin County has prioritized a population of residents for new housing investment. This population typically has a combination of extremely low incomes (less than 30% of area median income), a need for significant assistance to live independently, a disabling condition increasing health and safety risks if unhoused, and no other access to existing support services. These households are most at risk of experiencing homelessness and are most likely to require ongoing support or services to live independently. The priority population includes the following target groups:

- People experiencing chronic homelessness
- People with severe addictions who frequently use withdrawal management services
- People with developmental disabilities and either co-occurring mental illnesses or substance use disorders, or needing to move from group settings to more independent living to make room for those needing more intensive care
- People with severe mental illnesses leaving treatment or institutional settings
- People with complex medical conditions experiencing homelessness
- People with a disability and a level 3 predatory offense
- Youth with neuro-diverse conditions such as autism spectrum disorders, brain injuries, or fetal alcohol syndrome
- Youth experiencing sexual exploitation
- Unaccompanied minors experiencing homelessness
- Youth in and leaving extended foster care
- Families with disabilities who are involved with child protection services

People with the above characteristics are also disproportionately likely to have incomplete housing and credit histories, and criminal records, which pose additional barriers to accessing either private market or affordable, supportive housing.

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

Across special needs populations, there is a great need for additional safe, affordable housing units. Some examples of special housing needs include assisted living that doesn't require tenants to be able to "self-pay" for services before becoming income-eligible for Medicaid funding, group or individual housing for adolescents and adults with disabilities and very high behavioral needs, tenancy supports for people with mental illnesses or substance use disorders, more rental subsidies to afford rents on a fixed income, and property managers that accept and support tenants with special needs and poor histories.

For all of these populations, we need a continuum of housing options that meets the needs and interests of different people at different points in their lives, and that aims for individualization and community integration. A more complete continuum will ensure a "flow" through the system from institutional settings, to structured, supportive settings, to independent housing.

The needs of these populations are determined using Health and Human Services service utilization data, input from the populations and their workers, and by the Hennepin Housing Key. For the Supportive Housing Strategy, HHS data populated the algorithm to identify the County's priority population of residents, and staff are surveying and hosting focus groups with people from the priority groups to learn their housing needs and preferences. The Hennepin Housing Key tracks requests for housing compared to the inventory in the Housing Key to identify unmet needs.

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

As of December 31, 2017, there were 7,072 people living with HIV/AIDS in the larger Minneapolis-St. Paul area comprising 11 Minnesota counties and 2 Wisconsin counties, with 99% of the cases in the 11 Minnesota counties. Sixty-one (61%) of prevalent cases are in the cities of Minneapolis and St. Paul. (Data from the MN Department of Health and the Wisconsin Department of Health Services report.)

In 2018, 4,729 people in Hennepin county lived with HIV/AIDS (Minnesota Department of Health, HIV Prevalence Report, Minnesota 2018). Men who have sex with men make up the majority of people living with AIDS in Hennepin County (63%), 50.1% of whom are under 30 years old. HIV/AIDS also disproportionately affects communities of color, new HIV diagnoses are concentrating on several hard-hit communities:

- Young men under the age of 30 who have sex with men
- African American and Latino men who have sex with men (MSM)
- African-born women and men

Finally, injection drug use grows as a cause of new diagnoses among men who have sex with men (Hennepin County Public Health, Positively Hennepin Annual Report, 2019).

### **Discussion:**

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

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

First-ring suburbs and fully developed cities are facing the deterioration of public facilities, and several cities identified the need to rehabilitate and/or add new or replacement facilities as a priority. Given the high costs of these improvements, public facilities will only be prioritized when they serve an identifiable low-income population, and when they meet and expressed need of the community.

### **How were these needs determined?**

On our resident input survey, 25% of respondents prioritized neighborhood revitalization, including both public facilities and public improvements, higher than all other activities. Among respondents with low and moderate incomes, 22% prioritized neighborhood revitalization highest, and 30% of people of color prioritized neighborhood revitalization highest. Amongst neighborhood revitalization activities, the general population prioritized public facilities and infrastructure highest, while people with low and moderate incomes prioritized property inspections and code enforcement highest, and people of color prioritized tearing down problem buildings highest.

In listening sessions, participants prioritized preservation of affordable housing and prevention of gentrification higher than public facilities and public improvements.

Given these trends, we will target public facilities activities where they can make the biggest impact on livability and housing stability for people with lowest incomes by focusing on:

- Impact on a large number of low-income households/areas.
- Unique needs of particular geographic areas and/or populations.
- Ability of CDBG funds to leverage other public and private funding.
- The absence (or loss) of other funding sources and/or "costs" of discontinuing funding.
- The past success of projects and activities in meeting the needs of the community.
- The support of the community for these projects and activities.

### **Describe the jurisdiction's need for Public Improvements:**

Aging infrastructure is a problem facing older, first-ring suburbs where the majority of roads, and sewer and water lines are nearing the end of their useful lives. Budgetary limitations are preventing cities from addressing these problems, despite evidence that early, preventive intervention can avoid higher costs later. However, again given the high costs of these activities, public improvements will only be prioritized when they serve an identifiable low-income population, and when they meet and expressed need of the community.

### **How were these needs determined?**

See the above response regarding public facilities, which also covered input regarding public improvements.

Given these trends, we will target public facilities improvements where they can make the biggest impact on livable for people with lowest incomes by focusing on:

- Impact on a large number of low-income households/areas.
- Unique needs of particular geographic areas and/or populations.
- Ability of CDBG funds to leverage other public and private funding.
- The absence (or loss) of other funding sources and/or "costs" of discontinuing funding.

- The past success of projects and activities in meeting the needs of the community.
- The support of the community for these projects and activities.

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

Public services support a variety of critical education, outreach and services for low to moderate income residents. The highest need services are:

- Homelessness prevention: services provided to prevent homelessness
- Emergency assistance: financial assistance to prevent eviction/homelessness, food shelves.

We also see a high need for:

- Financial literacy: prevention of foreclosure, homebuyer education and counseling, reverse mortgage counseling, senior financial security, build savings improve credit, reduce debt.
- Tenant advocacy: tenant education to keep housing units safe.
- Senior center programming: promoting self-sufficiency and recreational experience for seniors.
- Senior services: home maintenance and chore services, meal programs.
- Youth programming: provide a positive and diverse recreational experience for youth.
- Youth counseling: criminal justice diversion and growth/mentorship programs.
- Domestic abuse counseling: safety, support, raising awareness, legal advocacy, shelter, referrals
- Job training: services to place unemployed and under-employed into careers and jobs.

Funding for public services is necessary due to declining resources for nonprofit organizations and growing demand of these services.

### **How were these needs determined?**

In our survey for public input, 15% of respondents prioritized public services as the highest need. A similar rate of low and moderate income respondents and people of color prioritized public services. In comparing overall and low-mod responses within public services, people with low and moderate incomes were much more likely to prioritize services for seniors, emergency assistance, and homeless prevention. They were much less likely to prioritize transportation, child-care, services for youth, and services for people experiencing domestic violence.

Listening sessions with residents illustrated top public services needs as:

- Funding more upstream homeless prevention
- Funding more outreach and promotion of services

Drawing from the above, together with its experience from prior Consolidated Plans, the Consortium established high priority needs for Public Services.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The following market analysis section presents an overview of the trends, assets, and programs corresponding to the needs identified in the needs analysis section above.

Section MA-10 presents basic data on the size and property type of housing by tenure. It offers a summary of affordable housing assets, totaling approximately 9,370 subsidized affordable rental housing units. It also estimates that as many as 3,784 units could leave the affordable housing inventory over the next five years through expiration of Section 8 contracts or Low Income Housing Tax Credit obligation periods (this presents a theoretical ceiling on losses, not the most likely scenario). This does not account for additional units that may be lost due to physical deterioration or “naturally occurring” affordable units in the market that may be lost through rising rents and home prices. Need for new housing is discussed and found to be particularly acute for low-income larger families with children and the region’s growing senior population.

Section MA-15 analyzes the cost of housing, using ACS and CHAS data to illuminate trends of rising rents, falling vacancy rates, and a resulting rise in housing cost burden. Although some new affordable rental housing (and for the first time in decades for some suburban cities, large multifamily market rate housing) are proposed or in development, the market for rental units in suburban Hennepin County remains extremely tight. Rising home values in the County present good news for existing homeowners, but those same trends create challenges for younger households seeking to enter homeownership. This analysis finds that there is not sufficient housing for all income levels, and that HOME rents have not kept pace with market median rents, resulting in deeper subsidies and fewer units built with HOME funds.

Section MA-20 provides information on the age and physical condition of the housing stock. Definitions of substandard condition, estimates of properties needing rehabilitation, and estimates of the number of low-moderate income households affected by lead-based paint hazards (26,631) are provided.

Section MA-25 describes the number, location, and physical condition of public housing. Only three PHAs in suburban Hennepin County operate federally-assisted public housing: St. Louis Park, Hopkins, and Mound. These developments total approximately 300 units, the vast majority of which are single bedroom units in large developments 40 or more years old. Inadequate federal funding and underinvestment in physical infrastructure are common problems, as are the inadequate number and type of units relative to demand.

Section MA-30 describes the facilities and services for people experiencing homelessness, including those funded at the federal, state, and local level.

Section MA-35 describes the needs of the elderly, persons with mental and physical disabilities, people with substance use disorders, public housing residents, persons with HIV/AIDS, and the county programs targeted towards these groups.

# MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

## Introduction

The majority of housing units in suburban Hennepin County are single family homes. Although we see investment development in all housing types, proportions remain the same.

## All residential properties by number of units

Property Type	Number	%
1-unit detached structure	204,090	60%
1-unit, attached structure	38,352	11%
2-4 units	7,034	2%
5-19 units	20,496	6%
20 or more units	69,435	20%
Mobile Home, boat, RV, van, etc	1,639	0%
<b>Total</b>	<b>341,046</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	221	0%	3,420	4%
1 bedroom	6,588	3%	36,098	37%
2 bedrooms	43,153	19%	38,444	40%
3 or more bedrooms	178,772	78%	18,666	19%
<b>Total</b>	<b>228,734</b>	<b>100%</b>	<b>96,628</b>	<b>100%</b>

**Table 28 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

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

According to Housing Link's Streams data, currently there are approximately 9,370 units of subsidized affordable rental housing in suburban Hennepin County. Of these, slightly higher than a third (3,469 units) are affordable to households earning less than 30% AMI. More than two-thirds are targeted to households earning 50% and 60% AMI (2,067 units at 50% AMI, 3,922 units at 60%). Since 2015, the number of units affordable at 50% and 60% AMI have nearly doubled (total of 3,428), while the number of units affordable at 30% AMI decreased.

Streams data account for rental housing targeted at 80% AMI or lower only produced with Low Income Housing Tax Credits, Project-Based Section 8, public housing, and a variety of other programs, which accounts

for the vast majority of subsidized rental units. It incorporates data obtained from the Minnesota Housing Finance Agency, HUD, and other agencies, as well as local governments and nonprofits. Streams data may not be entirely comprehensive, may not accurately determine exactly how many units are the results of each specific program, and does not include emergency shelter, transitional, or supportive housing.

Finding a similar tally for assisted homeowner units from all federal, state, and local programs is virtually impossible. FHA and MHFA both offer a variety of mortgage assistance programs at various income targeting levels. Some lenders, cities and HRAs offer homeowner assistance as well, such as Bloomington HRA's "Rental Homes for Future Homebuyers Program," which targets families below 50% AMI and sets aside a portion of rent each month towards a future mortgage down payment.

The County's major affordable housing finance programs are HOME, CDBG, and the HRA's Affordable Housing Incentive Fund (AHIF). These funds are restricted to households under 80% AMI, and for the 2020-2024 biennium are focused on renters below 30% AMI and homeowners below 60% AMI. Together, these programs create or preserve 975 housing units every year.

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

According to Housing Link's Streams data, contracts representing 2,180 units of project-based Section 8 affordable housing in suburban Hennepin County are set to expire within the next five years. The vast majority (over 1,326) of these units are affordable to 30% AMI or lower households, making these some of the most needed and most deeply subsidized units available. Not all of these units can be expected to leave the Section 8 program, of course, but provides a ceiling for how large the loss of affordable units could be.

Another area of concern is the early opt-out provision that will be available to many Low Income Housing Tax Credit (LIHTC) property owners within the next five years. According to Housing Link's Streams data, there are 1,604 units in LIHTC properties that will reach their 15 year affordability opt out date and whose owners have not agreed to waive their right to request a Qualified Contract under section 42. Again, this number is closer to a ceiling on potential losses of affordable units than an expected total.

The above figures total 3,784 units of affordable subsidized housing that could be lost over the next five years from just a limited number of programs, not including units that could leave the housing stock through deteriorating physical condition.

This number also excludes any change in the amount of "naturally-occurring" affordable housing, or NOAH, in the unsubsidized market. The Minnesota Housing Partnership estimated 45,000 NOAH units in Hennepin County. Physical condition is an especially salient concern in this sector, as Minnesota Housing Partnership identifies the average year built for Hennepin NOAH in 1953, and that unsubsidized affordable rental housing is typically "Class C" (older properties that provide basic shelter without additional amenities).

Current trends of increasing home values and rents are likely to put more pressure on this naturally occurring affordable housing stock, which in turn would likely result in further pressure on the already greatly under-supplied subsidized affordable housing sector (See section MA-15 for further discussion of market trends).

While many of these threats to the affordable housing inventory are outside the authority of Hennepin County to address directly, the County does participate in the work of the Interagency Stabilization Group (ISG). This collaborative entity seeks to predict and address threats to specific affordable properties, whether through

expiration of contracts, poor physical condition, resale, or other causes. The ISG maintains a watch list of at-risk properties, shares best practices and information, and helps balance responsibilities among its members. Given that a single property can be under the overlapping purviews of multiple programs from various jurisdictions, such interagency collaboration is vital to maintain affordability.

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

Given the rising prevalence of cost burdened households, the persistence of homelessness (discussed in NA-40), and the stark disparities in housing problems by race and income level (NA 15-30), it would appear that the availability of housing units does not adequately meet the needs of the population. CHAS data suggest is a gap of 60,765 between households with incomes <60% AMI and housing units affordable and available to them (after accounting for households with incomes >60% AMI renting those units). The issues faced by particular subgroups is discussed below, whereas the broader issue of affordability is discussed in greater detail in the following section (MA-15: The Cost of Housing).

### **Describe the need for specific types of housing:**

The Consortium will target resources with specific attention to the creation and preservation of rental housing affordable to those at or below 50% AMI with preference to maximizing resources as available to those at or below 30% AMI. Priority will be for the creation of new units with 3+ bedrooms to accommodate the need for large family households, for seniors, and for people with high tenancy barriers. In ownership, the Consortium will pursue the development of housing opportunities for households at or below 60% AMI. Housing will be developed for long housing life with minimal maintenance needs for the homeowner over the long term.

### **Discussion**

# MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

## Introduction:

Suburban Hennepin County continues to experience growing lack of affordable housing that contributes to cost burdens to all households, especially very low- and low-income renter households. Vacancy rates fell from 6.2% to 4.4% since 2010, with at least 17 Suburban cities seeing vacancy rates below 5%, which drives up the prices of rent. With low vacancy rates for both ownership and rentals, not only is it difficult for the general population to find housing, it is especially difficult for low-income renters and renters with poor credit, housing, and criminal histories to access affordable housing.

## Cost of Housing

	Base Year: 2011	Most Recent Year: 2017	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

**Table 29 – Cost of Housing**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	9,606	9.9%
\$500-999	46,514	48.1%
\$1,000-1,499	29,596	30.6%
\$1,500-1,999	7,352	7.6%
\$2,000 or more	3,521	3.6%
<b>Total</b>	<b>96,589</b>	<b>99.9%</b>

**Table 30 - Rent Paid**

Data Source: 2011-2015 ACS

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	5,918	No Data
50% HAMFI	26,445	12,963
80% HAMFI	59,166	46,811
100% HAMFI	No Data	73,450
<b>Total</b>	<b>91,529</b>	<b>133,224</b>

**Table 31 – Housing Affordability**

Data Source: 2011-2015 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	763	915	1,151	1,636	1,923
High HOME Rent	763	915	1,151	1,636	1,828
Low HOME Rent	763	915	1,125	1,300	1,450

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

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

As noted above, CHAS data suggest a gap of 60,765 between households with incomes <60% AMI and housing units affordable and available to them (after accounting for households with incomes >60% AMI renting those units) (2012-2016). This is due to the number of renters increasing faster than the number of rental units, and the majority of new renters have higher incomes. From 2010-2018, the number of renting households in Suburban Hennepin County increased by 13,074 (2007-2011 and 2013-2017 American Community Surveys), while the number of new rental units increased by 12,827 (Minnesota Housing Partnership, Market Watch: Hennepin, 2019). This period saw slight increases in renting households with \$10,000-\$14,000 annual income (equating largely to seniors with fixed incomes), and with \$35,000-\$49,999; significant increases in renting households with incomes \$50,000-\$99,999; and almost doubling of renting households with incomes above \$100,000. These new renters crowded out lowest-income renters, creating the current gap of more than 60,000 units. This gap is greatest for renters with incomes <30% AMI and 50-80% AMI.

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

As the population continues to grow and, with it, the demand for housing, the affordability of the available housing will continue to decrease. Currently, with the vacancy rate on apartments being so low, the Fair Market Rent and the HOME rents are significantly lower than the Area Median Rent. This means that naturally occurring affordable housing will be increasingly difficult to locate and any available naturally occurring affordable rental housing will most likely be substandard in its quality. Due to market conditions, naturally occurring affordable housing is being sold and redeveloped for rent at current market rates. Similarly, the rising sale price of homes is an indicator that affordability of homeownership will be a more significant issue moving forward. An additional factor in play is that a great deal of affordable housing, especially privately-owned single-family homes are occupied by higher income persons, thus increasing the mismatch between need and availability.

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

HOME rents, which are based off HUD-calculated Fair Market Rents, are below the area median rents found in the market for all unit types, and increase in magnitude as unit size increases. This gap between FMR-determined HOME rents and the actual median rent in the area has the practical effect of decreasing the number of affordable units produced using HOME funds dispersed by the Consortium. Limiting rents to levels below what private landlords could charge on the open market requires offering deeper subsidies up front during the financing period in order to make projects financially viable. This leaves less funding available for subsequent projects, lowering the total number of units that can be produced using HOME funds. There is little flexibility for the Consortium to create a strategic response to this issue aside from increasing its per unit or per project subsidy, since it does not control the levels of HOME rents.

### **Discussion:**

# MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

## Introduction

### Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:

Hennepin County defines Substandard Suitable for Rehabilitation as any dwelling unit with substantial deferred maintenance resulting in deficiencies in essential utilities and facilities, where the cost to repair or replace the defects and/or deficiencies would not exceed 50 percent of the market value of the dwelling, as indicated on the current property tax statement.

Hennepin County defines Substandard Condition not Suitable for Rehabilitation as any dwelling unit containing defects in structural elements or a combination of deficiencies in essential utilities and facilities, where the defects or deficiencies are of sufficient total significance that the cost to repair or replace the defects and/or deficiencies would exceed 50 percent of the market value of the dwelling unit, as indicated on the current property tax statement.

Hennepin County defines "Standard Condition" as housing without significant physical/structural defects and, requires only cosmetic work, correction or minor livability problems or, maintenance work that can be easily addressed.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	49,104	21%	41,430	43%
With two selected Conditions	504	0%	2,837	3%
With three selected Conditions	68	0%	118	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	179,105	78%	52,263	54%
<b>Total</b>	<b>228,781</b>	<b>99%</b>	<b>96,648</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	27,344	12%	11,084	11%
1980-1999	69,305	30%	31,583	33%
1950-1979	106,652	47%	48,684	50%
Before 1950	25,425	11%	5,295	5%
<b>Total</b>	<b>228,726</b>	<b>100%</b>	<b>96,646</b>	<b>99%</b>

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	132,077	58%	53,979	56%
Housing Units build before 1980 with children present	22,328	10%	15,543	16%

**Table 35 – Risk of Lead-Based Paint**

**Data Source:** <TYPE=[text] REPORT\_GUID=[849B607A44611EB8939044AC016B30A5] PLAN\_SECTION\_ID=[1313600000]>

**Data Source Comments:** <TYPE=[text] REPORT\_GUID=[0F583FFC4EF3E92EC8EA8C84899896ED] PLAN\_SECTION\_ID=[1313600000]>

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

**Data Source:** <TYPE=[text] REPORT\_GUID=[849B607A44611EB8939044AC016B30A5] PLAN\_SECTION\_ID=[1313700000]>

### Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Maintaining existing affordable housing continues to be a critical need including through rental rehabilitation. Market conditions have driven some older, naturally occurring affordable housing to be purchased by investors who have renovated the properties to a higher market. Efforts to assist non-profit developers to buy such properties have had some success, but the properties tend to have high levels of deferred maintenance and also need investment in renovation to keep them as part of the supply of affordable units.

The CHAS data used above in identifying housing units that face one of the four "housing conditions" are problematic for determining the need for physical rehabilitation work for owner occupied homes. The inclusion of cost burden and overcrowding, which are not necessarily indicative of physical deficiencies, as criteria for "housing conditions" mean that measure is not particularly useful in determining rehabilitation needs (especially in light of the widespread nature of cost burden, as discussed in sections NA-25 and MA-15). Lacking complete plumbing or complete kitchen facilities is generally rare in suburban Hennepin County and do not demonstrate the need for rehabilitation. Overcrowding is growing as more multi-generation and non-traditional households form, either due to choice, or to the lack of affordable housing and quick escalation of 'starter home' prices delaying first time home buying.

While the definitions of standard and substandard condition for Hennepin County are described above, each jurisdiction within the county has different approaches to cataloguing housing condition. Owner occupied rehab continues to receive high priority from suburban Hennepin municipalities and others. Additionally, Hennepin County itself has seen high demand (in the form of growing waiting lists in many of the suburban cities). Historically, over half of all assisted homeowners have been low and extremely low income, with approximately one-third being extremely low income. Hennepin County is also anticipating a growing need to assist households to age in place. We know that our demographics indicate that Hennepin County will have a

growing population of seniors. Research by Hennepin County indicated the majority wished to age in place as long as they could.

**Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405**

The total pre 1980 units in Hennepin County according to the 2017 American Community Survey is 322,925. Based on a study by Jacobs et al in 2002 (Prevalence of Lead-Based Paint Hazards in US Housing), we can expect around 40% of those units to have at least one lead-based paint hazard equaling 129,170 housing units. However, households with lower incomes may be less able to continue to fully maintain all painted surfaces.

The (CHAS) data above estimates that there are 37,871 low/mod households with a child under six occupying pre-1980. Children under 6 are the population most at risk for childhood lead exposure. While age of housing is still a major risk factor, elevated blood lead data for our jurisdiction is also showing us that refugee and immigrant populations can have exposures to other sources of lead as well.

**Discussion**

# MA-25 Public And Assisted Housing - 91.410, 91.210(b)

## Introduction:

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	233	3,518	311	3,187	53	44	151
# of accessible units									

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 37 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

#### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

St. Louis Park: 145 units (108 single bedroom, 37 scattered site single family homes with 3-5 bedrooms)

St. Louis Park HRA has one four story multi-family building, Hamilton House, with 108 one-bedroom units and 2 two-bedroom units for the caretakers. It also has 37 scattered-site single family homes consisting of 17 three-bedroom, 17 four-bedroom, and 3 five-bedroom homes. Overall, St. Louis Park's public housing units are in good condition; however, there are planned and needed updates, maintenance, or improvements to many of the units. The City of St. Louis Park has a rental inspection ordinance in addition to inspections done by the Housing Authority. All of the units have passed the City's inspection or have minor improvements that are in the works.

Hopkins: 76 units (all single bedroom)

All of Hopkins' public housing units are within a single development, and all are single bedroom. The Dow Tower development, built in 1971, contains 100% of Hopkins' public housing units. All units are single bedroom, housing at most two individuals.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Dow Towers	85
Hamilton House and Scattered site	85

Table 38 - Public Housing Condition

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

HA for St. Louis Park public housing units are aging but are well maintained. The housing authority addresses maintenance needs on an ongoing basis so there is minimal deferred maintenance needed at the properties. The four-story apartment building does need new carpet (planned for this year), a new boiler, as well as energy efficient lighting throughout. In the single-family homes and in the apartment units flooring, bathroom and kitchen rehabs are needed depending on age and wear and tear. Windows, furnaces and water heaters are additional needs planned for the single-family homes.

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

Each public housing agency has an individualized strategy for improving the lives of residents outlined in its respective PHA Plan, submitted to HUD every 5 years (and supplemented annually). Hennepin County does not take an active role in directing local PHAs, but does serve as a partner in many areas of service or care. All public housing units are inspected annually to plan and a list is generated of needs for each unit. These inspections aid in developing their five year Capital Fund Program planning. The property managers also communicate with tenants regularly and remind them to call in work order requests immediately to address issues before they become emergencies. At turnover each unit is evaluated for needed improvements since some items such as flooring is much easier to replace when the unit is vacant.

### Discussion:

In general, the state of public housing in suburban Hennepin County can be described as aged and dwindling. Recent years have seen the conversion of some public housing into other forms of affordable housing. The developments that remain are mostly over 50 years old, and will or already do require significant capital investments to upgrade and maintain. There is also little flexibility in the types of units available, with St. Louis Park having the only federally-assisted public housing that has multi-bedroom options available for families. Demand for public housing remains high, with long wait lists that take years to clear.

Since the last 5-year Hennepin Consortium Consolidated Plan, Metro HRA has converted 150 units of scattered site public housing into Section 8 Housing Choice rental vouchers, and thus no longer has a public housing program. Metro HRA converted the housing units to Section 8 housing partly in anticipation of estimated increased revenue and lower administrative expenses. They were the first large-scale conversion of public housing by a PHA in the nation to convert to Section 8 housing. The Met Council report found that the conversion increased federal funding and enabled greater investment in

upkeep by the management company, while avoiding the persistent operating deficits that had characterized the public housing program.

Bloomington HRA followed the same process as Metro HRA for converting its 26 units of public housing into section 8 project-based voucher units. The units consist of 20 scattered-site single family homes and 6 townhome units. The HRA received funding for additional tenant-based vouchers to replace the converted public housing units. The HRA project-based the vouchers in the units to preserve the affordability of the units. This action eliminated any negative impacts on the residents.

Following a slightly different path, Mound HRA received approval for a Rental Demonstration Project (RAD) conversion of its sole public housing development to project-based Section 8, which they sold to a nonprofit developer in 2017 who completed rehabilitation and added units to the site.

While these various conversion plans include the preservation of affordability for the units being converted, the overall trend since the previous consolidated plan period is a continued shrinking of the public housing stock in suburban Hennepin County. The remaining public housing stock, which consists mostly of single bedroom or studio units in three large developments, is aging and in need of significant investment.

# MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

## Introduction

### Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	1,352	0	360	2,266	0
Households with Only Adults	1,293	241	358	2,911	0
Chronically Homeless Households	0	0	0	640	0
Veterans	0	0	77	478	0
Unaccompanied Youth	70	0	170	167	0

**Table 39 - Facilities Targeted to Homeless Persons**

**Data Source Comments:** Data from Hennepin County Homeless Management Information System and Housing Inventory Count.

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Hennepin County hosts a robust network of services that connect those experiencing homelessness swiftly to shelter and other resources as needed, and prioritizes sustainable returns to housing, especially for those experiencing chronic homelessness or with other high needs.

Our street outreach provision and coordination has been enhanced in response to increases in unsheltered homelessness with new funding and providers creating new teams focused on culturally specific services and chemical dependency. Both the Minneapolis Police Department and the Metro Transit Police Department have established homeless liaison positions and they coordinate with non-profit outreach providers to respond to homelessness in a manner which increases the potential for service connection and avoids criminalization.

In 2016 a central office – the “Adult Shelter Connect” – was established to coordinate entry to, and allocation of resources within, the single adult shelter system. Through daytime walk-ins, or phone calls at any time, single adults can receive an initial assessment and reserve a shelter bed at any of the shelters that has capacity. Those already in shelter can reserve a bed on departure in the morning and know that it will be held for them until a certain time in the evening. Our shared Homeless Management Information System (HMIS) provides the platform for the reservation system and enables us to track people experiencing homelessness in the system and target them for interventions. In particular, it directly feeds into our by-name list of people experiencing chronic homelessness, allowing us to prioritize them for housing interventions through the Coordinated Entry System.

Our Coordinated Entry System continues to mature as we move towards a more dynamic prioritization that matches our highest need individuals and households to the next available housing program which fits the individual's preferences and for which they are eligible (rather than ‘banding’ folks into specific interventions without their input). The entire CES process is integrated into the same shared HMIS, providing transparency and maximizing connection points for across outreach, drop-in centers, housing programs and other services. Special access points and processes have been established for those interacting with domestic violence services.

All Permanent Supportive Housing programs – scattered site and site-based, Rapid ReHousing programs and Transitional Housing Programs that receive Federal, State, County or City funds are required to exclusively take their referrals through the CES. For those receiving Federal funding, written performance standards have been formalized by the CoC Operations Board.

For those who cannot be served through homeless designated housing, we have established Hennepin Housing Key – an online directory of other supportive housing programs (i.e. Board and Lodge, Adult Foster Care) with eligibility information and real time vacancy data – and are increasingly rolling out ‘diversion’ problem-solving methodologies through training and capacity building to front line workers to provide more exit paths.

Additional online resources finders – in particular Hennepin Waypoint (<https://gis.hennepin.us/waypoint/>) – have been established to provide real-time information on the full range of services that people may wish to access with public transport and map information included.

Additional discussion can be found in SP-40.

## MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

### Introduction

Hennepin County HHS assists special needs clients with housing needs across all service areas of the Department. HHS aims to maintaining and no additional loss of our existing housing stock and the development of housing opportunities for all people with disabilities in the most integrated community based setting consistent with the person's health, safety and service needs.

HHS has taken on a more person centered approach to ensure that people's voices and preferences drive decisions around housing. As individuals are able to take more control of their choices, the system will need to become more adept at developing a varied pool of housing. This will require more flexible funding for housing options, and creativity around appropriateness of size and settings based on the individual's choice. In response to this new approach, Hennepin County's Supportive Housing Strategy for is providing "first-in funding" to create new supportive housing tailored to the expressed needs and preferences of the HHS priority populations.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

**Elderly/Frail Elderly:** The supportive housing needs for this population include affordable customized living units with qualified providers who can address the needs of seniors with dementia, especially the aging male population. There is a particular need for assisted living which accepts tenants eligible for Medicaid services at initial application.

**Persons with mental illnesses:** Development of an array of housing options allowing persons with serious mental illness to be as integrated into community settings as possible. The County's advisory group of consumers, families, and providers has noted these gaps/needs: more safe affordable housing, more housing options designed to meet different cultural needs, more services, e.g. tenancy support, and more landlord flexibility. Housing and support for people exiting institutions are needed, especially those coming out of correctional institutions with severe mental illnesses or substance use disorders requiring specialized housing.

**Persons with Alcohol/Drug Addictions:** There is a strong tie between substance use and homelessness. The 2018 MN Human Services Drug and Alcohol Abuse Normative Evaluation System (DAANES) data showed 21.2% of treatment admissions in Hennepin County were homeless. This population needs extremely affordable housing, that is available immediately upon discharge from treatment, and that accepts tenants with criminal backgrounds. In addition, this population needs assisted living that is tolerant of recovery and relapse, and housing where parents in recovery can live with their children.

**Developmentally Disabled:** Most individuals with developmental disabilities receiving Medicaid services currently reside independent living, assisted living, group homes, and independent settings. There is a critical need for group home or individualized housing options for adolescents and adults with very high behavioral needs.

**Physical Disabilities:** Efforts are geared towards serving people in their home or, when this is not possible, in community based settings. Creating more local, independent, housing options for this population is a priority.

**HIV/AIDS:** More supportive housing is needed so that people in institutions can exit quickly. Transitional housing programs are utilized, providing time to secure permanent housing. Also needed are flexibility in subsidies to allow supportive housing operators to hold a tenant's space if they enter a hospital, nursing home, or treatment center for up to 60 days.

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

Several local initiatives work to ensure smooth transitions out of institutions. Hennepin County's Hennepin Health provides health insurance and wrap around social services, including housing, to Medicaid-eligible single adults. Hennepin County participates in hospital to home programming, so that homeless individuals being discharged from a hospital are provided with housing during their recuperation and help locating permanent housing. Heading Home Hennepin has also worked with County Corrections on a Transition from Jail to Community pilot to help people exiting our Adult Correctional Facility find appropriate and affordable housing. Clare Housing, the area's largest provider of HIV-specific supportive housing, completes outreach to mental health institutions and performs on-site assessment/intake for HIV+ clients being discharged from regional treatment centers. Supportive housing providers receive referrals from large metropolitan hospitals, although housing cannot be guaranteed due to long waiting lists.

Once housed, most housing programs will "hold" a tenant's apartment/room if they enter the hospital, nursing home or treatment center for up to a 60-day period. Several rental assistance funds continue to provide rental assistance funding on behalf of the tenant during this time to help maintain housing if they enter an institution for treatment. During the time that the tenant is in the treatment institution, most supportive housing programs will communicate regularly with the tenant's team at the treatment center to coordinate re-admission back into housing program.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Hennepin County's Human Services and Public Health Department's "Hennepin Housing Key" provides real-time openings for special needs housing in an on-line e-government tool for clients, case managers, and housing providers. The Housing Key centralizes information about real-time vacancies, supports appropriate referrals to available units, and provides resources for community members with specialized housing needs. This tool is available to anyone in the community searching for specialized housing because of a disability (<http://www.hennepin.us/services/apply/housing-key>). In the next year, Hennepin County will add even more supportive housing units to the Housing Key inventory, and will improve and enforce referral processes for housing receiving County funding.

Hennepin County's new capital funding pool, the Supportive Strategy, was developed and funded to develop special needs housing. The Supportive Housing Strategy has already awarded funds to develop housing for people with severe substance use disorders. In the coming year, we will competitively award funds to projects designed specifically for families with disabilities involved in Child Protection Services, people with severe mental illnesses exiting from institutional care, and other target groups.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance**

**with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

To forward these goals in PY 2020, we will use our CDBG and HOME funds to

- Create 197 new units of affordable rental housing, prioritizing units affordable to people with special needs (incomes <30% AMI).
- Rehab 50 units of housing owned by low- and moderate-income residents, helping seniors to stay in their homes as long as possible.
- Provide public services to 4,422 low- and moderate-income households.

## **MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)**

### **Describe any negative effects of public policies on affordable housing and residential investment.**

In addition to social and market factors that restrict the supply and availability of affordable housing, some of which are outlined above, barriers also include insufficient and/or declining federal funding for affordable housing, local zoning and permitting practices, transportation, and tenant screening practices with disparate impact on people of color.

Insufficient and declining funds at the federal level have throttled efforts to keep up with demand for affordable housing. Local PHAs report struggling to meet the needs of residents in federally-assisted public housing and manage aging infrastructure on minimal budgets. Some local PHAs have opted to utilize RAD conversions to tap private and local public dollars for crucial maintenance, but that reduces capital available for other affordable housing. Community Development Block Grants and HOME allocations to Hennepin County have varied year to year, but each have declined by over \$1,000,000 in nominal dollars since 2000, representing an even larger decrease in real dollars. This decline in federal funding exacerbates the underlying issues of growing suburban poverty and rising housing costs.

While zoning is traditionally the purview of individual city governments, it has an impact throughout the county and wider metropolitan area. Some cities may enact zoning or permitting policies intended to beautify neighborhoods, separate what were once thought to be "incompatible uses," fund important infrastructure, or enhance quality of life, but with the effect of limiting or even ruling out the construction of affordable housing by raising costs. These may include:

- Large minimum lot sizes for single family homes
- Large minimum square footage per unit requirements for both single and multifamily housing
- Lack of land area zoned or guided for multifamily construction
- On-site parking requirements that are onerous or unnecessary for subsidized housing
- High fees for sewer, water, park dedication, permitting, or other functions
- Required design features that may be cost-prohibitive for affordable unit construction

While any or all of these policies may be well-intentioned or rooted in concern for the fiscal well-being of a municipality, they can have the cumulative impact of making it difficult or impossible to build affordable housing in places that would lessen patterns of racial and economic segregation.

Transportation policy can sometimes limit affordable housing. There is a well-documented spatial mismatch in the Twin Cities metro area between places that offer economic opportunities for low-skill workers and the places they can afford to live, often exacerbated by a reliance on transit.

Finally, tenant selection criteria with disparate impacts on people of color create additional barriers to affordable housing, as noted in the Needs Assessment. States, Counties, and Cities have different authorities to protect tenants.

## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

Hennepin County’s Housing and Economic Development works to support businesses that create jobs, and the County’s Workforce Development ensures that Hennepin residents are competitive for those jobs. We do this using a variety of strategies including by providing financing and technical assistance to businesses to support their growth and success and by supporting workforce training for both youth and adults and job placement. The County funds this work with a combination of Hennepin County HRA funds, state funding and Federal funding, including through Community Development Block Grants for program-eligible activities.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	621	645	0	0	0
Arts, Entertainment, Accommodations	25,810	29,076	10	9	-1
Construction	9,888	15,793	4	5	1
Education and Health Care Services	53,469	65,135	20	21	1
Finance, Insurance, and Real Estate	28,961	33,869	11	11	0
Information	6,901	6,034	3	2	-1
Manufacturing	31,410	35,495	12	11	-1
Other Services	10,322	12,842	4	4	0
Professional, Scientific, Management Services	40,648	48,707	16	15	-1
Public Administration	0	0	0	0	0
Retail Trade	28,492	38,044	11	12	1
Transportation and Warehousing	6,468	11,807	2	4	2
Wholesale Trade	18,097	20,260	7	6	-1
Total	261,087	317,707	--	--	--

**Table 40 - Business Activity**

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

## Labor Force

Total Population in the Civilian Labor Force	329,192
Civilian Employed Population 16 years and over	312,015
Unemployment Rate	5.20
Unemployment Rate for Ages 16-24	16.06
Unemployment Rate for Ages 25-65	3.79

**Table 41 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	101,518
Farming, fisheries and forestry occupations	13,158
Service	26,950
Sales and office	77,183
Construction, extraction, maintenance and repair	14,615
Production, transportation and material moving	13,987

**Table 42 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	195,704	67%
30-59 Minutes	86,597	30%
60 or More Minutes	9,644	3%
<b>Total</b>	<b>291,945</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2011-2015 ACS

## Education

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	10,906	1,262	5,515
High school graduate (includes equivalency)	40,725	2,994	11,427
Some college or Associate's degree	81,105	4,102	13,471
Bachelor's degree or higher	132,218	3,976	17,510

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	471	1,764	2,261	3,381	2,739
9th to 12th grade, no diploma	5,656	3,079	2,753	4,455	3,284
High school graduate, GED, or alternative	10,777	12,622	10,974	31,581	23,760
Some college, no degree	13,437	16,012	14,502	36,071	17,033
Associate's degree	2,387	8,494	7,160	16,499	5,040
Bachelor's degree	7,001	32,188	25,210	46,272	17,493
Graduate or professional degree	220	10,889	13,506	25,739	10,035

**Table 45 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	938,855
High school graduate (includes equivalency)	1,504,744
Some college or Associate's degree	1,796,992
Bachelor's degree	2,518,998
Graduate or professional degree	3,458,618

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in suburban Hennepin County shown in the table above are education and health care services, with 20% of workers and 21% of jobs; and professional, scientific and management services, with 16% of workers and 15% of jobs.

Also significant are: Retail Trade; Manufacturing; Finance; Insurance; and Real Estate; and Arts, Entertainment, Accommodations.

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

The major employment sectors in this area require a highly educated workforce. Corporate headquarters, finance and banking industries, advanced manufacturing, software and IT, research, healthcare and life science related companies are attracted to this area because of the highly educated workforce and the strength of the University of Minnesota and other educational institutions in developing the next generation of talent. Infrastructure needs of the business community include a highly effective multimodal transportation system (including air, freight, transit, roadways, bike and pedestrian networks), access to fiber connectivity, access to efficient and affordable energy and water systems.

According to the US Bureau of Labor Statistics, Hennepin County has an unemployment rate of 2.6%. This very low unemployment rate means that businesses in growing local sectors are having difficulty attracting and

retaining talent. Because of this, a regional effort led by regional economic development organization Greater MSP is working to accelerate regional competitiveness and inclusive economic growth through job creation, capital investment, and strategic initiatives.

Greater MSP also highlights two key disparities: a 66.7% wage gap between white workers and workers of color, and an 8.6% employment gap between white workers and workers of color. These disparities demonstrate a need to ensure our investments in education, transit, connectivity, and workforce development focus on these communities.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Major public sector initiatives include the buildout of the region's transit system, including the METRO Green Line Extension serving downtown Minneapolis and the southwestern suburbs, and the METRO Blue Line Extension serving downtown Minneapolis and the northwestern suburbs. These two projects will stimulate private investment and create opportunities for business growth along these corridors, as well as connect residents across the metro to existing jobs in suburban communities.

In addition to the two planned light rail transit extensions, multiple bus rapid transit lines are also planned which will increase connections to jobs across the County. The planned METRO D Line will largely replace the Route 5 and connect Bloomington and Brooklyn Center, through Minneapolis. The Orange Line BRT will run along I-35W, connecting Minneapolis, Richfield, Bloomington and Burnsville. The METRO B Line is a potential BRT project that would connect Minneapolis with the Midway area of St. Paul. The Orange Line is currently under construction with passenger service anticipated to start in 2021. Construction is scheduled to begin in 2020 on the METRO D Line and in 2022 on the METRO B Line, pending funding availability.

Hennepin County is currently working with partners to assess the improved access to jobs these investments represent and to identify opportunities for customized training, connections to cities, chambers of commerce, workforce resources and employer education to maximize the number of jobs accessible via new transit investments. The County will also support business innovation and invest in capacity building for entrepreneurs and small businesses.

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

The region has a highly educated workforce that corresponds to the region's employment opportunities, including the highest percentage of population holding a high school degree or higher (92.2%) among the 30 largest US metropolitan areas. While skills requirements are constantly changing to meet increasingly technical job requirements, the region is well-served by a high concentration of colleges and universities that train the workforce for the skills needed in the future.

This highly educated workforce corresponds to the employment opportunities in the local corporate headquarters, finance and banking industries, advanced manufacturing, software and IT, research, healthcare and life science related companies.

Not all Hennepin County residents are prepared for highly technical jobs. American Community Survey data illustrate that, while 98% of white residents have graduated from high school and 57% have graduated from high school, 82% of African Americans have graduated from high school and 21.2% have graduated from college, 82.5% of Native Americans have graduated from high school and 16.9% have graduated from college, and 66.7% of Latinos have graduated from high school and 18.8% have graduated from college. an overall Hennepin County high school graduation rate of 77% (2014-2015), but 60.9% for Latinos, 58.2% for African Americans, and 46% for American Indians. (Greater MSP: 88% white students, 70.6% students of color in 14-county metro). These statistics explain the huge wage disparities among races/ethnicities, and illustrate the mismatch between skills and education of people of color, and employment opportunities paying living wages.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Hennepin-Carver Workforce Investment Board (WIB) deploys roughly 15% of all workforce development funding distributed statewide. The WIB provides funding to suburban Hennepin Workforce Service Centers as well as nonprofit workforce training providers serving youth and adults seeking employment. The WIB is currently conducting a Higher Education and Career Advising Pilot (HECAP) to provide up-to-date labor market information and resources on planning for post-secondary training, including accessing financial aid and selecting an appropriate program, as well as other career planning topics such as goal setting and navigating business culture. Part of this initiative provides opportunities for community and technical college students ranging from touring local businesses, attending industry speaker panels, to job shadowing and mentorship. These efforts align with the Consolidated Plan goal of expanding economic opportunities.

In addition, Hennepin County workforce development works with private and non-profit sectors to train and match employees; and partners with colleges, universities and training programs to develop a strong future workforce. Initiatives include:

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

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

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Hennepin County's Comprehensive Economic Development Strategy (CEDS) guides the Hennepin-Carver Workforce Investment Board's (WIB) economic development efforts. The CEDS was most recently updated in October 2012.

The CEDS identifies areas of economic disadvantage within ten suburban Hennepin communities that are included in the Consolidated Plan: Brooklyn Center, Brooklyn Park, Edina, Hopkins, New Hope, Osseo, Richfield, Robbinsdale, St. Anthony, and St. Louis Park. The CEDS calls for focusing investments in these target areas. Economic development efforts that can be focused on these areas in coordination with the Consolidated Plan include technical assistance to entrepreneurs and businesses, access to financing including the issuance of Common Bond Fund Industrial Development Bonding, and community development initiatives aligned with the METRO Green and Blue Line Extension projects. Hennepin County's redevelopment programs, including the Environmental Response Fund for cleanup of contaminated lands and the Transit Oriented Development Program for development along transit corridors, also coordinate with the Consolidated Plan and the CEDS.

### **Discussion**

The Hennepin Consortium's economic development and anti-poverty strategy support residents' competitiveness for living wage jobs, and support businesses with the potential to create jobs. The County allocates CDBG dollars for workforce development, and supplements these Federal dollars with local and state funds administered through our HRA and Workforce Development.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Limitations in the CHAS Data set and CPD Maps make it difficult to determine areas of concentration of households with multiple housing problems. CHAS Data count the number of households "with none of the 4 housing problems" and those with "one or more of the 4 housing problems," but do not track households with multiple housing problems. Additionally, CPD Maps only allows for display of housing problems other than cost burden in percent terms within given income brackets. For these reasons, it is not possible to definitively determine areas where households with multiple housing problems are concentrated.

In more general terms, it is likely that multiple housing problems are clustered in inner ring suburbs, particularly those on the Northwest border of the city of Minneapolis (Brooklyn Park, Brooklyn Center, Robbinsdale) and those directly South of Minneapolis (Richfield, Bloomington). There are at least three reasons to suspect these spatial patterns: the age of the housing stock, poverty rates, and the prevalence of housing cost burden in these areas (cost burden is by far the most common housing problem - see NA-25 for discussion of spatial concentrations of housing cost burden).

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

HUD defines racially concentrated areas of poverty as areas where at least 50% of the population are people of color and at least 40% of the population have family incomes that are less than 100% of the federal poverty line or three times the regional poverty level.

Using the elements of this definition, there racially concentrated regions in Maple Grove, Brooklyn Park, Brooklyn Center, Hopkins, Richfield, Bloomington, and in Eden Prairie. Using this definition, there are no concentrated areas of poverty in suburban Hennepin County.

Alternatively, Metropolitan Council Areas of Concentrated Poverty (ACPs) as census tracts where 40% or more of the residents have family or individual incomes that are less than 185% of the federal poverty threshold (excluding tracts with a large share of college or graduate students. The Council further differentiates Areas of Concentrated Poverty where 50% or more of the residents are people of color (ACP50s). This formula identifies Areas of Concentrated Poverty where at least half of residents are people of color in portions of Brooklyn Park, Brooklyn Center, New Hope, Hopkins, and Robbinsdale.

The questions below reflect the HUD definition.

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

Bloomington: The census tracts are the east part of Bloomington, with most of the housing developed from the 1950's to 1960's. These tracts are next to one another and are well serviced by public transportation.

Brooklyn Park: This area of Brooklyn Park includes several large multi-family complexes (mostly one-bedroom), townhomes, older single-family home neighborhoods as well as commercial areas that are typical of 1970's development patterns. According to the 2010 census, the median household income in the identified census tracts ranges from \$39,223-\$68,846. A large proportion of the City's single-family home rental licenses are also located in this area.

Brooklyn Center: Most of the Brooklyn Center's housing stock was built in the 1950's and are generally ramblers and 1.5 story houses which have lower price points than similar houses in other cities. However, the market is becoming more competitive, and homes in these areas are beginning to sell quickly resulting in fewer vacant houses.

Eden Prairie: This area consists of a mix of housing stock, both owner-occupied and rental, including affordable and high-end market rate housing costs.

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

Bloomington: These census tracts are near the second largest employment base outside of downtown Minneapolis. Located near Interstate 494, this area employs over 100,000 people. The availability of jobs range from service sector to professional positions. The Mall of America, one of the region's largest employers is within 1/2 mile.

Brooklyn Park: Several community assets exist in this area including two elementary schools, two middle schools, a high school and a community recreation center. The North Hennepin Community College campus is located in the northwest corner of this area and a new Hennepin County Library is currently under construction. In addition, over 15 parks, including a 9-hole golf course, serve these neighborhoods. The Metro Blue Line Extension LRT (Bottineau) project is planned to have one LRT station at the intersection of West Broadway Avenue and Brooklyn Boulevard. This LRT line is expected to begin operation in 2021.

Brooklyn Center: Brooklyn Center has several parks and regional trails in this area including access to the Mississippi River and Palmer Lake Park. Also located in the impacted census tracts are the Brooklyn Center community center, a variety of schools, and a regional transit hub. Hennepin County Regional Service Center (HUB) which also houses the NW family services Building (CEAP), a library, and the courthouse.

Eden Prairie: The area is near the town center, which is located within walking distance to the library, many retail locations such as Wal-Mart, the Eden Prairie Center (regional shopping mall), the Hennepin County Service Center and so forth. A local bus transit company offers a circulator route and express service to downtown Minneapolis and the University of Minnesota.

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

Bloomington: The area is well serviced by parks and the programming provided by the City of Bloomington. The school district serving these areas is well regarded with a strong emphasis on meeting the needs of their diverse student population.

Brooklyn Park: The City and its partners have invested many resources to enhance neighborhood stability and to increase the position of this area in the regional housing marketplace. Over the years, the City has invested over \$30 million in infrastructure and housing improvements and redevelopment in the Village Creek and surrounding neighborhoods. The City's Economic Development Authority owns 15 acres of vacant land that is ready for a development opportunity. As the housing crisis unfolded, an ambitious foreclosure recovery program was implemented to address vacant and distressed single-family homes in these neighborhoods. To date over 200 homes in the city have undergone significant rehabilitation and are now occupied by homeowners.

Brooklyn Center: The City has several strategic areas of opportunity in these areas. The City recently completed its Brooklyn Boulevard corridor study which recommended reducing residential on this commercial corridor so solve a zoning mismatch zoning, a former mall site, Shingle Creek Crossings is in the process of being reborn, and the City's is seeking developers for its "Opportunity Site" where it hopes to develop housing which will diversify housing types and income levels.

Eden Prairie: This area is part of a light rail transit corridor that is being planned and it will see significant improvements to accessibility, housing and recreation amenities over the next decade.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

According to the 2018 ACS 5-year data profile, 92.6% of Hennepin County residents have a computer while 85.3% of residents have a broadband internet connection. This is a higher rate of connection than the city of Minneapolis, alone. In Minnesota, households with lower incomes are less likely to have a broadband subscription at home, hurting their ability complete homework, search for better jobs, and stay connected to the world.

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

According the data from the Federal Communications Commission, households in all areas of suburban Hennepin County are served by at least two fixed residential broadband providers. Further 98.5% of the population has is served by at least three providers. Access to broadband provider options is not clearly associated with low- moderate-income neighborhood clusters.

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

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

In 2018, Hennepin County's Emergency Management division put together a hazard mitigation plan. The risk assessment process measures the potential loss to a community, including loss of life, personal injury, property damage and economic injury resulting from a hazard event. The risk assessment process allows a community to better understand their potential risk and associated vulnerability to natural, intentional human-caused and unintentional human-caused hazards. The planning process identified the following consequences could be expected with climate change in Hennepin County:

- Less reliable and more dangerous lake ice
- More periods of bare/snow-free ground, allowing frost to penetrate to great depths during cold outbreaks
- Expansion of the heavy rainfall season, leading to enhanced peak stream flows, and altered timing of normal flow regimes
- Increased runoff and flash-flooding as the largest events intensify and become more common
- Water infrastructure damage from intense rainfall events
- Agricultural stress, from shifting crop ranges, heat, drought, extreme rainfall
- More days with high water vapor content and heat index values
- Greater summer cooling costs, more days requiring cooling
- New invasive species, both terrestrial and aquatic, especially those acclimated to warmer climates or those that were cold weather limited.
- "Hyper-seasonality," as warm conditions develop during the "off-season," leading to bouts of heavy rainfall or severe weather, followed by wintry conditions.
- Increase in frequency of freeze-thaw cycles, as winter is increasingly infiltrated by warm conditions.

Data from Minnesota's State Climatology Office already show a clear pattern of increasing temperatures at night and in winter -- and larger, more frequent extreme precipitation events. The Twin Cities metro area, including Hennepin County, is already seeing substantial warming during winter and at night, increased precipitation, and heavier downpours. State climatologists project that the decades ahead will bring even warmer winters, warmer summer nights, and even larger rainfalls, along with the likelihood of increased summer heat and the potential for longer dry spells.

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

Like other environmental justice issues, data shows that our communities of color, low income families, and residents with disabilities contribute least to the problem of climate change, but will be the most at risk; especially during flooding events, heat waves, and poor air quality days.

The Center for Disease Control completed an analysis of socioeconomic status, race, ethnicity, language, household composition, disability status, and access to housing and transportation. The resulting census tracts aligns with where the county's most vulnerable residents live.

The CDC analysis aligns with another analysis by the Metropolitan Council. That analysis found that the eastern, more populous and more built, half of Hennepin County had vulnerability to issues such as extreme heat events and flooding. Those areas have greater populations of limited English proficient populations (communication barrier), higher poverty, greater heat island, and areas of lower elevation. While surface flooding risk is spread more evenly across the county, the areas of higher vulnerability are areas of higher population, which include many areas occupied by renters, people of color and households of lower incomes.

Other factors that could have greater effect on vulnerable populations include:

- Increased pressure on infrastructure, social services, public health, and emergency management to respond to events.
- Extreme heat events: Extreme heat will be exacerbated in urban areas where impervious pavement and limited vegetation result in the urban heat island effect.
- Poor air quality: Air pollutants, such as ozone, particulate matter, and allergens pose acute and chronic respiratory and cardiovascular threats. Rising temperatures and changes in precipitation patterns may lead to increased air pollution. Increased frequency of wildfires in the western United States and Canada have also impacted local air quality.
- Changes in precipitation: Changes in precipitation patterns will likely lead to more flash flooding, which is a public safety issue.
- Psychological Impacts: Climate change can lead to negative mental health outcomes caused by the acute trauma of an extreme weather event or the gradual onset of climate change. Mental health issues may include anxiety, stress, depression, and PTSD.
- Greater annual precipitation and large volume events overwhelm water control systems of older single family homes as well as more rural homes with septic systems for home owners least able to afford repairs.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Overall, utilizing data trends, resident survey results, community listening sessions, and consultations, we identified the following values to guide our work:

- Continue general prioritization from past years, due to demonstrated feasibility and impact, and affirmation of priorities in needs assessment;
- Streamline and focus activities to increase impact of funding by minimizing activities with administrative burdens too high for the related impact on lowest income residents, and by adding geographic priorities to activities where relevant and feasible; and
- Increase targeting and uptake of households with incomes <30% AMI and households of color in our activities, in order to impact disparities in housing cost burden, poor housing quality, and lack of affordable housing.

Strategies to increase targeting and uptake of these households include:

- Give highest priority to funding activities that meaningfully impact target households;
- Assess program policies to identify and reduce access barriers for people of color and people with low/mod incomes;
- Promote/target activities to low/mod communities / communities of color; and
- Evaluate success in decreasing disparities.

The Consortium will implement these values and strategies through the following Priority Needs:

- Preserve and create multifamily rental opportunities, with highest priority for households with incomes <30% AMI
- Preserve and create homeownership opportunities, with highest priority for households with incomes <60% AMI
- Create housing opportunities for homeless populations, with highest priority for households with incomes <30% AMI
- Promote education, outreach, and services, with highest priority for households with incomes <30% AMI
- Support neighborhood revitalization, with highest priority for households with incomes <80% AMI
- Stimulate economic development, with highest priority for households with incomes <80% AMI

Assuming funding remains constant over the next five years, the Consortium anticipates directing approximately \$25 million (including program income) in the following estimates:

- \$8.8 million toward affordable multifamily housing. This includes providing capital funding to build/rehabilitate affordable housing units, housing for residents with special needs and those who are experiencing homelessness, and providing rental assistance and rapid rehousing assistance.
- \$7 million toward affordable homeownership. This includes home rehabilitation, development of new homes, and financial assistance to homebuyers.

- \$2.2 million toward public services. Highest priority for emergency assistance and homeless prevention, and also including tenant advocacy, services for seniors, youth, and victims of domestic abuse, and job training.
- \$3 toward economic development and neighborhood revitalization.
- \$2.1 for administration, Fair Housing activities, and operating support for Community Housing Development Organizations (CHDOs).

Together it is anticipated these activities will create or preserve approximately 1,400 rental units including special needs and homeless units, create or maintain 250 owned homes, and provide public service and neighborhood revitalization projects to over 121,000 low to moderate income people.

## **SP-10 Geographic Priorities - 91.415, 91.215(a)(1)**

### **Geographic Area**

**Table 47 - Geographic Priority Areas**

#### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

As indicated in resident input, consultations, and data analysis, the need for investments is greater in regions with lowest incomes, highest proportions of people of color, and highest eviction rates. Therefore, wherever possible, investments are allocated to those regions, while still ensuring access to low income households living throughout the jurisdiction.

CDBG funds are available to all cities in Urban Hennepin County. The cities of Bloomington, Eden Prairie and Plymouth are entitlement jurisdictions which receive a direct allocation of funds from HUD. CDBG funding is distributed throughout the jurisdiction according to a calculation of poverty, population, and housing overcrowding. Those cities which account for over 3.5% of the total funding receive direct allocations through the county. The remaining cities participate in the "Consolidated Pool" which awards funding through a competitive RFP process. The 15 percent set aside for public services will be awarded through a competitive RFP process.

HOME funds are awarded through a competitive RFP process for projects throughout suburban Hennepin County (in compliance with HOME regulations). ESG funds are available throughout suburban Hennepin County.

# SP-25 Priority Needs - 91.415, 91.215(a)(2)

## Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Preserve & Create Rental Opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Develop or Rehab Affordable Rental Housing Develop or Rehab Special Needs Housing Tenant Based Rental Assistance
	<b>Description</b>	The high proportion of extremely low and low-income renter households with housing problems and severely cost burdened indicate a significant need for both new affordable rental units as well as the need to preserve the existing publicly subsidized units that are in jeopardy of losing assistance. The goals reflect the economic realities of the financial structures of rental housing development. While serving very low-income households is the highest priority, it is difficult to exclusively serve this target population, therefore serving low-income renters is also a high priority.
	<b>Basis for Relative Priority</b>	Because of the extremely low vacancy rates, and high levels of cost burdened households, especially among households with extremely low incomes (as identified in the Need Analysis section), the development of multifamily housing is a high priority. Community partners and cities universally rated affordable rental housing as a high priority need in the survey and meetings.
2	<b>Priority Need Name</b>	Preserve & Create Homeownership Opportunities
	<b>Priority Level</b>	High

	<b>Population</b>	Low Moderate Large Families Families with Children Public Housing Residents
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Develop homes for homeownership Homeowner Rehabilitation Assistance Direct Homebuyer Assistance
	<b>Description</b>	This need includes the following: <ul style="list-style-type: none"> <li>• Rehabilitation assistance for homeowners which provides low interest loans for the rehabilitation of owner-occupied housing</li> <li>• Property acquisition/rehabilitation/construction of single-family housing to be occupied by homeowners</li> <li>• Direct homebuyer assistance is financial assistance to bridge the gap between the mortgage a household can afford and the cost of the home</li> </ul>
	<b>Basis for Relative Priority</b>	The cities, survey respondents, and listening session participants universally rated homeownership as a high priority need in the survey and in meetings. Due to the realities of the increasing property values and the costs of homeownership, low-income households (<60% AMI) are the highest priority population, however moderate income households (<80% AMI) are still a priority. Homeowner rehab is a priority to those at extremely low, very low and low incomes who may not otherwise be able to make health and safety renovations to their homes. The high proportion of Consortium low income owner households that have needed housing repairs and improvements are severely cost burdened. A significant need for affordable assistance to owners to remain in their homes and maintain the housing stock was recognized by the Consortium as a Priority Need. This need was also echoed through citizen participation and consultation.
<b>3</b>	<b>Priority Need Name</b>	Housing Opportunities for Homeless Populations
	<b>Priority Level</b>	High

	<b>Population</b>	<p>Extremely Low  Large Families  Families with Children  Elderly  Public Housing Residents  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth</p>
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	<p>Tenant Based Rental Assistance  Develop Housing for People who are Homeless  Rapid Rehousing for people who are homeless</p>
	<b>Description</b>	<p>Support funding permanent housing units for the homeless population through capital funding of new construction or rehabilitation of current units, rapid rehousing efforts, and rental assistance.</p>
	<b>Basis for Relative Priority</b>	<p>Hennepin County has made great progress in making homelessness rare, brief, and nonrecurring. However, the development of, and access to, affordable housing units is still lacking. Housing for people experiencing chronic homelessness is our highest priority, followed by homeless families. Homelessness policy and priorities will continue to be set by the Executive Committee for the Continuum of Care.</p>
4	<b>Priority Need Name</b>	Support Education, Outreach, and Services
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
<b>Geographic Areas Affected</b>	
<b>Associated Goals</b>	Financial Literacy Emergency Assistance Homelessness Prevention and Support Services Tenant Advocacy Senior Services Senior Center Programming Youth Programming Youth Counseling Domestic Abuse Counseling Job Training
<b>Description</b>	There is a continued need to support the education, outreach and services activities (public services) listed in Associated Goals.

	<b>Basis for Relative Priority</b>	<p>The Consortium reviewed the city and community partner education, outreach and services survey results and its experience with implementation of the prior Five Year Consolidated Plan. Based on input, emergency assistance and homeless prevention were identified as the highest priority, as was households with extremely low incomes (&lt;30% AMI). In addition, goals were established based upon a number of criteria, including:</p> <ul style="list-style-type: none"> <li>• Impact of cost per household on meaningful outcomes</li> <li>• Prioritization and access for households with extremely low incomes and people of color</li> <li>• Serves an area or population with a high rate of poverty, evictions, or other relevant disparities</li> <li>• Unique needs of particular geographic areas and/or populations</li> <li>• Ability of CDBG funds to leverage other public and private funding</li> <li>• The absence (or loss) of other funding sources and/or "costs" of discontinuing funding</li> <li>• The past success of projects and activities in meeting the needs of their clients</li> <li>• The support of the community for these projects and activities</li> </ul> <p>These types of services were deemed to be a high priority by our partners and help support the needs of income eligible residents throughout Hennepin County.</p>
<b>5</b>	<b>Priority Need Name</b>	Encourage Neighborhood Revitalization
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Homeowner Rehabilitation Assistance Acquisition and/or Demolition of Structures Code Enforcement Build/Improve Public Facilities or Infrastructure
	<b>Description</b>	Support the stabilization and safety of communities through demolition of blighted structures, building and improving community amenities, and enforcing codes.

	<b>Basis for Relative Priority</b>	<p>The Consortium reviewed city and community partner survey neighborhood revitalization results and its experience with implementation of the prior Five Year Consolidated Plan. Goals were established based upon a number of criteria, including:</p> <ul style="list-style-type: none"> <li>• Impact on a large number of low-income households</li> <li>• Unique needs of particular geographic areas and/or populations</li> <li>• Ability of CDBG funds to leverage other public and private funding</li> <li>• The absence (or loss) of other funding sources and/or "costs" of discontinuing funding</li> <li>• The past success of projects and activities in meeting the needs of their clients</li> <li>• The support of the community for these projects and activities</li> </ul> <p>Neighborhood revitalization activities were deemed to be a high priority by our partners and help provide a suitable living environment.</p>
6	<b>Priority Need Name</b>	Stimulate Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Business Assistance
	<b>Description</b>	Economic development strategies, including business assistance, improve the local economy and expand economic opportunities.
	<b>Basis for Relative Priority</b>	<p>The Consortium reviewed data and city/community partner economic development survey results. Economic development priorities established by HUD were also considered. Goals were established based upon a number of criteria, including:</p> <ul style="list-style-type: none"> <li>• Impact on a large number of low-income households</li> <li>• Unique needs of particular geographic areas and/or populations</li> <li>• Ability of CDBG funds to leverage other public and private funding</li> <li>• The absence (or loss) of other funding sources and/or "costs" of discontinuing funding</li> <li>• The past success of projects and activities in meeting the needs of their clients</li> <li>• The support of the community for these projects and activities</li> </ul> <p>Economic development activities were deemed to be a high priority by our partners and help expand economic opportunities.</p>

<b>7</b>	<b>Priority Need Name</b>	Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Administration CHDO Operating Fair Housing Activities
	<b>Description</b>	Support general administration of CDBG and HOME, CHDO Operating, and Fair Housing.
	<b>Basis for Relative Priority</b>	Administrative activities meet federal regulations, and ensure adequate monitoring, oversight, and planning support for CDBG, HOME, and regional Fair Housing efforts.

**Narrative (Optional)**

The Consortium set five year Priority Needs based on:

- Data described throughout the plan
- Regional Analysis of Impediments
- Resources available to meet the priorities
- Input from the Citizen Participation/consultation processes
- Consideration of the high priorities already established by HUD and Consortium members, such as the Continuum of Care.

The Plan uses the CDBG definitions as described below.

- Extremely/Very Low-Income: Households earning up to and including 30 percent of median income.
- Low-Income: Households earning between 31 percent and up to and including 50 percent median income.
- Moderate-Income: Households earning between 51 percent and up to and including 80 percent of median income.

The Consortium has established goals based on current funding resource allocations remaining constant.

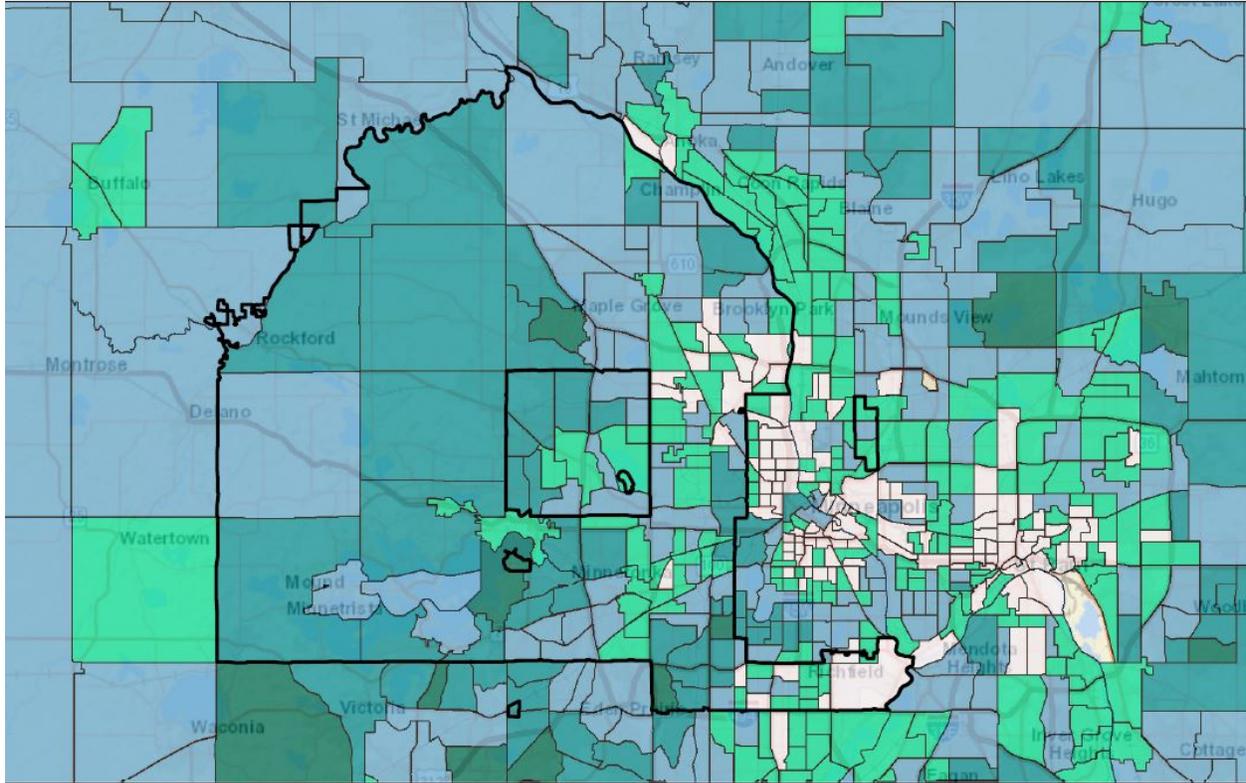
## SP-30 Influence of Market Conditions - 91.415, 91.215(b)

### Influence of Market Conditions

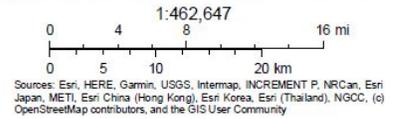
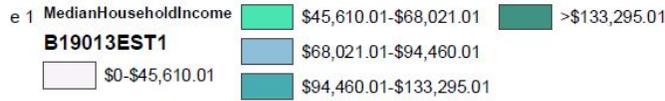
Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Low vacancy rates, high rents, tenant screening processes, and landlord acceptance of vouchers will affect tenants' ability to find apartments and utilize TBRA.
TBRA for Non-Homeless Special Needs	Low vacancy rates, high rents, and tenant screening processes, and landlord acceptance of vouchers will affect tenants' ability to find apartments and utilize TBRA.
New Unit Production	New construction of housing will be affected by land costs, zoning, construction pricing, market demand for the particular unit design, unit size, available land suitable for new residential construction and resulting level of subsidy needed per unit. It will also be impacted by the 2020 economic downturn spurred by the COVID-19 pandemic.
Rehabilitation	Housing rehabilitation will be affected by construction pricing, market demand for a particular unit design, unit size, housing stock available to be acquired for rehabilitation and resulting level of subsidy needed per unit.
Acquisition, including preservation	Acquisition costs will be variable especially with the growing gap between affordable and market rents, available land, and overall market demand for the development sites.

**Table 49 – Influence of Market Conditions**

Median Household Income in Hennepin County - Consolidated Plan 2020-2025



20



Median Income Hennepin County

## SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

### Introduction

Changing political structures and economic fluctuations make it difficult to predict the resources that will be available over the next five years to meet the needs of low and moderate income people. CDBG and HOME have had budget cuts in recent years. The assumptions below assume that CDBG, HOME, and ESG funding remains stable. The actual funding may change, which will lead to a change in the target goals in this document.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,934,713	500,000	0	3,434,713	11,739,952	Assumes annual allocation remains constant and \$500,000 per year of Program Income
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,795,225	0	0	1,795,225	7,180,900	Assumes annual allocation remains constant

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	254,630	0	0	254,630	1,018,520	Assumes annual allocation remains constant.

**Table 50 - Anticipated Resources**

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

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

The following describes how required Consolidated Plan formula matches will be obtained:

HOME funds are generally a small financial contribution to a much larger project total development cost and so the 25% match can be met through a variety of sources. HOME projects are awarded additional points based on the percent of match funding available for that project. Cumulatively, the Consortium has exceeded match requirements with approximately \$30 million in excess match.

The 1:1 match for ESG will be obtained via the activities of the Hennepin County Rapid Rehousing Grant.

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

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

**Discussion**

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
BLOOMINGTON	Government	Planning public services	
EDEN PRAIRIE	Government	Planning public facilities	
PLYMOUTH	Government	Planning public services	
Brooklyn Center	Subrecipient	Ownership	
Brooklyn Park	Subrecipient	Ownership neighborhood improvements public facilities	
EDINA	Subrecipient	Ownership	
MAPLE GROVE	Subrecipient	Ownership Rental	
NEW HOPE	Subrecipient	Ownership	
RICHFIELD	Subrecipient	Ownership	
ST. LOUIS PARK EDA	Subrecipient	Ownership	
CRYSTAL	Subrecipient	public facilities	
Dayton			
Accessible Space, Inc.	Non-profit organizations	Rental	
Avenues for Homeless Youth	Non-profit organizations	public services	
CAPI	Non-profit organizations	Economic Development	
Community Mediation and Restorative Services	Non-profit organizations	public services	
HOME Line	Non-profit organizations	public services	
Intercongregation Communities Association	Non-profit organizations	public services	
INTERFAITH OUTREACH COMMUNITY PARTNERS	Non-profit organizations	public services	
PRISM	Non-profit organizations	public services	
THE SALVATION ARMY	Non-profit organizations	public services	
Senior Community Services (SCS)	Non-profit organizations	public services	
SOJOURNER PROJECT, INC.	Non-profit organizations	public services	

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
St. Louis Park Emergency Program	Non-profit organizations	public services	
TreeHouse	Non-profit organizations	public services	
VEAP: Volunteers Enlisted to Assist People	Non-profit organizations	public services	
WESTERN COMMUNITY ACTION NETWORK	Non-profit organizations	public services	
WEST HENNEPIN AFFORDABLE HOUSING LAND TRUST	CHDO	Ownership	
Duffy Development Corporation	Developer	Rental	
Sand Development, LLC	Developer	Rental	

Table 51 - Institutional Delivery Structure

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

Hennepin County is recognized as a capable administrator in delivering a housing and community development system that aligns with federal and county priorities with the assistance of our partnering agencies and municipalities. Implementation of the Consolidated Plan will require maintaining and improving the relationships formed during the development of the Consolidated Plan. Maintaining a dialogue with human service providers, health agencies, public agencies will assist in carrying out the goals set through strategy accomplishments.

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

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

<b>Supportive Services</b>			
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			
	X	X	X

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The CoC coordinates the homeless response system, but also partners with the institutional service delivery system to ensure homelessness is rare, brief, and non-recurring. The CoC’s Governing Board has standing membership for representatives from Hennepin Healthcare, Hennepin County’s Department of Community Corrections and Rehabilitation, the Minneapolis Downtown Council, Twin Cities United Way, and school districts, among other entities.

The service delivery system is a major part of homelessness prevention. Hennepin County is reforming our financial assistance programs to be more accessible and efficient, and coordinating the services that collectively increase the likelihood of avoiding eviction, housing instability and homelessness. The CoC’s Homeless Prevention and Rapid Rehousing Advisory Committee provides leadership in coordinating service delivery and ensuring stable housing through short term rental assistance, case management, and connections to mainstream services. In particular, suburban prevention programs funded by CDBG work with specific cities and their food shelves to ensure that families can get support in their local communities. Additionally, the Hennepin County’s Department of Community Corrections and Rehabilitation and Healthcare for the Homeless have deployed programs to reduce discharges to homelessness.

Similarly, our efforts to end homelessness have relied on mainstream services. Housing people experiencing chronic homelessness and veterans has been successful when integrating Healthcare for the Homeless outreach, assessment and referral, and leveraging mainstream Medicaid services and supportive housing. Homeless families reach stability when effectively connected with school resources, mental health supports, and employment coaching. Many unaccompanied youth receive the best services through extended foster care or other Health and Human Service resources. Through leveraging these mainstream resources, the CoC can target precious homeless-designated services for those still needing more.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Hennepin County and Minneapolis’ community effort to end homelessness, initially built on the 10 year plan to end homelessness, has been a collaborative effort driven in large part by the efforts of social service agencies and faith-based organizations who have taken the lead in providing services for those experiencing

homelessness in the community. Minneapolis and Hennepin County will continue to collaborate to identify needs and coordinate implementation of the ESG funding through the City-County Office to End Homelessness and the CoC. Hennepin County will continue to refine its Coordinated Entry process, bringing together all aspects of the continuum of homeless services into a unified process.

Hennepin County's service delivery has met incredible outcomes through its coordination. Hennepin County's Coordinated Entry System has successfully reduced the number of families experiencing homelessness by nearly 40%, effectively ending chronic homelessness among families, and housed 285 people experiencing chronic homelessness in 2019. Those successes stemmed from strong community partnerships supporting shifts to prioritizing the most vulnerable residents. Housing for special needs has been made drastically more accessible with the advent of the Hennepin Housing Key, a centralization of real-time openings and supportive housing. Due to partnerships across the County in developing the Supportive Housing Strategy, Hennepin is poised to create 1000 new units of supportive housing for the County's priority population of residents.

Gaps in the service delivery system remain primarily in racial disparities, and in people with substance use disorders and/or behavioral needs.

- While Native Americans are less than one percent of the county's population, they are seven percent of the homeless population and more than one quarter of the unsheltered population
- While white individuals are under-represented amongst people experiencing homelessness, they were disproportionately eligible for permanent supportive housing using a standard vulnerability assessment tool
- 24% percent of substance use treatment admissions in Hennepin County were homeless at the time of admission
- Our housing system sees a gap in service providers willing and able to serve seniors or people with cognitive disabilities who also have a substance use disorder or mental illness

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

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

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

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Develop or Rehab Affordable Rental Housing	2020	2024	Affordable Housing Public Housing	Preserve & Create Rental Opportunities	CDBG: \$1,600,000 HOME: \$3,000,000	Rental units constructed: 490 Household Housing Unit Rental units rehabilitated: 345 Household Housing Unit
2	Tenant Based Rental Assistance	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs	Preserve & Create Rental Opportunities Housing Opportunities for Homeless Populations	HOME: \$600,000	Tenant-based rental assistance / Rapid Rehousing: 200 Households Assisted
3	Develop or Rehab Special Needs Housing	2020	2024	Affordable Housing Non-Homeless Special Needs	Preserve & Create Rental Opportunities	CDBG: \$60,000	Rental units rehabilitated: 150 Household Housing Unit
4	Develop homes for home-ownership	2020	2024	Affordable Housing	Preserve & Create Homeownership Opportunities	CDBG: \$2,200,000 HOME: \$2,500,000	Homeowner Housing Added: 100 Household Housing Unit
5	Direct Homebuyer Assistance	2020	2024	Affordable Housing	Preserve & Create Homeownership Opportunities	CDBG: \$50,000	Direct Financial Assistance to Homebuyers: 50 Households Assisted
6	Homeowner Rehabilitation Assistance	2020	2024	Affordable Housing Non-Homeless Special Needs	Preserve & Create Homeownership Opportunities Encourage Neighborhood Revitalization	CDBG: \$5,000,000	Homeowner Housing Rehabilitated: 180 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
7	Develop Housing for People who are Homeless	2020	2024	Affordable Housing Homeless	Housing Opportunities for Homeless Populations	CDBG: \$600,000 HOME: \$800,000	Housing for Homeless added: 120 Household Housing Unit
8	Rapid Rehousing for people who are homeless	2020	2024	Homeless	Housing Opportunities for Homeless Populations	ESG: \$1,250,000	Tenant-based rental assistance / Rapid Rehousing: 300 Households Assisted
9	Emergency Assistance	2020	2024	Non-Housing Community Development	Support Education, Outreach, and Services	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
10	Homelessness Prevention and Support Services	2020	2024	Non-Housing Community Development	Support Education, Outreach, and Services	CDBG: \$600,000	Homelessness Prevention: 400 Persons Assisted
11	Tenant Advocacy	2020	2024	Non-Housing Community Development	Support Education, Outreach, and Services	CDBG: \$240,000	Public service activities other than Low/Moderate Income Housing Benefit: 18000 Persons Assisted
12	Financial Literacy	2020	2024	Non-Housing Community Development	Support Education, Outreach, and Services	CDBG: \$250,000	Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
13	Senior Services	2020	2024	Non-Housing Community Development	Support Education, Outreach, and Services	CDBG: \$60,500	Public service activities other than Low/Moderate Income Housing Benefit: 564 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
14	Senior Center Programming	2020	2024	Non-Housing Community Development	Support Education, Outreach, and Services	CDBG: \$45,000	Public service activities other than Low/Moderate Income Housing Benefit: 37000 Persons Assisted
15	Youth Programming	2020	2024	Non-Housing Community Development	Support Education, Outreach, and Services	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
16	Youth Counseling	2020	2024	Non-Housing Community Development	Support Education, Outreach, and Services	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 1600 Persons Assisted
17	Domestic Abuse Counseling	2020	2024	Non-Housing Community Development	Support Education, Outreach, and Services	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 1745 Persons Assisted
18	Job Training	2020	2024	Non-Housing Community Development	Support Education, Outreach, and Services	CDBG: \$120,000	Public service activities other than Low/Moderate Income Housing Benefit: 1180 Persons Assisted
19	Acquisition and/or Demolition of Structures	2020	2024	Non-Housing Community Development	Encourage Neighborhood Revitalization	CDBG: \$100,000	Buildings Demolished: 2 Buildings
20	Code Enforcement	2020	2024	Non-Housing Community Development	Encourage Neighborhood Revitalization	CDBG: \$325,000	Housing Code Enforcement/Foreclosed Property Care: 2000 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
21	Build/Improve Public Facilities or Infrastructure	2020	2024	Non-Housing Community Development	Encourage Neighborhood Revitalization	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted
22	Business Assistance	2020	2024	Non-Housing Community Development	Stimulate Economic Development	CDBG: \$250,000	Jobs created/retained: 10 Jobs
23	Administration	2020	2024	Administration	Administration	CDBG: \$1,700,000 HOME: \$750,000	
24	CHDO Operating	2020	2024	CHDO	Administration	HOME: \$250,000	Other: 5 Other
25	Fair Housing Activities	2020	2024	Fair Housing	Administration	CDBG: \$150,000	Other: 5 Other

Table 53 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Develop or Rehab Affordable Rental Housing
	<b>Goal Description</b>	Assist in the creation of new rental housing opportunities affordable to households with incomes below 60% AMI, with highest priority for units affordable to households with incomes below 30% AMI.
2	<b>Goal Name</b>	Tenant Based Rental Assistance
	<b>Goal Description</b>	Provide Tenant Based Rental Assistance (TBRA) to low-income households to preserve their housing or to move from homelessness into permanent housing that evolves into self-sufficient living. The priority populations are households who are homeless, formerly homeless, or at imminent risk of homelessness with initial income at or below 50 percent Area Median Income (AMI) with the highest priority/preference for 30 percent AMI.

3	<b>Goal Name</b>	Develop or Rehab Special Needs Housing
	<b>Goal Description</b>	Provide capital funding assistance to develop or rehab affordable housing for low income special needs households. 30% AMI as highest priority, eligible for up to 60%.
4	<b>Goal Name</b>	Develop homes for homeownership
	<b>Goal Description</b>	Acquisition of single-family properties for rehabilitation and resale designed to stabilize neighborhoods and preserve existing housing stock, providing housing opportunities for low to moderate income households. 60% AMI as highest priority. Program Income is often recycled in this goal.
5	<b>Goal Name</b>	Direct Homebuyer Assistance
	<b>Goal Description</b>	Provide financial assistance to income eligible households, bridging the gap between the mortgage and household affordability, based on the home purchase price. 60% AMI as highest priority. Still eligible for up to 80%.
6	<b>Goal Name</b>	Homeowner Rehabilitation Assistance
	<b>Goal Description</b>	Provide loans to low to moderate income homeowners for necessary home improvements or emergency repairs. (Note that Program Income is often recycled in this goal.)
7	<b>Goal Name</b>	Develop Housing for People who are Homeless
	<b>Goal Description</b>	Provide capital funding for affordable housing for people experiencing homelessness. Funding for mixed income units, which include homeless units, is captured in "Capital Funding to Build/Rehab Units" unless all units in the development are for people experiencing homelessness. 30% AMI is the highest priority.
8	<b>Goal Name</b>	Rapid Rehousing for people who are homeless
	<b>Goal Description</b>	Provide housing relocation and stabilization services, short and medium term rental assistance, to transition households living in shelters or inhabitable living conditions into permanent housing and achieve sustainable living/stability.
9	<b>Goal Name</b>	Emergency Assistance
	<b>Goal Description</b>	Provide emergency financial assistance to low income household for basic needs. Highest priority for households with incomes below 30% AMI, incomes up to 80% AMI still eligible.

10	<b>Goal Name</b>	Homelessness Prevention and Support Services
	<b>Goal Description</b>	Provide housing and supportive services to prevent homelessness. 30% AMI is the priority.
11	<b>Goal Name</b>	Tenant Advocacy
	<b>Goal Description</b>	Provide assistance to agencies that provide legal advice to renters regarding tenant law.
12	<b>Goal Name</b>	Financial Literacy
	<b>Goal Description</b>	Provide counseling services to homeowners for foreclosure prevention, consumer education and awareness, and homeowner purchase counseling for low to moderate income households.
13	<b>Goal Name</b>	Senior Services
	<b>Goal Description</b>	Collaborate with supportive service agencies to assist seniors with chore services to remain independent in their homes as long as possible, and cope with stress and adjustments correlated with retirement and aging.
14	<b>Goal Name</b>	Senior Center Programming
	<b>Goal Description</b>	Provide health and wellness education, recreation activities, associated transportation programs and coordination of meals programs to seniors through Senior Centers.
15	<b>Goal Name</b>	Youth Programming
	<b>Goal Description</b>	Provide assistance in funding youth programming with a focus on providing a healthy and positive atmosphere.
16	<b>Goal Name</b>	Youth Counseling
	<b>Goal Description</b>	Provide youth counseling interventions for at-risk teens to address or prevent serious issues.

17	<b>Goal Name</b>	Domestic Abuse Counseling
	<b>Goal Description</b>	Provide support to domestic abuse victims to receive a variety of ongoing support/information and access to advocacy services to help navigate the court system as they pursue criminal charges against an assailant, and create a safe environment, improving their quality of life. The response effort is coordinated among law enforcement, criminal justice, and social service agencies.
18	<b>Goal Name</b>	Job Training
	<b>Goal Description</b>	Fund job training, job placement, and other employment support services carried out by qualified entities specifically designed to increase HUD-approved revitalization strategies that promote economic opportunities.
19	<b>Goal Name</b>	Acquisition and/or Demolition of Structures
	<b>Goal Description</b>	Encourage neighborhood revitalization through activities to improve blighted, deteriorated, undeveloped, or inappropriately developed real property preventing sound community development and growth.
20	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	Provide targeted code enforcement in low and moderate income areas to complement strategic efforts that abate neighborhood decline and preserve housing stock and encourage neighborhood revitalization.
21	<b>Goal Name</b>	Build/Improve Public Facilities or Infrastructure
	<b>Goal Description</b>	Provide financing for public facility new construction, rehabilitation, infrastructure and streetscape improvements.
22	<b>Goal Name</b>	Business Assistance
	<b>Goal Description</b>	Facilitate economic development through micro enterprise assistance (assisting a business with five or fewer employees), financial or technical assistance to private entities, and commercial or industrial improvements.
23	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	General Program Administration. Twelve percent of Urban Hennepin County CDBG Program funds and ten percent of HOME Consortium funds will be used to help defray the costs incurred by Hennepin County for general program administration costs (planning, general management, oversight, coordination, evaluation and reporting).

<b>24</b>	<b>Goal Name</b>	CHDO Operating
	<b>Goal Description</b>	Operating support to foster and maintain Community Housing Development Organizations as required by the HOME Statute.
<b>25</b>	<b>Goal Name</b>	Fair Housing Activities
	<b>Goal Description</b>	The jurisdiction will use one percent of available administration dollars to affirmatively further fair housing as identified in the Analysis of Impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions. Persons assisted are not reported since fair housing activities are considered general administration expenses.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Between developing new affordable rental housing, developing affordable homeownership through acquisition and rehab, and rehabilitating homeowners' homes, it is estimated that 1,045 extremely low-, low-, and moderate-income households will receive affordable housing under HUD funds covered by this Consolidated Plan as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership over the Consolidated Plan period.

## **SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)**

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

Hennepin County is not aware of any Section 504 Voluntary Compliance Agreements for any PHA operating in the County. The general status of an agency's effort to address accessibility issues can be found in the most recent five-year plan each agency has submitted to HUD.

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

While fostering public housing resident involvement is primarily the responsibility of the respective PHA, Hennepin County will continue to support local PHAs in their efforts and offer programs that positively impact the health and welfare of residents. Additionally, Hennepin County is working with several municipalities to create a more streamlined Section 3 process, which will benefit public housing residents and other low income residents. Resident involvement plans are likely to vary based on the size and capacity of the local PHA, the details of which can be found in the most recent five-year plan each agency has submitted to HUD.

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

No

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

There are no "troubled" agencies, as determined by HUD, in suburban Hennepin County.

## **SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)**

### **Barriers to Affordable Housing**

In addition to social and market factors that restrict the supply and availability of affordable housing, some of which are outlined above, barriers also include insufficient and/or declining federal funding for affordable housing, local zoning and permitting practices, transportation, and tenant screening practices with disparate impact on people of color.

Insufficient and declining funds at the federal level have throttled efforts to keep up with demand for affordable housing. Local PHAs report struggling to meet the needs of residents in federally-assisted public housing and manage aging infrastructure on minimal budgets. Some local PHAs have opted to utilize RAD conversions to tap private and local public dollars for crucial maintenance, but that reduces capital available for other affordable housing. Community Development Block Grants and HOME allocations to Hennepin County have varied year to year, but each have declined by over \$1,000,000 in nominal dollars since 2000, representing an even larger decrease in real dollars. This decline in federal funding exacerbates the underlying issues of growing suburban poverty and rising housing costs.

While zoning is traditionally the purview of individual city governments, it has an impact throughout the county and wider metropolitan area. Some cities may enact zoning or permitting policies intended to beautify neighborhoods, separate what were once thought to be "incompatible uses," fund important infrastructure, or enhance quality of life, but with the effect of limiting or even ruling out the construction of affordable housing by raising costs. These may include:

- Large minimum lot sizes for single family homes
- Large minimum square footage per unit requirements for both single and multifamily housing
- Lack of land area zoned or guided for multifamily construction
- On-site parking requirements that are onerous or unnecessary for subsidized housing
- High fees for sewer, water, park dedication, permitting, or other functions
- Required design features that may be cost-prohibitive for affordable unit construction

While any or all of these policies may be well-intentioned or rooted in concern for the fiscal well-being of a municipality, they can have the cumulative impact of making it difficult or impossible to build affordable housing in places that would lessen patterns of racial and economic segregation.

Transportation policy can sometimes limit affordable housing. There is a well-documented spatial mismatch in the Twin Cities metro area between places that offer economic opportunities for low-skill workers and the places they can afford to live, often exacerbated by a reliance on transit.

Finally, tenant selection criteria with disparate impacts on people of color create additional barriers to affordable housing, as noted in the Needs Assessment. States, Counties, and Cities have different authorities to protect tenants.

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

#### **Funding affordable housing**

In order to address deepest and most disparate needs, the Consortium prioritizes rental projects with units affordable to households with incomes <30% AMI, and homeownership projects affordable to households with incomes <60% AMI.

Hennepin County's HRA awards \$3.5 million annually to affordable housing projects through its Affordable Housing Incentive Fund (AHIF). In 2020, AHIF was increased to \$5.5 million in order to better meet increasing need. The HRA also launched a new Supportive Housing Program in 2019 which has already awarded \$3.8M in new capital funding to create 124 units of housing for people experiencing chronic homelessness, additional units for people experiencing homelessness with complex medical conditions, and affordable housing units. This is the first installment in a proposed ten-year plan to develop 1,000 units of supportive housing for our lowest income and most vulnerable residents. Finally, the HRA also invested \$2M in a "first loss" position in Greater Minnesota Housing Fund's Phase II fund to preserve naturally occurring affordable housing. Phase I preserved over 700 units of affordable housing, 560 of which are located in Hennepin County.

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

Although Hennepin County does not have authority over land use or rental licenses, it is working with partner cities to develop a housing strategy for the Southwest LRT and Bottineau Corridors to provide a full range of housing choices. In addition to including goals for the development and preservation of affordable housing, these plans seek to modify regulatory tools to support housing development and preservation by:

- Developing mixed income (Inclusionary Housing) policy language and policies to promote increased density
- Creating joint financing mechanisms such as corridor-wide TIF, fiscal disparities sharing, and other forms of value capture
- Developing affordability targets for housing development within ½ mile of station areas
- Utilizing Hennepin County's Transit-Oriented Development fund to provide better solutions to the problem of spatial mismatch and improve the opportunities of low-income residents

The Metropolitan Council requires cities to have comprehensive plans that address affordable housing targets, and offers grants in accordance with the Livable Communities Act to encourage development of affordable housing (among other goals).

### **Tenant screening practices**

The Consortium continues to fund activities recommended by the regional Analysis of Impediments (AI), including providing tenant advocacy, housing discrimination testing and enforcement, and fair housing counseling. Funding to affirmatively further fair housing come from the Fair Housing Implementation Council (FHIC), a metro wide collaboration of HUD entitlement jurisdictions working together to expand housing choice, as well as 1% of the Urban County's CDBG allocation, and Hennepin County's HRA.

ESG-funded rapid rehousing and the Stable HOME project will assist homeless households to overcome barriers such as poor credit and criminal histories that may impede their housing stability. Starting in 2020, Hennepin County is prioritizing affordable housing finance dollars for projects which demonstrate inclusive tenant screening criteria.

## **SP-60 Homelessness Strategy - 91.415, 91.215(d)**

Describe how the jurisdiction's strategic plan goals contribute to:

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

Hennepin County is committed to outreach and engagement and has a robust street and school outreach program. Hennepin County has outreach services to 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 over this past year, as people experiencing homelessness have gravitated to the new light rail system that operates all night. During the day, outreach staff focus on locations where unsheltered individuals gather – free meals, the downtown library, common “panhandling” streets, and drop-in centers. Through outreach efforts, professionals are able to develop relationships with individuals, understand their service and housing preferences, utilize best practices in engagement, and recommend policy changes and resource development priorities.

To address the disproportionate number of unsheltered Native Americans in the community, Hennepin County worked with a Native American-specific agency to launch new culturally specific outreach and low-barrier housing programs. First launched in 2017, there are now 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 have 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. The Youth Opportunity Center also recently extended its hours to be open for youth throughout the night.

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

Hennepin County is the primary funders of single adult, family, and youth-specific shelters in the community. At present the community provides 123 family rooms (with overflow provided as needed in line with our shelter-all commitment), 933 shelter beds for single adults, and 75 youth-specific shelter beds. In 2016 the Adult Shelter Connect, bed reservation system and shared HMIS were introduced, allowing us to allocate resources more efficiently while reducing the level of daily trauma and stress experienced by people experiencing homelessness. In 2019, Hennepin County’s Office to End Homelessness developed a series of recommendations to lower barriers, improve outcomes and increase capacity for under-served populations in the single adult shelter system. The first such reforms – system-wide independent training for all workers, influx of case management into the larger shelters, converting spaces to accommodate partners together, and establishing a small scale, women only shelter – are being implemented in 2020 with an increase in the shelter budget of ~\$1.1m.

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

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

The Coordinated Entry System identifies people most appropriate for permanent supportive housing and those who can benefit from rapid rehousing or transitional housing. Priority is given to veterans who cannot be served through veteran specific resources, and then to chronically homeless individuals who are on the chronic by-name list. Length of time homeless is also a factor in prioritization and single adult shelters are regularly updated with their current length-of-stay report (out of HMIS) to help them target assistance within the shelter. The family shelter system offers additional supports, and uses a case conferencing model, for families not eligible for existing housing interventions and to families in shelter past 45 days.

The Office to End Homelessness has two planners focused on supporting ongoing improvements in the efficiency and effectiveness of the Coordinated Entry System and two Housing Referral Coordinators responsible for the matching process and communicating with both housing programs and those working directly with the clients involved.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The county, along with two local foundations, launched an eviction prevention pilot in 2018 to move prevention assistance upstream to the point before an eviction is filed in civil court. This successfully prevented low income households from eviction and, by extension, the risk of imminent homelessness. The pilot has been extended and has led to the establishment in 2020 of a Tenant Resource Center in the zip code with the highest concentration of evictions. The Center offers co-located and coordinated financial assistance, mediation, legal aid and homelessness prevention services.

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 will be launching a 30-bed recuperative care facility for people experiencing homelessness in 2021.

In addition, prevention dollars from Minnesota (Family Homeless Prevention and Assistance Program) focus on repeat shelter users, those most at risk of returning to shelter and becoming chronically homeless, in all geographic areas of the county. The county will continue to work with specific cities to ensure that residents can get support in their local communities.

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

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

Hennepin County has two departments that address lead-based paint issues. The Hennepin County Human Services and Public Health Department case manage elevated blood-lead referrals from the Minnesota Department of Health (except in Bloomington and Richfield). All blood lead tests in the state must be reported to the Minnesota Department of Health who in turn informs the jurisdiction responsible for investigating cases where children have been poisoned. When a child's blood lead level is over 15 µg/dl the Minnesota Department of Health performs a lead risk assessment inspection and where needed, they will issue corrective orders to fix lead-based paint hazards. Hennepin Public Health then monitors the case to ensure completion of the work. Hennepin County was recently awarded funds from the Centers for Disease Control to reduce childhood lead poisoning. With those funds, Hennepin County now offers risk assessments to families with children testing a 5 µg/dl and above. When a family is income eligible, that family is referred to the Community Works Department for grant assistance with the lead orders.

Hennepin County actively engages in primary prevention of childhood lead poisoning through a multifaceted approach that includes community outreach and education, lead-based paint inspection/risk assessments, lead-safe work practices training for contractors and lead hazard reduction. Community Works will continue to follow the lead-safe housing rule in all its federally funded activities. Hennepin County Community Works addresses lead-based paint hazards when it provides federal and state funds toward housing activities including CDBG and HOME funded activities and through federally-funded Lead Hazard Control Grants. Hennepin County has been awarded multiple HUD Office of Lead Hazard Control and Healthy Homes Grants and one Healthy Homes Production Grant. As of January 2020, the grants have completed over 4,800 lead-safe units for families in the combined jurisdictions, 3,398 in Hennepin County.

The most recent OLHCHH lead grant award of \$5.6 million was received in the fall of 2019 and funds the program through June of 2023. The grant includes \$600,000 in Healthy Homes Initiative funding to address other health related safety hazards found in the lead reduction project homes.

The grants also have provided funds to create a lead-safe housing registry for rental units by contracting with an internet based affordable housing listing service. The listing supports increased awareness of and access to lead-safe units for families.

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

The lead-based paint grants and other efforts mentioned above as well as efforts undertaken by other community stakeholders across the jurisdiction have succeeded in continuing to lower the number of children with elevated lead levels. The Minnesota Department of Health tracks every blood lead test in the state and releases yearly data tables. From the time Hennepin County applied for the first lead-based paint grant to the most recent year available, the number children with elevated blood lead levels has decreased 88% (using 10 µg/dl as an elevated level).

However, in 2012 the Centers for Disease Control, responding to recommendations from its Advisory Committee on Childhood Lead Poisoning Prevention, abandoned the use of the term 'level of concern' and instead established a reference value based on the distribution of blood lead levels across the country. The new reference value, currently 5 µg/dl, acknowledges the compelling evidence that even low blood lead levels are associated with adverse outcomes. The CDC clearly states that there is no safe level of lead in the

blood. In 2014 the Commissioner of the Minnesota Department of Health (MDH) revised the definition of an elevated blood lead level from 10 ug/dl to 5 ug/dl to align with the CDC's reference value. Using the new reference level, 174 children in Hennepin County had elevated blood lead levels (MDH 2018 data).

Since research had established no safe level of lead in the blood, Hennepin County had already moved toward more primary prevention by using the lead-based paint grants to address lead hazards before a child is poisoned. To target the most at risk geographies and populations, Hennepin County, in cooperation with the MN Department of Health blood lead surveillance data, regularly completes a risk assessment to determine the highest risk census tracts. The tracts are identified based on age of housing, poverty, and elevated blood lead level incidence rate. The highest risk tracts are targeted for outreach to then enroll eligible units in our lead based paint grant.

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

Hennepin County has incorporated the Lead-Safe Housing Rule into all procedural guides. Hennepin County has been an active participant in state and local efforts to end childhood lead poisoning and sought additional, local, state, and federal resources to increase the impact of our efforts. The additional funds have created lead-safe units and a registry of those units that is internet based and searchable to better connect families with lead-safe units. Hennepin County has incorporated lead-based paint hazard reduction best practices into our own capital funding sources. Further, Hennepin County is seeking to address a wider array of home health hazards by incorporating healthy homes inspections and repairs into existing programs where possible and seeking additional funds to help keep families safe and healthy in their homes.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

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

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

- safety net services such as food support, emergency shelter and cash assistance;
- long-term services and supports for people with disabilities and seniors;
- services for veterans;
- behavioral and chemical health services;
- protective services for children and adults;
- child support; and
- health care through Medical Assistance.

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

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

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

Affordable housing and poverty are intimately linked. Low income households are frequently unable to pay for housing, food, childcare, health care, and education. Difficult choices must be made when limited resources cover only some of these necessities. As a result, county anti-poverty efforts are undermined to the extent that its low-income clients lack affordable housing.

The Five-Year Consolidated Plan identifies the need for affordable housing as a high community priority. Consolidated Plan strategies include affordable rental housing, tenant based rental assistance, affordable homeownership, housing rehabilitation, and services for extremely low and low income families. As a result, county anti-poverty efforts and efforts to help clients find and keep housing benefit from the creation and preservation of affordable housing opportunities made possible through the Consolidated Plan.

Through continued coordination and ongoing meetings with county departments such as the Office to End Homelessness, Human Services and Public Health, and Workforce Development, affordable housing policies will continue to become more closely aligned to reduce poverty-level families. In addition to the wide network of partners and clients served by these departments, the county work with its cities and public service agencies and developers to ensure coordination between poverty reduction programs and this plan.

## **SP-80 Monitoring - 91.230**

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

Hennepin County's monitoring standards and procedures are in place to fulfill the requirements and intent of the CDBG, HOME, and ESG programs. The County monitors our partners' (subrecipients, third-party subrecipient, recipients, and developers) compliance with rules and regulations, timely expenditures, and performance in meeting goals and objectives set forth in its Consolidated Plan, Action Plan and written agreements. Monitoring is an ongoing process and is achieved through multiple steps from the the annual Request for Proposals (RFP) through any required compliance period. Significant effort is made at the front-end of including selecting feasible and impactful activities for funding, drafting clear contracts, providing technical assistance and oversight during implementation, ensuring all applicable federal compliance requirements have been met before reimbursement and performance outcomes are appropriately documented.

Specifically:

- Written agreements specify applicable federal requirements, expectations, and responsibilities, and are executed by both parties.
- Training and technical assistance are provided to funded partners as requested by the partner or as needed by county staff.
- Staff complete on-site and/or remote monitoring for every activity, and client files may also be reviewed on a 'sample' basis.
- Staff complete occupancy monitoring for homeownership units at least annually by reviewing insurance certificates and county records. If there are any discrepancies, a letter is sent to the owner requesting verification and/or an explanation.
- Tenant Based Rental Assistance (TBRA) is administered by our subrecipient Administrator. Annually, Staff will give reasonable notice to request files and documents related to the Stable HOME program to be reviewed.
- During the Period of Affordability for multi-family units, Staff or an experienced vendor will monitor compliance and provide clarification and technical assistance.
- ESG activities are monitored by the county's Health and Human Services (HHS) Department. HHS's subrecipient funding agreement defines subgrantee requirements, identifies program reporting and payment requirements including specific services to be provided, documentation and monthly reporting.
- The County will continue to actively encourage participation by minority and women-owned businesses among recipients and subrecipients who procure goods and services and ensure subrecipient contract opportunities are incorporated into bid solicitations, requests for proposals, and subrecipient contracts.

# Hennepin County Consortium 2020 Annual Action Plan

April 9, 2020 DRAFT

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

## Consortium Members:

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



Website

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



## Annual Action Plan

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

#### Introduction

Changing political structures and economic fluctuations make it difficult to predict the resources that will be available over the next five years to meet the needs of low and moderate income people. CDBG and HOME have had budget cuts in recent years. The assumptions below assume that CDBG, HOME, and ESG funding remains stable. The actual funding may change, which will lead to a change in the target goals in this document.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,934,713	500,000	0	3,434,713	11,739,952	Assumes annual allocation remains constant and \$500,000 per year of Program Income
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,795,225	0	0	1,795,225	7,180,900	Assumes annual allocation remains constant

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	254,630	0	0	254,630	1,018,520	Assumes annual allocation remains constant.

Table 54 - Expected Resources – Priority Table

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

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

The following describes how required Consolidated Plan formula matches will be obtained:

HOME funds are generally a small financial contribution to a much larger project total development cost and so the 25% match can be met through a variety of sources. HOME projects are awarded additional points based on the percent of match funding available for that project. Cumulatively, the Consortium has exceeded match requirements with approximately \$30 million in excess match.

The 1:1 match for ESG will be obtained via the activities of the Hennepin County Rapid Rehousing Grant.

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

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

**Discussion**

## 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	Needs Addressed	Funding	Goal Outcome Indicator
1	Develop or Rehab Affordable Rental Housing	2020	2024	Affordable Housing Public Housing	Preserve & Create Rental Opportunities	CDBG: \$89,731 HOME: \$850,000	Rental units rehabilitated: 136 Household Housing Unit
2	Tenant Based Rental Assistance	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs	Preserve & Create Rental Opportunities	HOME: \$425,000	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted
3	Develop or Rehab Special Needs Housing	2020	2024	Affordable Housing Non-Homeless Special Needs	Preserve & Create Rental Opportunities	CDBG: \$70,000	Rental units rehabilitated: 21 Household Housing Unit
4	Develop homes for home-ownership	2020	2024	Affordable Housing	Preserve & Create Homeownership Opportunities	CDBG: \$490,016 HOME: \$642,631	Rental units constructed: 48 Household Housing Unit Homeowner Housing Added: 12 Household Housing Unit
5	Direct Homebuyer Assistance	2020	2024	Affordable Housing	Preserve & Create Homeownership Opportunities	CDBG: \$210,000	Direct Financial Assistance to Homebuyers: 20 Households Assisted
6	Homeowner Rehabilitation Assistance	2020	2024	Affordable Housing Non-Homeless Special Needs	Preserve & Create Homeownership Opportunities	CDBG: \$1,107,665	Homeowner Housing Rehabilitated: 50 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
7	Develop Housing for People who are Homeless	2020	2024	Affordable Housing Homeless	Preserve & Create Rental Opportunities Housing Opportunities for Homeless Populations		
8	Rapid Rehousing for people who are homeless	2020	2024	Homeless	Housing Opportunities for Homeless Populations	ESG: \$254,630	Tenant-based rental assistance / Rapid Rehousing: 60 Households Assisted
9	Emergency Assistance	2020	2024	Non-Housing Community Development	Support Education, Outreach, and Services	CDBG: \$250,000	Public service activities other than Low/Moderate Income Housing Benefit: 528 Persons Assisted
10	Homelessness Prevention and Support Services	2020	2024	Non-Housing Community Development	Support Education, Outreach, and Services	CDBG: \$22,000	Public service activities other than Low/Moderate Income Housing Benefit: 84 Persons Assisted
11	Tenant Advocacy	2020	2024	Non-Housing Community Development	Support Education, Outreach, and Services	CDBG: \$77,000	Public service activities other than Low/Moderate Income Housing Benefit: 2484 Persons Assisted
12	Financial Literacy	2020	2024	Non-Housing Community Development	Support Education, Outreach, and Services		
13	Senior Services	2020	2024	Non-Housing Community Development	Support Education, Outreach, and Services	CDBG: \$33,207	Public service activities other than Low/Moderate Income Housing Benefit: 247 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
14	Youth Programming	2020	2024	Non-Housing Community Development	Support Education, Outreach, and Services		
15	Youth Counseling	2020	2024	Non-Housing Community Development	Support Education, Outreach, and Services	CDBG: \$18,000	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted
16	Senior Center Programming	2020	2024	Non-Housing Community Development	Support Education, Outreach, and Services		
17	Domestic Abuse Counseling	2020	2024	Non-Housing Community Development	Support Education, Outreach, and Services	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 850 Persons Assisted
18	Job Training	2020	2024	Non-Housing Community Development	Support Education, Outreach, and Services	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 214 Persons Assisted
19	Acquisition and/or Demolition of Structures	2020	2024	Non-Housing Community Development	Encourage Neighborhood Revitalization		
20	Code Enforcement	2020	2024	Non-Housing Community Development	Encourage Neighborhood Revitalization	CDBG: \$35,000	Housing Code Enforcement/Foreclosed Property Care: 335 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
21	Build/Improve Public Facilities or Infrastructure	2020	2024	Non-Housing Community Development	Encourage Neighborhood Revitalization	CDBG: \$139,929	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2545 Persons Assisted
22	Business Assistance	2020	2024	Non-Housing Community Development	Stimulate Economic Development		
23	Administration	2020	2024	Administration	Administration	CDBG: \$322,818 HOME: \$179,523	
24	CHDO Operating	2020	2024	CHDO	Administration	HOME: \$50,000	
25	Fair Housing Activities	2020	2024	Fair Housing	Administration	CDBG: \$29,347	

Table 55 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Develop or Rehab Affordable Rental Housing
	<b>Goal Description</b>	Assist in the creation of new rental housing opportunities affordable to households with incomes below 60% AMI, with highest priority for units affordable to households with incomes below 30% AMI.
2	<b>Goal Name</b>	Tenant Based Rental Assistance
	<b>Goal Description</b>	Provide Tenant Based Rental Assistance (TBRA) to low-income households to preserve their housing or to move from homelessness into permanent housing that evolves into self-sufficient living. The priority populations are households who are homeless, formerly homeless, or at imminent risk of homelessness with initial income at or below 50 percent Area Median Income (AMI) with the highest priority/preference for 30 percent AMI.

3	<b>Goal Name</b>	Develop or Rehab Special Needs Housing
	<b>Goal Description</b>	Provide capital funding assistance to develop or rehab affordable housing for low income special needs households. 30% AMI as highest priority, eligible for up to 60%.
4	<b>Goal Name</b>	Develop homes for homeownership
	<b>Goal Description</b>	Acquisition of single-family properties for rehabilitation and resale designed to stabilize neighborhoods and preserve existing housing stock, providing housing opportunities for low to moderate income households. 60% AMI as highest priority. Program Income is often recycled in this goal.
5	<b>Goal Name</b>	Direct Homebuyer Assistance
	<b>Goal Description</b>	Provide financial assistance to income eligible households, bridging the gap between the mortgage and household affordability, based on the home purchase price. 60% AMI as highest priority. Still eligible for up to 80%.
6	<b>Goal Name</b>	Homeowner Rehabilitation Assistance
	<b>Goal Description</b>	Provide loans to low to moderate income homeowners for necessary home improvements or emergency repairs. (Note that Program Income is often recycled in this goal.)
7	<b>Goal Name</b>	Develop Housing for People who are Homeless
	<b>Goal Description</b>	Provide capital funding for affordable housing for people experiencing homelessness. Funding for mixed income units, which include homeless units, is captured in "Capital Funding to Build/Rehab Units" unless all units in the development are for people experiencing homelessness. 30% AMI is the highest priority.
8	<b>Goal Name</b>	Rapid Rehousing for people who are homeless
	<b>Goal Description</b>	Provide housing relocation and stabilization services, short and medium term rental assistance, to transition households living in shelters or inhabitable living conditions into permanent housing and achieve sustainable living/stability.
9	<b>Goal Name</b>	Emergency Assistance
	<b>Goal Description</b>	Provide emergency financial assistance to low income household for basic needs. Highest priority for households with incomes below 30% AMI, incomes up to 80% AMI still eligible.

10	<b>Goal Name</b>	Homelessness Prevention and Support Services
	<b>Goal Description</b>	Provide housing and supportive services to prevent homelessness. 30% AMI is the priority.
11	<b>Goal Name</b>	Tenant Advocacy
	<b>Goal Description</b>	Provide assistance to agencies that provide legal advice to renters regarding tenant law.
12	<b>Goal Name</b>	Financial Literacy
	<b>Goal Description</b>	Provide counseling services to homeowners for foreclosure prevention, consumer education and awareness, and homeowner purchase counseling for low to moderate income households.
13	<b>Goal Name</b>	Senior Services
	<b>Goal Description</b>	Collaborate with supportive service agencies to assist seniors with chore services to remain independent in their homes as long as possible, and cope with stress and adjustments correlated with retirement and aging.
14	<b>Goal Name</b>	Senior Center Programming
	<b>Goal Description</b>	Provide health and wellness education, recreation activities, associated transportation programs and coordination of meals programs to seniors through Senior Centers.
15	<b>Goal Name</b>	Youth Programming
	<b>Goal Description</b>	Provide assistance in funding youth programming with a focus on providing a healthy and positive atmosphere.
16	<b>Goal Name</b>	Youth Counseling
	<b>Goal Description</b>	Provide youth counseling interventions for at-risk teens to address or prevent serious issues.

17	<b>Goal Name</b>	Domestic Abuse Counseling
	<b>Goal Description</b>	Provide support to domestic abuse victims to receive a variety of ongoing support/information and access to advocacy services to help navigate the court system as they pursue criminal charges against an assailant, and create a safe environment, improving their quality of life. The response effort is coordinated among law enforcement, criminal justice, and social service agencies.
18	<b>Goal Name</b>	Job Training
	<b>Goal Description</b>	Fund job training, job placement, and other employment support services carried out by qualified entities specifically designed to increase HUD-approved revitalization strategies that promote economic opportunities.
19	<b>Goal Name</b>	Acquisition and/or Demolition of Structures
	<b>Goal Description</b>	Encourage neighborhood revitalization through activities to improve blighted, deteriorated, undeveloped, or inappropriately developed real property preventing sound community development and growth.
20	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	Provide targeted code enforcement in low and moderate income areas to complement strategic efforts that abate neighborhood decline and preserve housing stock and encourage neighborhood revitalization.
21	<b>Goal Name</b>	Build/Improve Public Facilities or Infrastructure
	<b>Goal Description</b>	Provide financing for public facility new construction, rehabilitation, infrastructure and streetscape improvements.
22	<b>Goal Name</b>	Business Assistance
	<b>Goal Description</b>	Facilitate economic development through micro enterprise assistance (assisting a business with five or fewer employees), financial or technical assistance to private entities, and commercial or industrial improvements.
23	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	General Program Administration. Twelve percent of Urban Hennepin County CDBG Program funds and ten percent of HOME Consortium funds will be used to help defray the costs incurred by Hennepin County for general program administration costs (planning, general management, oversight, coordination, evaluation and reporting).

<b>24</b>	<b>Goal Name</b>	CHDO Operating
	<b>Goal Description</b>	Operating support to foster and maintain Community Housing Development Organizations as required by the HOME Statute.
<b>25</b>	<b>Goal Name</b>	Fair Housing Activities
	<b>Goal Description</b>	The jurisdiction will use one percent of available administration dollars to affirmatively further fair housing as identified in the Analysis of Impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions. Persons assisted are not reported since fair housing activities are considered general administration expenses.

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

### Introduction

Projects to be funded for the 2020 Program Year.

#	Project Name
1	Administration
2	Stable HOME
3	Bottineau Ridge Phase III
4	The Element
5	WHAHLT
6	CHDO Operating
7	Brooklyn Center Direct Homebuyer Assistance
8	Homeowner Rehab
9	Brooklyn Park Code Enforcement
10	Brooklyn Park Park Facility
11	Dayton Balsam Apartments II
12	Accessible Space Inc Autumn Trails
13	City of Crystal North Lions Park
14	Intercongregation Communities Association
15	Interfaith Outreach and Community Partners
16	People Responding In Social Ministry
17	Maple Grove Scattered Site Rehab
18	City of Richfield Direct Homebuyer Assistance
19	Saint Louis Park Emergency Program
20	Western Communities Action Network (WeCAN)
21	Volunteers Enlisted to Assist People (VEAP)
22	HOME Line Tenant Advocacy
23	Avenues for Youth
24	Senior Community Services HOME
25	Community Mediation & Restorative Services, Inc
26	Treehouse for Youth
27	Sojourner Project
28	CAPI USA
29	Fair Housing Activities
30	HESG

**Table 56 – Project Information**

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

Allocation priorities follow the needs identified in the community engagement, consultations, and data analysis for the 2020-2024 Consolidated Plan. They support the development and preservation of affordable housing, creating housing opportunities for homeless persons, promotion of public services,

revitalization of neighborhood, stimulating economic development, and supporting Fair Housing, CHDOs, and administration. Throughout, efforts were made to prioritize activities impacting residents with lowest incomes.

# AP-38 Project Summary

## Project Summary Information

1	<b>Project Name</b>	Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$322,818 HOME: \$179,523
	<b>Description</b>	General Administration for HOME and CDBG. Twelve percent of Urban Hennepin County CDBG program funds and ten percent of HOME Consortium funds and Program Income will be used to help defray the costs incurred by Hennepin County for general program administration costs (planning, general management, oversight, coordination, evaluation and reporting).
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Twelve percent of Urban Hennepin County CDBG program funds and ten percent of HOME Consortium funds and Program Income will be used to help defray the costs incurred by Hennepin County for general program administration costs (planning, general management, oversight, coordination, evaluation and reporting).
	<b>Location Description</b>	none
	<b>Planned Activities</b>	General Administration for the CDBG and HOME programs.
2	<b>Project Name</b>	Stable HOME
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rental Assistance to Tenants
	<b>Needs Addressed</b>	Preserve & Create Rental Opportunities
	<b>Funding</b>	HOME: \$425,000
	<b>Description</b>	Continuation of the Tenant Based Rental Assistance (TBRA) program we call Stable HOME. The assistance will offer households the opportunity to choose housing that provides acceptable space and quality. The priority populations are homeless, formerly homeless, or at imminent risk of homelessness households with initial income at or below 50 percent Area Median Income (AMI) with a priority/preference for 30 percent AMI.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 homeless, formerly homeless, or at imminent risk of homelessness households, with initial income at or below 50 percent Area Median Income (AMI) with a priority/preference for 30 percent AMI.
	<b>Location Description</b>	Suburban Hennepin County
	<b>Planned Activities</b>	Provide eligible households monthly rental assistance, annually renewable for up to three years, to pay the difference between the gross rent and at least 40 percent of their adjusted, gross monthly income. There will be a minimum total tenant payment of \$50.
<b>3</b>	<b>Project Name</b>	Bottineau Ridge Phase III
	<b>Target Area</b>	
	<b>Goals Supported</b>	Capital funding to build/rehab units
	<b>Needs Addressed</b>	Preserve & Create Rental Opportunities
	<b>Funding</b>	HOME: \$600,000
	<b>Description</b>	Duffy Development, a for-profit developer, will develop Bottineau Ridge Phase III, a 50-unit apartment building in the City of Maple Grove. All 50 of the units will be affordable to households with incomes at or below 50% of the area median income, and 12 will be targeted to households with much lower incomes. Some units will designated for High Priority Homeless (HPH) or People With Disabilities (PWD). The development will consist of one, two, three, and four-bedroom units with underground parking, and is located close to numerous jobs, services and transit.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	38 households of different sizes with incomes at or below 50% of the area median income; and 12 households with incomes at or below 30% of the area median income, 7 of whom will be High Priority Homeless (HPH), and 5 of whom will be People With Disabilities (PWD).
	<b>Location Description</b>	11840 80th Ave N, Maple Grove, MN
	<b>Planned Activities</b>	Assist with the development of Bottineau Ridge III Apartments. All 50 units will be affordable to households with incomes at 50% or less of AMI
<b>4</b>	<b>Project Name</b>	The Element
	<b>Target Area</b>	
	<b>Goals Supported</b>	Capital funding to build/rehab units
	<b>Needs Addressed</b>	Preserve & Create Rental Opportunities

	<b>Funding</b>	HOME: \$250,000
	<b>Description</b>	Sand Companies, a for-profit developer, will develop the Element, a new affordable housing project that will consist of sixty-one (61) units. The property will have an on-site manager, secure access, underground garage, community room, fitness room, and outdoor children's play area. Each unit will have a full kitchen, in-unit washer and dryer, individual heating and cooling systems and patio/balcony. Element will be 100% smoke-free building. The target population is general occupancy, families with children, single heads of household with children, individuals/families of color, single men and single women along with families experiencing long-term homelessness. Element has received four project-based vouchers from the City of Plymouth and four project-based VASH vouchers from Metro HRA. Fifty percent of the units will have rents at 50% AMI and the other units will be at 60% AMI. Incomes will range from 30% to 60%.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	61 households with incomes below 60% AMI; with vouchers and subsidies to make 12 units affordable to households with incomes below 30% AMI, including four people experiencing homelessness, four people with disabilities, and four veteran families.
	<b>Location Description</b>	11229 State Hwy No. 55, Plymouth, MN
	<b>Planned Activities</b>	Assist with the development of the Element Apartments. Fifty percent of the units will be affordable to households with incomes at 50 percent or less of AMI, the rest for 60 percent AMI.
5	<b>Project Name</b>	WHAHLT
	<b>Target Area</b>	
	<b>Goals Supported</b>	Property acquisition/rehabilitation/construction
	<b>Needs Addressed</b>	Preserve & Create Homeownership Opportunities
	<b>Funding</b>	CDBG: \$388,556 HOME: \$642,631

	<b>Description</b>	West Hennepin Affordable Housing Land Trust (WHAHLT), a nonprofit and a Community Housing Development Organization (CHDO), will create affordable homeownership opportunities and preserve affordable homeownership in suburban Hennepin County for workforce families of low-to-moderate income households at or below 80% of the Area Median Income (AMI). WHAHLT, through its program called Homes Within Reach, will purchase and resell homes under the land trust model of ownership. Under this model, the land trust owns the land and leases it to the buyers of the improvements on the land. The improvements are the house and other structures on the property. WHAHLT retains ownership of the land and sells the improvements only to households at an affordable price. When selling the homes to eligible homebuyers, a 99 year ground lease is signed by the buyer which places restrictions on future resale of the property to only qualified buyers and it limits the equity they are able to take with them. Even though there are restrictions, it also allows the homeowner secure, long-term rights to the use of the land and the ability to earn equity. The homeowner is responsible for the payment of all real estate taxes on the house and on the land.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The funds will help them create approximately 12 homeownership opportunities for households at or below 60% AMI.
	<b>Location Description</b>	suburban Hennepin County
	<b>Planned Activities</b>	West Hennepin Affordable Housing Land Trust will create affordable homeownership opportunities and preserve affordable homeownership in suburban Hennepin County for workforce families of low-to-moderate income households at or below 80% of the Area Median Income. WHAHLT, through its program called Homes Within Reach, will purchase and resell homes under the land trust model of ownership.
6	<b>Project Name</b>	CHDO Operating
	<b>Target Area</b>	
	<b>Goals Supported</b>	CHDO Operating
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	HOME: \$50,000

	<b>Description</b>	One of the requirements of the HOME Program is the support of special nonprofits called Community Housing Development Organizations (CHDO). HOME allows for the Consortium to set-aside up to 5% of the HOME allocation for the CHDO operating funds. The Consortium supports the CHDO West Hennepin Affordable Housing Land Trust (WHAHLT) through assistance with operating costs which enables WHAHLT to expand its staff capacity to manage the funding requirements. The Consortium sets aside CHDO operating funds in the form of a grant.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	
	<b>Planned Activities</b>	CHDO operating support
7	<b>Project Name</b>	Brooklyn Center Direct Homebuyer Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Direct Homebuyer Assistance
	<b>Needs Addressed</b>	Preserve & Create Homeownership Opportunities
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	The City of Brooklyn Center would offer Home Purchase assistance to first time homeowners who plan to own and occupy as single family home in Brooklyn Center. The City would provide assistance to cover up to 50% of the required down payment, and/or closing cost. The funds would be forgivable a set number of years after the purchase date. The buyers must also qualify as a low and moderate income.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Ten moderate income households in Brooklyn Center.
	<b>Location Description</b>	The City of Brooklyn Center
	<b>Planned Activities</b>	The City of Brooklyn Center would offer Home Purchase assistance to first time homeowners who plan to own and occupy as single family home in Brooklyn Center.

8	<b>Project Name</b>	Homeowner Rehab
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeowner Rehabilitation Assistance
	<b>Needs Addressed</b>	Preserve & Create Homeownership Opportunities
	<b>Funding</b>	CDBG: \$1,107,665
	<b>Description</b>	Administration of deferred loans of up to \$30,000 to assist low- and moderate-income owner-occupants in carrying out repairs to sub-standard homes. Eligible work includes, but is not limited to addressing health, safety, accessibility, energy efficiency and lead-based paint and radon hazards. Applications are accepted throughout the year on a "first-come-first-served" pipeline basis. To the greatest extent feasible, these funds are leveraged with resources from HUD Lead Hazard Demonstration Grants, Healthy Homes Grants and Minnesota Housing Loans also administered by Hennepin County. Weatherization funds may also be accessed through the Sustainable Resources Center. Using a scope of work prepared by Hennepin County staff, the homeowner secures competitive bids with contracts awarded to the lowest acceptable bidder. Upon completion of work, Hennepin County reimburses the contractor directly following the homeowner's approval.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 homes would be rehabilitated benefitting moderate and low income homeowners.
	<b>Location Description</b>	Suburban Hennepin County
	<b>Planned Activities</b>	Home rehabilitation
9	<b>Project Name</b>	Brooklyn Park Code Enforcement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Code Enforcement
	<b>Needs Addressed</b>	Encourage Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$35,000

	<b>Description</b>	The Code Enforcement Program and Public Health Division continue to handle high levels of code violations in specific neighborhoods. The aging housing stock and subsequent vacant homes over the last few years has increased the workload for code enforcement staff. From FY2011-FY2019 the City allocated CDBG funds for increased code enforcement activity within designated areas of the City. The need for additional staff continues in 2020 to manage the high number of code violations, and track and monitor any foreclosed, aged and vacant properties.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	335 housing units
	<b>Location Description</b>	City of Brooklyn Park
	<b>Planned Activities</b>	Code enforcement identifying housing violations in the community to improve an revitalize neighborhoods.
10	<b>Project Name</b>	Brooklyn Park Park Facility
	<b>Target Area</b>	
	<b>Goals Supported</b>	Build or improve public facilities/infrastructure
	<b>Needs Addressed</b>	Encourage Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$82,500
	<b>Description</b>	The Department of Recreation and Parks seeks to make some physical improvements and repurpose programming to a public park facility.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated 130 Brooklyn Park residents will be using the park.
	<b>Location Description</b>	Brooklyn Park
<b>Planned Activities</b>	The City of Brooklyn Park will make improvements to a local park in a low/ mod area.	
11	<b>Project Name</b>	Dayton Balsam Apartments II
	<b>Target Area</b>	
	<b>Goals Supported</b>	Property acquisiton/rehabilitation/construction

	<b>Needs Addressed</b>	Preserve & Create Rental Opportunities
	<b>Funding</b>	CDBG: \$101,460
	<b>Description</b>	This activity will create moderate income housing in the City of Dayton. Currently, there is limited multifamily housing available to low and moderate income individuals and families. The City will use CDBG to acquire a tax forfeited property from Hennepin County to develop it into an affordable housing community to be known as Balsam Apartments II. The City will partner with Sand Development, LLC to then develop the affordable housing community. All units will have rents and incomes restricted to 60% or less of the area median income.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Balsam Apartments II will house 48 families with incomes below 60% of the area median income, some of whom will be previously homeless.
	<b>Location Description</b>	Dayton
	<b>Planned Activities</b>	The CDBG funds will go towards the acquisition of the property. The City would partner with Sand Development, LLC to develop the affordable housing community. All units would have rents and incomes restricted to 60% or less of the area median income.
12	<b>Project Name</b>	Accessible Space, Inc.: Autumn Trails
	<b>Target Area</b>	
	<b>Goals Supported</b>	Capital Funding for Special Needs Housing
	<b>Needs Addressed</b>	Preserve & Create Rental Opportunities
	<b>Funding</b>	CDBG: \$70,000
	<b>Description</b>	Accessible Space Incorporated will replace failing windows and exterior concrete that is cracking and creating tripping hazards. The project will help rehabilitate the accessible, affordable apartment community for extremely low and very low-income seniors.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Twenty one low income and moderate income seniors, some with special needs.
	<b>Location Description</b>	Rogers

	<b>Planned Activities</b>	Rehabilitation of the windows and exterior of the Autumn Trails senior housing complex.
13	<b>Project Name</b>	City of Crystal North Lions Park
	<b>Target Area</b>	
	<b>Goals Supported</b>	Build or improve public facilities/infrastructure
	<b>Needs Addressed</b>	Encourage Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$57,429
	<b>Description</b>	The project will install a concrete hockey rink surface which will be usable for a variety of other activities during the summer. An ADA accessible route will be constructed to connect the surface to existing park trail routes. New LED lighting will be installed around the concrete surface which will minimize light spill into the adjacent neighborhood and also be energy efficient. The existing, separate men's and women's restrooms will be converted into gender-neutral restrooms and one of them will be made ADA accessible.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,415 Crystal residents
	<b>Location Description</b>	City of Crystal - North Lions Park
	<b>Planned Activities</b>	Rehab the North Lions Park by adding a concrete slab and stadium lights for a hockey rink and a volleyball court in the summer.
14	<b>Project Name</b>	Intercongregation Communities Association
	<b>Target Area</b>	
	<b>Goals Supported</b>	Emergency Assistance
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Rent Assistance to prevent eviction, families going into shelters and neighbors living on the streets. ICA case managers meet with neighbors to ensure the proper criteria is met and the situation is solvable. Providing one months rent assistance enables neighbors to get back on track and continue living in their current homes.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	ICA plans to support 125 low income households
	<b>Location Description</b>	Suburban Hennepin County
	<b>Planned Activities</b>	Rent Assistance to prevent eviction, and some case management and support.
15	<b>Project Name</b>	Interfaith Outreach and Community Partners
	<b>Target Area</b>	
	<b>Goals Supported</b>	Emergency Assistance
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	These funds will provide emergency assistance for housing, utilities, medical expenses and car repairs for low-income families living in the seven Consolidated Pool communities served by Interfaith Outreach. These funds, paid directly to landlords and other providers of services, will help families receive the emergency support they need to avoid eviction, prevent homelessness, receive necessary medical care, and keep their job.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	IOCP plans to support 80 low income individuals.
	<b>Location Description</b>	Throughout suburban Hennepin County
	<b>Planned Activities</b>	IOCP will provide emergency assistance for housing, utilities, medical expenses and car repairs for low-income families living in Hennepin County.
16	<b>Project Name</b>	People Responding In Social Ministry
	<b>Target Area</b>	
	<b>Goals Supported</b>	Emergency Assistance
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$60,000

	<b>Description</b>	PRISM's homelessness prevention program helps individuals and families who are at risk of homelessness due to a crisis or temporary circumstances. In addition to emergency assistance for rent and other housing costs, PRISM's case managers provide referral services and advocate for the family's needs to keep them stably housing.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	PRISM estimates it will help 54 low income and moderate income individuals.
	<b>Location Description</b>	Throughout Suburban Hennepin County
	<b>Planned Activities</b>	PRISM will provide emergency rental assistance and referral services to low income and moderate income households.
17	<b>Project Name</b>	Maple Grove Scattered Site Rehab
	<b>Target Area</b>	
	<b>Goals Supported</b>	Capital funding to build/rehab units
	<b>Needs Addressed</b>	Preserve & Create Rental Opportunities
	<b>Funding</b>	CDBG: \$89,731
	<b>Description</b>	The City of Maple Grove currently owns and manages 28 dwellings as part of the City's Scattered Site Rental Housing Program. These funds will be used directly for the rehabilitation of these units. Continued maintenance and repair of these units ensures safe and updated conditions of the properties to best serve the needs to both existing and future residents.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will improve the housing of 28 low income households.
	<b>Location Description</b>	The city of Maple Grove
	<b>Planned Activities</b>	The City of Maple Grove with CDBG funds will rehabilitate 28 units. Continued maintenance and repair of these units ensures safe and updated conditions of the properties to best serve the needs to both existing and future residents.
18	<b>Project Name</b>	City of Richfield Direct Homebuyer Assistance
	<b>Target Area</b>	

	<b>Goals Supported</b>	Direct Homebuyer Assistance
	<b>Needs Addressed</b>	Preserve & Create Homeownership Opportunities
	<b>Funding</b>	CDBG: \$110,000
	<b>Description</b>	This is a new program aimed at low and moderate income first time homebuyers who are looking to buy homes in Richfield. It will provide no interest, deferred loans of up to \$15,000 to use towards down payment and closing costs.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City of Richfield anticipates serving 10 moderate income households with direct homebuyer assistance.
	<b>Location Description</b>	The City of Richfield
	<b>Planned Activities</b>	The City of Richfield will provide direct homebuyer assistance to moderate income households to enter into homeownership.
19	<b>Project Name</b>	Saint Louis Park Emergency Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Emergency Assistance
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	STEP administers an emergency financial assistance program for St. Louis Park residents. The purpose of the program is to prevent homelessness. The program typically provides a grant of up to one month of rental assistance or mortgage for a family facing eviction or foreclosure. Recipients have several application requirements and must demonstrate likelihood of being able to continue paying housing costs in the months after receiving their one-time grant. Applicants must also indicate the cause of their financial emergency. Applicants may be directed to alternative resources, such as Hennepin County emergency assistance, if more appropriate. STEP receives dozens of applications each month and awards qualifying families experiencing the greatest need with the available funds.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	STEP estimates it will serve 55 low income and moderate income households
	<b>Location Description</b>	Saint Louis Park
	<b>Planned Activities</b>	STEP typically provides a grant of up to one month of rental assistance or mortgage for a family facing eviction or foreclosure.
20	<b>Project Name</b>	Western Communities Action Network (WeCAN)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Emergency Assistance
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	WaCAN's Emergency Assistance Program provides financial assistance to individuals and families in danger of losing their housing and becoming homeless. Qualifying clients may receive a one-time payment for rent or mortgage assistance to stabilize their situation and keep them in their home.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	WeCAN estimates it will serve 60 low income and moderate income households
	<b>Location Description</b>	Western suburban Hennepin County
	<b>Planned Activities</b>	WCAN's Emergency Assistance Program provides financial assistance to individuals and families in danger of losing their housing and becoming homeless.
21	<b>Project Name</b>	Volunteers Enlisted to Assist People (VEAP)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Emergency Assistance
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	VEAP will conduct housing advocacy, emergency financial assistance, transportation assistance, case management, and resource navigation/referrals.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	VEAP estimates it will serve 90 low income and moderate income households.
	<b>Location Description</b>	Richfield and Edina.
	<b>Planned Activities</b>	VEAP will conduct housing advocacy, emergency financial assistance, transportation assistance, case management, and resource navigation/referrals.
22	<b>Project Name</b>	HOME Line Tenant Advocacy
	<b>Target Area</b>	
	<b>Goals Supported</b>	Tenant Advocacy
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$53,000
	<b>Description</b>	HOME Line provides renters with the tools necessary to keep their homes safe, in good repair and affordable. HOME Line's Tenant Hotline provides free legal advice to tenants about landlord/tenant law. These services prevent problems ranging from homelessness to illness from unsafe living conditions, and result in reducing the use of city emergency resources.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	HOME Line estimates it will serve 2,100 individuals of low income and moderate income with their tenant advocacy.
	<b>Location Description</b>	Throughout the entire entitlement jurisdiction.
<b>Planned Activities</b>	HOME Line operates a hotline for renters to provide them with the tools necessary to keep their homes safe, in good repair and affordable. HOME Line's Tenant Hotline provides free legal advice to tenants about landlord/tenant law.	
23	<b>Project Name</b>	Avenues for Youth
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homelessness prevention and support services
	<b>Needs Addressed</b>	Housing Opportunities for Homeless Populations
	<b>Funding</b>	CDBG: \$22,000

	<b>Description</b>	Provide housing and services in the northwest suburbs of Hennepin County to youth ages 16 to 21 who are experiencing homelessness.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Avenues for Homeless Youth anticipates serving 84 homeless youth and at risk youth.
	<b>Location Description</b>	Northwest suburbs of Hennepin County
	<b>Planned Activities</b>	Provide housing and services in the northwest suburbs of Hennepin County to youth ages 16 to 21 who are experiencing homelessness.
	<b>24</b>	<b>Project Name</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Senior Services
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$33,207
	<b>Description</b>	The HOME program provides low-income older adults with high-quality chore and home maintenance services delivered by trusted professionals and community volunteers. HOME provides these essential services on a sliding-fee scale at an affordable cost. HOME services include: 1) Housekeeping: performs housework that is often difficult for older adults to safely perform such as cleaning, laundry and grocery shopping. 2) Outdoor: provides snow shoveling and de-icing, grass cutting and leaf raking, helping to prevent winter senior falls. 3) Handyperson: changes furnace filters, install winter weatherization, and make plumbing, carpentry and electrical repairs. 4) Home Safety: conducts safety assessments and make improvements, such as grab bars and improved lighting, and reduce tripping hazards. 5) Painting: provides interior and exterior painting.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Senior Community Services estimates it will serve 247 seniors.
	<b>Location Description</b>	Throughout the entire entitlement jurisdiction.

	<b>Planned Activities</b>	The HOME program provides low-income older adults with high-quality chore and home maintenance services delivered by trusted professionals and community volunteers.
25	<b>Project Name</b>	Community Mediation & Restorative Services, Inc
	<b>Target Area</b>	
	<b>Goals Supported</b>	Tenant Advocacy
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$24,000
	<b>Description</b>	This activity provides housing stability mediation services between landlords and tenants, with integration of financial, workforce, County, youth and legal resources. This activity will also help expand the Tenant Resource Center in North Minneapolis to a physical and virtual Tenant Resource Center in Northwest Hennepin.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Community Mediation and Restorative Services incorporated anticipates serving 384 individuals with the CDBG funds.
	<b>Location Description</b>	Throughout the entire entitlement jurisdiction.
	<b>Planned Activities</b>	Housing stability mediation services between landlords and tenants, with integration of financial, workforce, County, youth and legal resources.
26	<b>Project Name</b>	Treehouse for Youth
	<b>Target Area</b>	
	<b>Goals Supported</b>	Youth Counseling
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$18,000
	<b>Description</b>	Treehouse provides youth development services for at risk 7th through 12th grade teens in Hennepin County.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Treehouse anticipates serving 15 youth in the CDBG funded cohort of youth receiving year round services.
	<b>Location Description</b>	Northwest suburbs

	<b>Planned Activities</b>	Treehouse provides youth development services for at risk 7th through 12th grade teens in Hennepin County through year long support services and counseling.
27	<b>Project Name</b>	Sojourner Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	Domestic Abuse Counseling
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Sojourner's Community Legal Advocacy Program provides victims of domestic violence and their children 24 hour crisis intervention response, legal advocacy, safety assessment and planning, personal support, therapy, referral, court process information and options, court accompaniment, sexual assault advocacy, preparation of Protection Orders, transportation, transition and follow up support.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Sojourner Project will serve 850 battered spouses and survivors of domestic violence and dating violence.
	<b>Location Description</b>	Throughout suburban Hennepin County
	<b>Planned Activities</b>	Sojourner's Community Legal Advocacy Program provides victims of domestic violence and their children 24 hour crisis intervention response, legal advocacy, safety assessment and planning, personal support, therapy, referral, court process information and options, court accompaniment, sexual assault advocacy, preparation of Protection Orders, transportation, transition and follow up support.
28	<b>Project Name</b>	CAPI USA
	<b>Target Area</b>	
	<b>Goals Supported</b>	Job Training
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$30,000

	<b>Description</b>	CAPI USA (or CAPI) will administer five integrated Economic Opportunity programs (Financial Services, MFIP, Career Pathways, and General Job Search services, and a new Job Developer role) at its Brooklyn Center-based Immigrant Opportunity Center. Service activities include: culturally appropriate employment-focused case management services and certificate & credentialed cohort trainings;
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CAPI will help 214 low income and moderate income jobseekers.
	<b>Location Description</b>	Northwest suburban Hennepin County
	<b>Planned Activities</b>	During the grant period of July 2020 to June 2021, CAPI USA (or CAPI) will administer five integrated Economic Opportunity programs (Financial Services, MFIP, Career Pathways, and General Job Search services, and a new Job Developer role) at its Brooklyn Center-based Immigrant Opportunity Center that will serve 214 participants living in 6 suburban cities and eligible Hennepin county cities.
29	<b>Project Name</b>	Fair Housing Activities
	<b>Target Area</b>	
	<b>Goals Supported</b>	Fair Housing Activities
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$29,347
	<b>Description</b>	This project funds the ongoing Fair Housing activities of the Hennepin County Consortium. Activities may include outreach, education and enforcement in suburban Hennepin County, and coordination with similar, metro-wide activities through the Fair Housing Implementation Council.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Fair Housing activities do not have a direct number of anticipated people served directly, this is more oriented towards funding the Analysis of Impediments and other fair housing administrative activities.
	<b>Location Description</b>	Throughout the entire entitlement jurisdiction.

	<b>Planned Activities</b>	This project funds the ongoing Fair Housing activities of the Hennepin County Consortium. Activities may include outreach, education and enforcement in suburban Hennepin County, and coordination with similar, metro-wide activities through the Fair Housing Implementation Council.
30	<b>Project Name</b>	Rapid Rehousing
	<b>Target Area</b>	
	<b>Goals Supported</b>	Tenant Based Rental Assistance Rapid Rehousing for people who are homeless
	<b>Needs Addressed</b>	Housing Opportunities for Homeless Populations
	<b>Funding</b>	ESG: \$254,630
	<b>Description</b>	Funds will be used for housing stabilization, housing location, and short- and medium-term rental assistance, the key priorities for ESG-funded service providers.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60 homeless households
	<b>Location Description</b>	Hennepin County
	<b>Planned Activities</b>	Funds will be used for housing stabilization, housing location, and short- and medium-term rental assistance, the key priorities for ESG-funded service providers.

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

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

Assistance is directed to all cities in suburban Hennepin County. The City of Woodland opted not to participate in these programs. CDBG funding is distributed throughout the jurisdiction according to a formula based on poverty, population, and housing overcrowding. Using last years allocation and this calculation, the following will cities receive direct allocations of funding:

- Brooklyn Center will receive \$251,755
- Brooklyn Park: \$334,378
- Edina: \$133,806
- Hopkins: \$114,776
- Maple Grove: \$189,731
- Minnetonka: \$132,614
- New Hope: \$102,026
- Richfield: \$190,884
- St. Louis Park: \$163,482
- The remaining 30 cities will receive approximately \$528,889 in a "Consolidated Pool"

Fifteen percent of the Urban County's award or \$440,207 was allocated to Public Services.

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

HOME funds are allocated in response to a request for proposals. In 2020, selected new construction rental projects are located in Plymouth and Edina. Homeownership projects are located throughout suburban Hennepin County.

ESG funds are available throughout suburban Hennepin County.

### Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

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

### Discussion

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

### Introduction

The Consortium ranks affordable housing as a high priority. This is evidenced, in part, by the resources dedicated to affordable housing. More than \$4.1 million (\$1.92 million of HOME, \$1.97 million of CDBG, and \$254,630 of ESG funds) will be used in suburban Hennepin County to assist in the development of new affordable units, rehabilitating existing affordable single and multifamily housing units, rental assistance and rapid rehousing. The following are our 2020 goals.

One Year Goals for the Number of Households to be Supported	
Homeless	106
Non-Homeless	265
Special-Needs	21
Total	392

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	100
The Production of New Units	156
Rehab of Existing Units	99
Acquisition of Existing Units	37
Total	392

Table 59 - One Year Goals for Affordable Housing by Support Type

### Discussion

Homeless and Rental Assistance goals above include the estimated number of households served by ESG rapid rehousing (60) and by the HOME tenant based rental assistance program (Stable Home) (30). Hennepin County will continue to fund activities that have been effective such as homeowner rehabilitation and the creation of new homeownership opportunities through affordable housing land trusts, while at the same time working to increase investment in activities that support households with lowest incomes.

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

### **Introduction**

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

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

The capital needs of the PHAs (discussed in detail in the Consolidated Plan section MA-25) will be addressed through funding sources outside of CDBG and HOME, including formula-allocated Capital Improvement grants from HUD and state allocation rehab funds from the Minnesota Housing Finance Agency.

However, the needs of public housing residents as identified by the PHAs (discussed in detail in section the Consolidated Plan NA-35) are addressed, in part, through the public service contracts made possible by CDBG grants. While these services are not specifically targeted at public housing residents, residents may make use of emergency assistance programs (provided by IOCP, ICA, Resource West, PRISM, Salvation Army, STEP, VEAP, and WeCan) and job training (CAPI), to name a few. As Hennepin County residents, residents of public housing and publicly owned housing in Hopkins, St. Louis Park and Maple Grove, have access to a wide spectrum of supportive services, some of which are supported by CDBG service contracts.

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

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

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

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

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

### **Discussion**

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

### **Introduction**

Hennepin County has a shelter-all policy for families with children. The number of families using Hennepin County shelter decreased even more rapidly than the PIT count figures (which also included Transitional Housing and non-county shelters) from more than 1,500 families using shelter in 2014 to fewer than 900 in 2019. These reductions are attributed to three primary causes:

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

Over the same period, however, single adult homelessness increased by 25% (from 1,620 in the 2014 PIT Count to 2,032 in the 2019 PIT Count). This has driven an increase in unsheltered homelessness that is predominantly experienced by single adults aged 25+ (92% of the 2019 unsheltered count).

In response to the increases in single adult and, particularly, unsheltered homelessness, Hennepin County recently confirmed an increase to the single adult shelter budget of \$1.1m per year (bringing the total County budget to \$5m for single adult shelter) in order to lower barriers, improve outcomes and increase capacity for under-served populations. This will fund new case management services in the larger shelter, convert shelters to accommodate couples together, provide more systematic training and establish a new small-scale women-only shelter in 2020.

Hennepin County makes extensive use of by-name lists and case conferencing to problem solve for difficult households. Using this approach, 939 veterans have been stably housed since 2015, and 285 chronically homeless individuals were housed in 2019 alone.

Finally, Hennepin continues to leverage State and Federal funding to expand housing programs, including three consecutive years of being awarded bonus programs through HUD Continuum of Care (CoC) funding and the recent reallocation of ~\$2.3m in annually renewable CoC funds towards new housing programs for people experiencing chronic homelessness.

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

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

Hennepin County is committed to outreach and engagement and has a robust street and school outreach program. Hennepin County has outreach services to 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 over this past year, as people experiencing homelessness have gravitated to the new light rail system that operates all night. During the day, outreach staff focus on locations where unsheltered individuals gather – free meals, the downtown library, common “panhandling” streets, and drop-in centers. Through outreach efforts, professionals are able to develop relationships with individuals, understand their service and housing

preferences, utilize best practices in engagement, and recommend policy changes and resource development priorities.

To address the disproportionate number of unsheltered Native Americans in the community, Hennepin County worked with a Native American-specific agency to launch new culturally specific outreach and low-barrier housing programs. First launched in 2017, there are now 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 have 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. The Youth Opportunity Center also recently extended its hours to be open for youth throughout the night.

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

Hennepin County is the primary funders of single adult, family, and youth-specific shelters in the community. At present the community provides 123 family rooms (with overflow provided as needed in line with our shelter-all commitment), 933 shelter beds for single adults, and 75 youth-specific shelter beds. In 2016 the Adult Shelter Connect, bed reservation system and shared HMIS were introduced, allowing us to allocate resources more efficiently while reducing the level of daily trauma and stress experienced by people experiencing homelessness. In 2019, Hennepin County's Office to End Homelessness developed a series of recommendations to lower barriers, improve outcomes and increase capacity for under-served populations in the single adult shelter system. The first such reforms – system-wide independent training for all workers, influx of case management into the larger shelters, converting spaces to accommodate partners together, and establishing a small scale, women only shelter – are being implemented in 2020 with an increase in the shelter budget of ~\$1.1m.

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

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

The Coordinated Entry System identifies people most appropriate for permanent supportive housing and those who can benefit from rapid rehousing or transitional housing. Priority is given to veterans who cannot be served through veteran specific resources, and then to chronically homeless individuals who are on the chronic by-name list. Length of time homeless is also a factor in prioritization and single adult shelters are regularly updated with their current length-of-stay report (out of HMIS) to help them target assistance within the

shelter. The family shelter system offers additional supports, and uses a case conferencing model, for families not eligible for existing housing interventions and to families in shelter past 45 days.

The Office to End Homelessness has two planners focused on supporting ongoing improvements in the efficiency and effectiveness of the Coordinated Entry System and two Housing Referral Coordinators responsible for the matching process and communicating with both housing programs and those working directly with the clients involved.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The county, along with two local foundations, launched an eviction prevention pilot in 2018 to move prevention assistance upstream to the point before an eviction is filed in civil court. This successfully prevented low income households from eviction and, by extension, the risk of imminent homelessness. The pilot has been extended and has led to the establishment in 2020 of a Tenant Resource Center in the zip code with the highest concentration of evictions. The Center offers co-located and coordinated financial assistance, mediation, legal aid and homelessness prevention services.

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 will be launching a 30-bed recuperative care facility for people experiencing homelessness in 2021.

In addition, prevention dollars from Minnesota (Family Homeless Prevention and Assistance Program) focus on repeat shelter users, those most at risk of returning to shelter and becoming chronically homeless, in all geographic areas of the county. The county will continue to work with specific cities to ensure that residents can get support in their local communities.

## **Discussion**

Our priority goals over the coming years are:

- Strengthening homeless prevention efforts to reduce the inflow into the homeless response system by strengthening the systems that typically serve people experiencing housing instability, reforming our financial assistance programs to be more accessible and efficient for the customer and coordinating the suite of services that collectively increase the likelihood of avoiding eviction, housing instability and homelessness
- Strengthening our emergency response system by lowering barriers, improving outcomes and increasing capacity for under-served populations in our shelter system, continuing to target our most vulnerable and longest-term homeless residents as a priority for housing interventions, developing more culturally specific programming in response to the disproportionate impact of homelessness on communities of color

- Increasing the quantity, quality and variety of housing programs to assist more people in exiting homelessness and avoiding returns to homelessness.
- Targeting CDBG, HOME, and County dollars to develop affordable and permanent supportive housing for vulnerable residents.

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

### **Introduction**

In the 2020 program year, assuming the estimated funding of \$1.47 million of HOME and \$1.9 million of CDBG and \$229,908 of ESG, the Consortium will assist in the development of new affordable units, rehabilitating existing affordable single and multi-family housing units, and rapid rehousing in suburban Hennepin County. The county will allocate \$29,347 for the continuation of fair housing services in suburban Hennepin County. Some of these funds will support fair housing activities contracted through the Fair Housing Implementation Council (FHIC), a metro-wide collaboration of HUD entitlement jurisdictions. The FHIC and Hennepin County will direct fair housing funding toward overcoming these barriers identified in the 2017 addendum to the Analysis of Impediments.

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

### **Funding affordable housing**

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

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

Although Hennepin County does not have authority over land use or rental licenses, it is working with partner cities to develop a housing strategy for the Southwest LRT and Bottineau Corridors to provide a full range of housing choices. In addition to including goals for the development and preservation of affordable housing, these plans seek to modify regulatory tools to support housing development and preservation by:

- Developing mixed income (Inclusionary Housing) policy language and policies to promote increased density
- Creating joint financing mechanisms such as corridor-wide TIF, fiscal disparities sharing, and other forms of value capture
- Developing affordability targets for housing development within ½ mile of station areas
- Utilizing Hennepin County's Transit-Oriented Development fund to provide better solutions to the problem of spatial mismatch and improve the opportunities of low-income residents

The Metropolitan Council requires cities to have comprehensive plans that address affordable housing targets, and offers grants in accordance with the Livable Communities Act to encourage development of affordable housing (among other goals).

### **Tenant screening practices**

The Consortium continues to fund activities recommended by the regional Analysis of Impediments (AI), including providing tenant advocacy, housing discrimination testing and enforcement, and fair housing

counseling. Funding to affirmatively further fair housing come from the Fair Housing Implementation Council (FHIC), a metro wide collaboration of HUD entitlement jurisdictions working together to expand housing choice, as well as 1% of the Urban County's CDBG allocation, and Hennepin County's HRA. In addition, starting in 2020, Hennepin County is prioritizing affordable housing finance dollars for projects which demonstrate inclusive tenant screening criteria.

### **Discussion**

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

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

### **Introduction**

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

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

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

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

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

- The Environmental Response Fund addresses environmental assessment and clean-up of property
- Hennepin County's HRA awards \$3.5 million annually to affordable housing projects through its Affordable Housing Incentive Fund (AHIF). In 2020, AHIF was increased to \$5.5 million in order to better meet increasing need.
- The HRA launched a new Supportive Housing Program in 2019 which has already awarded \$3.8M in new capital funding to create 124 units of housing for people experiencing chronic homelessness, additional units for people experiencing homelessness with complex medical conditions, and affordable housing units. This is the first installment in a proposed ten-year plan to develop 1,000 units of supportive housing for our lowest income and most vulnerable residents.
- The HRA invested \$2M in a "first loss" position in Greater Minnesota Housing Fund's Phase II fund to preserve naturally occurring affordable housing. Phase I preserved over 700 units of affordable housing, 560 of which are located in Hennepin County.
- Resident Real Estate Services has the ability to reduce the cost of land for affordable housing purposes.
- Continuum of Care Program provides resources for the development of supportive and transitional housing for homeless single adults, families and unaccompanied youth.

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

Hennepin County has two departments that address lead-based paint issues. The Hennepin County Human Services and Public Health Department case manage elevated blood-lead referrals from the Minnesota Department of Health (except in Bloomington and Richfield). All blood lead tests in the state must be reported to the Minnesota Department of Health who in turn informs the jurisdiction responsible for investigating cases where children have been poisoned. When a child's blood lead level is over 15 µg/dl the Minnesota Department of Health preforms a lead risk assessment inspection and where needed, they will issue corrective orders to fix lead-based paint hazards. Hennepin Public Health then monitors the case to

ensure completion of the work. Hennepin County was recently awarded funds from the Centers for Disease Control to reduce childhood lead poisoning. With those funds, Hennepin County now offers risk assessments to families with children testing a 5 µg/dl and above. When a family is income eligible, that family is referred to the Community Works Department for grant assistance with the lead orders.

Hennepin County actively engages in primary prevention of childhood lead poisoning through a multifaceted approach that includes community outreach and education, lead-based paint inspection/risk assessments, lead-safe work practices training for contractors and lead hazard reduction. Community Works will continue to follow the lead-safe housing rule in all its federally funded activities. Hennepin County Community Works addresses lead-based paint hazards when it provides federal and state funds toward housing activities including CDBG and HOME funded activities and through federally-funded Lead Hazard Control Grants. Hennepin County has been awarded multiple HUD Office of Lead Hazard Control and Healthy Homes Grants and one Healthy Homes Production Grant. As of January 2020, the grants have completed over 4,800 lead-safe units for families in the combined jurisdictions, 3,398 in Hennepin County.

The most recent OHLCHH lead grant award of \$5.6 million was received in the fall of 2019 and funds the program through June of 2023. The grant includes \$600,000 in Healthy Homes Initiative funding to address other health related safety hazards found in the lead reduction project homes.

The grants also have provided funds to create a lead-safe housing registry for rental units by contracting with an internet based affordable housing listing service. The listing supports increased awareness of and access to lead-safe units for families.

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

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

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

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

- Workforce Activities Alignment - Creation of workforce coordinator position
- Workforce Entry Program (WEP) - Meeting the demand for skilled trade persons while developing the county's economic resources by providing unemployed individuals the means to earn a better living.
- Hennepin Pathways programs -- training and paid internships for marginalized communities
- Workforce Investment Network - Partnerships to create workforce opportunities for targeted

communities and reducing economic disparities

- Step-Up Program - High school internships at the county
- Employment Pays Program - Employment supports for individuals with high behavioral health needs
- Training and employment partnerships -- with NorthPoint, Urban League, Summit OIC and others.

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

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

Hennepin County's service delivery has met incredible outcomes through its coordination. Hennepin County's Coordinated Entry System has successfully reduced the number of families experiencing homelessness by nearly 40%, effectively ending chronic homelessness among families, and housed 285 people experiencing chronic homelessness in 2019. Those successes stemmed from strong community partnerships supporting shifts to prioritizing the most vulnerable residents. Housing for special needs has been made drastically more accessible with the advent of the Hennepin Housing Key, a centralization of real-time openings and supportive housing. Due to partnerships across the County in developing the Supportive Housing Strategy, Hennepin is poised to create 1000 new units of supportive housing for the County's priority population of residents.

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

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

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

Coordination among the state, the county, and regional and local governments has resulted in significant planning initiatives and working policy groups, such as the Hennepin County and City of Minneapolis Commission to End Homelessness.

Another result of this coordination has been the consolidated request for proposal (RFP) issued by public and private funders statewide, including Hennepin County. Annually, the county issues its Coordinated Request for Proposals (CRFP) that includes funding from the county's Affordable Housing Incentive Fund (AHIF), Transit

Oriented Development (TOD), and HOME funds. There is also purposeful coordination with staff who manage the Housing Support (formerly Group Residential Housing), and federal funding from the Continuum of Care program.

**Discussion**

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

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

**Introduction**

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

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

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

**Other CDBG Requirements**

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

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

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Consortium will only assist the HUD approved forms of homeownership as defined in 24 CFR § 92.2. Homeownership means: as ownership in fee simple title, a 99-year leasehold interest, ownership in a cooperative or mutual housing unit, or an equivalent form of ownership approved by HUD, in a one to four unit dwelling, a condominium unit, a manufactured unit, or a cooperative or mutual housing unit.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

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

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

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

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

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

**Emergency Solutions Grant (ESG)**

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

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

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

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

**Direct Assistance Standards:**

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

**Exit Criteria:**

Households may be exited for the following reasons:

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

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

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

2. If the Continuum of Care has established centralized or coordinated assessment system that

meets HUD requirements, describe that centralized or coordinated assessment system.

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

- Cover and serve all of the Hennepin County CoC; use mobile outreach services, partnerships with geographically and culturally focused agencies, and after-hours crisis lines to assure easy access by households; and are promoted widely.
- Follow policies to address needs of households fleeing domestic violence, including privacy and confidentiality, safety planning, emergency management, and appropriate referrals.
- Employ standardized access and assessment. Trained assessors follow written policies to assess households. Households prioritized for supportive housing also complete a standard supplemental assessment of housing preferences.
- Use a uniform referral process to refer households to participating projects, which include rapid rehousing (including ESG-funded projects), transitional housing, and permanent supportive housing. Housing Referral Coordinators employ a standard process which prioritizes households with the longest periods of homelessness and households who are chronically homeless.
- Offer referral denial protocol for both projects and households.
- Require housing providers to limit barriers to enrollment, such as income, disability status, substance use, and criminal history.

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

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

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

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

N/A

5. Describe performance standards for evaluating ESG.

Of households served by rapid rehousing programs:

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

# Executive Summary

## ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The Hennepin County Consortium Consolidated Plan (Consolidated Plan) 2020-2024 has been prepared to meet statutory planning and application requirements for the receipt and use of three Housing and Urban Development (HUD) funding programs in suburban Hennepin County:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Emergency Solutions Grant (ESG) Program

The Hennepin County Consortium is comprised of four entitlement jurisdictions:

- The City of Bloomington
- The City of Eden Prairie
- The City of Plymouth
- Urban Hennepin County which includes the remaining 38 cities in Hennepin County.

The Consolidated Plan sets community development and affordable housing goals for the use of CDBG, HOME, and ESG for five program years, 2020-2024. Each program year starts July 1 and ends June 30 of the following year. At the beginning of each program year, the Consortium will prepare an Annual Action Plan which outlines the specific ways in which CDBG, HOME, and ESG funding will be used. At the end of each program year, the Consortium will prepare a Consolidated Annual Performance Evaluation Report (CAPER) to evaluate its performance relative to the Consolidated Plan.

Assuming that federal allocations remain stable, it is estimated that the Consolidated Plan will direct the use of approximately \$25 million dollars in CDBG (\$14.67 million), HOME (\$9 million) and ESG (\$1.273 million), including program income. *(Note: Expected CDBG allocations for Bloomington, Eden Prairie, and Plymouth are not included in this estimate.)*

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

#### Overview

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

Objectives:

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

Outcomes:

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

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

- Preserve and create multifamily rental opportunities
- Preserve and create single family homeownership opportunities
- Create housing opportunities for homeless populations
- Promote education, outreach, and services
- Support neighborhood revitalization
- Stimulate economic development
- Administration, Fair Housing and Community Housing Development Organization (CHDO) operating

Goals were developed to meet these Priority Needs.

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

Each year the Consortium evaluates its performance relative to the Consolidated Plan through Consolidated Annual Performance Evaluation Report (CAPER). The last year of the 2020-2024 Consolidated Plan will not be evaluated until the fall of 2020 (the 2019 CAPER). The 2018 CAPER reported the following progress toward the 2014-2019 goals:

- Affordable Rental Housing: Rehabilitated a 45-unit apartment building in Robbinsdale
- Homeowners: Rehabilitated 49 owner-occupied housing units
- Homebuyers: Financed the acquisition, rehabilitation, and resale of 11 affordable properties to owner occupants
- Homelessness: Provided rapid rehousing assistance to 50 homeless households, and tenant based rental assistance to 43 homeless or at-risk households through the Stable HOME program

- Special Needs/Non-Homeless: Rehabilitated a 6-unit affordable apartment building for residents with developmental disabilities in Wayzata, and a 5-unit affordable apartment building for special needs residents in Golden Valley
- Public Services: Served over 12,292 people through public services (including family, youth, senior, emergency, and tenant services)

While no new rental project units were completed during the 2018 Program Year, construction on two new rental projects were near completion. Since then, one project with 50 units in Maple Grove was completed in August 2019, and one with 212 units in Eden Prairie, of which 45 are affordable, was completed at the end of 2019. Finally, we are working toward finance closing on three other projects, which will contain 151 more affordable units.

Overall, over 14,000 residents were served through these programs in the 2018 program year. We served fewer households from previous years due to funding more resource-intensive activities (homebuyer assistance and land acquisition).

The Consortium will continue to evaluate past performance and maintain strong partnerships with municipalities and private and nonprofit partners to meet Consortium goals.

#### **4. Summary of citizen participation process and consultation process**

The Consolidated Plan includes collaborative and coordinated efforts of interested individuals, government, for-profit and nonprofit agencies, and HUD supported data to quantify needs. Input was gathered in a variety of ways: County staff met with affordable housing developers and city staff, held three community listening sessions, attended community meetings, and consulted with nonprofit agencies. In addition, a web-based survey for residents was widely promoted through social media and targeted to low- and moderate-income households.

**Hennepin County held a public hearing on April 14, 2020 and many of the Consortium cities held public hearings regarding proposed use of CDBG funds. Due to the Stay at Home Order in response to the COVID-19 pandemic, Hennepin County's public hearing was held virtually, with capacity for residents to provide live input. Finally, the Plan will be available for a 30-day public comment period (April 9 - May 8). In addition, we held the annual public hearing for the Consolidated Annual Performance and Evaluation Report (CAPER) on September 17, 2019.**

**HENNEPIN COUNTY  
PUBLIC COMMENT SOLICITED and  
NOTICE OF PUBLIC HEARING**

The Hennepin County Board of Commissioners is soliciting public comment on the following:

- 1) Hennepin County Consortium draft Five-Year Consolidated Plan 2020-2024;
- 2) Hennepin County Consortium draft 2020 Action Plan.

The Hennepin County Consortium includes all cities in suburban Hennepin County.

The Five-Year Consolidated Plan ("Plan") identifies needs, strategies, goals and priorities for affordable housing and community development activities to principally benefit low and moderate-income persons. The Plan updates the Consortium's previous five-year plan and strategy issued in 2015. The Plan is developed to meet application requirements for federal Department of Housing and Urban Development (HUD) funding from the Community Development Block Grant Program (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant Program (ESG). HUD funding for these programs is estimated to be \$20 million during the five-year period.

The 2020 Action Plan will guide the use of approximately \$5 million in funding for housing and community development activities in suburban Hennepin County through the Community Development Block Grant Program (CDBG), HOME Investment Partnership Program (HOME), and Emergency Shelter Grant Program (ESG). All funding comes from HUD. The Consortium's 2020 Action Plan program year runs from July 1, 2020 through June 30, 2021.

The draft Five-Year Consolidated Plan 2020-2024 and the draft 2020 Action Plan will be available April 9, 2020 on the county's website (<https://www.hennepin.us/your-government/research-data/housing-plans-accomplishments>). If you would like a copy of either draft plan or have questions, please contact the Hennepin County Department of Community Works 612-543-4342.

**Public Comment Period:**

- ***Draft Five-Year Consolidated Plan and 2020 Action Plan - 30-day comment period; April 9 to May 8, 2020; and***

Written comments **must** be submitted by 4:30 p.m., May 8, 2020 and addressed to Julia Welle Ayres, Manager, Hennepin County Community Works 701 Fourth Avenue South, Suite 400, Minneapolis, MN 55415 or at [Julia.WelleAyres@hennepin.us](mailto:Julia.WelleAyres@hennepin.us). Written comments received by May 8 will receive a written response. A copy of the comment letter and the county's response will be included in the documents submitted to the U.S. Department of Housing and Urban Development.

**Public Hearing**

- ***Public Hearing on the draft Five-Year Consolidated Plan and 2020 Action Plan will be held at 1:30 p.m., Tuesday, April 14, 2020, at the Public Works Committee meeting of the Hennepin County Board of Commissioners (Hennepin County Government Center, A2400, 300 South Sixth Street, Minneapolis)***

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

If the public hearing cannot be held in-person due to social distancing guidance, an additional public notice will be released with instructions to participate online.

**PH and comment period notice**

# Affidavit of Publication

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(Published in Finance and Commerce March 29, 2020)  
11875551

STATE OF MINNESOTA )  
(SS.  
COUNTY OF HENNEPIN )

Description: HENNEPIN COUNTY PUBLIC COMMENT  
SOLICITED AND NOTICE OF PUBLIC HEARING

Bill Gaier, being duly sworn on oath say she/he is and during all times herein stated has been the publisher or the publishers designated agent in charge of the newspaper known as

**Finance and Commerce (MN)**  
222 South 9th St, Suite 2300, Minneapolis, MN 55402

and has full knowledge of the facts herein stated as follows:

(A) The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statute Section 331A.02..

(B) She/He further states on that the printed

Other

11875551

hereto printed as it was printed and published there in the English language; that it was first so published on

March 28, 2020 for 1 time(s):

the subsequent dates of publications being as follows:

Sat, March 28, 2020

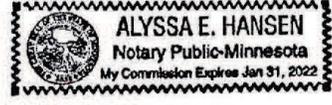
And that the following is a printed copy of the lower case alphabet from A to Z, both inclusive, and is hereby acknowledged as being the size and kind of type used in the composition and publication of said notice, to wit:

abcdefghijklmnopqrstuvwxyz  
abcdefghijklmnopqrstuvwxyz

Mortgage Foreclosure Notices (effective 7/1/2015). Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Hennepin County. 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 the 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.

Subscribed and Sworn to before me this 28th day of March, 2020

Notary Public, Hennepin County, Minnesota



**RATE INFORMATION:**

1. Lowest classified rate paid by commercial users for comparable space:	\$	16.0000
2. Maximum rate allowed by law for the above matter:	\$	1.71743
3. Rate actually charged for the above matter:	\$	1.5613

### PH comment period notice Affidavit

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

Overall, the comments received during the plan creation supported continuing what's working, while shifting the focus to preserving affordability and reducing disparities in housing stability. Cities voiced the need for streamlining and focusing activities to increase impact of funding. Additionally, residents and partners shared support for targeting and households with incomes <30% AMI and households of color to reduce disparities in housing stability.

Two comments were received during the public comment period via email. One comment from a Minneapolis resident encouraged utilizing vacant buildings and land to develop short-term "tiny houses". A comment from Catholic Charities of Minneapolis and St. Paul provided additional insights on homelessness, especially during the time of COVID-19; supported the use of ESG funds for rapid rehousing and CDBG for emergency assistance; and advocating for increased ESG and CDBG resources to support shelter, navigation, and homeless prevention. Both comments were acknowledged as supportive of the plan.

No comments were received at Hennepin County's public hearing.

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

Comments received by Hennepin County were considered in the development of the needs and goals of the Consolidated Plan. Several comments were beyond the purview of this plan but were still considered in understanding the landscape of concerns.

## **7. Summary**

## The Process

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

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

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

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

**Table 1 – Responsible Agencies**

### Narrative

Hennepin County is the lead entity and responsibility for overseeing the development, implementation and evaluation of the Consolidated Plan.

**CDBG:** The cities of Bloomington, Eden Prairie, and Plymouth are "entitlement jurisdictions" and receive direct CDBG allocations from HUD.

The balance of the CDBG resources are administered by Hennepin County Housing and Economic Development. This balance is allocated annually to the remaining suburban Hennepin County municipalities by applying HUD’s allocation formula: population, poverty levels (double weighted), and overcrowding.

- Cities with allocations above 3.5 percent of the total award are eligible to receive a proportional, “direct allocation” of funds through the county and determine, through a public process, how CDBG funds should be used in their community. The cities of Brooklyn Center, Brooklyn Park, Edina, Hopkins, Maple Grove, Minnetonka, New Hope, Richfield, and St. Louis Park currently fall into that category. The City of Crystal qualifies for a direct allocation but elected to become part of the Consolidated Pool of cities.
- The remaining funds are pooled into the “Consolidated Pool” and are offered on a request for proposal basis to the Consolidated Pool communities.
- All public service funds for the Urban County are administered through a request for proposals.

**HOME:** HOME funds are administered by Housing and Economic Development and are offered on a request for proposal basis throughout suburban Hennepin County.

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

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

For Questions regarding the Plan, please contact:

Julia Welle Ayres, Manager, Housing Development and Finance, Hennepin County Housing and Economic Development Department

612-543-4243 or [julia.welleayres@hennepin.us](mailto:julia.welleayres@hennepin.us)

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

### **1. Introduction**

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

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

### **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(I)).**

Hennepin County is responsible for providing an array of social services to Hennepin County residents including special needs populations and homeless persons. The need requires resources beyond those available to the county. Therefore, it is increasingly important to increase the coordination of resources with other public, nonprofit, and for-profit agencies. This includes coordinating the county's local Affordable Housing Initiative Fund (AHIF), state Housing Support (formerly Group Residential Housing) and Family Homeless Prevention and Assistance Program FHPAP) funds, and federal McKinney-Vento (CoC), with our ESG, CDBG, and HOME funds when possible; and regular coordination between the Hennepin County Health and Human Services (HHS) and Housing and Economic Development departments.

As an example of this coordination of resources, Hennepin County HHS staff review and evaluate project proposals for HOME or AHIF funds that include units with targeted support services for persons with special needs. Contracts are executed between HHS and the housing provider that define the type and level of services to be provided.

In addition, HHS developed a housing inventory tool to help vulnerable clients from all county departments identify supportive housing, including units financed by HOME and AHIF, and engages community groups such as the Adult Mental Health Local Advisory Council to gain input into housing priorities.

Hennepin County works closely with several PHAs. The county developed a referral process from the Coordinated Entry System for PHAs with a homeless preference for tenant-based Housing Choice Vouchers. The county also worked with Minneapolis PHA to launch in 2019: 1) 16 new units of housing for families referred from the CES with tenancy supports funded through Hennepin County, and 2) a locally funded voucher program in which McKinney Vento liaisons connect up to 300 families and children at-risk of or experiencing homelessness with housing assistance and support services.

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

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

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

Our community has very few homeless families that meet the HUD definition of chronic homelessness due to a shelter-all policy for families and access to rapid rehousing and permanent supportive housing through CES. Hennepin CoC has reduced family homelessness overall by 36 percent over the last five years as reflected in our Point-In-Time (PIT) count data for HUD (2014 PIT people in families = 2,088; 2019 PIT people in families = 1,343).

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

Hennepin CoC adopted a by-name registry for veterans in 2015 and has since housed more than 939 veterans. Hennepin participates in an annual "Stand Down" for homeless veterans hosted by Minnesota Assistance Council for Veterans (MACV), in collaboration with Minneapolis VA Mental Health Homeless Programs. Outreach is provided at the Adult Opportunity Center, shelters & Drop-in Centers, through

the VA MH Homeless Mobile Outreach program, and Minneapolis VA's Community Resource & Referral Center.

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

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

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

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

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.**

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

1	<b>Agency/Group/Organization</b>	City of Brooklyn Park
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on September 26, 2019 designed our community engagement and consultation goals; our November 11, 2019 meeting covered input from community engagement and data analysis to set goals and priorities; and we met again January 27, 2020 to confirm that shared goals and priorities were reflected in RFPs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
2	<b>Agency/Group/Organization</b>	City of Edina
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on September 26, 2019 designed our community engagement and consultation goals; our November 11, 2019 meeting covered input from community engagement and data analysis to set goals and priorities; and we met again January 27, 2020 to confirm that shared goals and priorities were

		reflected in RFPs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
3	<b>Agency/Group/Organization</b>	City of Brooklyn Center
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on September 26, 2019 designed our community engagement and consultation goals; our November 11, 2019 meeting covered input from community engagement and data analysis to set goals and priorities; and we met again January 27, 2020 to confirm that shared goals and priorities were reflected in RFPs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
4	<b>Agency/Group/Organization</b>	City of Richfield
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on September 26, 2019 designed our community engagement and consultation goals; our November 11, 2019 meeting covered input

		from community engagement and data analysis to set goals and priorities; and we met again January 27, 2020 to confirm that shared goals and priorities were reflected in RFPs. Suburban HRAs provided information on their Housing Choice Voucher programs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
5	<b>Agency/Group/Organization</b>	City of St. Louis Park
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on September 26, 2019 designed our community engagement and consultation goals; our November 11, 2019 meeting covered input from community engagement and data analysis to set goals and priorities; and we met again January 27, 2020 to confirm that shared goals and priorities were reflected in RFPs. Suburban PHAs provided information on their Public Housing units and Housing Choice Voucher programs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
6	<b>Agency/Group/Organization</b>	City of Hopkins
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on September 26, 2019 designed our community engagement and consultation goals; our November 11, 2019 meeting covered input from community engagement and data analysis to set goals and priorities; and we met again January 27, 2020 to confirm that shared goals and priorities were reflected in RFPs. Suburban PHAs provided information on their Public Housing units and Housing Choice Voucher programs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
7	<b>Agency/Group/Organization</b>	City of Maple Grove
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on September 26, 2019 designed our community engagement and consultation goals; our November 11, 2019 meeting covered input from community engagement and data analysis to set goals and priorities; and we met again January 27, 2020 to confirm that shared goals and priorities were reflected in RFPs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target

		federal funding over the next five years.
8	<b>Agency/Group/Organization</b>	City of Minnetonka
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on September 26, 2019 designed our community engagement and consultation goals; our November 11, 2019 meeting covered input from community engagement and data analysis to set goals and priorities; and we met again January 27, 2020 to confirm that shared goals and priorities were reflected in RFPs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
9	<b>Agency/Group/Organization</b>	City of New Hope
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on September 26, 2019 designed our community engagement and consultation goals; our November 11, 2019 meeting covered input from community engagement and data analysis to set goals and priorities; and we met again January 27, 2020 to confirm that shared goals and priorities were reflected in RFPs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in

		community engagement, and will help us better target federal funding over the next five years.
10	<b>Agency/Group/Organization</b>	City of Bloomington
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on September 26, 2019 designed our community engagement and consultation goals; our November 11, 2019 meeting covered input from community engagement and data analysis to set goals and priorities; and we met again January 27, 2020 to confirm that shared goals and priorities were reflected in RFPs. Suburban PHAs provided information on their Housing Choice Voucher programs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
11	<b>Agency/Group/Organization</b>	City of Plymouth
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on September 26, 2019 designed our community engagement and consultation goals; our November 11, 2019 meeting covered input

		from community engagement and data analysis to set goals and priorities; and we met again January 27, 2020 to confirm that shared goals and priorities were reflected in RFPs. Suburban PHAs provided information on their Housing Choice Voucher programs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
12	<b>Agency/Group/Organization</b>	Metropolitan Council - Metro HRA
	<b>Agency/Group/Organization Type</b>	Housing PHA Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County and the Metropolitan Council regularly coordinate and communicate regarding economic/community development and affordable housing issues including coordination between the Housing Policy Plan and the Consolidated Plan. Metro HRA also provided information on their Housing Choice Voucher programs. Goals in the Consolidated Plan may help cities reach Metropolitan Council affordable housing goals for cities.
13	<b>Agency/Group/Organization</b>	MINNESOTA HOUSING FINANCE AGENCY
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County and Minnesota Housing are in continuous conversations about specific projects as well as ongoing policy issues and housing trends. Additionally, both Hennepin County and Minnesota Housing participate in the Inter-agency Stabilization Group which identifies housing developments in need

		of intervention. HSPHD and the Office to End Homelessness also consult with Minnesota Housing.
14	<b>Agency/Group/Organization</b>	Office to End Homelessness
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Publicly Funded Institution/System of Care Other government - County Other government - Local Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Office to End Homelessness has played a key role in the development of all housing and homeless-related sections of the plan. Coordination will continue throughout the plan.
15	<b>Agency/Group/Organization</b>	Hennepin County Human Services and Public Health Department
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons

		<p>Services-Persons with Disabilities</p> <p>Services-Persons with HIV/AIDS</p> <p>Services-Victims of Domestic Violence</p> <p>Services-homeless</p> <p>Services-Health</p> <p>Services-Education</p> <p>Services-Employment</p> <p>Service-Fair Housing</p> <p>Services - Victims</p> <p>Health Agency</p> <p>Publicly Funded Institution/System of Care</p> <p>Other government - County</p>
	<b>What section of the Plan was addressed by Consultation?</b>	<p>Housing Need Assessment</p> <p>Non-Homeless Special Needs</p> <p>Market Analysis</p> <p>Strategic Plan</p>
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>HHS and Housing and Economic Development meet regularly to coordinate activities and strategies, especially around reducing racial disparities and aligning housing development with HHS client needs. This coordination will continue to improve as the two departments continue to exchange information. HHS staff participates in HOME application reviews.</p>
16	<b>Agency/Group/Organization</b>	Aeon
	<b>Agency/Group/Organization Type</b>	<p>Housing</p> <p>Community Development Financial Institution</p>
	<b>What section of the Plan was addressed by Consultation?</b>	<p>Housing Need Assessment</p> <p>Non-Homeless Special Needs</p> <p>Market Analysis</p>
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>Developers attended listening sessions in October 2019, many of whom receive HOME funds for affordable housing projects, including Duffy, Aeon, and Project for Pride in Living. General themes included challenges financing large family units, any affordable units in suburban communities, and negotiating multiple complex funding sources. Consultation will help identify Priority Needs and Goals.</p>
17	<b>Agency/Group/Organization</b>	Duffy Development Corporation
	<b>Agency/Group/Organization Type</b>	Housing

		Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Developers attended listening sessions in October 2019, many of whom receive HOME funds for affordable housing projects, including Duffy, Aeon, and Project for Pride in Living. General themes included challenges financing large family units, any affordable units in suburban communities, and negotiating multiple complex funding sources. Consultation will help identify Priority Needs and Goals.
18	<b>Agency/Group/Organization</b>	PPL
	<b>Agency/Group/Organization Type</b>	Housing Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Developers attended listening sessions in October 2019, many of whom receive HOME funds for affordable housing projects, including Duffy, Aeon, and Project for Pride in Living. General themes included challenges financing large family units, any affordable units in suburban communities, and negotiating multiple complex funding sources. Consultation will help identify Priority Needs and Goals.

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

Through coordination with internal Hennepin County departments such as the Office to End Homelessness and Health Human Services, and coordination with external partners such as Minnesota Housing and cities, all agency types identified by HUD have been consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Hennepin County/Minneapolis CoC Governing Board	All homelessness goals outlined in the Consolidated Plan are consistent with the goals of the Continuum of Care.
Housing Policy Plan	Metropolitan Council	The goal of the Metropolitan Council's Housing Policy is to "Create housing options that give people in all stages of life and of all economic means viable choices for safe, stable and affordable homes". The Consolidated Plan, and the associated funding, is a tool to cities in meeting the affordable housing goals outlined in the HPP.
2020 Regional Analysis of Impediments to Fair Housing	Lawyers Group under contract to Fair Housing Implementation Council	Affirmatively furthering Fair Housing actions are sourced from the findings in the 2020 Analysis of Impediments to Fair Housing Choice (AI) and build upon previous AIs.
PHA's 5-Year Annual Plans	Hopkins HRA and Housing Authority of St. Louis Park	The PHAs in suburban Hennepin County aim to create safe, affordable, suitable living environments for low-income households. This overlaps the goals of the Consolidated Plan related to rental housing, housing homeless populations, and economic development.
Hennepin County 2040 Comprehensive Plan	Hennepin County	The goals relating to economic development and workforce development overlap with the CEDS goals of "promoting employment growth and developing the workforce; and providing basic infrastructure and amenities (transportation, service buildings, libraries, and parks."
Choice, Place and Opportunity	Metropolitan Council	The Fair Housing Equity Assessment for the Twin Cities region analyzes regional equity and access to opportunity. This overlaps with the goals of the Consolidated Plan related to rental housing, housing homeless populations, education, outreach and services, and economic development.

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

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

Hennepin County is highly coordinated internally between departments and externally with public entities. Internally, Housing and Economic Development coordinates with the Office to End Homelessness, Hennepin County HHS, the Hennepin HealthCare, among other departments.

Externally, the county works closely with Minnesota Housing to consult on funding needs and priorities.

In addition, staff from each agency participates in funding award meetings. Hennepin County and Minnesota Housing staff communicate regularly regarding projects that receive both HOME or CDBG funds and funding from Minnesota Housing. Finally, the county communicates with Hennepin County cities on an ongoing basis regarding economic development and affordable housing issues and the role federal funds may play.

Additional external consulting with other public entities in the development of the Consolidated Plan is accomplished through periodic inter-jurisdictional meetings between representatives of HUD entitlement communities in the Metro Area. These meetings have included representatives from the cities of Minneapolis, St. Paul, Plymouth; Metropolitan Council; HUD; Hennepin, Ramsey and Anoka counties; and the Washington, Dakota and Bloomington Housing and Redevelopment Authorities as well as the State of Minnesota. Discussion topics of this group consist of joint issues and concerns raised by the Consolidated Plan.

**Narrative**

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(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 residents, community groups, and other interested agencies in both the development and the evaluation of the Consolidated Plan's programs and activities. The citizen participation process is designed to encourage all residents, including non-English-speaking and minority populations to participate.

In October 2019, Hennepin County Housing and Economic Development hosted three listening sessions in regional libraries in suburban cities. Nearly 100 residents attended, all living or working in suburban Hennepin County, and approximately 25% people of color. Staff briefly presented the data from the Needs Assessment and Market Analysis; then attendees broke into topic groups with neutral facilitators to discuss what's working, what's not working, opportunities or ideas to pursue, and recommendations.

From October 7 through November 8, Housing and Economic Development hosted a web-based survey. The survey was available on the County's website and was promoted by suburban Cities and targeted through social media platforms. More than 2,000 people completed the survey, nearly all reporting being from suburban Hennepin County (98%). The survey asked responders to prioritize five major goal areas from "most important" to "least important", then asked responders to prioritize activities within those goal areas. Responders could also provide open comments about their responses. Finally, respondents were asked to provide demographic information. Of the respondents who provided demographic information:

- 26% are estimated to have income below 80% AMI
- 92% were homeowners
- 18% were people of color (7% black, 5% Asian, 2% Native American, 3% Latino, 1% Native Hawaiian)

Where significant differences appeared, input from low-income households and households of color were prioritized.

The Consortium looked to the Public Housing Agencies (PHAs) within the jurisdiction for coordination with public housing residents.

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

**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 (held virtually per COVID-19)	Non-targeted/broad community	The public hearing at 1:30 pm on April 14, 2020, garnered no input.	Support for funding low-cost affordable housing, rapid rehousing, and rental assistance	N/A	<a href="http://www.hennepin.us">www.hennepin.us</a>
2	Public Meeting	Non-targeted/broad community	Listening sessions were held October 7, 2019 in Minnetonka, October 24, 2019 in Brooklyn Center, and October 28, 2019 in Edina. Overall, more than 100 residents attended.	Fund more affordable housing and ensure it's accessible to people with poor histories. Fund more services. Help people stay in their homes.	N/A	

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	Internet Outreach	Minorities  Non-targeted/broad community  Non-English Disabilities	2,000 people participated, 26 percent <80 percent AMI, 92 percent homeowners, 18 percent people of color	Increase and preserve home ownership. Revitalize neighborhoods through code enforcement. Prioritize emergency assistance and financial assistance to renters	N/A	<a href="https://www.hennepin.us/your-government/research-data/housing-plans-accomplishments">https://www.hennepin.us/your-government/research-data/housing-plans-accomplishments</a>

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The following needs assessment reviews the housing, homelessness, special needs, and community development needs apparent in suburban Hennepin County.

Section NA -10 provides a summary of household type and housing problems by income group, as well as very basic discussions on the intersections of domestic violence, disability, and other risk factors with housing need or instability.

Sections NA 15-30 analyze disproportionately greater need in the areas of housing problems (defined as overcrowding, cost burden, or inadequate kitchen or plumbing), severe housing problems, and housing cost burden. This analysis finds greater prevalence of these issues in lower income populations, as well as marked differences in most or all of these categories between white and non-white households, with every measured racial minority group meeting the disproportionately greater need threshold in at least one issue category.

Section NA-35 surveys the supply and demand of federally-assisted public housing, as well as Section 8 rental assistance. In both cases and in nearly all jurisdictions within suburban Hennepin County, demand for these affordable housing programs vastly outstrips supply, with waitlists for public housing and/or rental assistance vouchers taking years to clear and accepting only a small fraction of qualified households that apply.

Section NA-40 provides demographic data on the homeless population in Hennepin County, both sheltered and unsheltered. Demand for single adult shelter remains high but has not varied over the past several years. Demand for family shelter increased dramatically during the Great Recession but has steadily and significantly decreased since 2014. In the past three years, we have seen an increase in our unsheltered population, which is almost entirely single adults, while seeing progress in a structured process to end chronic homelessness. We continue to see disproportionately large representation of people of color in the homeless population.

Section NA-45 discusses issues within the non-homeless special needs population. This includes mental illness, physical disabilities, age-related disabilities, chemical dependency, and individuals with HIV/AIDs, among others. The need for housing affordability is acute in many of these groups, and each requires specifically tailored housing and supportive service solutions. Housing opportunities for those with multiple simultaneous barriers to stability, such as mental illness and a criminal background, is especially lacking.

Section NA-50 describes the non-housing community development needs of suburban Hennepin County. Demand for a variety of social services (primarily homeless prevention and emergency assistance) continues, as well as neighborhood revitalization activities.

## NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

This section reviews the housing needs experienced by low- and moderate-income suburban Hennepin residents. The majority of housing data prepared and required by HUD, below, is taken from HUD's Comprehensive Housing Affordability Strategy (CHAS) data for 2011-15, which is based on American Community Survey data with a relatively high margin of sampling error in several instances. The data show that low income households are not being adequately served by the local housing market. They face poor housing conditions and high housing cost burdens that place them increasingly at risk of homelessness. The data also demonstrate racial disparities throughout.

<b>Demographics</b>	<b>Base Year: 2011</b>	<b>Most Recent Year: 2017</b>	<b>% Change</b>
Population	764,362	813,311	6%
Households	475,737	499,104	5%
Median Income	\$62,966.00	\$71,154.00	13%

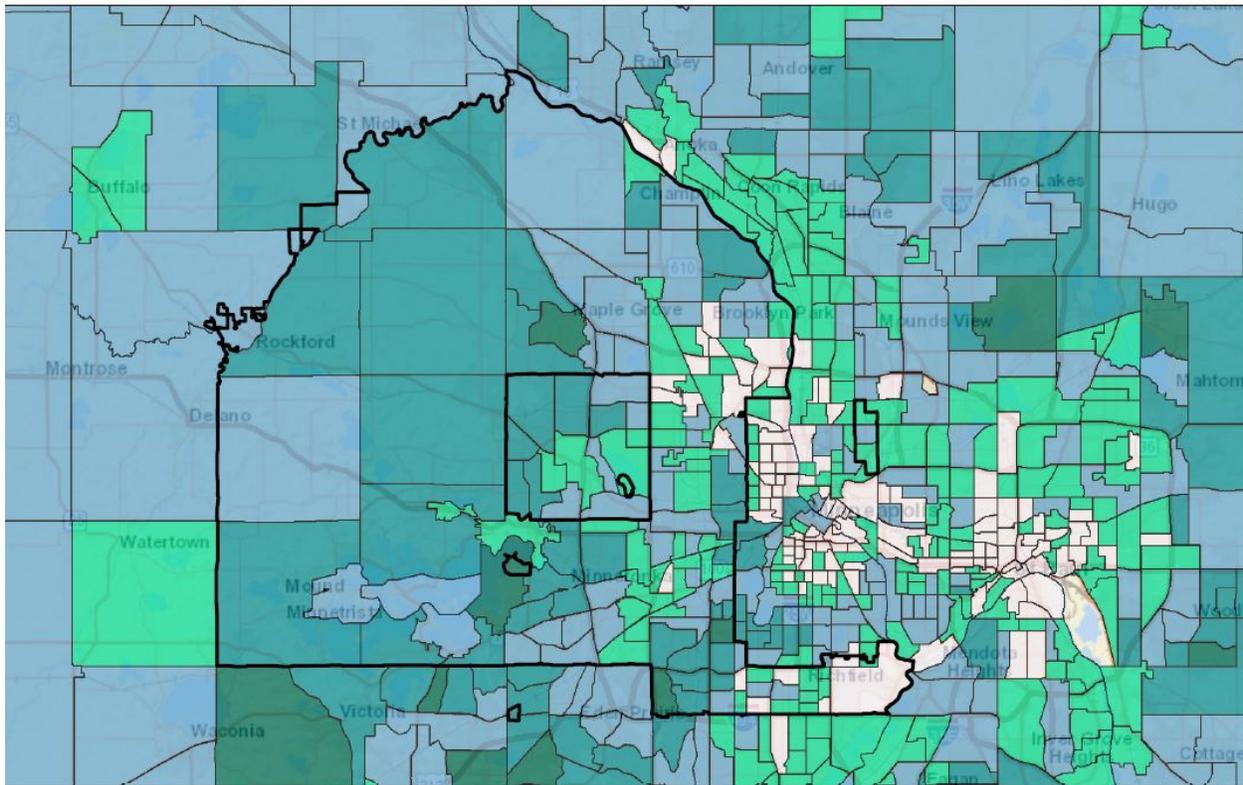
**Table 5 - Housing Needs Assessment Demographics**

**Alternate Data Source Name:**

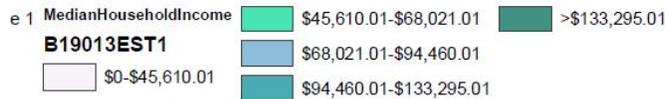
2013 to 2017 American Community Survey 5 Year Est

**Data Source Comments:**

## Median Household Income in Hennepin County - Consolidated Plan 2020-2025



20



1:462,647  
0 4 8 16 mi  
0 5 10 20 km  
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

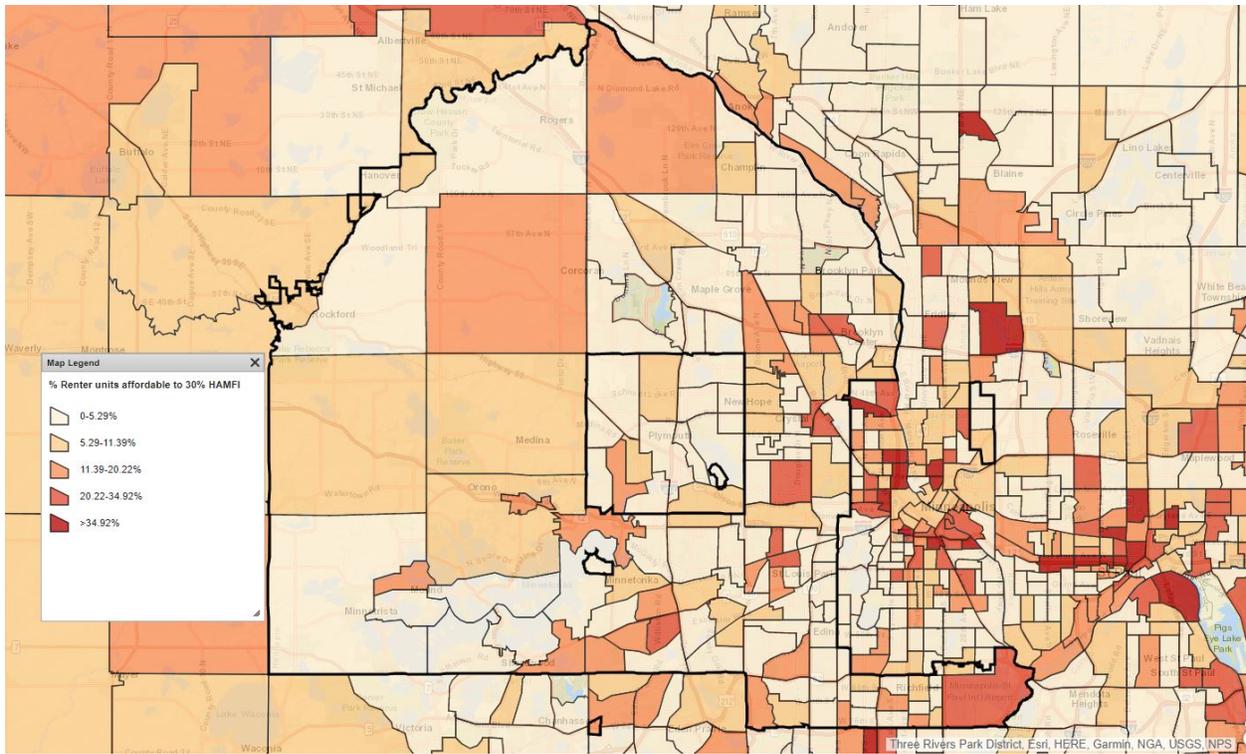
### Median Income Hennepin County

#### Number of Households Table

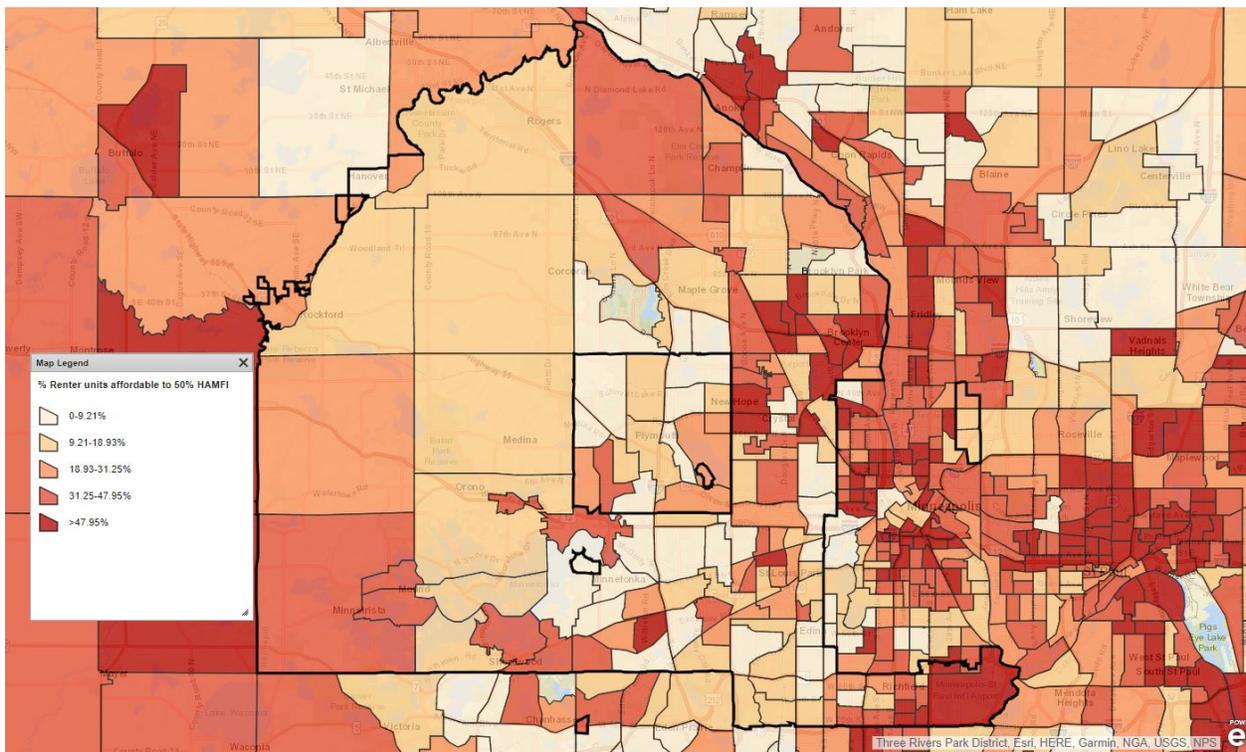
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	35,406	37,299	50,084	34,115	168,495
Small Family Households	9,768	10,147	15,023	13,529	93,095
Large Family Households	2,057	2,681	3,797	2,733	13,104
Household contains at least one person 62-74 years of age	6,177	7,421	10,792	6,917	29,745
Household contains at least one person age 75 or older	8,186	9,126	7,684	3,266	8,934
Households with one or more children 6 years old or younger	5,564	5,526	7,215	5,679	16,841

Table 6 - Total Households Table

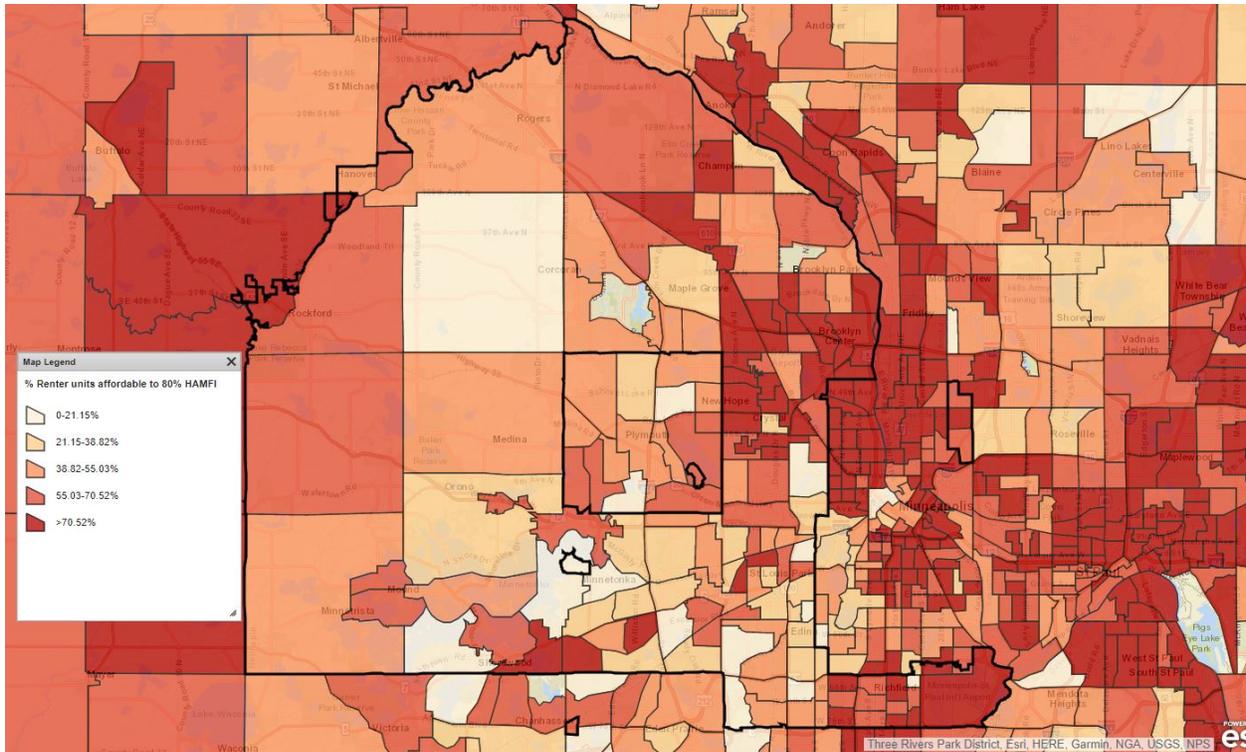
Data Source: 2011-2015 CHAS



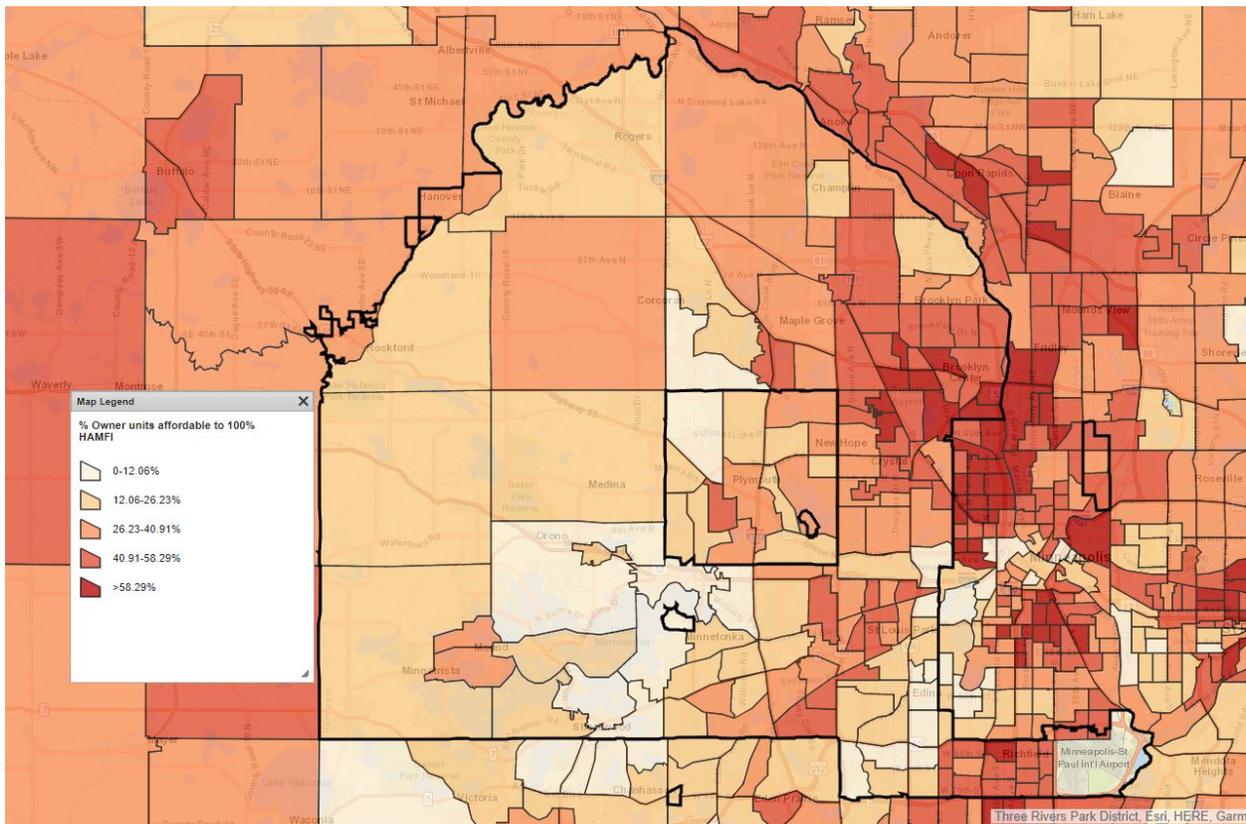
**Percent of Renter Units Affordable to 30% HAMFI**



**Percent Renter Units Affordable to 50% HAMFI**



**Percent Renter Units Affordable to 80% HAMFI**



**Percent of Owner-Occupied Units Affordable at 100% HAMFI**

## Housing Needs Summary Tables

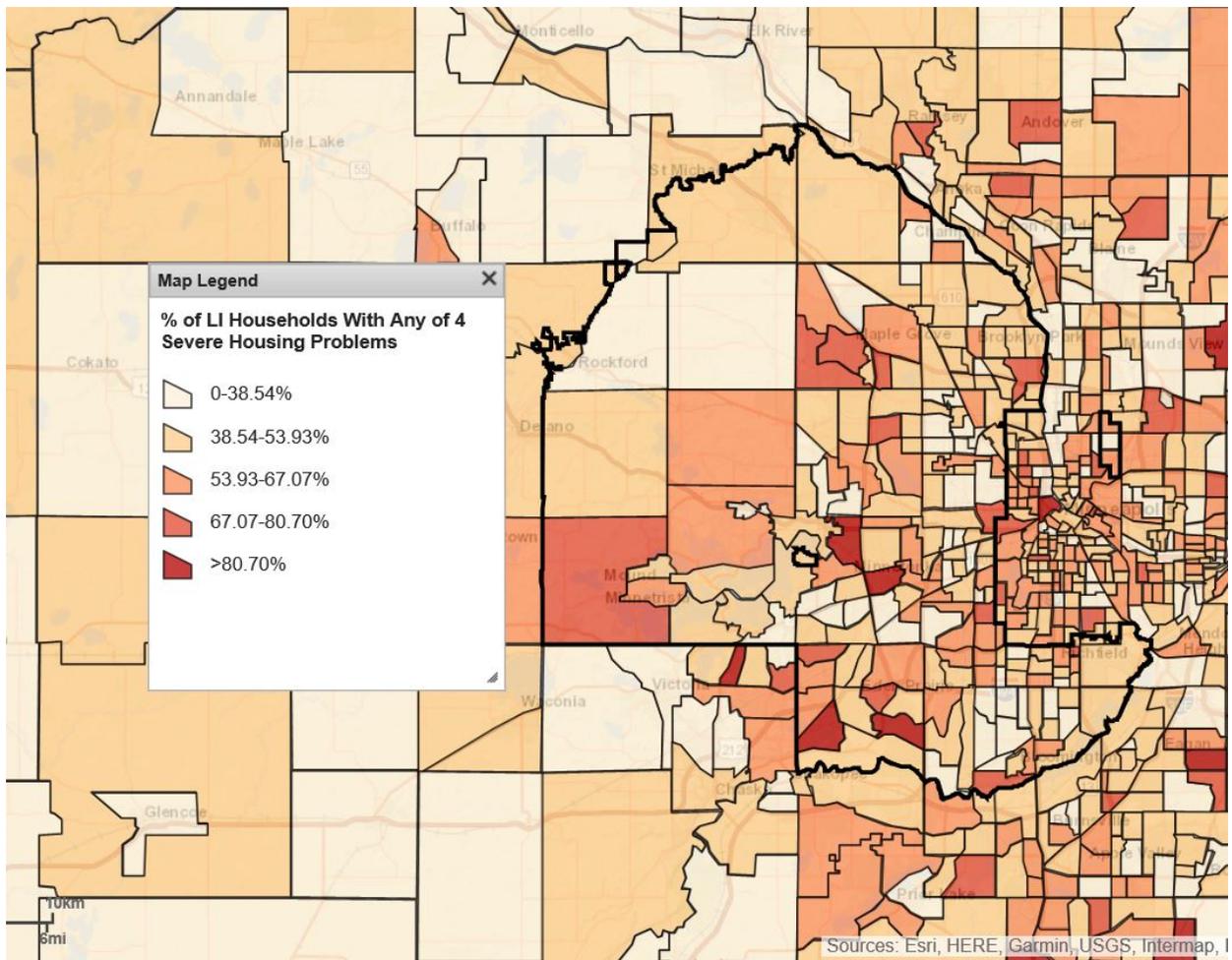
### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	367	353	234	75	1,029	55	54	105	30	244
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	319	244	205	110	878	0	58	48	59	165
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,095	1,163	603	184	3,045	128	235	409	222	994
Housing cost burden greater than 50% of income (and none of the above problems)	14,020	4,270	902	128	19,320	7,625	5,285	3,069	827	16,806
Housing cost burden greater than 30% of income (and none of the above problems)	2,756	8,917	5,738	1,292	18,703	2,488	4,885	9,391	4,912	21,676

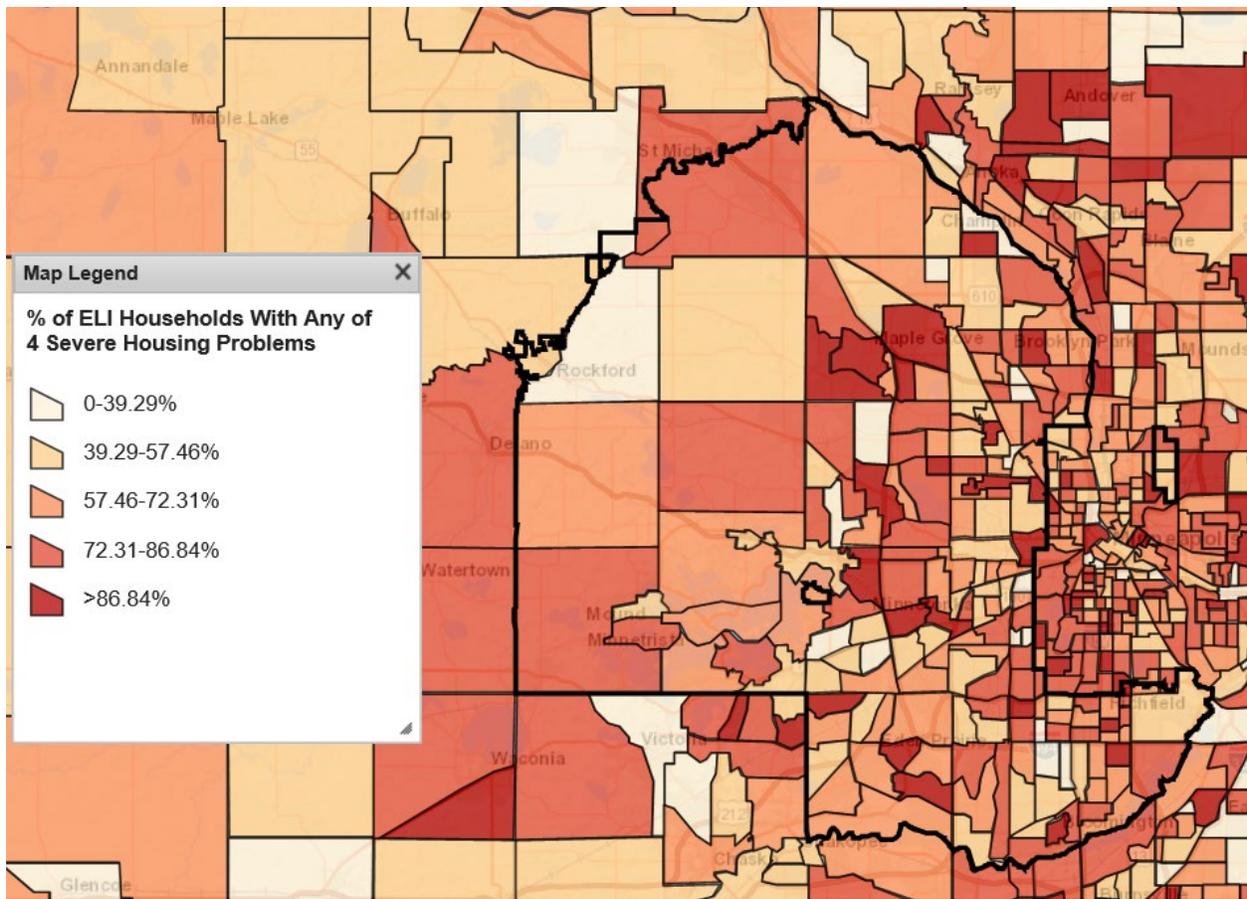
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	734	0	0	0	734	1,022	0	0	0	1,022

**Table 7 – Housing Problems Table**

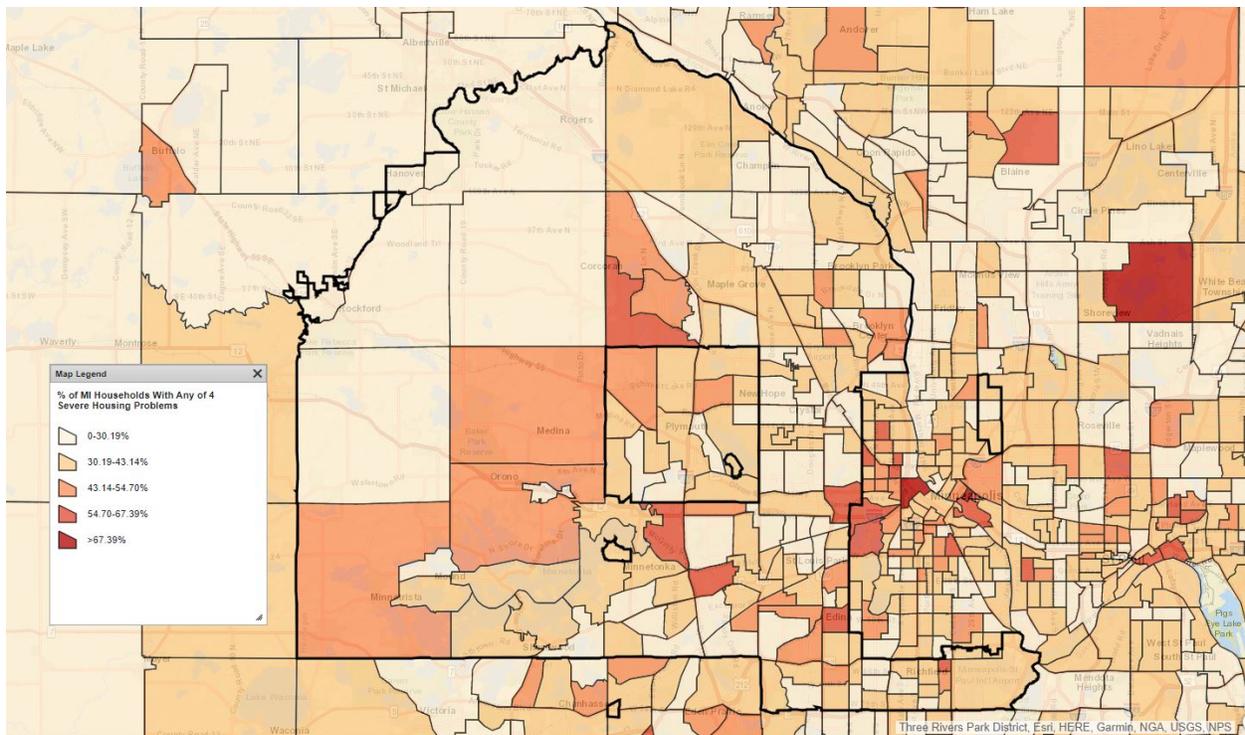
Data 2011-2015 CHAS  
Source:



**Low Income Households with any 4 severe housing problems**



**ELI Households with any severe housing problems**



**Moderate Income Households with any of the 4 Severe Housing Problems**

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	15,815	6,020	1,948	487	24,270	7,805	5,625	3,630	1,131	18,191
Having none of four housing problems	6,079	12,809	17,952	10,008	46,848	3,949	12,857	26,539	22,478	65,823
Household has negative income, but none of the other housing problems	734	0	0	0	734	1,022	0	0	0	1,022

**Table 8 – Housing Problems 2**

Data 2011-2015 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	6,184	4,351	2,054	12,589	1,965	3,057	4,225	9,247
Large Related	1,334	998	425	2,757	456	741	1,144	2,341
Elderly	4,870	3,952	1,897	10,719	5,811	4,657	3,888	14,356
Other	5,922	4,895	2,410	13,227	2,072	1,857	3,300	7,229
Total need by income	18,310	14,196	6,786	39,292	10,304	10,312	12,557	33,173

**Table 9 – Cost Burden > 30%**

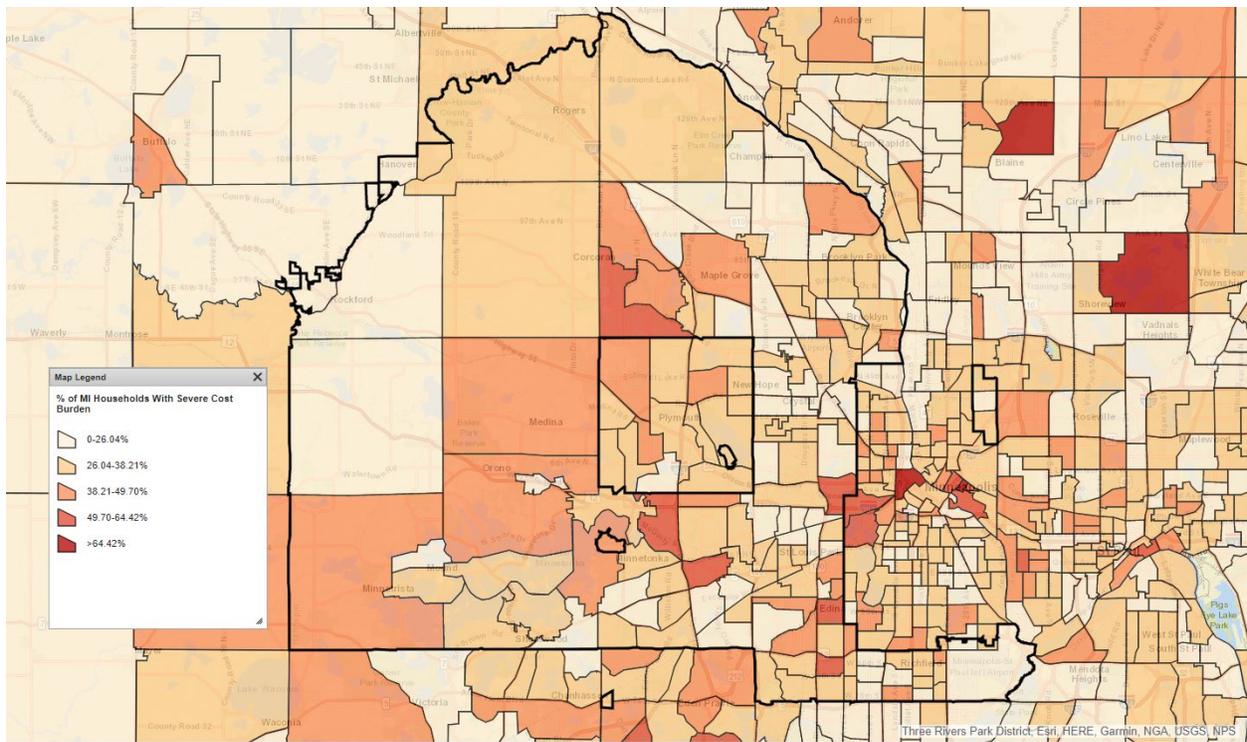
Data 2011-2015 CHAS  
Source:

4. Cost Burden > 50%

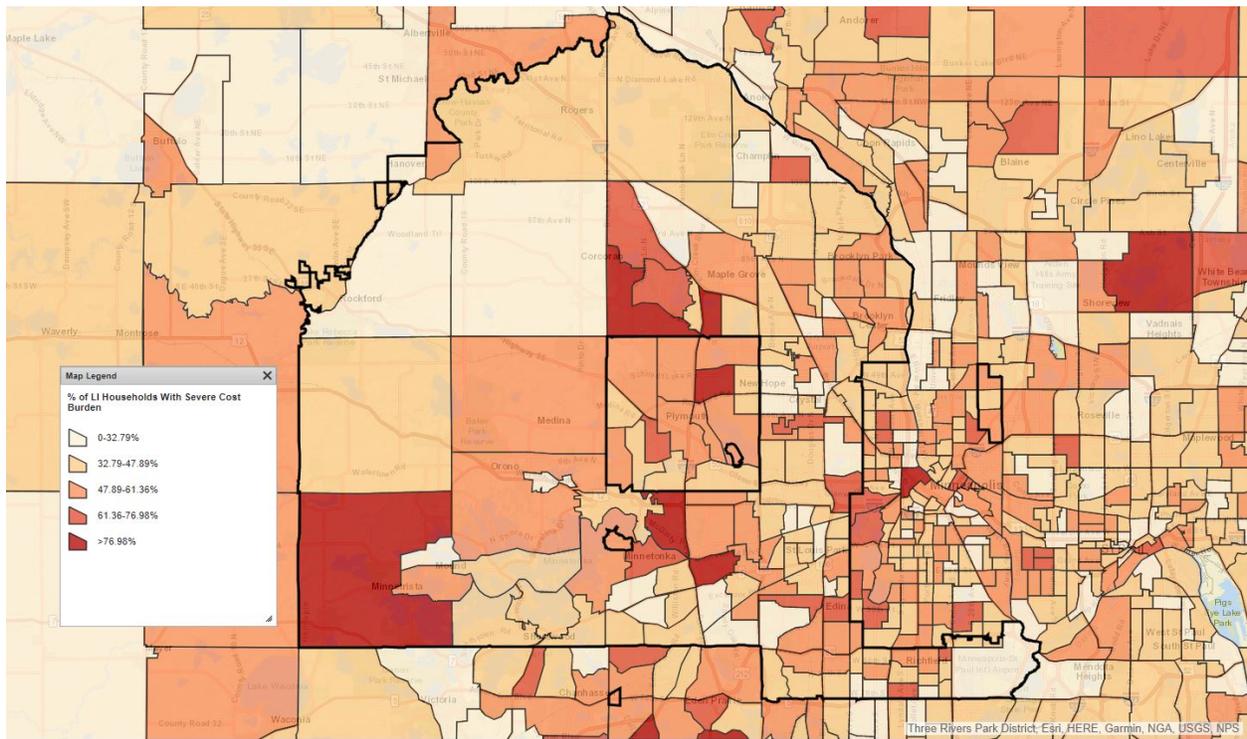
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	5,014	972	118	6,104	1,709	1,700	1,015	4,424
Large Related	992	239	15	1,246	366	292	148	806
Elderly	3,879	2,107	544	6,530	3,899	2,123	1,141	7,163
Other	5,152	1,139	221	6,512	1,817	1,184	781	3,782
Total need by income	15,037	4,457	898	20,392	7,791	5,299	3,085	16,175

**Table 10 – Cost Burden > 50%**

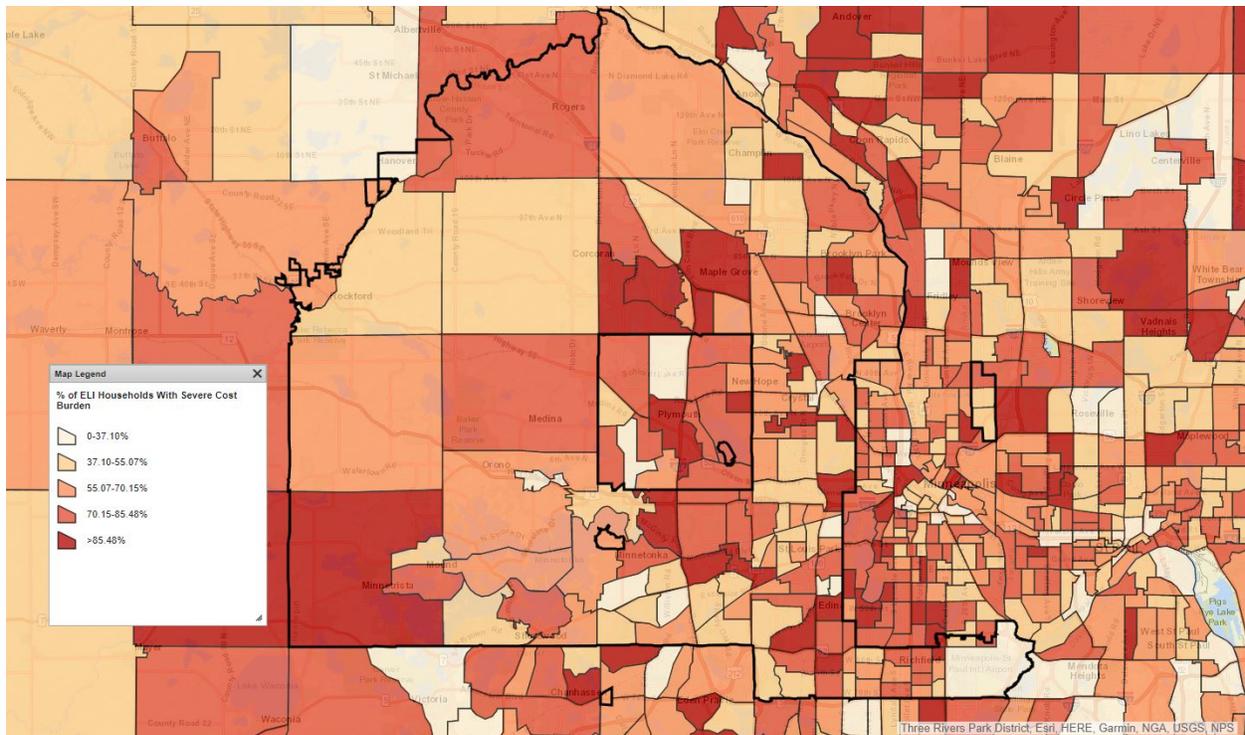
Data 2011-2015 CHAS  
Source:



**Moderate Income Households with Severe Cost Burden**



**Low Income Households with Severe Cost Burden**



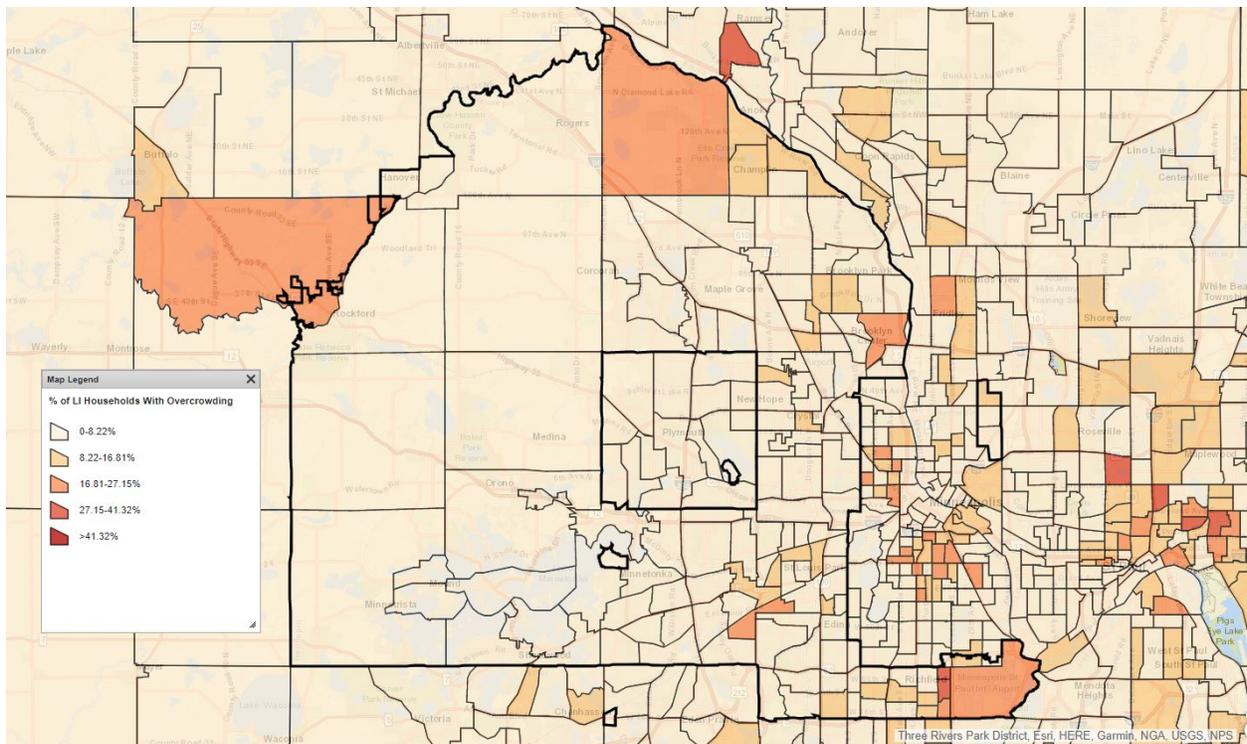
**Extremely Low-Income Households with Severe Cost Burden**

**5. Crowding (More than one person per room)**

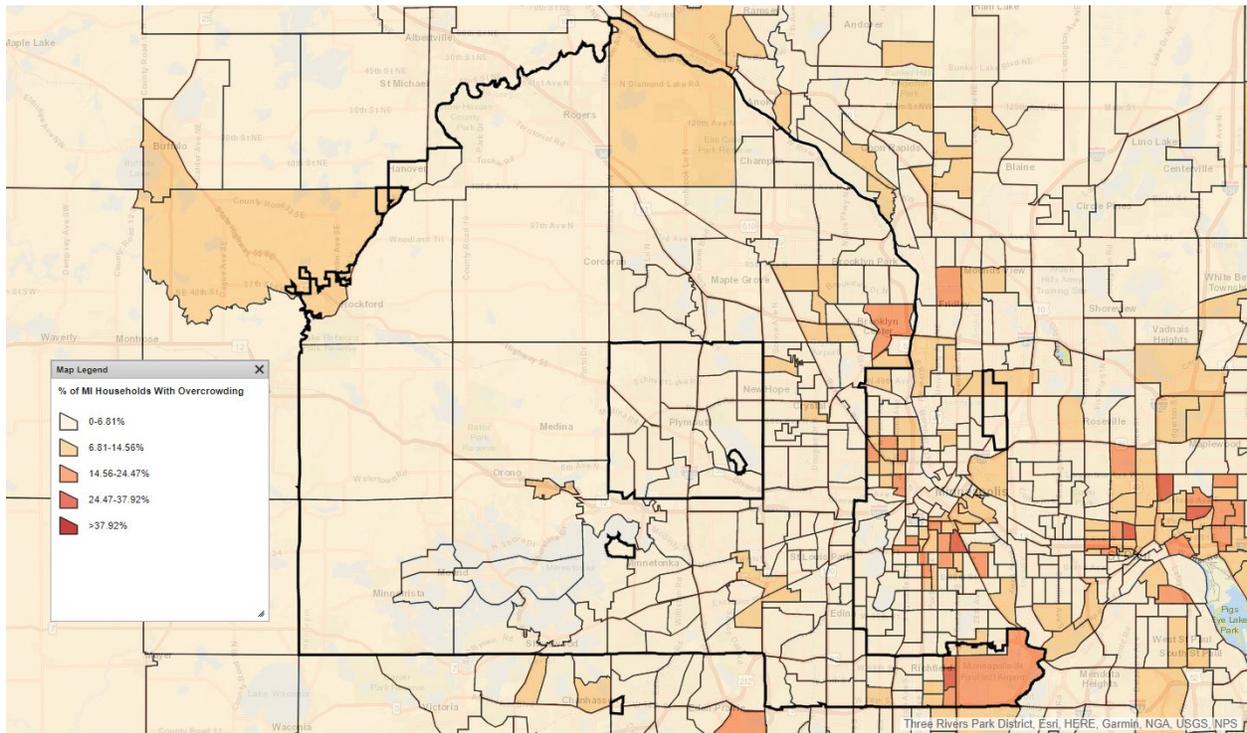
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	1,353	1,272	683	154	3,462	118	268	358	231	975
Multiple, unrelated family households	75	110	52	70	307	10	24	104	59	197
Other, non-family households	10	20	65	69	164	0	0	0	0	0
Total need by income	1,438	1,402	800	293	3,933	128	292	462	290	1,172

**Table 11 – Crowding Information - 1/2**

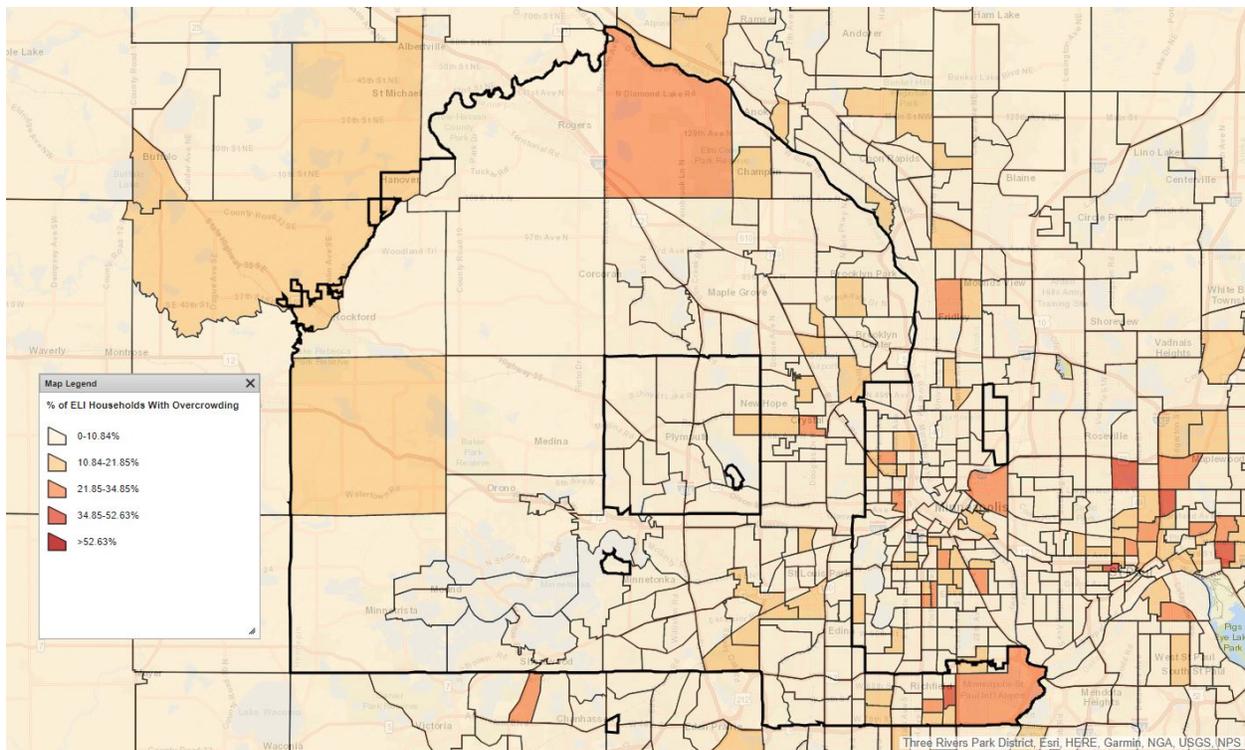
**Data** 2011-2015 CHAS  
**Source:**



**Percent of Low-Income Households with Overcrowding**



**Percent of Middle-Income Households Overcrowding**



**Percent of Extremely Low-Income Households Overcrowding**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	10,300	6,595	2,195	19,090	1,435	2,695	4,605	8,735

**Table 12 – Crowding Information – 2/2**

Data Source  
 Comments:

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

Many single households are precariously housed. According to the Comprehensive Housing Affordability Strategy (2012-2016), single person households make up 61% of the renter households with incomes from 0<30% AMI, for a total of 7,710 adults. Among households with incomes from 0<30% AMI who are cost burdened over 50%, single persons make up 60%, or 5,413 adults. This data show that many single households are precariously housed. Average rents have risen steadily, and the vacancy rate is very low leaving very low-income single person households few options.

Almost all of our unsheltered and chronically homeless populations are single person households, including most of the veterans. In addition, single adults make up the majority of the clients served through the disability waiver program of Human Services. More discussion of these issues can be found in NA-40-45.

## **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

According to the American Community Survey (5 yr est 2013-2017), 9.3% of the population, or roughly 75,000 people, have a disability. The likelihood of having a disability varied by age - from 3 percent of people under 18 years old, to 7 percent of people 18 to 64 years old, and to 30 percent of those 65 and over.

People with incomes below the federal poverty level are 2-3 times more likely to have disabilities. According to the American Community Survey (5 yr est 2013-2017), there are 10,825 people with a disability (visual/hearing, cognitive, ambulatory, self-care) who are extremely low income. All of these households could be considered precariously housed and in need of housing assistance if they experience any emergency or change.

As the population continues to age, more people will need assistance with self-care and independent living. Over 117,000 suburban Hennepin County residents are aged over 65. Seniors are the fastest-growing population in suburban Hennepin, growing 25% in the last 10 years. Seniors are most likely to have hearing, ambulatory, or independent living difficulties. Thus, affordable units with specialized care is also a housing need.

Data from Hennepin's Homeless Management Information Survey finds that 20% of households in the Coordinated Entry System report fleeing domestic violence, and 70% report a disability of long duration.

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

The most common housing problems are affordability, availability, and crowding. Out of all the households that have at least one housing problem, 87% of renters and 94% of homeowners are cost burdened and not the other issues. From 2010-2018, average rent rose 20%, while median incomes increased 13%. At least 15 Suburban cities saw rents increase more than 15%. The average rent for a two-bedroom apartment is \$1,520/month and for an efficiency rent is \$1,042, which is out-of-reach of households even at 60% of the area median income (Minnesota Housing Partnership, Market Watch: Hennepin, 2019).

Regarding availability, from 2010-2018, the number of renting households in Suburban Hennepin County increased by 13,0742, while the number of new rental units increased by only 12,8271. The majority of new renters had higher incomes (above 100% AMI), often renting units affordable to households with low-moderate income, further squeezing households with lower incomes (American Community Survey 5-Year Estimates, 2007-2011, 2013-2017). This has resulted in Hennepin County's vacancy rate remaining below 5% since 2013, and falling 29% since 2010 (Minnesota Housing Partnership, Market Watch: Hennepin, 2019).

Such low vacancy rates allow landlords to be picky. Applicants with past evictions or criminal backgrounds are declined even if they have a voucher.

Lack of affordability and availability lead to over-crowding. As noted in Table 5 above, 3,933 renting households reporting over-crowding, but 1,438 (36%) were under 30% of the AMI. Overcrowding occurs most frequently in inner-tier cities with older, lower-quality housing stock, further exacerbating any deferred maintenance or substandard housing conditions.

Many who enter shelter have no recent rental history as they have been doubling up or couch hopping for extended periods of time. People who enter shelter typically have incomes far below 30 percent Area Median Income. Many families rely solely on TANF, and singles rely solely on the state's General Assistance program, which provides \$203/month.

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

People with extremely low incomes (ELI) (<30% AMI), among whom people of color are over-represented, are most affected by these problems. Extremely low-income renters are 73% of the rent burdened households that pay over 50% of their income towards rent. Due to increases in higher-income renters, delayed production in new rental units, and higher-income renters occupying affordable units, the gap between ELI households and the units affordable and available to them is greater than 20,000 units in suburban Hennepin. In addition, 50% of ELI renters are overcrowded, cost-burdened, or have incomplete kitchen or plumbing facilities, compared to 31% overall (CHAS 2012-2016).

People of color are more likely to have extremely low incomes in Hennepin County, with median incomes for Native Americans and black or African Americans at \$33,571 and \$31,149, respectively, compared to \$79,761 for white residents. Families headed by single women, 2/3 of whom are women of color or Latina, are also more likely to have extremely low incomes, with median income of \$33,904 (American Community Survey, 2013-2017).

Of the homeowners who are paying over 50% of their income towards their mortgage, 45% of them are extremely low income and another 31% are low income. Of the homeowners who are paying over 30% of their income towards their mortgage but not over 50%, 43% of them are moderate income.

### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

People with low incomes most at risk of homelessness have similar profiles to people experiencing homelessness. They are largely people of color: 69% of homeless prevention participants are black or African American (compared to 13% of the total population), 7% are American Indian (<1% of total

population), and 10% are white (73% of total population). They have extremely low incomes, and they typically have disabilities and poor criminal, housing, and/or credit histories. In addition, most come from a doubled-up situation – the first response for many when they lose their housing. Interviews with families and surveys of single adults also find that many have gone for years without their names on a lease, moving from household to household because they can't afford a place of their own.

Formerly homeless families and individuals nearing the end of rapid rehousing assistance almost universally struggle with affording costs of living after the subsidy ends. Their greatest need is affordable housing and assistance increasing their incomes. Among households receiving rapid rehousing assistance, single adults most frequently return to shelter, especially African Americans and Native American single adults. To combat returns to shelter, we work to identify households most at risk of returning to shelter and transfer them to longer-term rent subsidies.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The population most at risk of homelessness is renters with incomes below 30% of the area median income who are severely housing cost burdened. The answer to the previous questions were based on extrapolations from the data from our Homeless Management Information Systems, American Community Survey, and Community Housing Strategy Estimates.

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

The population most at risk of homelessness is renters with incomes below 30% of the area median income who are severely housing cost burdened. Households with extremely low incomes, a disability, mental illness, or criminal backgrounds all experience greater housing instability. Often the first response is to couch hop or double up with family or friends resulting in overcrowding that can exacerbate any deferred maintenance or substandard conditions.

Households living in regions and properties with high eviction rates are even further at risk of instability and risk of homelessness. Once a household suffers an eviction, it can follow them for years and severely limit housing options.

**Discussion**

## NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Households with lower incomes face disproportional housing problems. However, when separating households by income level and race, the housing disparities impact subsets of the population differently. The CHAS data below demonstrate how those differences manifest in Hennepin County. The discussion highlights some of the most prevalent disparities in housing problems in Hennepin County by race and income level.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	28,879	4,764	1,756
White	19,374	3,429	1,401
Black / African American	6,122	923	184
Asian	782	210	109
American Indian, Alaska Native	195	19	0
Pacific Islander	45	0	0
Hispanic	1,627	90	69

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	25,412	11,899	0
White	17,196	9,574	0
Black / African American	4,277	1,238	0
Asian	1,233	455	0
American Indian, Alaska Native	153	67	0
Pacific Islander	0	0	0
Hispanic	2,193	444	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	20,702	29,414	0
White	16,152	23,607	0
Black / African American	1,908	2,758	0
Asian	1,151	1,468	0
American Indian, Alaska Native	4	108	0
Pacific Islander	0	0	0
Hispanic	1,120	982	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,841	26,274	0
White	6,801	21,485	0
Black / African American	353	1,689	0
Asian	357	1,827	0
American Indian, Alaska Native	14	53	0
Pacific Islander	0	0	0
Hispanic	246	724	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### Discussion

Among the households with extremely low-incomes, 82% have at least one housing problem. Among Latinos and Native Americans with extremely low income, a staggering 91% have at least one housing problem, and 85% of black or African American households have at least one severe housing problem.

Within all of the low-income households (between 30% and 50% AMI), we see the most disparities in housing problems in Hennepin County. Overall, 68% of low-income households have at least one housing issue. However, 78% of low-income African American households and 83% of low-income Latino households have at least one housing issue.

Among the moderate-income households (between 50% and 80% AMI), 41% have a housing problem. However, 53% of Latino households with moderate incomes have a housing problem.

Some racial and ethnic groups have housing issues more than others even when separating households by income. Native Americans, African Americans, and Latinos with lowest incomes face great disparities, and Latinos face disparities as income levels increase.

Among the households with extremely low-incomes, 82% have at least one housing problem. Among Latinos and Native Americans with extremely low income, a staggering 91% have at least one housing problem, and 85% of black or African American households have at least one severe housing problem.

Within all of the low-income households (between 30% and 50% AMI), we see the most disparities in housing problems in Hennepin County. Overall, 68% of low-income households have at least one housing issue. However, 78% of low-income African American households and 83% of low-income Latino households have at least one housing issue.

Among the moderate-income households (between 50% and 80% AMI), 41% have a housing problem. However, 53% of Latino households with moderate incomes have a housing problem.

Some racial and ethnic groups have housing issues more than others even when separating households by income. Native Americans, African Americans, and Latinos with lowest incomes face great disparities, and Latinos face disparities as income levels increase.

## NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Hennepin County, like the rest of the nation has some significant disparities in severe housing problems between higher income households and moderate- and low-income households. These housing issues are most prevalent in communities of color. The data tables below and the discussion outline and highlight some of the starkest disparities in severe housing issues in Hennepin County when considering race/ethnicity and income level.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	23,620	10,028	1,756
White	15,515	7,267	1,401
Black / African American	5,298	1,753	184
Asian	656	336	109
American Indian, Alaska Native	165	50	0
Pacific Islander	0	45	0
Hispanic	1,407	310	69

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,645	25,666	0
White	8,066	18,716	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Black / African American	1,456	4,076	0
Asian	549	1,133	0
American Indian, Alaska Native	70	161	0
Pacific Islander	0	0	0
Hispanic	1,339	1,313	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

#### **50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	5,578	44,491	0
White	3,901	35,834	0
Black / African American	614	4,051	0
Asian	404	2,221	0
American Indian, Alaska Native	0	113	0
Pacific Islander	0	0	0
Hispanic	606	1,487	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,618	32,486	0
White	1,209	27,047	0
Black / African American	49	1,983	0
Asian	188	2,002	0
American Indian, Alaska Native	4	63	0
Pacific Islander	0	0	0
Hispanic	153	818	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

Among households with extremely low incomes (<30% AMI), 67% have at least one severe housing problem. This is relatively proportionate across race with the exception of three racial/ethnic groups. Highest disparities exist among the Latino and Native American communities, among whom 79% and 77% of extremely low-income households, relatively, have at least one severe housing problem. Among African Americans, who represent a much larger portion of residents, 73% have at least one housing issue.

Within low-income households (between 30% and 50% AMI), we see the most disparities in severe housing problems in Hennepin County. Overall, 68% of low-income households have at least one severe housing problem. However, 78% of low-income African American households and 83% of low-income Latino households have one severe housing problem.

Among moderate-income households (50% and 80% AMI), 41% have a severe housing problem. Among moderate-income Latino households, 53% have a severe housing problem. Every other racial group is proportional to the entire jurisdiction.

Overall, again, more Latinos, African Americans, and Native Americans have housing issues than others even when separating households by income, and Latinos are consistently overrepresented across all income levels.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Hennepin County has stark housing cost burden disparities across race and ethnicity. The following CHAS data from 2015 demonstrate these disparities across communities.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	234,087	50,926	38,592	1,838
White	199,353	39,027	28,364	1,412
Black / African American	11,972	6,012	6,118	244
Asian	13,427	2,373	1,189	109
American Indian, Alaska Native	585	138	226	0
Pacific Islander	0	45	0	0
Hispanic	5,975	2,461	1,997	74

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion

Across the jurisdiction, 28% of households pay more than 30% of their incomes toward housing costs (cost burdened), and 12% pay more than 50% of income toward housing costs (severely cost burdened), but we see disparities for African Americans, Native Americans, and Latinos. According to the CHAS data, 50% of African Americans are cost burdened and another 25% are severely cost burdened. Among Native Americans, 24% are severely cost burdened (no disparity among cost-burdened households). Among Latinos, 23% are cost burdened and 19% of Latinos are severely cost burdened.

## **NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)**

### **Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

As demonstrated above, people with extremely low incomes are more likely to have housing problems. In Hennepin County, people of color are more likely to be in this income group, with median incomes for Native Americans and black or African Americans at \$33,571 and \$31,149, respectively, compared to \$79,761 for white residents (American Community Survey, 2013-2017).

Due to this, certain racial/ethnic groups are more likely to experience housing problems. While Black and African American households comprise only 8% of the jurisdiction, they comprise 21% of households with one or more housing problems. Similarly, 3% of the jurisdiction's households are Hispanic/Latino, but 6% of households with one or more housing problems are Hispanic Latino. American Indians are similarly impacted; however, they are a very small portion of jurisdiction households. Latinos had highest disproportionate need among higher income categories (30-80% AMI).

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

Vacancy rates are decreasing, housing costs are increasing, and incomes aren't keeping up, which leads to increased competition for scarce affordable housing.

From 2010 to 2018 in Hennepin County, average rent rose 20%, and the vacancy rate fell from 6.2% to 4.4%. At least 15 Suburban cities saw rents increase more than 15%, and at least 17 Suburban cities saw vacancy rates below 5% (Minnesota Housing Partnership's Market Watch: Hennepin County, 2019). These trends are exacerbated by higher income households renting limited rental units.

During that same time period, median incomes increased 13% overall, but only some groups benefitted from that increase. Median incomes for American Indians increased by only 1%, and African Americans saw no increase.

Such low vacancy rates allow landlords to be picky. Applicants with lowest incomes, past evictions or criminal backgrounds are declined even if they have a voucher. In 2016, HUD provided guidance indicating that excluding rental applicants due to criminal records has a disparate impact for Latinos and African Americans. Similar disparate impacts have been found in using eviction histories. A local study by Wilder Research identified that 11 of 15 commonly screened criminal offense categories had no significant effect on housing tenure (Success in Housing: How Much Does Criminal Background Matter? January 2019). These disparate impacts are demonstrated in disproportionately high rates of housing cost burdened among people of color, even controlling for income.

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

Two clusters of households of color generally overlap with areas of higher cost burden, and of higher eviction rates. These clusters are just south of Minneapolis (some or all of Bloomington and Richfield), and just northwest of Minneapolis (parts of Brooklyn Park, Brooklyn Center, Crystal, Golden Valley, Robbinsdale, and New Hope). These are generally older, inner ring suburbs with lower housing values, more social services, and greater transit connections to the central cities than the rest of suburban Hennepin County.

One specific example is the region with zip codes 55443 and 55429 (Brooklyn Park and Brooklyn Center). This region has the highest eviction rates in suburban Hennepin. Additionally, 32% and 29% of renters are severely cost burdened, respectively (compared to 22% in Hennepin), and 49% and 59% of residents are people of color, respectively (compared to 28% in Hennepin). Households living in regions and properties with high eviction rates are at higher risk of instability and risk of homelessness. Once a household suffers an eviction, it can follow them for years and severely limit housing options.

## NA-35 Public Housing - 91.405, 91.205 (b)

### Introduction

There are 6 Public Housing Authorities (PHAs) within suburban Hennepin County: Metropolitan Council (Metro) Housing and Redevelopment Authority (HRA), Bloomington HRA, Hopkins HRA, Plymouth HRA, Richfield HRA, and St. Louis Park Housing Authority (HA). Only two PHAs operate federally assisted public housing programs: Hopkins HRA and St. Louis Park HA. Neither of these are “troubled” agencies as determined by HUD.

Plymouth HRA also has two independent senior buildings: Plymouth Towne Square (99 units), and Vicksburg Crossing (96 units). Maple Grove HRA and Bloomington HRA also operate a small number of scattered-site single-family publicly-owned housing, independent of HUD's public housing program.

The county does not have any direct relationship with the public housing authorities and does not supply any direct funding. The PHAs provide input on the Consortium Consolidated Plan and the Consortium provides them with assistance and certifications for their PHA Plans. The updated PHA plans for the federally assisted public housing are due to HUD at different times and the county relies on those plans to provide up-to-date, accurate information for the sections of the Consolidated Plan.

Complete unit counts are below in added tables with the title suffix "complete".

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	74	0	0	0	0	0	0

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

	Certificate	Mod-Rehab	Public Housing	Total Vouchers	Project-Based Vouchers	Tenant-Based Vouchers	VASH Vouchers	FUP Vouchers	Disabled Vouchers
# of units vouchers in use	0	0	233	3,518	311	3,187	53	44	151

**Table 23 - NA-35 Public Housing Totals in Use - Complete**

### Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	12,202	0	0	0	0	0
Average length of stay	0	0	6	0	0	0	0	0
Average Household size	0	0	1	0	0	0	0	0
# Homeless at admission	0	0	5	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	21	0	0	0	0	0
# of Disabled Families	0	0	48	0	0	0	0	0
# of Families requesting accessibility features	0	0	74	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 24 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

	Certificate	Mod-Rehab	Public Housing	Total Vouchers	Project-based Vouchers	Tenant-based Vouchers	VASH Voucher	FUP Voucher
Average Annual Income	0	0	\$14,747	\$16,202	\$18,764	\$17,050	\$16,800	\$13,649
Average length of stay	0	0	6 years	3.4 years	3.6 years	7.13 years	1 year	6.1 months
Average Household size	0	0	1.63	1.87	2.31	2.25	1	3.79
# Homeless at admission	0	0	not tracked	not tracked	not tracked	not tracked	not tracked	not tracked
# of Elderly Program Participants (>62)	0	0	87	198	13	42	13	8
# of Disabled Families	0	0	145	251	20	82	18	151
# of Families requesting accessibility features	0	0	14	not tracked	not tracked	not tracked	not tracked	0
# of HIV/AIDS program participants	0	0	not tracked	not tracked	not tracked	not tracked	not tracked	2
# of DV victims	0	0	1	not tracked	0	1	not tracked	2

**Table 25 - NA-35 Public Housing Characteristics of Residents - Complete**

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
			Veterans Affairs Supportive Housing				Family Unification Program	Disabled *	
White	0	0	55	0	0	0	0	0	0
Black/African American	0	0	16	0	0	0	0	0	0
Asian	0	0	2	0	0	0	0	0	0
American Indian/Alaska Native	0	0	1	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 26 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

	Certificate	Mod-Rehab	Public Housing	Total Vouchers	Project-based Vouchers	Tenant-based Vouchers	VASH Vouchers	FUP Vouchers	Disabled*
White	0	0	157	1,513	149	1,364	28	15	114
Black/African American	0	0	66	1,426	132	1,294	25	28	30
Asian	0	0	9	515	45	470	0	1	0
American Indian / Alaska Native	0	0	1	27	2	25	0	0	1
Pacific Islander	0	0	1	2	1	2	1	1	1
Other	0	0	0	35	3	32	0	0	1

**Table 27 - NA-35 Public Housing Race of Residents - Complete**

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
			Veterans Affairs Supportive Housing				Family Unification Program	Disabled *	
Hispanic	0	0	4	0	0	0	0	0	0
Not Hispanic	0	0	70	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 28 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

Ethnicity	Certificate	Mod-Rehab	Public Housing	Total Vouchers	Project-based Vouchers	Tenant-based Vouchers	VASH Vouchers	FUP Vouchers	Disabled* Vouchers
Hispanic	0	0	7	175	17	158	4	3	7
Not Hispanic	0	0	226	3,343	314	3,029	49	41	144

**Table 29 - NA-35 Public Housing Ethnicity of Residents - Complete**

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

Section 504 of the Rehabilitation Act of 1973, as amended, required that no otherwise qualified individual with handicaps shall solely, by reason of those handicapping conditions, be excluded from participation in any program funded by HUD, which the two PHAs with public housing follow.

The PHAs are able to meet the needs of small household residents and waiting list for accessible units. Hopkins has low turnover of units, and only has issues in matching up someone from the wait list with an appropriate unit. The Housing Authority of St. Louis Park (HA) inventory of 1-bedroom accessible units are adequate to meet the demand on the wait lists. The unmet need is sometimes in the family sized 2-bedroom and 3-bedroom units. The HA has no 2-bedroom accessible units and only 1 3-bedroom unit. The demand is great for the family units so it is impossible for the HA to predict how long an applicant on the 3-bedroom accessible unit wait list will have to wait for a unit.

Hennepin County Human Services assists special needs client with their housing needs across all service areas within the department. Two of the unit's guiding principles are: conservation of existing housing and development of new housing opportunities in the least restrictive and most integrated setting consistent with the person's health, safety and service needs.

The actual demand for accessibility features within the county varies by PHA service area. Hopkins has only three fully wheelchair-accessible units in their sole public housing development yet reports past difficulties in finding applicants that required accessibility features when an opening was available.

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

The number of people on the waiting lists for public housing and section 8 far outnumber the number of units or HVC available. In addition, Hopkins and St. Louis Park HA public housing has low turnover. Thus, many participants, if they are lucky enough to get on a waiting list, wait many years to receive a Housing Choice Voucher or get into these public housing units.

PHAs within the County outline important needs for their tenants and voucher recipients as childcare, transportation, food assistance, mental health services, job searching venues, English Language Learner (ELL) services, and personal budgeting or economic self-sufficiency classes. These needs are particularly acute within the smaller PHAs which have small budgets earmarked for necessary physical asset maintenance. These PHAs are unable to provide the range of services required by disabled and/or extremely low-income tenants. To address these needs to the greatest extent possible, PHAs have formed partnerships or contracted with nonprofit partners such as Vail Place (a mental health service provider) and STEP (providing a variety of food, health, and employment services). Metro HRA

administers a Family Self-Sufficiency Program for its Section 8 program participants, while St. Louis Park contracts for similar services for both public housing and Section 8 tenants through Resource, Inc.

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

It seems to be the same as the population at large. The demand is not great for the family units, but it is impossible to predict how long an applicant on an accessible unit wait list will have to wait for a unit.

### **Discussion**

St. Louis Park: 145 units (108 single bedroom, 37 scattered site single family homes with 3-5 bedrooms). St. Louis Park HA has one four story multi-family building, Hamilton House, with 108 one-bedroom units and 2 two-bedroom units for the caretakers. It also has 37 scattered-site single family homes consisting of 17 three-bedroom, 17 four-bedroom, and 3 five-bedroom homes. Overall, St. Louis Park's public housing units are in good condition; however, there are planned and needed updates, maintenance, or improvements to many of the units. The City of St. Louis Park has a rental inspection ordinance in addition to inspections done by the Housing Authority. All of the units have passed the City's inspection or have minor improvements that are in the works.

Hopkins: 76 units (all single bedroom). The Dow Tower development, built in 1971, contains 100% of Hopkins' public housing units. All units are single bedroom, housing at most two individuals.

A high concentration of persons residing in public housing and receiving section 8 have disabilities. In addition to economic needs, this population also often needs assistance to live independently and remain lease compliant. The greatest need, however, is for more affordable apartment buildings, subsidies and landlords that will accept subsidies. Many participants wait years to receive a Housing Choice Voucher, and then find it useless as they cannot find a property willing to enter into contract with the Housing Choice Voucher Program.

## NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

### Introduction:

Over the last five years Hennepin has seen a significant reduction in family homelessness. From 2014 to 2019 the number of people in families captured in our Point-In-Time count reduced by 36% (from 2,088 to 1,343). Over the same period the national decrease in family homelessness has been 21%, while Minnesota (excluding Hennepin County) has seen a Statewide decrease of 22%.

Over the same period, however, single adult homelessness increased by 25% (from 1,620 in the 2014 PIT Count to 2,032 in the 2019 PIT Count). This has driven an increase in unsheltered homelessness that is predominantly experienced by single adults aged 25+ (92% of the 2019 unsheltered count).

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	3	1,340	5,566	3,146	2,657	51
Persons in Households with Only Children	2	23	110	66	56	59
Persons in Households with Only Adults	598	1,434	6,779	3,515	2,915	59
Chronically Homeless Individuals	200	465	846	444	439	510
Chronically Homeless Families	0	93	110	36	36	321
Veterans	29	94	442	230	190	59
Unaccompanied Child	35	224	1,053	548	453	59
Persons with HIV	2	32	150	78	65	59

Table 30 - Homeless Needs Assessment

**Data Source Comments:**

Indicate if the homeless population is: Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

see above

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	593	152
Black or African American	1,653	338
Asian	20	6
American Indian or Alaska Native	313	54
Pacific Islander	27	9
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	165	63
Not Hispanic	2,632	540

Data Source  
Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Families: The average household size of families experiencing homeless in Hennepin County is 3.5. On average, three families enter county-contracted shelter daily and one in three has been in shelter before. The 2019 PIT count showed 281 households with children and 7 households with only children in emergency shelter. An additional 104 households were in transitional housing and 1 was unsheltered.

Veterans: In the 2019 PIT count, there were 49 people in shelter and 45 in transitional housing.

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

People experiencing homelessness are predominantly people of color. A report produced for Hennepin County by C4, as part of their Supporting Partnerships for Anti-Racist Communities action-research project (SPARC), found that African Americans make up 66% of those that experienced homelessness over a five-year period against a general population representation of 13%. This disparity holds even when poverty is controlled for (African Americans make up 33% of those at 100% poverty in the same data set). The disproportionately is even greater for American Indians (0.7% general population against 7.4% experiencing homelessness in the same data set).

The preponderance of those who experience homelessness are non-Hispanic.

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

As described above, family shelter use has significantly reduced but increases in single adult homelessness have driven a significant increase in unsheltered homelessness. Our most recent unsheltered count was 603, which is more than double that of two years previously (298 in 2017). Other characteristics of those experiencing unsheltered homelessness include:

- 92% aged 25+
- 28% identify as female
- 83% self-report as long-term homeless (one-year or more).

Of the ~5,500 individuals and the ~900 families that use homeless shelters each year, we typically find that 93-94% have incomes below 30% AMI. Hennepin County has 73,660 households below 30% AMI but only 14,192 units of housing subsidized to be affordable at these income levels. Further, vacancy rates have remained at historic lows (1-2%) for several years which has driven increasing rents and competition for places to live, creating major barriers for those on low incomes and with other barriers to housing, such as criminal records or histories of eviction.

### **Discussion:**

Hennepin County has a shelter-all policy for families with children. The number of families using Hennepin County shelter decreased even more rapidly than the PIT count figures (which also included Transitional Housing and non-county shelters) from more than 1,500 families using shelter in 2014 to fewer than 900 in 2019. These reductions are attributed to three primary causes:

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

Hennepin County makes extensive use of by-name lists and case conferencing to problem solve for difficult households. These approaches have been in place since the start of 2015 for our veterans experiencing homelessness, during which period 1,360 veterans have been identified as experiencing homelessness and 939 stably housed. In the last year, 24 veterans were housed every month, compared to 19 new identifications.

A by-name list was introduced for people experiencing chronic homeless in July 2017 and Hennepin County joined the Built for Zero movement in 2018 with Community Solutions. Through ongoing strengthening of our policies and processes, particularly in relation to Coordinated Entry, we saw housing outcomes accelerate dramatically from 76 chronically homeless individuals housed in 2018 to 285 individuals in 2019.

In response to the increases in single adult and, particularly, unsheltered homelessness, Hennepin County recently confirmed an increase to the single adult shelter budget of \$1.1m per year (bringing the total County budget to \$5m for single adult shelter) in order to lower barriers, improve outcomes and increase capacity for under-served populations. This will fund new case management services in the larger shelter, convert shelters to accommodate couples together, provide more systematic training and establish a new small-scale women-only shelter in 2020.

Finally, Hennepin continues to leverage State and Federal funding to expand housing programs, including three consecutive years of being awarded bonus programs through HUD Continuum of Care (CoC) funding and the recent reallocation of ~\$2.3m in annually renewable CoC funds towards new housing programs for people experiencing chronic homelessness.

## **NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)**

### **Introduction**

Hennepin County has a great need for the development and maintenance of supportive housing for special needs populations. The number of aging adults needing affordable specialty care, especially, will continue to grow. Hennepin County is also striving to provide housing opportunities for people with disabilities in the most integrated community-based setting possible consistent with a person's health, safety, and service needs. Housing opportunities for those with multiple barriers to stability, such as mental illness, chemical dependency and a criminal background, is especially lacking.

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

According to the American Community Survey (5 yr est 2013-2017) 9.3% of the suburban Hennepin population, or roughly 75,000 people, have a disability. This group is more likely to have low incomes, be from communities of color, and to be over age 65. American Indians had the highest proportion of disabilities (14%), followed by white (10%) and black or African American (10%) households). People with incomes below the federal poverty level are 2-3 times more likely to have disabilities. 22% of children under 18 with disabilities are in poverty compared to 10% of children without disabilities, 19% of people aged 18-64 with disabilities are in poverty compared to 5%, and 9% of seniors with disabilities are in poverty compared to 4%.

Seniors are the fastest-growing population in suburban Hennepin, growing 25% in the last 10 years. Seniors are most likely to have hearing, ambulatory, or independent living difficulties.

Under our new Supportive Housing Strategy, Hennepin County has prioritized a population of residents for new housing investment. This population typically has a combination of extremely low incomes (less than 30% of area median income), a need for significant assistance to live independently, a disabling condition increasing health and safety risks if unhoused, and no other access to existing support services. These households are most at risk of experiencing homelessness and are most likely to require ongoing support or services to live independently. The priority population includes the following target groups:

- People experiencing chronic homelessness
- People with severe addictions who frequently use withdrawal management services
- People with developmental disabilities and either co-occurring mental illnesses or substance use disorders, or needing to move from group settings to more independent living to make room for those needing more intensive care
- People with severe mental illnesses leaving treatment or institutional settings
- People with complex medical conditions experiencing homelessness
- People with a disability and a level 3 predatory offense
- Youth with neuro-diverse conditions such as autism spectrum disorders, brain injuries, or fetal alcohol syndrome

- Youth experiencing sexual exploitation
- Unaccompanied minors experiencing homelessness
- Youth in and leaving extended foster care
- Families with disabilities who are involved with child protection services

People with the above characteristics are also disproportionately likely to have incomplete housing and credit histories, and criminal records, which pose additional barriers to accessing either private market or affordable, supportive housing.

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

Across special needs populations, there is a great need for additional safe, affordable housing units. Some examples of special housing needs include assisted living that doesn't require tenants to be able to "self-pay" for services before becoming income-eligible for Medicaid funding, group or individual housing for adolescents and adults with disabilities and very high behavioral needs, tenancy supports for people with mental illnesses or substance use disorders, more rental subsidies to afford rents on a fixed income, and property managers that accept and support tenants with special needs and poor histories.

For all of these populations, we need a continuum of housing options that meets the needs and interests of different people at different points in their lives, and that aims for individualization and community integration. A more complete continuum will ensure a "flow" through the system from institutional settings, to structured, supportive settings, to independent housing.

The needs of these populations are determined using Health and Human Services service utilization data, input from the populations and their workers, and by the Hennepin Housing Key. For the Supportive Housing Strategy, HHS data populated the algorithm to identify the County's priority population of residents, and staff are surveying and hosting focus groups with people from the priority groups to learn their housing needs and preferences. The Hennepin Housing Key tracks requests for housing compared to the inventory in the Housing Key to identify unmet needs.

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

As of December 31, 2017, there were 7,072 people living with HIV/AIDS in the larger Minneapolis-St. Paul area comprising 11 Minnesota counties and 2 Wisconsin counties, with 99% of the cases in the 11 Minnesota counties. Sixty-one (61%) of prevalent cases are in the cities of Minneapolis and St. Paul. (Data from the MN Department of Health and the Wisconsin Department of Health Services report.)

In 2018, 4,729 people in Hennepin county lived with HIV/AIDS (Minnesota Department of Health, HIV Prevalence Report, Minnesota 2018). Men who have sex with men make up the majority of people living with AIDS in Hennepin County (63%), 50.1% of whom are under 30 years old. HIV/AIDS also

disproportionately affects communities of color, new HIV diagnoses are concentrating on several hard-hit communities:

- Young men under the age of 30 who have sex with men
- African American and Latino men who have sex with men (MSM)
- African-born women and men

Finally, injection drug use grows as a cause of new diagnoses among men who have sex with men (Hennepin County Public Health, Positively Hennepin Annual Report, 2019).

**Discussion:**

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

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

First-ring suburbs and fully developed cities are facing the deterioration of public facilities, and several cities identified the need to rehabilitate and/or add new or replacement facilities as a priority. Given the high costs of these improvements, public facilities will only be prioritized when they serve an identifiable low-income population, and when they meet and expressed need of the community.

### **How were these needs determined?**

On our resident input survey, 25% of respondents prioritized neighborhood revitalization, including both public facilities and public improvements, higher than all other activities. Among respondents with low and moderate incomes, 22% prioritized neighborhood revitalization highest, and 30% of people of color prioritized neighborhood revitalization highest. Amongst neighborhood revitalization activities, the general population prioritized public facilities and infrastructure highest, while people with low and moderate incomes prioritized property inspections and code enforcement highest, and people of color prioritized tearing down problem buildings highest.

In listening sessions, participants prioritized preservation of affordable housing and prevention of gentrification higher than public facilities and public improvements.

Given these trends, we will target public facilities activities where they can make the biggest impact on livability and housing stability for people with lowest incomes by focusing on:

- Impact on a large number of low-income households/areas.
- Unique needs of particular geographic areas and/or populations.
- Ability of CDBG funds to leverage other public and private funding.
- The absence (or loss) of other funding sources and/or "costs" of discontinuing funding.
- The past success of projects and activities in meeting the needs of the community.
- The support of the community for these projects and activities.

### **Describe the jurisdiction's need for Public Improvements:**

Aging infrastructure is a problem facing older, first-ring suburbs where the majority of roads, and sewer and water lines are nearing the end of their useful lives. Budgetary limitations are preventing cities from addressing these problems, despite evidence that early, preventive intervention can avoid higher costs later. However, again given the high costs of these activities, public improvements will only be prioritized when they serve an identifiable low-income population, and when they meet and expressed need of the community.

## **How were these needs determined?**

See the above response regarding public facilities, which also covered input regarding public improvements.

Given these trends, we will target public facilities improvements where they can make the biggest impact on livable for people with lowest incomes by focusing on:

- Impact on a large number of low-income households/areas.
- Unique needs of particular geographic areas and/or populations.
- Ability of CDBG funds to leverage other public and private funding.
- The absence (or loss) of other funding sources and/or “costs” of discontinuing funding.
- The past success of projects and activities in meeting the needs of the community.
- The support of the community for these projects and activities.

## **Describe the jurisdiction’s need for Public Services:**

Public services support a variety of critical education, outreach and services for low to moderate income residents. The highest need services are:

- Homelessness prevention: services provided to prevent homelessness
- Emergency assistance: financial assistance to prevent eviction/homelessness, food shelves.

We also see a high need for:

- Financial literacy: prevention of foreclosure, homebuyer education and counseling, reverse mortgage counseling, senior financial security, build savings improve credit, reduce debt.
- Tenant advocacy: tenant education to keep housing units safe.
- Senior center programming: promoting self-sufficiency and recreational experience for seniors.
- Senior services: home maintenance and chore services, meal programs.
- Youth programming: provide a positive and diverse recreational experience for youth.
- Youth counseling: criminal justice diversion and growth/mentorship programs.
- Domestic abuse counseling: safety, support, raising awareness, legal advocacy, shelter, referrals
- Job training: services to place unemployed and under-employed into careers and jobs.

Funding for public services is necessary due to declining resources for nonprofit organizations and growing demand of these services.

## **How were these needs determined?**

In our survey for public input, 15% of respondents prioritized public services as the highest need. A similar rate of low- and moderate-income respondents and people of color prioritized public services. In

comparing overall and low-mod responses within public services, people with low and moderate incomes were much more likely to prioritize services for seniors, emergency assistance, and homeless prevention. They were much less likely to prioritize transportation, child-care, services for youth, and services for people experiencing domestic violence.

Listening sessions with residents illustrated top public services needs as:

- Funding more upstream homeless prevention
- Funding more outreach and promotion of services

Drawing from the above, together with its experience from prior Consolidated Plans, the Consortium established high priority needs for Public Services.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The following market analysis section presents an overview of the trends, assets, and programs corresponding to the needs identified in the Needs Analysis section above.

Section MA-10 presents basic data on the size and property type of housing by tenure. It offers a summary of affordable housing assets, totaling approximately 9,370 subsidized affordable rental housing units. It also estimates that as many as 3,784 units could leave the affordable housing inventory over the next five years through expiration of Section 8 contracts or Low-Income Housing Tax Credit obligation periods (this presents a theoretical ceiling on losses, not the most likely scenario). This does not account for additional units that may be lost due to physical deterioration or “naturally occurring” affordable units in the market that may be lost through rising rents and home prices. The need for new housing is discussed and found to be particularly acute for low-income larger families with children and the region’s growing senior population.

Section MA-15 analyzes the cost of housing, using ACS and CHAS data to illuminate trends of rising rents, falling vacancy rates, and a resulting rise in housing cost burden. Although some new affordable rental housing (and for the first time in decades for some suburban cities, large multifamily market rate housing) are proposed or in development, the market for rental units in suburban Hennepin County remains extremely tight. Rising home values in the County present good news for existing homeowners, but those same trends create challenges for younger households seeking to enter homeownership. This analysis finds that there is not sufficient housing for all income levels, and that HOME rents have not kept pace with market median rents, resulting in deeper subsidies and fewer units built with HOME funds.

Section MA-20 provides information on the age and physical condition of the housing stock. Definitions of substandard condition estimates of properties needing rehabilitation and estimates of the number of low-moderate income households affected by lead-based paint hazards (26,631) are provided.

Section MA-25 describes the number, location, and physical condition of public housing. Only three PHAs in suburban Hennepin County operate federally-assisted public housing: St. Louis Park, Hopkins, and Mound. These developments total approximately 300 units, the vast majority of which are single bedroom units in large developments 40 or more years old. Inadequate federal funding and underinvestment in physical infrastructure are common problems, as are the inadequate number and type of units relative to demand.

Section MA-30 describes the facilities and services for people experiencing homelessness, including those funded at the federal, state, and local level.

Section MA-35 describes the needs of the elderly, persons with mental and physical disabilities, people with substance use disorders, public housing residents, persons with HIV/AIDS, and the county programs targeted towards these groups.

## MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

### Introduction

The majority of housing units in suburban Hennepin County are single family homes. Although we see investment development in all housing types, proportions remain the same.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	204,090	60%
1-unit, attached structure	38,352	11%
2-4 units	7,034	2%
5-19 units	20,496	6%
20 or more units	69,435	20%
Mobile Home, boat, RV, van, etc.	1,639	0%
<b>Total</b>	<b>341,046</b>	<b>100%</b>

**Table 31 – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	221	0%	3,420	4%
1 bedroom	6,588	3%	36,098	37%
2 bedrooms	43,153	19%	38,444	40%
3 or more bedrooms	178,772	78%	18,666	19%
<b>Total</b>	<b>228,734</b>	<b>100%</b>	<b>96,628</b>	<b>100%</b>

**Table 32 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

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

According to Housing Link's Streams data, currently there are approximately 9,370 units of subsidized affordable rental housing in suburban Hennepin County. Of these, slightly higher than a third (3,469 units) are affordable to households earning less than 30% AMI. More than two-thirds are targeted to households earning 50% and 60% AMI (2,067 units at 50% AMI, 3,922 units at 60%). Since 2015, the number of units affordable at 50% and 60% AMI have nearly doubled (total of 3,428), while the number of units affordable at 30% AMI decreased.

Streams data account for rental housing targeted at 80% AMI or lower only produced with Low Income Housing Tax Credits, Project-Based Section 8, public housing, and a variety of other programs, which accounts for the vast majority of subsidized rental units. It incorporates data obtained from the Minnesota Housing Finance Agency, HUD, and other agencies, as well as local governments and nonprofits. Streams data may not be entirely comprehensive, may not accurately determine exactly how many units are the results of each specific program, and does not include emergency shelter, transitional, or supportive housing.

Finding a similar tally for assisted homeowner units from all federal, state, and local programs is virtually impossible. FHA and MHFA both offer a variety of mortgage assistance programs at various income targeting levels. Some lenders, cities and HRAs offer homeowner assistance as well, such as Bloomington HRA's "Rental Homes for Future Homebuyers Program," which targets families below 50% AMI and sets aside a portion of rent each month towards a future mortgage down payment.

The County's major affordable housing finance programs are HOME, CDBG, and the HRA's Affordable Housing Incentive Fund (AHIF). These funds are restricted to households under 80% AMI, and for the 2020-2024 biennium are focused on renters below 30% AMI and homeowners below 60% AMI. Together, these programs create or preserve 975 housing units every year.

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

According to Housing Link's Streams data, contracts representing 2,180 units of project-based Section 8 affordable housing in suburban Hennepin County are set to expire within the next five years. The vast majority (over 1,326) of these units are affordable to 30% AMI or lower households, making these some of the most needed and most deeply subsidized units available. Not all of these units can be expected to leave the Section 8 program, of course, but provides a ceiling for how large the loss of affordable units could be.

Another area of concern is the early opt-out provision that will be available to many Low-Income Housing Tax Credit (LIHTC) property owners within the next five years. According to Housing Link's Streams data, there are 1,604 units in LIHTC properties that will reach their 15-year affordability opt out date and whose owners have not agreed to waive their right to request a Qualified Contract under section 42. Again, this number is closer to a ceiling on potential losses of affordable units than an expected total.

The above figures total 3,784 units of affordable subsidized housing that could be lost over the next five years from just a limited number of programs, not including units that could leave the housing stock through deteriorating physical condition.

This number also excludes any change in the amount of "naturally-occurring" affordable housing, or NOAH, in the unsubsidized market. The Minnesota Housing Partnership estimated 45,000 NOAH units in

in Hennepin County. Physical condition is an especially salient concern in this sector, as Minnesota Housing Partnership identifies the average year built for Hennepin NOAH in 1953, and that unsubsidized affordable rental housing is typically “Class C” (older properties that provide basic shelter without additional amenities).

Current trends of increasing home values and rents are likely to put more pressure on this naturally occurring affordable housing stock, which in turn would likely result in further pressure on the already greatly under-supplied subsidized affordable housing sector (See section MA-15 for further discussion of market trends).

While many of these threats to the affordable housing inventory are outside the authority of Hennepin County to address directly, the County does participate in the work of the Interagency Stabilization Group (ISG). This collaborative entity seeks to predict and address threats to specific affordable properties, whether through expiration of contracts, poor physical condition, resale, or other causes. The ISG maintains a watch list of at-risk properties, shares best practices and information, and helps balance responsibilities among its members. Given that a single property can be under the overlapping purviews of multiple programs from various jurisdictions, such interagency collaboration is vital to maintain affordability.

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

Given the rising prevalence of cost burdened households, the persistence of homelessness (discussed in NA-40), and the stark disparities in housing problems by race and income level (NA 15-30), it would appear that the availability of housing units does not adequately meet the needs of the population. CHAS data suggest is a gap of 60,765 between households with incomes <60% AMI and housing units affordable and available to them (after accounting for households with incomes >60% AMI renting those units). The issues faced by particular subgroups is discussed below, whereas the broader issue of affordability is discussed in greater detail in the following section (MA-15: The Cost of Housing).

### **Describe the need for specific types of housing:**

The Consortium will target resources with specific attention to the creation and preservation of rental housing affordable to those at or below 50% AMI with preference to maximizing resources as available to those at or below 30% AMI. Priority will be for the creation of new units with 3+ bedrooms to accommodate the need for large family households, for seniors, and for people with high tenancy barriers. In ownership, the Consortium will pursue the development of housing opportunities for households at or below 60% AMI. Housing will be developed for long housing life with minimal maintenance needs for the homeowner over the long term.

### **Discussion**

## MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

### Introduction

Suburban Hennepin County continues to experience growing lack of affordable housing that contributes to cost burdens to all households, especially very low- and low-income renter households. Vacancy rates fell from 6.2% to 4.4% since 2010, with at least 17 Suburban cities seeing vacancy rates below 5%, which drives up the prices of rent. With low vacancy rates for both ownership and rentals, not only is it difficult for the general population to find housing, it is especially difficult for low-income renters and renters with poor credit, housing, and criminal histories to access affordable housing.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

**Table 33 – Cost of Housing**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	9,606	9.9%
\$500-999	46,514	48.1%
\$1,000-1,499	29,596	30.6%
\$1,500-1,999	7,352	7.6%
\$2,000 or more	3,521	3.6%
<b>Total</b>	<b>96,589</b>	<b>99.9%</b>

**Table 34 - Rent Paid**

Data Source: 2011-2015 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	5,918	No Data
50% HAMFI	26,445	12,963
80% HAMFI	59,166	46,811
100% HAMFI	No Data	73,450
<b>Total</b>	<b>91,529</b>	<b>133,224</b>

**Table 35 – Housing Affordability**

Data Source: 2011-2015 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	763	915	1,151	1,636	1,923
High HOME Rent	763	915	1,151	1,636	1,828
Low HOME Rent	763	915	1,125	1,300	1,450

**Table 36 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

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

As noted above, CHAS data suggest a gap of 60,765 between households with incomes <60% AMI and housing units affordable and available to them (after accounting for households with incomes >60% AMI renting those units) (2012-2016). This is due to the number of renters increasing faster than the number of rental units, and the majority of new renters have higher incomes. From 2010-2018, the number of renting households in Suburban Hennepin County increased by 13,074 (2007-2011 and 2013-2017 American Community Surveys), while the number of new rental units increased by 12,827 (Minnesota Housing Partnership, Market Watch: Hennepin, 2019). This period saw slight increases in renting households with \$10,000-\$14,000 annual income (equating largely to seniors with fixed incomes), and with \$35,000-\$49,999; significant increases in renting households with incomes \$50,000-\$99,999; and almost doubling of renting households with incomes above \$100,000. These new renters crowded out lowest-income renters, creating the current gap of more than 60,000 units. This gap is greatest for renters with incomes <30% AMI and 50-80% AMI.

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

As the population continues to grow and, with it, the demand for housing, the affordability of the available housing will continue to decrease. Currently, with the vacancy rate on apartments being so low, the Fair Market Rent and the HOME rents are significantly lower than the Area Median Rent. This means that naturally occurring affordable housing will be increasingly difficult to locate and any available naturally occurring affordable rental housing will most likely be substandard in its quality. Due to market conditions, naturally occurring affordable housing is being sold and redeveloped for rent at current market rates. Similarly, the rising sale price of homes is an indicator that affordability of homeownership will be a more significant issue moving forward. An additional factor in play is that a great deal of affordable housing, especially privately-owned single-family homes are occupied by higher income persons, thus increasing the mismatch between need and availability.

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

HOME rents, which are based off HUD-calculated Fair Market Rents, are below the area median rents found in the market for all unit types and increase in magnitude as unit size increases. This gap between FMR-determined HOME rents and the actual median rent in the area has the practical effect of decreasing the number of affordable units produced using HOME funds dispersed by the Consortium. Limiting rents to levels below what private landlords could charge on the open market requires offering deeper subsidies up front during the financing period in order to make projects financially viable. This leaves less funding available for subsequent projects, lowering the total number of units that can be produced using HOME funds. There is little flexibility for the Consortium to create a strategic response to this issue aside from increasing its per unit or per project subsidy, since it does not control the levels of HOME rents.

**Discussion**

## MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

### Introduction

#### Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:

Hennepin County defines "Substandard Condition but Suitable for Rehabilitation" as any dwelling unit with substantial deferred maintenance resulting in deficiencies in essential utilities and facilities, where the cost to repair or replace the defects and/or deficiencies would not exceed 50 percent of the market value of the dwelling, as indicated on the current property tax statement.

Hennepin County defines "Substandard Condition not Suitable for Rehabilitation" as any dwelling unit containing defects in structural elements or a combination of deficiencies in essential utilities and facilities, where the defects or deficiencies are of sufficient total significance that the cost to repair or replace the defects and/or deficiencies would exceed 50 percent of the market value of the dwelling unit, as indicated on the current property tax statement.

Hennepin County defines "Standard Condition" as housing without significant physical/structural defects and, requires only cosmetic work, correction or minor livability problems or, maintenance work that can be easily addressed.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	49,104	21%	41,430	43%
With two selected Conditions	504	0%	2,837	3%
With three selected Conditions	68	0%	118	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	179,105	78%	52,263	54%
<b>Total</b>	<b>228,781</b>	<b>99%</b>	<b>96,648</b>	<b>100%</b>

Table 37 - Condition of Units

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	27,344	12%	11,084	11%
1980-1999	69,305	30%	31,583	33%
1950-1979	106,652	47%	48,684	50%
Before 1950	25,425	11%	5,295	5%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
<b>Total</b>	<b>228,726</b>	<b>100%</b>	<b>96,646</b>	<b>99%</b>

**Table 38 – Year Unit Built**

Data Source: 2011-2015 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	132,077	58%	53,979	56%
Housing Units build before 1980 with children present	22,328	10%	15,543	16%

**Table 39 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 40 - Vacant Units**

Data Source: 2005-2009 CHAS

### Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Maintaining existing affordable housing continues to be a critical need including through rental rehabilitation. Market conditions have driven some older, naturally occurring affordable housing to be purchased by investors who have renovated the properties to a higher market. Efforts to assist non-profit developers to buy such properties have had some success, but the properties tend to have high levels of deferred maintenance and also need investment in renovation to keep them as part of the supply of affordable units.

The CHAS data used above in identifying housing units that face one of the four "housing conditions" are problematic for determining the need for physical rehabilitation work for owner occupied homes. The inclusion of cost burden and overcrowding, which are not necessarily indicative of physical deficiencies, as criteria for "housing conditions" mean that measure is not particularly useful in determining rehabilitation needs (especially in light of the widespread nature of cost burden, as discussed in sections NA-25 and MA-15). Lacking complete plumbing or complete kitchen facilities is generally rare in suburban Hennepin County and do not demonstrate the need for rehabilitation. Overcrowding is

growing as more multi-generation and non-traditional households form, either due to choice, or to the lack of affordable housing and quick escalation of 'starter homes' prices delaying first time home buying.

While the definitions of standard and substandard condition for Hennepin County are described above, each jurisdiction within the county has different approaches to cataloguing housing condition. Owner occupied rehab continues to receive high priority from suburban Hennepin municipalities and others. Additionally, Hennepin County itself has seen high demand (in the form of growing waiting lists in many of the suburban cities). Historically, over half of all assisted homeowners have been low and extremely low income, with approximately one-third being extremely low income. Hennepin County is also anticipating a growing need to assist households to age in place. We know that our demographics indicate that Hennepin County will have a growing population of seniors. Research by Hennepin County indicated the majority wished to age in place as long as they could.

**Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families that contain lead-based paint hazards. 91.205(e), 91.405**

The total pre 1980 units in Hennepin County according to the 2017 American Community Survey is 322,925. Based on a study by Jacobs et al in 2002 (Prevalence of Lead-Based Paint Hazards in US Housing), we can expect around 40% of those units to have at least one lead-based paint hazard equaling 129,170 housing units. However, households with lower incomes may be less able to continue to fully maintain all painted surfaces.

The (CHAS) data above estimates that there are 37,871 low/mod households with a child under six occupying pre-1980. Children under 6 are the population most at risk for childhood lead exposure. While age of housing is still a major risk factor, elevated blood lead data for our jurisdiction is also showing us that refugee and immigrant populations can have exposures to other sources of lead as well.

**Discussion**

## MA-25 Public And Assisted Housing - 91.410, 91.210(b)

### Introduction

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			76						
# of accessible units									

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 41 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

St. Louis Park: 145 units (108 single bedroom, 37 scattered site single family homes with 3-5 bedrooms)

St. Louis Park HRA has one four story multi-family building, Hamilton House, with 108 one-bedroom units and 2 two-bedroom units for the caretakers. It also has 37 scattered-site single family homes consisting of 17 three-bedroom, 17 four-bedroom, and 3 five-bedroom homes. Overall, St. Louis Park's public housing units are in good condition; however, there are planned and needed updates, maintenance, or improvements to many of the units. The City of St. Louis Park has a rental inspection ordinance in addition to inspections done by the Housing Authority. All of the units have passed the City's inspection or have minor improvements that are in the works.

Hopkins: 76 units (all single bedroom)

All of Hopkins' public housing units are within a single development, and all are single bedroom. The Dow Tower development, built in 1971, contains 100% of Hopkins' public housing units. All units are single bedroom, housing at most two individuals.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Dow Towers	85
Hamilton House and Scattered site	85

Table 42 - Public Housing Condition

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

HA for St. Louis Park public housing units are aging but are well maintained. The housing authority addresses maintenance needs on an ongoing basis so there is minimal deferred maintenance needed at the properties. The four-story apartment building does need new carpet (planned for this year), a new boiler, as well as energy efficient lighting throughout. In the single-family homes and in the apartment units flooring, bathroom and kitchen rehabs are needed depending on age and wear and tear. Windows, furnaces and water heaters are additional needs planned for the single-family homes.

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

Each public housing agency has an individualized strategy for improving the lives of residents outlined in its respective PHA Plan, submitted to HUD every 5 years (and supplemented annually). Hennepin County does not take an active role in directing local PHAs but does serve as a partner in many areas of service or care. All public housing units are inspected annually to plan, and a list is generated of needs for each unit. These inspections aid in developing their five-year Capital Fund Program planning. The property managers also communicate with tenants regularly and remind them to call in work order requests immediately to address issues before they become emergencies. At turnover each unit is evaluated for needed improvements since some items such as flooring is much easier to replace when the unit is vacant.

### Discussion:

In general, the state of public housing in suburban Hennepin County can be described as aged and dwindling. Recent years have seen the conversion of some public housing into other forms of affordable housing. The developments that remain are mostly over 50 years old and will or already do require significant capital investments to upgrade and maintain. There is also little flexibility in the types of units available, with St. Louis Park having the only federally assisted public housing that has multi-bedroom options available for families. Demand for public housing remains high, with long wait lists that take years to clear.

Since the last 5-year Hennepin Consortium Consolidated Plan, Metro HRA has converted 150 units of scattered site public housing into Section 8 Housing Choice rental vouchers, and thus no longer has a public housing program. Metro HRA decided to convert the housing units to Section 8 housing partly in

anticipation of estimated increased revenue and lower administrative expenses. They were the first large-scale conversion of public housing by a PHA in the nation to convert to Section 8 housing. The Met Council report found that the conversion increased federal funding and enabled greater investment in upkeep by the management company, while avoiding the persistent operating deficits that had characterized the public housing program.

Bloomington HRA followed the same process as Metro HRA for converting its 26 units of public housing into section 8 project-based voucher units. The units consist of 20 scattered-site single family homes and 6 townhome units. The HRA received funding for additional tenant-based vouchers to replace the converted public housing units. The HRA project-based the vouchers in the units to preserve the affordability of the units. This action eliminated any negative impacts on the residents.

Following a slightly different path, Mound HRA received approval for a Rental Demonstration Project (RAD) conversion of its sole public housing development to project-based Section 8, which they sold to a nonprofit developer in 2017 who completed rehabilitation and added units to the site.

While these various conversion plans include the preservation of affordability for the units being converted, the overall trend since the previous consolidated plan period is a continued shrinking of the public housing stock in suburban Hennepin County. The remaining public housing stock, which consists mostly of single bedroom or studio units in three large developments, is aging and in need of significant investment.

## MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

### Introduction

#### Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	1,352	0	360	2,266	0
Households with Only Adults	1,293	241	358	2,911	0
Chronically Homeless Households	0	0	0	640	0
Veterans	0	0	77	478	0
Unaccompanied Youth	70	0	170	167	0

**Table 43 - Facilities Targeted to Homeless Persons**

**Data Source Comments:** Data from Hennepin County Homeless Management Information System and Housing Inventory Count.

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Hennepin County works with homeless services and housing providers to assist participants to maximize access to needed services and care that can be funded by Medicaid (Medical Assistance), TANF (MN Family Investment Program), state General Assistance (including Housing Support), and federal and state employment services. In addition, Hennepin County Human Services and a number of contracted and affiliated services provide case management, information and referral, and direct services for people with mental illness, substance abuse/chemical dependency, HIV/AIDS, developmental disabilities, and for people with other disabilities and needs, and those who are aging. All of these services are available to eligible persons who are also experiencing or at risk of homelessness.

The State of Minnesota expanded the availability of Medicaid benefits under the Affordable Care Act (ACA), and Hennepin County created and will continue to promote access to its Accountable Care Organization, Hennepin Health, for low income adults eligible for Medicaid. In addition, the State of Minnesota received approval to create a Housing Stabilization Services benefit set under our Medicaid State Plan. This benefit set, covering assessment, transition services, and tenancy supports, will be available and targeted to people with disabilities experiencing housing instability.

Hennepin County and the City of Minneapolis, in partnership with the State of Minnesota, operate Workforce Centers and services (one-stop shops) for people needing employment and training assistance. New efforts are being made to make these services more accessible and available for people experiencing homelessness.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Hennepin County hosts a robust network of services that connect those experiencing homeless swiftly to shelter and other resources as needed, and prioritizes sustainable returns to housing, especially for those experiencing chronic homelessness or with other high needs.

Our street outreach provision and coordination has been enhanced in response to increases in unsheltered homelessness with new funding and providers creating new teams focused on culturally specific services and chemical dependency. Both the Minneapolis Police Department and the Metro Transit Police Department have established homeless liaison positions and they coordinate with non-profit outreach providers to respond to homelessness in a manner which increases the potential for service connection and avoids criminalization.

In 2016 a central office – the “Adult Shelter Connect” – was established to coordinate entry to, and allocation of resources within, the single adult shelter system. Through daytime walk-ins, or phone calls at any time, single adults can receive an initial assessment and reserve a shelter bed at any of the

shelters that has capacity. Those already in shelter can reserve a bed on departure in the morning and know that it will be held for them until a certain time in the evening. Our shared Homeless Management Information System (HMIS) provides the platform for the reservation system and enables us to track people experiencing homelessness in the system and target them for interventions. In particular, it directly feeds into our by-name list of people experiencing chronic homelessness, allowing us to prioritize them for housing interventions through the Coordinated Entry System.

Our Coordinated Entry System continues to mature as we move towards a more dynamic prioritization that matches our highest need individuals and households to the next available housing program which fits the individuals preferences and for which they are eligible (rather than 'banding' folks into specific interventions without their input). The entire CES process is integrated into the same shared HMIS, providing transparency and maximizing connection points for across outreach, drop-in centers, housing programs and other services. Special access points and processes have been established for those interacting with domestic violence services.

All Permanent Supportive Housing programs – scattered site and site-based, Rapid ReHousing programs and Transitional Housing Programs that receive Federal, State, County or City funds are required to exclusively take their referrals through the CES. For those receiving Federal funding, written performance standards have been formalized by the CoC Operations Board.

For those who cannot be served through homeless designated housing, we have established Hennepin Housing Key – an online directory of other supportive housing programs (i.e. Board and Lodge, Adult Foster Care) with eligibility information and real time vacancy data – and are increasingly rolling out 'diversion' problem-solving methodologies through training and capacity building to front line workers to provide more exit paths.

Additional online resources finders – in particular Hennepin Waypoint (<https://gis.hennepin.us/waypoint/>) – have been established to provide real-time information on the full range of services that people may wish to access with public transport and map information included.

Additional discussion can be found in SP-40.

## **MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)**

### **Introduction**

Hennepin County HHS assists special needs clients with housing needs across all service areas of the Department. HHS aims to maintaining and no additional loss of our existing housing stock and the development of housing opportunities for all people with disabilities in the most integrated community-based setting consistent with the person's health, safety and service needs.

HHS has taken on a more person-centered approach to ensure that people's voices and preferences drive decisions around housing. As individuals are able to take more control of their choices, the system will need to become more adept at developing a varied pool of housing. This will require more flexible funding for housing options, and creativity around appropriateness of size and settings based on the individual's choice. In response to this new approach, Hennepin County's Supportive Housing Strategy for is providing "first-in funding" to create new supportive housing tailored to the expressed needs and preferences of the HHS priority populations.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

**Elderly/Frail Elderly:** The supportive housing needs for this population include affordable customized living units with qualified providers who can address the needs of seniors with dementia, especially the aging male population. There is a particular need for assisted living which accepts tenants eligible for Medicaid services at initial application.

**Persons with mental illnesses:** Development of an array of housing options allowing persons with serious mental illness to be as integrated into community settings as possible. The County's advisory group of consumers, families, and providers has noted these gaps/needs: more safe affordable housing, more housing options designed to meet different cultural needs, more services, e.g. tenancy support, and more landlord flexibility. Housing and support for people exiting institutions are needed, especially those coming out of correctional institutions with severe mental illnesses or substance use disorders requiring specialized housing.

**Persons with Alcohol/Drug Addictions:** There is a strong tie between substance use and homelessness. The 2018 MN Human Services Drug and Alcohol Abuse Normative Evaluation System (DAANES) data showed 21.2% of treatment admissions in Hennepin County were homeless. This population needs extremely affordable housing, that is available immediately upon discharge from treatment, and that accepts tenants with criminal backgrounds. In addition, this population needs assisted living that is tolerant of recovery and relapse, and housing where parents in recovery can live with their children.

**Developmentally Disabled:** Most individuals with developmental disabilities receiving Medicaid services currently reside independent living, assisted living, group homes, and independent settings. There is a critical need for group home or individualized housing options for adolescents and adults with very high behavioral needs.

**Physical Disabilities:** Efforts are geared towards serving people in their home or, when this is not possible, in community-based settings. Creating more local, independent, housing options for this population is a priority.

**HIV/AIDS:** More supportive housing is needed so that people in institutions can exit quickly. Transitional housing programs are utilized, providing time to secure permanent housing. Also needed are flexibility in subsidies to allow supportive housing operators to hold a tenant's space if they enter a hospital, nursing home, or treatment center for up to 60 days.

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

Several local initiatives work to ensure smooth transitions out of institutions. Hennepin County's Hennepin Health provides health insurance and wrap around social services, including housing, to Medicaid-eligible single adults. Hennepin County participates in hospital to home programming, so that homeless individuals being discharged from a hospital are provided with housing during their recuperation and help locating permanent housing. Heading Home Hennepin has also worked with County Corrections on a Transition from Jail to Community pilot to help people exiting our Adult Correctional Facility find appropriate and affordable housing. Clare Housing, the area's largest provider of HIV-specific supportive housing, completes outreach to mental health institutions and performs on-site assessment/intake for HIV+ clients being discharged from regional treatment centers. Supportive housing providers receive referrals from large metropolitan hospitals, although housing cannot be guaranteed due to long waiting lists.

Once housed, most housing programs will "hold" a tenant's apartment/room if they enter the hospital, nursing home or treatment center for up to a 60-day period. Several rental assistance funds continue to provide rental assistance funding on behalf of the tenant during this time to help maintain housing if they enter an institution for treatment. During the time that the tenant is in the treatment institution, most supportive housing programs will communicate regularly with the tenant's team at the treatment center to coordinate re-admission back into housing program.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Hennepin County's Human Services and Public Health Department's "Hennepin Housing Key" provides real-time openings for special needs housing in an on-line e-government tool for clients, case managers, and housing providers. The Housing Key centralizes information about real-time vacancies, supports appropriate referrals to available units, and provides resources for community members with specialized housing needs. This tool is available to anyone in the community searching for specialized housing because of a disability (<http://www.hennepin.us/services/apply/housing-key>). In the next year, Hennepin County will add even more supportive housing units to the Housing Key inventory and will improve and enforce referral processes for housing receiving County funding.

Hennepin County's new capital funding pool, the Supportive Strategy, was developed and funded to develop special needs housing. The Supportive Housing Strategy has already awarded funds to develop housing for people with severe substance use disorders. In the coming year, we will competitively award funds to projects designed specifically for families with disabilities involved in Child Protection Services, people with severe mental illnesses exiting from institutional care, and other target groups.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

To forward these goals in PY 2020, we will use our CDBG and HOME funds to

- Create 197 new units of affordable rental housing, prioritizing units affordable to people with special needs (incomes <30% AMI).
- Rehab 50 units of housing owned by low- and moderate-income residents, helping seniors to stay in their homes as long as possible.
- Provide public services to 4,422 low- and moderate-income households.

## **MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)**

### **Describe any negative effects of public policies on affordable housing and residential investment**

In addition to social and market factors that restrict the supply and availability of affordable housing, some of which are outlined above, barriers also include insufficient and/or declining federal funding for affordable housing, local zoning and permitting practices, transportation, and tenant screening practices with disparate impact on people of color.

Insufficient and declining funds at the federal level have throttled efforts to keep up with demand for affordable housing. Local PHAs report struggling to meet the needs of residents in federally assisted public housing and manage aging infrastructure on minimal budgets. Some local PHAs have opted to utilize RAD conversions to tap private and local public dollars for crucial maintenance, but that reduces capital available for other affordable housing. Community Development Block Grants and HOME allocations to Hennepin County have varied year to year, but each have declined by over \$1,000,000 in nominal dollars since 2000, representing an even larger decrease in real dollars. This decline in federal funding exacerbates the underlying issues of growing suburban poverty and rising housing costs.

While zoning is traditionally the purview of individual city governments, it has an impact throughout the county and wider metropolitan area. Some cities may enact zoning or permitting policies intended to beautify neighborhoods, separate what were once thought to be "incompatible uses," fund important infrastructure, or enhance quality of life, but with the effect of limiting or even ruling out the construction of affordable housing by raising costs. These may include:

- Large minimum lot sizes for single family homes
- Large minimum square footage per unit requirements for both single and multifamily housing
- Lack of land area zoned or guided for multifamily construction
- On-site parking requirements that are onerous or unnecessary for subsidized housing
- High fees for sewer, water, park dedication, permitting, or other functions
- Required design features that may be cost-prohibitive for affordable unit construction

While any or all of these policies may be well-intentioned or rooted in concern for the fiscal well-being of a municipality, they can have the cumulative impact of making it difficult or impossible to build affordable housing in places that would lessen patterns of racial and economic segregation.

Transportation policy can sometimes limit affordable housing. There is a well-documented spatial mismatch in the Twin Cities metro area between places that offer economic opportunities for low-skill workers and the places they can afford to live, often exacerbated by a reliance on transit.

Finally, tenant selection criteria with disparate impacts on people of color create additional barriers to affordable housing, as noted in the Needs Assessment. States, Counties, and Cities have different authorities to protect tenants.

## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

Hennepin County's Housing and Economic Development works to support businesses that create jobs, and the County's Workforce Development ensures that Hennepin residents are competitive for those jobs. We do this using a variety of strategies including by providing financing and technical assistance to businesses to support their growth and success and by supporting workforce training for both youth and adults and job placement. The County funds this work with a combination of Hennepin County HRA funds, state funding and Federal funding, including through Community Development Block Grants for program-eligible activities.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	621	645	0	0	0
Arts, Entertainment, Accommodations	25,810	29,076	10	9	-1
Construction	9,888	15,793	4	5	1
Education and Health Care Services	53,469	65,135	20	21	1
Finance, Insurance, and Real Estate	28,961	33,869	11	11	0
Information	6,901	6,034	3	2	-1
Manufacturing	31,410	35,495	12	11	-1
Other Services	10,322	12,842	4	4	0
Professional, Scientific, Management Services	40,648	48,707	16	15	-1
Public Administration	0	0	0	0	0
Retail Trade	28,492	38,044	11	12	1
Transportation and Warehousing	6,468	11,807	2	4	2
Wholesale Trade	18,097	20,260	7	6	-1
Total	261,087	317,707	--	--	--

**Table 44 - Business Activity**

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

## Labor Force

Total Population in the Civilian Labor Force	329,192
Civilian Employed Population 16 years and over	312,015
Unemployment Rate	5.20
Unemployment Rate for Ages 16-24	16.06
Unemployment Rate for Ages 25-65	3.79

**Table 45 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	101,518
Farming, fisheries and forestry occupations	13,158
Service	26,950
Sales and office	77,183
Construction, extraction, maintenance and repair	14,615
Production, transportation and material moving	13,987

**Table 46 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	195,704	67%
30-59 Minutes	86,597	30%
60 or More Minutes	9,644	3%
<b>Total</b>	<b>291,945</b>	<b>100%</b>

**Table 47 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	10,906	1,262	5,515
High school graduate (includes equivalency)	40,725	2,994	11,427
Some college or Associate's degree	81,105	4,102	13,471
Bachelor's degree or higher	132,218	3,976	17,510

**Table 48 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	471	1,764	2,261	3,381	2,739
9th to 12th grade, no diploma	5,656	3,079	2,753	4,455	3,284
High school graduate, GED, or alternative	10,777	12,622	10,974	31,581	23,760
Some college, no degree	13,437	16,012	14,502	36,071	17,033
Associate's degree	2,387	8,494	7,160	16,499	5,040
Bachelor's degree	7,001	32,188	25,210	46,272	17,493
Graduate or professional degree	220	10,889	13,506	25,739	10,035

**Table 49 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	938,855
High school graduate (includes equivalency)	1,504,744
Some college or Associate's degree	1,796,992
Bachelor's degree	2,518,998
Graduate or professional degree	3,458,618

**Table 50 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The major employment sectors in suburban Hennepin County shown in the table above are education and health care services, with 20% of workers and 21% of jobs; and professional, scientific and management services, with 16% of workers and 15% of jobs.

Also significant are: Retail Trade; Manufacturing; Finance; Insurance; and Real Estate; and Arts, Entertainment, Accommodations.

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

The major employment sectors in this area require a highly educated workforce. Corporate headquarters, finance and banking industries, advanced manufacturing, software and IT, research, healthcare and life science related companies are attracted to this area because of the highly educated workforce and the strength of the University of Minnesota and other educational institutions in developing the next generation of talent. Infrastructure needs of the business community include a highly effective multimodal transportation system (including air, freight, transit, roadways, bike and pedestrian networks), access to fiber connectivity, access to efficient and affordable energy and water systems.

According to the US Bureau of Labor Statistics, Hennepin County has an unemployment rate of 2.6%. This very low unemployment rate means that businesses in growing local sectors are having difficulty attracting and retaining talent. Because of this, a regional effort led by regional economic development organization Greater MSP is working to accelerate regional competitiveness and inclusive economic growth through job creation, capital investment, and strategic initiatives.

Greater MSP also highlights two key disparities: a 66.7% wage gap between white workers and workers of color, and an 8.6% employment gap between white workers and workers of color. These disparities demonstrate a need to ensure our investments in education, transit, connectivity, and workforce development focus on these communities.

### **Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Major public sector initiatives include the buildout of the region's transit system, including the METRO Green Line Extension serving downtown Minneapolis and the southwestern suburbs, and the METRO Blue Line Extension serving downtown Minneapolis and the northwestern suburbs. These two projects will stimulate private investment and create opportunities for business growth along these corridors, as well as connect residents across the metro to existing jobs in suburban communities.

In addition to the two planned light rail transit extensions, multiple bus rapid transit lines are also planned which will increase connections to jobs across the County. The planned METRO D Line will largely replace the Route 5 and connect Bloomington and Brooklyn Center, through Minneapolis. The Orange Line BRT will run along I-35W, connecting Minneapolis, Richfield, Bloomington and Burnsville. The METRO B Line is a potential BRT project that would connect Minneapolis with the Midway area of St. Paul. The Orange Line is currently under construction with passenger service anticipated to start in 2021. Construction is scheduled to begin in 2020 on the METRO D Line and in 2022 on the METRO B Line, pending funding availability.

Hennepin County is currently working with partners to assess the improved access to jobs these investments represent and to identify opportunities for customized training, connections to cities, chambers of commerce, workforce resources and employer education to maximize the number of jobs accessible via new transit investments. The County will also support business innovation and invest in capacity building for entrepreneurs and small businesses.

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

The region has a highly educated workforce that corresponds to the region's employment opportunities, including the highest percentage of population holding a high school degree or higher (92.2%) among the 30 largest US metropolitan areas. While skills requirements are constantly changing to meet increasingly technical job requirements, the region is well-served by a high concentration of colleges and universities that train the workforce for the skills needed in the future.

This highly educated workforce corresponds to the employment opportunities in the local corporate headquarters, finance and banking industries, advanced manufacturing, software and IT, research, healthcare and life science related companies.

Not all Hennepin County residents are prepared for highly technical jobs. American Community Survey data illustrate that, while 98% of white residents have graduated from high school and 57% have graduated from college, 82% of African Americans have graduated from high school and 21.2% have graduated from college, 82.5% of Native Americans have graduated from high school and 16.9% have graduated from college, and 66.7% of Latinos have graduated from high school and 18.8% have graduated from college. an overall Hennepin County high school graduation rate of 77% (2014-2015), but 60.9% for Latinos, 58.2% for African Americans, and 46% for American Indians. (Greater MSP: 88% white students, 70.6% students of color in 14-county metro). These statistics explain the huge wage disparities among races/ethnicities and illustrates the mismatch between skills and education of people of color, and employment opportunities paying living wages.

### **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Hennepin-Carver Workforce Investment Board (WIB) deploys roughly 15% of all workforce development funding distributed statewide. The WIB provides funding to suburban Hennepin Workforce Service Centers as well as nonprofit workforce training providers serving youth and adults seeking employment. The WIB is currently conducting a Higher Education and Career Advising Pilot (HECAP) to provide up-to-date labor market information and resources on planning for post-secondary training, including accessing financial aid and selecting an appropriate program, as well as other career planning topics such as goal setting and navigating business culture. Part of this initiative provides opportunities for community and technical college students ranging from touring local businesses, attending industry

speaker panels, to job shadowing and mentorship. These efforts align with the Consolidated Plan goal of expanding economic opportunities.

In addition, Hennepin County workforce development works with private and non-profit sectors to train and match employees; and partners with colleges, universities and training programs to develop a strong future workforce. Initiatives include:

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

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

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Hennepin County's Comprehensive Economic Development Strategy (CEDS) guides the Hennepin-Carver Workforce Investment Board's (WIB) economic development efforts. The CEDS was most recently updated in October 2012.

The CEDS identifies areas of economic disadvantage within ten suburban Hennepin communities that are included in the Consolidated Plan: Brooklyn Center, Brooklyn Park, Edina, Hopkins, New Hope, Osseo, Richfield, Robbinsdale, St. Anthony, and St. Louis Park. The CEDS calls for focusing investments in these target areas. Economic development efforts that can be focused on these areas in coordination with the Consolidated Plan include technical assistance to entrepreneurs and businesses, access to financing including the issuance of Common Bond Fund Industrial Development Bonding, and community development initiatives aligned with the METRO Green and Blue Line Extension projects. Hennepin County's redevelopment programs, including the Environmental Response Fund for cleanup of contaminated lands and the Transit Oriented Development Program for development along transit corridors, also coordinate with the Consolidated Plan and the CEDS.

## **Discussion**

The Hennepin Consortium's economic development and anti-poverty strategy support residents' competitiveness for living wage jobs, and support businesses with the potential to create jobs. The County allocates CDBG dollars for workforce development and supplements these Federal dollars with local and state funds administered through our HRA and Workforce Development.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Limitations in the CHAS Data set and CPD Maps make it difficult to determine areas of concentration of households with multiple housing problems. CHAS Data count the number of households "with none of the 4 housing problems" and those with "one or more of the 4 housing problems," but do not track households with multiple housing problems. Additionally, CPD Maps only allows for display of housing problems other than cost burden in percent terms within given income brackets. For these reasons, it is not possible to definitively determine areas where households with multiple housing problems are concentrated.

In more general terms, it is likely that multiple housing problems are clustered in inner ring suburbs, particularly those on the Northwest border of the city of Minneapolis (Brooklyn Park, Brooklyn Center, Robbinsdale) and those directly South of Minneapolis (Richfield, Bloomington). There are at least three reasons to suspect these spatial patterns: the age of the housing stock, poverty rates, and the prevalence of housing cost burden in these areas (cost burden is by far the most common housing problem - see NA-25 for discussion of spatial concentrations of housing cost burden).

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

HUD defines racially concentrated areas of poverty as areas where at least 50% of the population are people of color and at least 40% of the population have family incomes that are less than 100% of the federal poverty line or three times the regional poverty level.

Using the elements of this definition, there are racially concentrated regions in Maple Grove, Brooklyn Park, Brooklyn Center, Hopkins, Richfield, Bloomington, and in Eden Prairie. Using this definition, there are no concentrated areas of poverty in suburban Hennepin County.

Alternatively, Metropolitan Council Areas of Concentrated Poverty (ACPs) as census tracts where 40% or more of the residents have family or individual incomes that are less than 185% of the federal poverty threshold (excluding tracts with a large share of college or graduate students. The Council further differentiates Areas of Concentrated Poverty where 50% or more of the residents are people of color (ACP50s). This formula identifies Areas of Concentrated Poverty where at least half of residents are people of color in portions of Brooklyn Park, Brooklyn Center, New Hope, Hopkins, and Robbinsdale.

The questions below reflect the HUD definition.

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

Bloomington: The census tracts are the east part of Bloomington, with most of the housing developed from the 1950's to 1960's. These tracts are next to one another and are well serviced by public transportation.

Brooklyn Park: This area of Brooklyn Park includes several large multi-family complexes (mostly one-bedroom), townhomes, older single-family home neighborhoods as well as commercial areas that are typical of 1970's development patterns. According to the 2010 census, the median household income in the identified census tracts ranges from \$39,223-\$68,846. A large proportion of the City's single-family home rental licenses are also located in this area.

Brooklyn Center: Most of the Brooklyn Center's housing stock was built in the 1950's and are generally ramblers and 1.5 story houses which have lower price points than similar houses in other cities. However, the market is becoming more competitive, and homes in these areas are beginning to sell quickly resulting in fewer vacant houses.

Eden Prairie: This area consists of a mix of housing stock, both owner-occupied and rental, including affordable and high-end market rate housing costs.

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

Bloomington: These census tracts are near the second largest employment base outside of downtown Minneapolis. Located near Interstate 494, this area employees over 100,000 people. The availability of jobs range from service sector to professional positions. The Mall of America, one of the region's largest employers is within 1/2 mile.

Brooklyn Park: Several community assets exist in this area including two elementary schools, two middle schools, a high school and a community recreation center. The North Hennepin Community College campus is located in the northwest corner of this area and a new Hennepin County Library is currently under construction. In addition, over 15 parks, including a 9-hole golf course, serve these neighborhoods. The Metro Blue Line Extension LRT (Bottineau) project is planned to have one LRT station at the intersection of West Broadway Avenue and Brooklyn Boulevard. This LRT line is expected to begin operation in 2021.

Brooklyn Center: Brooklyn Center has several parks and regional trails in this area including access to the Mississippi River and Palmer Lake Park. Also located in the impacted census tracts are the Brooklyn Center community center, a variety of schools, and a regional transit hub. Hennepin County Regional Service Center (HUB) which also houses the NW family services Building (CEAP), a library, and the courthouse.

Eden Prairie: The area is near the town center, which is located within walking distance to the library, many retail locations such as Wal-Mart, the Eden Prairie Center (regional shopping mall), the Hennepin County Service Center and so forth. A local bus transit company offers a circulator route and express service to downtown Minneapolis and the University of Minnesota.

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

Bloomington: The area is well serviced by parks and the programming provided by the City of Bloomington. The school district serving these areas is well regarded with a strong emphasis on meeting the needs of their diverse student population.

Brooklyn Park: The City and its partners have invested many resources to enhance neighborhood stability and to increase the position of this area in the regional housing marketplace. Over the years, the City has invested over \$30 million in infrastructure and housing improvements and redevelopment in the Village Creek and surrounding neighborhoods. The City's Economic Development Authority owns 15 acres of vacant land that is ready for a development opportunity. As the housing crisis unfolded, an ambitious foreclosure recovery program was implemented to address vacant and distressed single-family homes in these neighborhoods. To date over 200 homes in the city have undergone significant rehabilitation and are now occupied by homeowners.

Brooklyn Center: The City has several strategic areas of opportunity in these areas. The City recently completed its Brooklyn Boulevard corridor study which recommended reducing residential on this commercial corridor to solve a zoning mismatch, a former mall site, Shingle Creek Crossings is in the process of being reborn, and the City is seeking developers for its "Opportunity Site" where it hopes to develop housing which will diversify housing types and income levels.

Eden Prairie: This area is part of a light rail transit corridor that is being planned and it will see significant improvements to accessibility, housing and recreation amenities over the next decade.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

According to the 2018 ACS 5-year data profile, 92.6% of Hennepin County residents have a computer while 85.3% of residents have a broadband internet connection. This is a higher rate of connection than the city of Minneapolis, alone. In Minnesota, households with lower incomes are less likely to have a broadband subscription at home, hurting their ability complete homework, search for better jobs, and stay connected to the world.

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

According the data from the Federal Communications Commission, households in all areas of suburban Hennepin County are served by at least two fixed residential broadband providers. Further 98.5% of the population has is served by at least three providers. Access to broadband provider options is not clearly associated with low- moderate-income neighborhood clusters.

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

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

In 2018, Hennepin County's Emergency Management division put together a hazard mitigation plan. The risk assessment process measures the potential loss to a community, including loss of life, personal injury, property damage and economic injury resulting from a hazard event. The risk assessment process allows a community to better understand their potential risk and associated vulnerability to natural, intentional human-caused and unintentional human-caused hazards. The planning process identified the following consequences could be expected with climate change in Hennepin County:

- Less reliable and more dangerous lake ice
- More periods of bare/snow-free ground, allowing frost to penetrate to great depths during cold outbreaks
- Expansion of the heavy rainfall season, leading to enhanced peak stream flows, and altered timing of normal flow regimes
- Increased runoff and flash-flooding as the largest events intensify and become more common
- Water infrastructure damage from intense rainfall events
- Agricultural stress, from shifting crop ranges, heat, drought, extreme rainfall
- More days with high water vapor content and heat index values
- Greater summer cooling costs, more days requiring cooling
- New invasive species, both terrestrial and aquatic, especially those acclimated to warmer climates or those that were cold weather limited.
- "Hyper-seasonality," as warm conditions develop during the "off-season," leading to bouts of heavy rainfall or severe weather, followed by wintry conditions.
- Increase in frequency of freeze-thaw cycles, as winter is increasingly infiltrated by warm conditions.

Data from Minnesota's State Climatology Office already show a clear pattern of increasing temperatures at night and in winter -- and larger, more frequent extreme precipitation events. The Twin Cities metro area, including Hennepin County, is already seeing substantial warming during winter and at night, increased precipitation, and heavier downpours. State climatologists project that the decades ahead will bring even warmer winters, warmer summer nights, and even larger rainfalls, along with the likelihood of increased summer heat and the potential for longer dry spells.

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

Like other environmental justice issues, data shows that our communities of color, low income families, and residents with disabilities contribute least to the problem of climate change, but will be the most at risk; especially during flooding events, heat waves, and poor air quality days.

The Center for Disease Control completed an analysis of socioeconomic status, race, ethnicity, language, household composition, disability status, and access to housing and transportation. The resulting census tracts aligns with where the county's most vulnerable residents live.

The CDC analysis aligns with another analysis by the Metropolitan Council. That analysis found that the eastern, more populous and more built, half of Hennepin County had vulnerability to issues such as extreme heat events and flooding. Those areas have greater populations of limited English proficient populations (communication barrier), higher poverty, greater heat island, and areas of lower elevation. While surface flooding risk is spread more evenly across the county, the areas of higher vulnerability are areas of higher population, which include many areas occupied by renters, people of color and households of lower incomes.

Other factors that could have greater effect on vulnerable populations include:

- Increased pressure on infrastructure, social services, public health, and emergency management to respond to events.
- Extreme heat events: Extreme heat will be exacerbated in urban areas where impervious pavement and limited vegetation result in the urban heat island effect.
- Poor air quality: Air pollutants, such as ozone, particulate matter, and allergens pose acute and chronic respiratory and cardiovascular threats. Rising temperatures and changes in precipitation patterns may lead to increased air pollution. Increased frequency of wildfires in the western United States and Canada have also impacted local air quality.
- Changes in precipitation: Changes in precipitation patterns will likely lead to more flash flooding, which is a public safety issue.
- Psychological Impacts: Climate change can lead to negative mental health outcomes caused by the acute trauma of an extreme weather event or the gradual onset of climate change. Mental health issues may include anxiety, stress, depression, and PTSD.
- Greater annual precipitation and large volume events overwhelm water control systems of older single-family homes as well as more rural homes with septic systems for homeowners least able to afford repairs.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Overall, utilizing data trends, resident survey results, community listening sessions, and consultations, we identified the following values to guide our work:

- Continue general prioritization from past years, due to demonstrated feasibility and impact, and affirmation of priorities in needs assessment;
- Streamline and focus activities to increase impact of funding by minimizing activities with administrative burdens too high for the related impact on lowest income residents, and by adding geographic priorities to activities where relevant and feasible; and
- Increase targeting and uptake of households with incomes <30% AMI and households of color in our activities, in order to impact disparities in housing cost burden, poor housing quality, and lack of affordable housing.

Strategies to increase targeting and uptake of these households include:

- Give highest priority to funding activities that meaningfully impact target households;
- Assess program policies to identify and reduce access barriers for people of color and people with low/mod incomes;
- Promote/target activities to low/mod communities / communities of color; and
- Evaluate success in decreasing disparities.

The Consortium will implement these values and strategies through the following Priority Needs:

- Preserve and create multifamily rental opportunities, with highest priority for households with incomes <30% AMI
- Preserve and create homeownership opportunities, with highest priority for households with incomes <60% AMI
- Create housing opportunities for homeless populations, with highest priority for households with incomes <30% AMI
- Promote education, outreach, and services, with highest priority for households with incomes <30% AMI
- Support neighborhood revitalization, with highest priority for households with incomes <80% AMI
- Stimulate economic development, with highest priority for households with incomes <80% AMI

Assuming funding remains constant over the next five years, the Consortium anticipates directing approximately \$27 million (including program income) in the following estimates:

- \$9 million toward affordable rental housing. This includes providing capital funding to build/rehabilitate affordable housing units, housing for residents with special needs and those who are experiencing homelessness, and providing rental assistance and rapid rehousing assistance.
- \$11.7 million toward affordable homeownership. This includes home rehabilitation, development of new homes, and financial assistance to homebuyers.
- \$2.2 million toward public services. Highest priority for emergency assistance and homeless prevention, and also including tenant advocacy, services for seniors, youth, and victims of domestic abuse, and job training.
- \$875,000 toward economic development and neighborhood revitalization.
- \$3.1 for administration, Fair Housing activities, and operating support for Community Housing Development Organizations (CHDOs).

Together it is anticipated these activities will create or preserve approximately 1,525 rental units including special needs and homeless units, create or maintain 435 owned homes, and provide public service and neighborhood revitalization projects to over 36,510 low to moderate income people.

## **SP-10 Geographic Priorities - 91.415, 91.215(a)(1)**

### **Geographic Area**

**Table 51 - Geographic Priority Areas**

#### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

As indicated in resident input, consultations, and data analysis, the need for investments is greater in regions with lowest incomes, highest proportions of people of color, and highest eviction rates. Therefore, wherever possible, investments are allocated to those regions, while still ensuring access to low income households living throughout the jurisdiction.

CDBG funds are available to all cities in Urban Hennepin County. The cities of Bloomington, Eden Prairie and Plymouth are entitlement jurisdictions which receive a direct allocation of funds from HUD. CDBG funding is distributed throughout the jurisdiction according to a calculation of poverty, population, and housing overcrowding. Those cities which account for over 3.5% of the total funding receive direct allocations through the county. The remaining cities participate in the "Consolidated Pool" which awards funding through a competitive RFP process. The 15 percent set aside for public services will be awarded through a competitive RFP process.

HOME funds are awarded through a competitive RFP process for projects throughout suburban Hennepin County (in compliance with HOME regulations). ESG funds are available throughout suburban Hennepin County.

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 52 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Preserve & Create Rental Opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Develop or Rehab Affordable Rental Housing Develop or Rehab Special Needs Housing Tenant Based Rental Assistance
	<b>Description</b>	The high proportion of extremely low and low-income renter households with housing problems and severely cost burdened indicate a significant need for both new affordable rental units as well as the need to preserve the existing publicly subsidized units that are in jeopardy of losing assistance. The goals reflect the economic realities of the financial structures of rental housing development. While serving very low-income households is the highest priority, it is difficult to exclusively serve this target population, therefore serving low-income renters is also a high priority.
	<b>Basis for Relative Priority</b>	Because of the extremely low vacancy rates, and high levels of cost burdened households, especially among households with extremely low incomes (as identified in the Need Analysis section), the development of multifamily housing is a high priority. Community partners and cities universally rated affordable rental housing as a high priority need in the survey and meetings.

2	<b>Priority Need Name</b>	Preserve & Create Homeownership Opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Large Families Families with Children Public Housing Residents
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Develop homes for homeownership Homeowner Rehabilitation Assistance Direct Homebuyer Assistance
	<b>Description</b>	This need includes the following: o Rehabilitation assistance for homeowners which provides low interest loans for the rehabilitation of owner occupied housing o Property acquisition/rehabilitation/construction of single family housing to be occupied by homeowners o Direct homebuyer assistance is financial assistance to bridge the gap between the mortgage a household can afford and the cost of the home
	<b>Basis for Relative Priority</b>	The cities, survey respondents, and listening session participants universally rated homeownership as a high priority need in the survey and in meetings. Due to the realities of the increasing property values and the costs of homeownership, low-income households (<60% AMI) are the highest priority population, however moderate-income households (<80% AMI) are still a priority. Homeowner rehab is a priority to those at extremely low, very low and low incomes who may not otherwise be able to make health and safety renovations to their homes. The high proportion of Consortium low income owner households that have needed housing repairs and improvements are severely cost burdened. A significant need for affordable assistance to owners to remain in their homes and maintain the housing stock was recognized by the Consortium as a Priority Need. This need was also echoed through citizen participation and consultation.
3	<b>Priority Need Name</b>	Housing Opportunities for Homeless Populations
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Tenant Based Rental Assistance Develop Housing for People who are Homeless Rapid Rehousing for People who are Homeless
	<b>Description</b>	Support funding permanent housing units for the homeless population through capital funding of new construction or rehabilitation of current units, rapid rehousing efforts, and rental assistance.
	<b>Basis for Relative Priority</b>	Hennepin County has made great progress in making homelessness rare, brief, and nonrecurring. However, the development of, and access to, affordable housing units is still lacking. Housing for people experiencing chronic homelessness is our highest priority, followed by homeless families. Homelessness policy and priorities will continue to be set by the Executive Committee for the Continuum of Care.
<b>4</b>	<b>Priority Need Name</b>	Support Education, Outreach, and Services
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
<b>Geographic Areas Affected</b>	
<b>Associated Goals</b>	Financial Literacy Emergency Assistance Homelessness Prevention and Support Services Tenant Advocacy Senior Services Senior Center Programming Youth Programming Youth Counseling Domestic Abuse Counseling Job Training
<b>Description</b>	There is a continued need to support the education, outreach and services activities (public services) listed in Associated Goals.

	<b>Basis for Relative Priority</b>	<p>The Consortium reviewed the city and community partner education, outreach and services survey results and its experience with implementation of the prior Five-Year Consolidated Plan. Based on input, emergency assistance and homeless prevention were identified as the highest priority, as was households with extremely low incomes (&lt;30% AMI). In addition, goals were established based upon a number of criteria, including:</p> <ul style="list-style-type: none"> <li>• Impact of cost per household on meaningful outcomes</li> <li>• Prioritization and access for households with extremely low incomes and people of color</li> <li>• Serves an area or population with a high rate of poverty, evictions, or other relevant disparities</li> <li>• Unique needs of particular geographic areas and/or populations</li> <li>• Ability of CDBG funds to leverage other public and private funding</li> <li>• The absence (or loss) of other funding sources and/or "costs" of discontinuing funding</li> <li>• The past success of projects and activities in meeting the needs of their clients</li> <li>• The support of the community for these projects and activities</li> </ul> <p>These types of services were deemed to be a high priority by our partners and help support the needs of income eligible residents throughout Hennepin County.</p>
5	<b>Priority Need Name</b>	Encourage Neighborhood Revitalization
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Homeowner Rehabilitation Assistance Acquisition and/or Demolition of Structures Code Enforcement Build/Improve Public Facilities or Infrastructure
	<b>Description</b>	Support the stabilization and safety of communities through demolition of blighted structures, building and improving community amenities, and enforcing codes.

	<b>Basis for Relative Priority</b>	<p>The Consortium reviewed city and community partner survey neighborhood revitalization results and its experience with implementation of the prior Five-Year Consolidated Plan. Goals were established based upon a number of criteria, including:</p> <ul style="list-style-type: none"> <li>• Impact on a large number of low-income households</li> <li>• Unique needs of particular geographic areas and/or populations</li> <li>• Ability of CDBG funds to leverage other public and private funding</li> <li>• The absence (or loss) of other funding sources and/or "costs" of discontinuing funding</li> <li>• The past success of projects and activities in meeting the needs of their clients</li> <li>• The support of the community for these projects and activities</li> </ul> <p>Neighborhood revitalization activities were deemed to be a high priority by our partners and help provide a suitable living environment.</p>
6	<b>Priority Need Name</b>	Stimulate Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Business Assistance
	<b>Description</b>	Economic development strategies, including business assistance, improve the local economy and expand economic opportunities.

	<b>Basis for Relative Priority</b>	<p>The Consortium reviewed data and city/community partner economic development survey results. Economic development priorities established by HUD were also considered. Goals were established based upon a number of criteria, including:</p> <ul style="list-style-type: none"> <li>• Impact on a large number of low-income households</li> <li>• Unique needs of particular geographic areas and/or populations</li> <li>• Ability of CDBG funds to leverage other public and private funding</li> <li>• The absence (or loss) of other funding sources and/or "costs" of discontinuing funding</li> <li>• The past success of projects and activities in meeting the needs of their clients</li> <li>• The support of the community for these projects and activities</li> </ul> <p>Economic development activities were deemed to be a high priority by our partners and help expand economic opportunities.</p>
7	<b>Priority Need Name</b>	Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Administration CHDO Operating Fair Housing Activities
	<b>Description</b>	Support general administration of CDBG and HOME, CHDO Operating, and Fair Housing.
	<b>Basis for Relative Priority</b>	Administrative activities meet federal regulations, and ensure adequate monitoring, oversight, and planning support for CDBG, HOME, and regional Fair Housing efforts.

### Narrative (Optional)

The Consortium set five-year Priority Needs based on:

- Data described throughout the plan
- Regional Analysis of Impediments
- Resources available to meet the priorities

- Input from the Citizen Participation/consultation processes
- Consideration of the high priorities already established by HUD and Consortium members, such as the Continuum of Care.

The Plan uses the CDBG definitions as described below.

- Extremely/Very Low-Income: Households earning up to and including 30 percent of median income.
- Low-Income: Households earning between 31 percent and up to and including 50 percent median income.
- Moderate-Income: Households earning between 51 percent and up to and including 80 percent of median income.

The Consortium has established goals based on current funding resource allocations remaining constant.

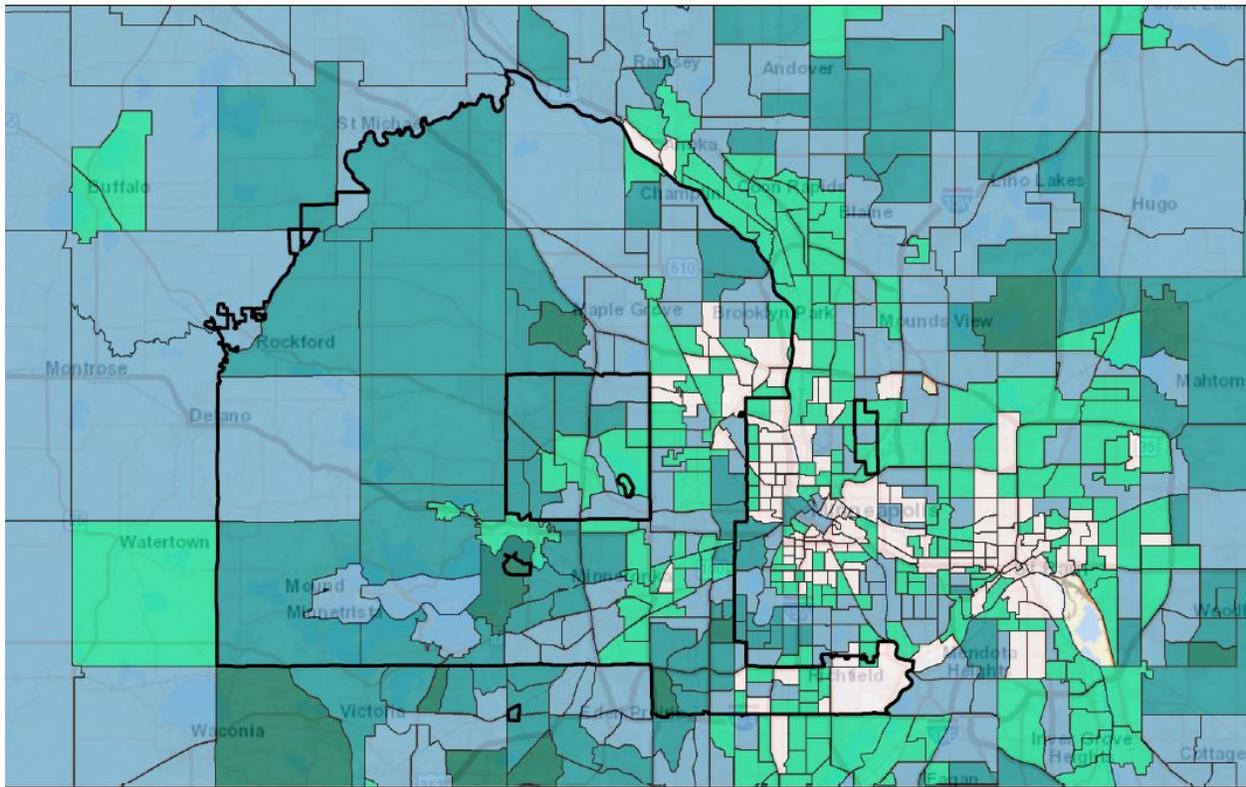
## SP-30 Influence of Market Conditions - 91.415, 91.215(b)

### Influence of Market Conditions

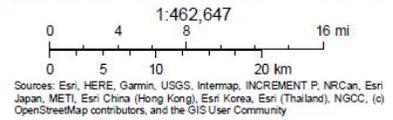
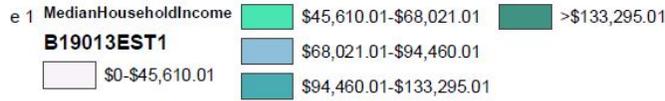
Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Low vacancy rates, high rents, and tenant screening processes, and landlord acceptance of vouchers will affect tenants' ability to find apartments and utilize TBRA.
TBRA for Non-Homeless Special Needs	Low vacancy rates, high rents, and tenant screening processes, and landlord acceptance of vouchers will affect tenants' ability to find apartments and utilize TBRA.
New Unit Production	New construction of housing will be affected by land costs, zoning, construction pricing, market demand for the particular unit design, unit size, available land suitable for new residential construction and resulting level of subsidy needed per unit. It will also be impacted by the 2020 economic downturn spurred by the COVID-19 pandemic.
Rehabilitation	Housing rehabilitation will be affected by construction pricing, market demand for a particular unit design, unit size, housing stock available to be acquired for rehabilitation and resulting level of subsidy needed per unit.
Acquisition, including preservation	Acquisition costs will be variable especially with the growing gap between affordable and market rents, available land, and overall market demand for the development sites.

**Table 53 – Influence of Market Conditions**

# Median Household Income in Hennepin County - Consolidated Plan 2020-2025



20



## Median Income Hennepin County

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

Changing political structures and economic fluctuations make it difficult to predict the resources that will be available over the next five years to meet the needs of low- and moderate-income people. CDBG and HOME have had budget cuts in recent years. The assumptions below assume that CDBG, HOME, and ESG funding remains stable. The actual funding may change, which will lead to a change in the target goals in this document.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,934,713	500,000	0	3,434,713	11,739,952	Assumes annual allocation remains constant and \$500,000 per year of Program Income

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,795,225	351,929	0	2,147,154	7,180,900	Assumes annual allocation remains constant
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	254,630	0	0	254,630	1,018,520	Assumes annual allocation remains constant.

**Table 54 - Anticipated Resources**

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

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

The following describes how required Consolidated Plan formula matches will be obtained:

HOME funds are generally a small financial contribution to a much larger project total development cost and so the 25% match can be met through a variety of sources. HOME projects are awarded additional points based on the percent of match funding available for that project. Cumulatively, the Consortium has exceeded match requirements with approximately \$30 million in excess match.

The 1:1 match for ESG will be obtained via the activities of the Hennepin County Rapid Rehousing Grant.

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

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

**Discussion**

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
BLOOMINGTON	Government	Planning public services	
EDEN PRAIRIE	Government	Planning public facilities	
PLYMOUTH	Government	Planning public services	
Brooklyn Center	Subrecipient	Ownership	
Brooklyn Park	Subrecipient	Ownership neighborhood improvements public facilities	
EDINA	Subrecipient	Ownership	
MAPLE GROVE	Subrecipient	Ownership Rental	
NEW HOPE	Subrecipient	Ownership	
RICHFIELD	Subrecipient	Ownership	
ST. LOUIS PARK EDA	Subrecipient	Ownership	
CRYSTAL	Subrecipient	public facilities	
Dayton			
Accessible Space, Inc.	Non-profit organizations	Rental	
Avenues for Homeless Youth	Non-profit organizations	public services	
CAPI	Non-profit organizations	Economic Development	
Community Mediation and Restorative Services, Inc.	Non-profit organizations	public services	
HOME Line	Non-profit organizations	public services	
Intercongregational Communities Association	Non-profit organizations	public services	

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
INTERFAITH OUTREACH COMMUNITY PARTNERS	Non-profit organizations	public services	
PRISM	Non-profit organizations	public services	
THE SALVATION ARMY	Non-profit organizations	public services	
Senior Community Services (SCS)	Non-profit organizations	public services	
SOJOURNER PROJECT, INC.	Non-profit organizations	public services	
St. Louis Park Emergency Program	Non-profit organizations	public services	
TreeHouse	Non-profit organizations	public services	
VEAP: Volunteers Enlisted to Assist People	Non-profit organizations	public services	
WESTERN COMMUNITY ACTION NETWORK	Non-profit organizations	public services	
WEST HENNEPIN AFFORDABLE HOUSING LAND TRUST	CHDO	Ownership	
Duffy Development Corporation	Developer	Rental	
Sand Development, LLC	Developer	Rental	

**Table 55 - Institutional Delivery Structure  
Assess of Strengths and Gaps in the Institutional Delivery System**

Hennepin County is recognized as a capable administrator in delivering a housing and community development system that aligns with federal and county priorities with the assistance of our partnering agencies and municipalities. Implementation of the Consolidated Plan will require maintaining and improving the relationships formed during the development of the Consolidated Plan. Maintaining a dialogue with human service providers, health agencies, public agencies will assist in carrying out the goals set through strategy accomplishments.

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

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

**Table 56 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The CoC coordinates the homeless response system, but also partners with the institutional service delivery system to ensure homelessness is rare, brief, and non-recurring. The CoC’s Governing Board has standing membership for representatives from Hennepin Healthcare, Hennepin County’s Department of Community Corrections and Rehabilitation, the Minneapolis Downtown Council, Twin Cities United Way, and school districts, among other entities.

The service delivery system is a major part of homelessness prevention. Hennepin County is reforming our financial assistance programs to be more accessible and efficient, and coordinating the services that collectively increase the likelihood of avoiding eviction, housing instability and homelessness. The CoC's Homeless Prevention and Rapid Rehousing Advisory Committee provides leadership in coordinating service delivery and ensuring stable housing through short term rental assistance, case management, and connections to mainstream services. In particular, suburban prevention programs funded by CDBG work with specific cities and their food shelves to ensure that families can get support in their local communities. Additionally, the Hennepin County's Department of Community Corrections and Rehabilitation and Healthcare for the Homeless have deployed programs to reduce discharges to homelessness.

Similarly, our efforts to end homelessness have relied on mainstream services. Housing people experiencing chronic homelessness and veterans has been successful when integrating Healthcare for the Homeless outreach, assessment and referral, and leveraging mainstream Medicaid services and supportive housing. Homeless families reach stability when effectively connected with school resources, mental health supports, and employment coaching. Many unaccompanied youth receive the best services through extended foster care or other Health and Human Service resources. Through leveraging these mainstream resources, the CoC can target precious homeless-designated services for those still needing more.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

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

Hennepin County's service delivery has met incredible outcomes through its coordination. Hennepin County's Coordinated Entry System has successfully reduced the number of families experiencing homelessness by nearly 40%, effectively ending chronic homelessness among families, and housed 285 people experiencing chronic homelessness in 2019. Those successes stemmed from strong community partnerships supporting shifts to prioritizing the most vulnerable residents. Housing for special needs has been made drastically more accessible with the advent of the Hennepin Housing Key, a centralization of real-time openings and supportive housing. Due to partnerships across the County in developing the Supportive Housing Strategy, Hennepin is poised to create 1000 new units of supportive housing for the County's priority population of residents.

Gaps in the service delivery system remain primarily in racial disparities, and in people with substance use disorders and/or behavioral needs.

- While Native Americans are less than one percent of the county's population, they are seven percent of the homeless population and more than one quarter of the unsheltered population
- While white individuals are under-represented amongst people experiencing homelessness, they were disproportionately eligible for permanent supportive housing using a standard vulnerability assessment tool
- 24% percent of substance use treatment admissions in Hennepin County were homeless at the time of admission
- Our housing system sees a gap in service providers willing and able to serve seniors or people with cognitive disabilities who also have a substance use disorder or mental illness

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

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

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

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Develop or Rehab Affordable Rental Housing	2020	2024	Affordable Housing Public Housing		Preserve & Create Rental Opportunities	CDBG: \$2,300,000 HOME: \$3,150,000	Rental units constructed: 490 Household Housing Unit  Rental units rehabilitated: 345 Household Housing Unit
2	Tenant Based Rental Assistance	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs		Preserve & Create Rental Opportunities Housing Opportunities for Homeless Populations	HOME: \$2,125,000	Tenant-based rental assistance / Rapid Rehousing: 200 Households Assisted
3	Develop or Rehab Special Needs Housing	2020	2024	Affordable Housing Non-Homeless Special Needs		Preserve & Create Rental Opportunities	CDBG: \$60,000	Rental units rehabilitated: 150 Household Housing Unit
4	Develop homes for homeownership	2020	2024	Affordable Housing		Preserve & Create Homeownership Opportunities	CDBG: \$2,080,075 HOME: \$2,750,439	Homeowner Housing Added: 100 Household Housing Unit
5	Direct Homebuyer Assistance	2020	2024	Affordable Housing		Preserve & Create Homeownership Opportunities	CDBG: \$250,000	Direct Financial Assistance to Homebuyers: 50 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Homeowner Rehabilitation Assistance	2020	2024	Affordable Housing Non-Homeless Special Needs		Preserve & Create Homeownership Opportunities Encourage Neighborhood Revitalization	CDBG: \$5,500,000	Homeowner Housing Rehabilitated: 180 Household Housing Unit
7	Develop Housing for People who are Homeless	2020	2024	Affordable Housing Homeless		Housing Opportunities for Homeless Populations	CDBG: \$100,000 HOME: \$65,000	Housing for Homeless added: 10 Household Housing Unit
8	Rapid Rehousing for People who are Homeless	2020	2024	Homeless		Housing Opportunities for Homeless Populations	ESG: \$1,273,150	Tenant-based rental assistance / Rapid Rehousing: 300 Households Assisted
9	Emergency Assistance	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services	CDBG: \$300,000	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
10	Homelessness Prevention and Support Services	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services	CDBG: \$600,000	Homelessness Prevention: 400 Persons Assisted
11	Tenant Advocacy	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services	CDBG: \$240,000	Public service activities other than Low/Moderate Income Housing Benefit: 18000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Financial Literacy	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services	CDBG: \$250,000	Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
13	Senior Services	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services	CDBG: \$60,500	Public service activities other than Low/Moderate Income Housing Benefit: 564 Persons Assisted
14	Senior Center Programming	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services	CDBG: \$45,000	Public service activities other than Low/Moderate Income Housing Benefit: 37000 Persons Assisted
15	Youth Programming	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
16	Youth Counseling	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 1600 Persons Assisted
17	Domestic Abuse Counseling	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 1745 Persons Assisted
18	Job Training	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services	CDBG: \$120,000	Public service activities other than Low/Moderate Income Housing Benefit: 1180 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
19	Acquisition and/or Demolition of Structures	2020	2024	Non-Housing Community Development		Encourage Neighborhood Revitalization	CDBG: \$100,000	Buildings Demolished: 2 Buildings
20	Code Enforcement	2020	2024	Non-Housing Community Development		Encourage Neighborhood Revitalization	CDBG: \$325,000	Housing Code Enforcement/Foreclosed Property Care: 2000 Household Housing Unit
21	Build/Improve Public Facilities or Infrastructure	2020	2024	Non-Housing Community Development		Encourage Neighborhood Revitalization	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted
22	Business Assistance	2020	2024	Non-Housing Community Development		Stimulate Economic Development	CDBG: \$50,000	Jobs created/retained: 10 Jobs
23	Administration	2020	2024	Administration		Administration	CDBG: \$1,614,090 HOME: \$987,615	
24	CHDO Operating	2020	2024	CHDO		Administration	HOME: \$250,000	Other: 5 Other
25	Fair Housing Activities	2020	2024	Fair Housing		Administration	CDBG: \$150,000	Other: 5 Other

**Table 57 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Develop or Rehab Affordable Rental Housing
	<b>Goal Description</b>	Assist in the creation of new rental housing opportunities affordable to households with incomes below 60% AMI, with highest priority for units affordable to households with incomes below 30% AMI.
2	<b>Goal Name</b>	Tenant Based Rental Assistance
	<b>Goal Description</b>	Provide Tenant Based Rental Assistance (TBRA) to low-income households to preserve their housing or to move from homelessness into permanent housing that evolves into self-sufficient living. The priority populations are households who are homeless, formerly homeless, or at imminent risk of homelessness with initial income at or below 50 percent Area Median Income (AMI) with the highest priority/preference for 30 percent AMI.
3	<b>Goal Name</b>	Develop or Rehab Special Needs Housing
	<b>Goal Description</b>	Provide capital funding assistance to develop or rehab affordable housing for low income special needs households. 30% AMI as highest priority, eligible for up to 60%.
4	<b>Goal Name</b>	Develop homes for homeownership
	<b>Goal Description</b>	Acquisition of single-family properties for rehabilitation and resale designed to stabilize neighborhoods and preserve existing housing stock, providing housing opportunities for low to moderate income households. 60% AMI as highest priority. Program Income is often recycled in this goal.
5	<b>Goal Name</b>	Direct Homebuyer Assistance
	<b>Goal Description</b>	Provide financial assistance to income eligible households, bridging the gap between the mortgage and household affordability, based on the home purchase price. 60% AMI as highest priority. Still eligible for up to 80%.
6	<b>Goal Name</b>	Homeowner Rehabilitation Assistance
	<b>Goal Description</b>	Provide loans to low to moderate income homeowners for necessary home improvements or emergency repairs. (Note that Program Income is often recycled in this goal.)

7	<b>Goal Name</b>	Develop Housing for People who are Homeless
	<b>Goal Description</b>	Provide capital funding for affordable housing for people experiencing homelessness. Funding for mixed income units, which include homeless units, is captured in "Capital Funding to Build/Rehab Units" unless ALL units in the development are for people experiencing homelessness. 30% AMI is the highest priority.
8	<b>Goal Name</b>	Rapid Rehousing for People who are Homeless
	<b>Goal Description</b>	Provide housing relocation and stabilization services, short- and medium-term rental assistance, to transition households living in shelters or inhabitable living conditions into permanent housing and achieve sustainable living/stability.
9	<b>Goal Name</b>	Emergency Assistance
	<b>Goal Description</b>	Provide emergency financial assistance to low income household for basic needs. Highest priority for households with incomes below 30% AMI, incomes up to 80% AMI still eligible.
10	<b>Goal Name</b>	Homelessness Prevention and Support Services
	<b>Goal Description</b>	Provide housing and supportive services to prevent homelessness. 30% AMI is the priority.
11	<b>Goal Name</b>	Tenant Advocacy
	<b>Goal Description</b>	Provide assistance to agencies that provide legal advice to renters regarding tenant law.
12	<b>Goal Name</b>	Financial Literacy
	<b>Goal Description</b>	Provide counseling services to homeowners for foreclosure prevention, consumer education and awareness, and homeowner purchase counseling for low to moderate income households.
13	<b>Goal Name</b>	Senior Services
	<b>Goal Description</b>	Collaborate with supportive service agencies to assist seniors with chore services to remain independent in their homes as long as possible, and cope with stress and adjustments correlated with retirement and aging.

14	<b>Goal Name</b>	Senior Center Programming
	<b>Goal Description</b>	Provide health and wellness education, recreation activities, associated transportation programs and coordination of meals programs to seniors through Senior Centers.
15	<b>Goal Name</b>	Youth Programming
	<b>Goal Description</b>	Provide assistance in funding youth programming with a focus on providing a healthy and positive atmosphere.
16	<b>Goal Name</b>	Youth Counseling
	<b>Goal Description</b>	Provide youth counseling interventions for at-risk teens to address or prevent serious issues.
17	<b>Goal Name</b>	Domestic Abuse Counseling
	<b>Goal Description</b>	Provide support to domestic abuse victims to receive a variety of ongoing support/information and access to advocacy services to help navigate the court system as they pursue criminal charges against an assailant, and create a safe environment, improving their quality of life. The response effort is coordinated among law enforcement, criminal justice, and social service agencies.
18	<b>Goal Name</b>	Job Training
	<b>Goal Description</b>	Fund job training, job placement, and other employment support services carried out by qualified entities specifically designed to increase HUD-approved revitalization strategies that promote economic opportunities.
19	<b>Goal Name</b>	Acquisition and/or Demolition of Structures
	<b>Goal Description</b>	Encourage neighborhood revitalization through activities to improve blighted, deteriorated, undeveloped, or inappropriately developed real property preventing sound community development and growth.
20	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	Provide targeted code enforcement in low- and moderate-income areas to complement strategic efforts that abate neighborhood decline and preserve housing stock and encourage neighborhood revitalization.

21	<b>Goal Name</b>	Build/Improve Public Facilities or Infrastructure
	<b>Goal Description</b>	Provide financing for public facility new construction, rehabilitation, infrastructure and streetscape improvements.
22	<b>Goal Name</b>	Business Assistance
	<b>Goal Description</b>	Facilitate economic development through micro enterprise assistance (assisting a business with five or fewer employees), financial or technical assistance to private entities, and commercial or industrial improvements.
23	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	General Program Administration. Twelve percent of Urban Hennepin County CDBG Program funds and ten percent of HOME Consortium funds will be used to help defray the costs incurred by Hennepin County for general program administration costs (planning, general management, oversight, coordination, evaluation and reporting).
24	<b>Goal Name</b>	CHDO Operating
	<b>Goal Description</b>	Operating support to foster and maintain Community Housing Development Organizations as required by the HOME Statute.
25	<b>Goal Name</b>	Fair Housing Activities
	<b>Goal Description</b>	The jurisdiction will use one percent of available administration dollars to affirmatively further fair housing as identified in the Analysis of Impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions. Persons assisted are not reported since fair housing activities are considered general administration expenses.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Between developing new affordable rental housing, developing affordable homeownership through acquisition and rehab, and rehabilitating homeowners' homes, it is estimated that 1,045 extremely low-, low-, and moderate-income households will receive affordable housing under HUD funds covered by this Consolidated Plan as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership over the Consolidated Plan period.

## **SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)**

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

Hennepin County is not aware of any Section 504 Voluntary Compliance Agreements for any PHA operating in the County. The general status of an agency's effort to address accessibility issues can be found in the most recent five-year plan each agency has submitted to HUD.

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

While fostering public housing resident involvement is primarily the responsibility of the respective PHA, Hennepin County will continue to support local PHAs in their efforts and offer programs that positively impact the health and welfare of residents. Additionally, Hennepin County is working with several municipalities to create a more streamlined Section 3 process, which will benefit public housing residents and other low-income residents. Resident involvement plans are likely to vary based on the size and capacity of the local PHA, the details of which can be found in the most recent five-year plan each agency has submitted to HUD.

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

No

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

There are no "troubled" agencies, as determined by HUD, in Suburban Hennepin County.

## **SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)**

### **Barriers to Affordable Housing**

In addition to social and market factors that restrict the supply and availability of affordable housing, some of which are outlined above, barriers also include insufficient and/or declining federal funding for affordable housing, local zoning and permitting practices, transportation, and tenant screening practices with disparate impact on people of color.

Insufficient and declining funds at the federal level have throttled efforts to keep up with demand for affordable housing. Local PHAs report struggling to meet the needs of residents in federally-assisted public housing and manage aging infrastructure on minimal budgets. Some local PHAs have opted to utilize RAD conversions to tap private and local public dollars for crucial maintenance, but that reduces capital available for other affordable housing. Community Development Block Grants and HOME allocations to Hennepin County have varied year to year, but each have declined by over \$1,000,000 in nominal dollars since 2000, representing an even larger decrease in real dollars. This decline in federal funding exacerbates the underlying issues of growing suburban poverty and rising housing costs.

While zoning is traditionally the purview of individual city governments, it has an impact throughout the county and wider metropolitan area. Some cities may enact zoning or permitting policies intended to beautify neighborhoods, separate what were once thought to be "incompatible uses," fund important infrastructure, or enhance quality of life, but with the effect of limiting or even ruling out the construction of affordable housing by raising costs. These may include:

- Large minimum lot sizes for single family homes
- Large minimum square footage per unit requirements for both single and multifamily housing
- Lack of land area zoned or guided for multifamily construction
- On-site parking requirements that are onerous or unnecessary for subsidized housing
- High fees for sewer, water, park dedication, permitting, or other functions
- Required design features that may be cost-prohibitive for affordable unit construction

While any or all of these policies may be well-intentioned or rooted in concern for the fiscal well-being of a municipality, they can have the cumulative impact of making it difficult or impossible to build affordable housing in places that would lessen patterns of racial and economic segregation.

Transportation policy can sometimes limit affordable housing. There is a well-documented spatial mismatch in the Twin Cities metro area between places that offer economic opportunities for low-skill workers and the places they can afford to live, often exacerbated by a reliance on transit.

Finally, tenant selection criteria with disparate impacts on people of color create additional barriers to affordable housing, as noted in the Needs Assessment. States, Counties, and Cities have different authorities to protect tenants.

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

### **Funding affordable housing**

In order to address deepest and most disparate needs, the Consortium prioritizes rental projects with units affordable to households with incomes <30% AMI, and homeownership projects affordable to households with incomes <60% AMI.

Hennepin County's HRA awards \$3.5 million annually to affordable housing projects through its Affordable Housing Incentive Fund (AHIF). In 2020, AHIF was increased to \$5.5 million in order to better meet increasing need. The HRA also launched a new Supportive Housing Program in 2019 which has already awarded \$3.8M in new capital funding to create 124 units of housing for people experiencing chronic homelessness, additional units for people experiencing homelessness with complex medical conditions, and affordable housing units. This is the first installment in a proposed ten-year plan to develop 1,000 units of supportive housing for our lowest income and most vulnerable residents. Finally, the HRA also invested \$2M in a "first loss" position in Greater Minnesota Housing Fund's Phase II fund to preserve naturally occurring affordable housing. Phase I preserved over 700 units of affordable housing, 560 of which are located in Hennepin County.

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

Although Hennepin County does not have authority over land use or rental licenses, it is working with partner cities to develop a housing strategy for the Southwest LRT and Bottineau Corridors to provide a full range of housing choices. In addition to including goals for the development and preservation of affordable housing, these plans seek to modify regulatory tools to support housing development and preservation by:

- Developing mixed income (Inclusionary Housing) policy language and policies to promote increased density
- Creating joint financing mechanisms such as corridor-wide TIF, fiscal disparities sharing, and other forms of value capture
- Developing affordability targets for housing development within ½ mile of station areas
- Utilizing Hennepin County's Transit-Oriented Development fund to provide better solutions to the problem of spatial mismatch and improve the opportunities of low-income residents

The Metropolitan Council requires cities to have comprehensive plans that address affordable housing targets, and offers grants in accordance with the Livable Communities Act to encourage development of affordable housing (among other goals).

### **Tenant screening practices**

The Consortium continues to fund activities recommended by the regional Analysis of Impediments (AI), including providing tenant advocacy, housing discrimination testing and enforcement, and fair housing counseling. Funding to affirmatively further fair housing come from the Fair Housing Implementation

Council (FHIC), a metro wide collaboration of HUD entitlement jurisdictions working together to expand housing choice, as well as 1% of the Urban County's CDBG allocation, and Hennepin County's HRA.

ESG-funded rapid rehousing and the Stable HOME project will assist homeless households to overcome barriers such as poor credit and criminal histories that may impede their housing stability. Starting in 2020, Hennepin County is prioritizing affordable housing finance dollars for projects which demonstrate inclusive tenant screening criteria.

## **SP-60 Homelessness Strategy - 91.415, 91.215(d)**

Describe how the jurisdiction's strategic plan goals contribute to:

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

Hennepin County is committed to outreach and engagement and has a robust street and school outreach program. Hennepin County has outreach services to 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 over this past year, as people experiencing homelessness have gravitated to the new light rail system that operates all night. During the day, outreach staff focus on locations where unsheltered individuals gather – free meals, the downtown library, common “panhandling” streets, and drop-in centers. Through outreach efforts, professionals are able to develop relationships with individuals, understand their service and housing preferences, utilize best practices in engagement, and recommend policy changes and resource development priorities.

To address the disproportionate number of unsheltered Native Americans in the community, Hennepin County worked with a Native American-specific agency to launch new culturally specific outreach and low-barrier housing programs. First launched in 2017, there are now 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 have 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. The Youth Opportunity Center also recently extended its hours to be open for youth throughout the night.

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

Hennepin County is the primary funders of single adult, family, and youth-specific shelters in the community. At present the community provides 123 family rooms (with overflow provided as needed in line with our shelter-all commitment), 933 shelter beds for single adults, and 75 youth-specific shelter beds. In 2016 the Adult Shelter Connect, bed reservation system and shared HMIS were introduced, allowing us to allocate resources more efficiently while reducing the level of daily trauma and stress experienced by people experiencing homelessness. In 2019, Hennepin County’s Office to End Homelessness developed a series of recommendations to lower barriers, improve outcomes and increase capacity for under-served populations in the single adult shelter system. The first such reforms

– system-wide independent training for all workers, influx of case management into the larger shelters, converting spaces to accommodate partners together, and establishing a small scale, women only shelter – are being implemented in 2020 with an increase in the shelter budget of ~\$1.1m.

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

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

The Coordinated Entry System identifies people most appropriate for permanent supportive housing and those who can benefit from rapid rehousing or transitional housing. Priority is given to veterans who cannot be served through veteran specific resources, and then to chronically homeless individuals who are on the chronic by-name list. Length of time homeless is also a factor in prioritization and single adult shelters are regularly updated with their current length-of-stay report (out of HMIS) to help them target assistance within the shelter. The family shelter system offers additional supports, and uses a case conferencing model, for families not eligible for existing housing interventions and to families in shelter past 45 days.

The Office to End Homelessness has two planners focused on supporting ongoing improvements in the efficiency and effectiveness of the Coordinated Entry System and two Housing Referral Coordinators responsible for the matching process and communicating with both housing programs and those working directly with the clients involved.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The county, along with two local foundations, launched an eviction prevention pilot in 2018 to move prevention assistance upstream to the point before an eviction is filed in civil court. This successfully prevented low income households from eviction and, by extension, the risk of imminent homelessness. The pilot has been extended and has led to the establishment in 2020 of a Tenant Resource Center in the zip code with the highest concentration of evictions. The Center offers co-located and coordinated financial assistance, mediation, legal aid and homelessness prevention services.

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 will be launching a 30-bed recuperative care facility for people experiencing homelessness in 2021.

In addition, prevention dollars from Minnesota (Family Homeless Prevention and Assistance Program) focus on repeat shelter users, those most at risk of returning to shelter and becoming chronically homeless, in all geographic areas of the county. The county will continue to work with specific cities to ensure that residents can get support in their local communities.

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

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

Hennepin County has two departments that address lead-based paint issues. The Hennepin County Human Services and Public Health Department case manage elevated blood-lead referrals from the Minnesota Department of Health (except in Bloomington and Richfield). All blood lead tests in the state must be reported to the Minnesota Department of Health who in turn informs the jurisdiction responsible for investigating cases where children have been poisoned. When a child's blood lead level is over 15 µg/dl the Minnesota Department of Health performs a lead risk assessment inspection and where needed, they will issue corrective orders to fix lead-based paint hazards. Hennepin Public Health then monitors the case to ensure completion of the work. Hennepin County was recently awarded funds from the Centers for Disease Control to reduce childhood lead poisoning. With those funds, Hennepin County now offers risk assessments to families with children testing a 5 µg/dl and above. When a family is income eligible, that family is referred to the Community Works Department for grant assistance with the lead orders.

Hennepin County actively engages in primary prevention of childhood lead poisoning through a multifaceted approach that includes community outreach and education, lead-based paint inspection/risk assessments, lead-safe work practices training for contractors and lead hazard reduction. Community Works will continue to follow the lead-safe housing rule in all its federally funded activities. Hennepin County Community Works addresses lead-based paint hazards when it provides federal and state funds toward housing activities including CDBG and HOME funded activities and through federally-funded Lead Hazard Control Grants. Hennepin County has been awarded multiple HUD Office of Lead Hazard Control and Healthy Homes Grants and one Healthy Homes Production Grant. As of January 2020, the grants have completed over 4,800 lead-safe units for families in the combined jurisdictions, 3,398 in Hennepin County.

The most recent OLHCHH lead grant award of \$5.6 million was received in the fall of 2019 and funds the program through June of 2023. The grant includes \$600,000 in Healthy Homes Initiative funding to address other health related safety hazards found in the lead reduction project homes.

The grants also have provided funds to create a lead-safe housing registry for rental units by contracting with an internet based affordable housing listing service. The listing supports increased awareness of and access to lead-safe units for families.

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

The lead-based paint grants and other efforts mentioned above as well as efforts undertaken by other community stakeholders across the jurisdiction have succeeded in continuing to lower the number of children with elevated lead levels. The Minnesota Department of Health tracks every blood lead test in the state and releases yearly data tables. From the time Hennepin County applied for the first lead-

based paint grant to the most recent year available, the number children with elevated blood lead levels has decreased 88% (using 10 ug/dl as an elevated level).

However, in 2012 the Centers for Disease Control, responding to recommendations from its Advisory Committee on Childhood Lead Poisoning Prevention, abandoned the use of the term 'level of concern' and instead established a reference value based on the distribution of blood lead levels across the country. The new reference value, currently 5 ug/dl, acknowledges the compelling evidence that even low blood lead levels are associated with adverse outcomes. The CDC clearly states that there is no safe level of lead in the blood. In 2014 the Commissioner of the Minnesota Department of Health (MDH) revised the definition of an elevated blood lead level from 10 ug/dl to 5 ug/dl to align with the CDC's reference value. Using the new reference level, 174 children in Hennepin County had elevated blood lead levels (MDH 2018 data).

Since research had established no safe level of lead in the blood, Hennepin County had already moved toward more primary prevention by using the lead-based paint grants to address lead hazards before a child is poisoned. To target the most at risk geographies and populations, Hennepin County, in cooperation with the MN Department of Health blood lead surveillance data, regularly completes a risk assessment to determine the highest risk census tracts. The tracts are identified based on age of housing, poverty, and elevated blood lead level incidence rate. The highest risk tracts are targeted for outreach to then enroll eligible units in our lead-based paint grant.

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

Hennepin County has incorporated the Lead-Safe Housing Rule into all procedural guides. Hennepin County has been an active participant in state and local efforts to end childhood lead poisoning and sought additional, local, state, and federal resources to increase the impact of our efforts. The additional funds have created lead-safe units and a registry of those units that is internet based and searchable to better connect families with lead-safe units. Hennepin County has incorporated lead-based paint hazard reduction best practices into our own capital funding sources. Further, Hennepin County is seeking to address a wider array of home health hazards by incorporating healthy homes inspections and repairs into existing programs where possible and seeking additional funds to help keep families safe and healthy in their homes.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

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

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

- safety net services such as food support, emergency shelter and cash assistance;
- long-term services and supports for people with disabilities and seniors;
- services for veterans;
- behavioral and chemical health services;
- protective services for children and adults;
- child support; and
- health care through Medical Assistance.

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

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

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

Affordable housing and poverty are intimately linked. Low income households are frequently unable to pay for housing, food, childcare, health care, and education. Difficult choices must be made when limited resources cover only some of these necessities. As a result, county anti-poverty efforts are undermined to the extent that its low-income clients lack affordable housing.

The Five-Year Consolidated Plan identifies the need for affordable housing as a high community priority. Consolidated Plan strategies include affordable rental housing, tenant based rental assistance, affordable homeownership, housing rehabilitation, and services for extremely low- and low-income families. As a result, county anti-poverty efforts and efforts to help clients find and keep housing benefit from the creation and preservation of affordable housing opportunities made possible through the Consolidated Plan.

Through continued coordination and ongoing meetings with county departments such as the Office to End Homelessness, Human Services and Public Health, and Workforce Development, affordable housing policies will continue to become more closely aligned to reduce poverty-level families. In addition to the wide network of partners and clients served by these departments, the county work with its cities and public service agencies and developers to ensure coordination between poverty reduction programs and this plan.

## **SP-80 Monitoring - 91.230**

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

Hennepin County's monitoring standards and procedures are in place to fulfill the requirements and intent of the CDBG, HOME, and ESG programs. The County monitors our partners' (subrecipients, third-party subrecipient, recipients, and developers) compliance with rules and regulations, timely expenditures, and performance in meeting goals and objectives set forth in its Consolidated Plan, Action Plan and written agreements. Monitoring is an ongoing process and is achieved through multiple steps from the annual Request for Proposals (RFP) through any required compliance period. Significant effort is made at the front-end of including selecting feasible and impactful activities for funding, drafting clear contracts, providing technical assistance and oversight during implementation, ensuring all applicable federal compliance requirements have been met before reimbursement and performance outcomes are appropriately documented.

Specifically:

- Written agreements specify applicable federal requirements, expectations, and responsibilities, and are executed by both parties.
- Training and technical assistance are provided to funded partners as requested by the partner or as needed by county staff.
- Staff complete on-site and/or remote monitoring for every activity, and client files may also be reviewed on a 'sample' basis.
- Staff complete occupancy monitoring for homeownership units at least annually by reviewing insurance certificates and county records. If there are any discrepancies, a letter is sent to the owner requesting verification and/or an explanation.
- Tenant Based Rental Assistance (TBRA) is administered by our subrecipient Administrator. Annually, Staff will give reasonable notice to request files and documents related to the Stable HOME program to be reviewed.
- During the Period of Affordability for multi-family units, Staff or an experienced vendor will monitor compliance and provide clarification and technical assistance.
- ESG activities are monitored by the county's Health and Human Services (HHS) Department. HHS's subrecipient funding agreement defines subgrantee requirements, identifies program reporting and payment requirements including specific services to be provided, documentation and monthly reporting.
- The County will continue to actively encourage participation by minority and women-owned businesses among recipients and subrecipients who procure goods and services and ensure subrecipient contract opportunities are incorporated into bid solicitations, requests for proposals, and subrecipient contracts.

## Expected Resources

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

#### Introduction

Changing political structures and economic fluctuations make it difficult to predict the resources that will be available over the next five years to meet the needs of low- and moderate-income people. CDBG and HOME have had budget cuts in recent years. The assumptions below assume that CDBG, HOME, and ESG funding remains stable. The actual funding may change, which will lead to a change in the target goals in this document.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,934,713	500,000	0	3,434,713	11,739,952	Assumes annual allocation remains constant and \$500,000 per year of Program Income

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,795,225	351,929	0	2,147,154	7,180,900	Assumes annual allocation remains constant
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	254,630	0	0	254,630	1,018,520	Assumes annual allocation remains constant.

Table 58 - Expected Resources – Priority Table

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

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

The following describes how required Consolidated Plan formula matches will be obtained:

HOME funds are generally a small financial contribution to a much larger project total development cost and so the 25% match can be met through a variety of sources. HOME projects are awarded additional points based on the percent of match funding available for that project. Cumulatively, the Consortium has exceeded match requirements with approximately \$30 million in excess match.

The 1:1 match for ESG will be obtained via the activities of the Hennepin County Rapid Rehousing Grant.

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

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

**Discussion**

## 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	Develop or Rehab Affordable Rental Housing	2020	2024	Affordable Housing Public Housing		Preserve & Create Rental Opportunities	CDBG: \$89,731 HOME: \$850,000	Rental units rehabilitated: 136 Household Housing Unit
2	Tenant Based Rental Assistance	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs		Preserve & Create Rental Opportunities	HOME: \$425,000	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted
3	Develop or Rehab Special Needs Housing	2020	2024	Affordable Housing Non-Homeless Special Needs		Preserve & Create Rental Opportunities	CDBG: \$70,000	Rental units rehabilitated: 21 Household Housing Unit
4	Develop homes for homeownership	2020	2024	Affordable Housing		Preserve & Create Homeownership Opportunities	CDBG: \$490,016 HOME: \$642,631	Rental units constructed: 48 Household Housing Unit Homeowner Housing Added: 12 Household Housing Unit
5	Direct Homebuyer Assistance	2020	2024	Affordable Housing		Preserve & Create Homeownership Opportunities	CDBG: \$210,000	Direct Financial Assistance to Homebuyers: 20 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Homeowner Rehabilitation Assistance	2020	2024	Affordable Housing Non-Homeless Special Needs		Preserve & Create Homeownership Opportunities	CDBG: \$1,107,665	Homeowner Housing Rehabilitated: 50 Household Housing Unit
7	Develop Housing for People who are Homeless	2020	2024	Affordable Housing Homeless		Preserve & Create Rental Opportunities Housing Opportunities for Homeless Populations		
8	Rapid Rehousing for People who are Homeless	2020	2024	Homeless		Housing Opportunities for Homeless Populations	ESG: \$254,630	Tenant-based rental assistance / Rapid Rehousing: 60 Households Assisted
9	Emergency Assistance	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services	CDBG: \$250,000	Public service activities other than Low/Moderate Income Housing Benefit: 528 Persons Assisted
10	Homelessness Prevention and Support Services	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services	CDBG: \$22,000	Public service activities other than Low/Moderate Income Housing Benefit: 84 Persons Assisted
11	Tenant Advocacy	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services	CDBG: \$77,000	Public service activities other than Low/Moderate Income Housing Benefit: 2484 Persons Assisted
12	Financial Literacy	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Senior Services	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services	CDBG: \$33,207	Public service activities other than Low/Moderate Income Housing Benefit: 247 Persons Assisted
14	Youth Programming	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services		
15	Youth Counseling	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services	CDBG: \$18,000	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted
16	Senior Center Programming	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services		
17	Domestic Abuse Counseling	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 850 Persons Assisted
18	Job Training	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 214 Persons Assisted
19	Acquisition and/or Demolition of Structures	2020	2024	Non-Housing Community Development		Encourage Neighborhood Revitalization		
20	Code Enforcement	2020	2024	Non-Housing Community Development		Encourage Neighborhood Revitalization	CDBG: \$35,000	Housing Code Enforcement/Foreclosed Property Care: 335 Household Housing Unit
21	Build/Improve Public Facilities or Infrastructure	2020	2024	Non-Housing Community Development		Encourage Neighborhood Revitalization	CDBG: \$139,929	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2545 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
22	Business Assistance	2020	2024	Non-Housing Community Development		Stimulate Economic Development		
23	Administration	2020	2024	Administration		Administration	CDBG: \$322,818 HOME: \$179,523	
24	CHDO Operating	2020	2024	CHDO		Administration	HOME: \$50,000	
25	Fair Housing Activities	2020	2024	Fair Housing		Administration	CDBG: \$29,347	

Table 59 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Develop or Rehab Affordable Rental Housing
	<b>Goal Description</b>	
2	<b>Goal Name</b>	Tenant Based Rental Assistance
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Develop or Rehab Special Needs Housing
	<b>Goal Description</b>	
4	<b>Goal Name</b>	Develop homes for homeownership
	<b>Goal Description</b>	
5	<b>Goal Name</b>	Direct Homebuyer Assistance
	<b>Goal Description</b>	
6	<b>Goal Name</b>	Homeowner Rehabilitation Assistance
	<b>Goal Description</b>	
7	<b>Goal Name</b>	Develop Housing for People who are Homeless
	<b>Goal Description</b>	
8	<b>Goal Name</b>	Rapid Rehousing for People who are Homeless
	<b>Goal Description</b>	
9	<b>Goal Name</b>	Emergency Assistance
	<b>Goal Description</b>	
10	<b>Goal Name</b>	Homelessness Prevention and Support Services
	<b>Goal Description</b>	
11	<b>Goal Name</b>	Tenant Advocacy
	<b>Goal Description</b>	
12	<b>Goal Name</b>	Financial Literacy
	<b>Goal Description</b>	
13	<b>Goal Name</b>	Senior Services
	<b>Goal Description</b>	
14	<b>Goal Name</b>	Youth Programming
	<b>Goal Description</b>	

15	<b>Goal Name</b>	Youth Counseling
	<b>Goal Description</b>	
16	<b>Goal Name</b>	Senior Center Programming
	<b>Goal Description</b>	
17	<b>Goal Name</b>	Domestic Abuse Counseling
	<b>Goal Description</b>	
18	<b>Goal Name</b>	Job Training
	<b>Goal Description</b>	
19	<b>Goal Name</b>	Acquisition and/or Demolition of Structures
	<b>Goal Description</b>	
20	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	
21	<b>Goal Name</b>	Build/Improve Public Facilities or Infrastructure
	<b>Goal Description</b>	
22	<b>Goal Name</b>	Business Assistance
	<b>Goal Description</b>	
23	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	
24	<b>Goal Name</b>	CHDO Operating
	<b>Goal Description</b>	
25	<b>Goal Name</b>	Fair Housing Activities
	<b>Goal Description</b>	

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

### Introduction

1. A Projects to be funded for the 2020 Program Year.

#	Project Name
1	Administration
2	Stable HOME
3	Bottineau Ridge Phase III
4	The Element
5	WHAHLT
6	CHDO Operating
7	Brooklyn Center Direct Homebuyer Assistance
8	Homeowner Rehab
9	Brooklyn Park Code Enforcement
10	Brooklyn Park Facility
11	Dayton Balsam Apartments II
12	Accessible Space, Inc. Autumn Trails
13	City of Crystal North Lions Park
14	Intercongregational Communities Association
15	Interfaith Outreach and Community Partners
16	People Responding In Social Ministry
17	Maple Grove Scattered Site Rehab
18	City of Richfield Direct Homebuyer Assistance
19	Saint Louis Park Emergency Program
20	Western Communities Action Network (WeCAN)
21	Volunteers Enlisted to Assist People (VEAP)
22	HOME Line Tenant Advocacy
23	Avenues for Youth
24	Senior Community Services HOME
25	Community Mediation & Restorative Services, Inc
26	Treehouse for Youth
27	Sojourner Project
28	CAPI USA
29	Fair Housing Activities
30	Rapid Rehousing
31	Salvation Army Emergency Assistance
32	New Hope- Habitat for Humanity

**Table 60 – Project Information**

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

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

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

1	<b>Project Name</b>	Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$322,818 HOME: \$179,523
	<b>Description</b>	General Administration for HOME and CDBG. Twelve percent of Urban Hennepin County CDBG program funds and ten percent of HOME Consortium funds and Program Income will be used to help defray the costs incurred by Hennepin County for general program administration costs (planning, general management, oversight, coordination, evaluation and reporting).
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Twelve percent of Urban Hennepin County CDBG program funds and ten percent of HOME Consortium funds and Program Income will be used to help defray the costs incurred by Hennepin County for general program administration costs (planning, general management, oversight, coordination, evaluation and reporting).
	<b>Location Description</b>	none
	<b>Planned Activities</b>	General Administration for the CDBG and HOME programs.
2	<b>Project Name</b>	Stable HOME
	<b>Target Area</b>	
	<b>Goals Supported</b>	Tenant Based Rental Assistance
	<b>Needs Addressed</b>	Preserve & Create Rental Opportunities
	<b>Funding</b>	HOME: \$425,000
	<b>Description</b>	Continuation of the Tenant Based Rental Assistance (TBRA) program we call Stable HOME. The assistance will offer households the opportunity to choose housing that provides acceptable space and quality. The priority populations are homeless, formerly homeless, or at imminent risk of homelessness households with initial income at or below 50 percent Area Median Income (AMI) with a priority/preference for 30 percent AMI.

	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 homeless, formerly homeless, or at imminent risk of homelessness households, with initial income at or below 50 percent Area Median Income (AMI) with a priority/preference for 30 percent AMI.
	<b>Location Description</b>	Suburban Hennepin County
	<b>Planned Activities</b>	Provide eligible households monthly rental assistance, annually renewable for up to three years, to pay the difference between the gross rent and <b>at least 40 percent</b> of their adjusted, gross monthly income. There will be a minimum total tenant payment of \$50.
<b>3</b>	<b>Project Name</b>	Bottineau Ridge Phase III
	<b>Target Area</b>	
	<b>Goals Supported</b>	Develop or Rehab Affordable Rental Housing
	<b>Needs Addressed</b>	Preserve & Create Rental Opportunities
	<b>Funding</b>	HOME: \$600,000
	<b>Description</b>	Duffy Development, a for-profit developer, will develop Bottineau Ridge Phase III, a 50-unit apartment building in the City of Maple Grove. All 50 of the units will be affordable to households with incomes at or below 50% of the area median income, and 12 will be targeted to households with much lower incomes. Some units will be designated for High Priority Homeless (HPH) or People With Disabilities (PWD). The development will consist of one, two, three, and four-bedroom units with underground parking, and is located close to numerous jobs, services and transit.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Thirty-Eight (38) households of different sizes with incomes at or below 50% of the area median income; 12 households with incomes at or below 30% of the area median income, 7 of whom will be High Priority Homeless (HPH) will be People With Disabilities (PWD).
	<b>Location Description</b>	11840 80th Ave N, Maple Grove, MN
	<b>Planned Activities</b>	Assist with the development of Bottineau Ridge III Apartments. All 50 units will be affordable to households with incomes at 50% or less of AMI

4	<b>Project Name</b>	The Element
	<b>Target Area</b>	
	<b>Goals Supported</b>	Develop or Rehab Affordable Rental Housing
	<b>Needs Addressed</b>	Preserve & Create Rental Opportunities
	<b>Funding</b>	HOME: \$250,000
	<b>Description</b>	Sand Companies, a for-profit developer, will develop the Element, a new affordable housing project that will consist of sixty-one (61) units. The property will have an on-site manager, secure access, underground garage, community room, fitness room, and outdoor children's play area. Each unit will have a full kitchen, in-unit washer and dryer, individual heating and cooling systems and patio/balcony. Element will be 100% smoke-free building. The target population is general occupancy, families with children, single heads of household with children, individuals/families of color, single men and single women along with families experiencing long-term homelessness. Element has received four project-based vouchers from the City of Plymouth and four project-based VASH vouchers from Metro HRA. Fifty percent of the units will have rents at 50% AMI and the other units will be at 60% AMI. Incomes will range from 30% to 60%.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Sixty-one (61) households with incomes below 60% AMI; with vouchers and subsidies to make 12 units affordable to households with incomes below 30% AMI, including four people experiencing homelessness, four people with disabilities, and four veteran families.
	<b>Location Description</b>	11229 State Hwy No. 55, Plymouth, MN
	<b>Planned Activities</b>	Assist with the development of the Element Apartments. Fifty percent of the units will be affordable to households with incomes at 50 percent or less of AMI, the rest for 60 percent AMI.
5	<b>Project Name</b>	WHAHLT
	<b>Target Area</b>	
	<b>Goals Supported</b>	Develop homes for homeownership
	<b>Needs Addressed</b>	Preserve & Create Homeownership Opportunities

	<b>Funding</b>	CDBG: \$373,806 HOME: \$642,631
	<b>Description</b>	West Hennepin Affordable Housing Land Trust (WHAHLT), a nonprofit and a Community Housing Development Organization (CHDO), will create affordable homeownership opportunities and preserve affordable homeownership in suburban Hennepin County for workforce families of low-to-moderate income households at or below 80% of the Area Median Income (AMI). WHAHLT, through its program called Homes Within Reach, will purchase and resell homes under the land trust model of ownership. Under this model, the land trust owns the land and leases it to the buyers of the improvements on the land. The improvements are the house and other structures on the property. WHAHLT retains ownership of the land and sells the improvements only to households at an affordable price. When selling the homes to eligible homebuyers, a 99-year ground lease is signed by the buyer which places restrictions on future resale of the property to only qualified buyers and it limits the equity they are able to take with them. Even though there are restrictions, it also allows the homeowner secure, long-term rights to the use of the land and the ability to earn equity. The homeowner is responsible for the payment of all real estate taxes on the house and on the land.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The funds will help them create approximately 12 homeownership opportunities for households at or below 60% AMI.
	<b>Location Description</b>	suburban Hennepin County
	<b>Planned Activities</b>	West Hennepin Affordable Housing Land Trust will create affordable homeownership opportunities and preserve affordable homeownership in suburban Hennepin County for workforce families of low-to-moderate income households at or below 80% of the Area Median Income. WHAHLT, through its program called Homes Within Reach, will purchase and resell homes under the land trust model of ownership.
<b>6</b>	<b>Project Name</b>	CHDO Operating
	<b>Target Area</b>	
	<b>Goals Supported</b>	CHDO Operating

	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	HOME: \$50,000
	<b>Description</b>	One of the requirements of the HOME Program is the support of special nonprofits called Community Housing Development Organizations (CHDO). HOME allows for the Consortium to set-aside up to 5% of the HOME allocation for the CHDO operating funds. The Consortium supports the CHDO West Hennepin Affordable Housing Land Trust (WHAHLT) through assistance with operating costs which enables WHAHLT to expand its staff capacity to manage the funding requirements. The Consortium sets aside CHDO operating funds in the form of a grant.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	
	<b>Planned Activities</b>	CHDO operating support
<b>7</b>	<b>Project Name</b>	Brooklyn Center Direct Homebuyer Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Direct Homebuyer Assistance
	<b>Needs Addressed</b>	Preserve & Create Homeownership Opportunities
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	The City of Brooklyn Center would offer Home Purchase assistance to first time homeowners who plan to own and occupy a single-family home in Brooklyn Center. The City would provide assistance to cover up to 50% of the required down payment, and/or closing cost. The funds would be forgivable a set number of years after the purchase date. The buyers must also qualify as a low and moderate income.
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Ten moderate income households in Brooklyn Center.
	<b>Location Description</b>	The City of Brooklyn Center
	<b>Planned Activities</b>	The City of Brooklyn Center would offer Home Purchase assistance to first time homeowners who plan to own and occupy a single-family home in Brooklyn Center.
8	<b>Project Name</b>	Homeowner Rehab
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeowner Rehabilitation Assistance
	<b>Needs Addressed</b>	Preserve & Create Homeownership Opportunities
	<b>Funding</b>	CDBG: \$1,607,665
	<b>Description</b>	Administration of deferred loans of up to \$30,000 to assist low- and moderate-income owner-occupants in carrying out repairs to sub-standard homes. Eligible work includes, but is not limited to addressing health, safety, accessibility, energy efficiency and lead-based paint and radon hazards. Applications are accepted throughout the year on a "first-come-first-served" pipeline basis. To the greatest extent feasible, these funds are leveraged with resources from HUD Lead Hazard Demonstration Grants, Healthy Homes Grants and Minnesota Housing Loans also administered by Hennepin County. Weatherization funds may also be accessed through the Sustainable Resources Center. Using a scope of work prepared by Hennepin County staff, the homeowner secures competitive bids with contracts awarded to the lowest acceptable bidder. Upon completion of work, Hennepin County reimburses the contractor directly following the homeowner's approval. This includes an estimated \$500,000 in estimated Program Income.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 homes would be rehabilitated benefitting moderate- and low-income homeowners.

	<b>Location Description</b>	Suburban Hennepin County
	<b>Planned Activities</b>	Home rehabilitation.
9	<b>Project Name</b>	Brooklyn Park Code Enforcement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Code Enforcement
	<b>Needs Addressed</b>	Encourage Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	The Code Enforcement Program and Public Health Division continue to handle high levels of code violations in specific neighborhoods. The aging housing stock and subsequent vacant homes over the last few years has increased the workload for code enforcement staff. From FY2011-FY2019 the City allocated CDBG funds for increased code enforcement activity within designated areas of the City. The need for additional staff continues in 2020 to manage the high number of code violations, and track and monitor any foreclosed, aged and vacant properties.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	335 housing units
	<b>Location Description</b>	City of Brooklyn Park
	<b>Planned Activities</b>	Code enforcement identifying housing violations in the community to improve an revitalize neighborhoods.
10	<b>Project Name</b>	Brooklyn Park Facility
	<b>Target Area</b>	
	<b>Goals Supported</b>	Build/Improve Public Facilities or Infrastructure
	<b>Needs Addressed</b>	Encourage Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$82,500
	<b>Description</b>	The Department of Recreation and Parks seeks to make some physical improvements and repurpose programming to a public park facility.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated 130 Brooklyn Park residents will be using the park.
	<b>Location Description</b>	Brooklyn Park
	<b>Planned Activities</b>	The City of Brooklyn Park will make improvements to a local park in a low/mod area.
<b>11</b>	<b>Project Name</b>	Dayton Balsam Apartments II
	<b>Target Area</b>	
	<b>Goals Supported</b>	Develop homes for homeownership
	<b>Needs Addressed</b>	Preserve & Create Rental Opportunities
	<b>Funding</b>	CDBG: \$101,460
	<b>Description</b>	This activity will create moderate income housing in the City of Dayton. Currently, there is limited multifamily housing available to low- and moderate-income individuals and families. The City will use CDBG to acquire a tax forfeited property from Hennepin County to develop it into an affordable housing community to be known as Balsam Apartments II. The City will partner with Sand Development, LLC to then develop the affordable housing community. All units will have rents and incomes restricted to 60% or less of the area median income.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Balsam Apartments II will house 48 families with incomes below 60 percent of the area median income, some of whom will be previously homeless.
	<b>Location Description</b>	Dayton
	<b>Planned Activities</b>	The CDBG funds will go towards the acquisition of the property. The City would partner with Sand Development, LLC to then develop the affordable housing community. All units would have rents and incomes restricted to 60 percent or less of the area median income.
<b>12</b>	<b>Project Name</b>	Accessible Space, Inc. Autumn Trails

	<b>Target Area</b>	
	<b>Goals Supported</b>	Develop or Rehab Special Needs Housing
	<b>Needs Addressed</b>	Preserve & Create Rental Opportunities
	<b>Funding</b>	CDBG: \$70,000
	<b>Description</b>	Accessible Space Incorporated will replace failing windows and exterior concrete that is cracking and creating tripping hazards. The project will help rehabilitate the accessible, affordable apartment community for extremely low and very low-income seniors.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Twenty-one low income and moderate-income seniors, some with special needs.
	<b>Location Description</b>	Rogers
	<b>Planned Activities</b>	Rehabilitation of the windows and exterior of the Autumn Trails senior housing complex.
13	<b>Project Name</b>	City of Crystal North Lions Park
	<b>Target Area</b>	
	<b>Goals Supported</b>	Build/Improve Public Facilities or Infrastructure
	<b>Needs Addressed</b>	Encourage Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$57,429
	<b>Description</b>	The project will install a concrete hockey rink surface which will be usable for a variety of other activities during the summer. An ADA accessible route will be constructed to connect the surface to existing park trail routes. New LED lighting will be installed around the concrete surface which will minimize light spill into the adjacent neighborhood and also be energy efficient. The existing, separate men's and women's restrooms will be converted into gender-neutral restrooms and one of them will be made ADA accessible.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,415 Crystal residents
	<b>Location Description</b>	City of Crystal - North Lions Park
	<b>Planned Activities</b>	Rehab the North Lions Park by adding a concrete slab and stadium lights for a hockey rink and a volleyball court in the summer.
<b>14</b>	<b>Project Name</b>	Intercongregational Communities Association
	<b>Target Area</b>	
	<b>Goals Supported</b>	Emergency Assistance
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Rent Assistance to prevent eviction, families going into shelters and neighbors living on the streets. ICA case managers meet with neighbors to ensure the proper criteria is met and the situation is solvable. Providing one month's rent assistance enables neighbors to get back on track and continue living in their current homes.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	ICA plans to support 125 low income households
	<b>Location Description</b>	Suburban Hennepin County
	<b>Planned Activities</b>	Rent Assistance to prevent eviction, and some case management and support.
<b>15</b>	<b>Project Name</b>	Interfaith Outreach and Community Partners
	<b>Target Area</b>	
	<b>Goals Supported</b>	Emergency Assistance
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$20,000

	<b>Description</b>	These funds will provide emergency assistance for housing, utilities, medical expenses and car repairs for low-income families living in the seven Consolidated Pool communities served by Interfaith Outreach. These funds, paid directly to landlords and other providers of services, will help families receive the emergency support they need to avoid eviction, prevent homelessness, receive necessary medical care, and keep their job.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	IOCP plans to support 80 low income individuals.
	<b>Location Description</b>	Throughout suburban Hennepin County
	<b>Planned Activities</b>	IOCP will provide emergency assistance for housing, utilities, medical expenses and car repairs for low-income families living in Hennepin County.
<b>16</b>	<b>Project Name</b>	People Responding In Social Ministry
	<b>Target Area</b>	
	<b>Goals Supported</b>	Emergency Assistance
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	PRISM's homelessness prevention program helps individuals and families who are at risk of homelessness due to a crisis or temporary circumstances. In addition to emergency assistance for rent and other housing costs, PRISM's case managers provide referral services and advocate for the family's needs to keep them stably housing.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	PRISM estimates it will help 54 low income and moderate income individuals.
	<b>Location Description</b>	Throughout Suburban Hennepin County

	<b>Planned Activities</b>	PRISM will provide emergency rental assistance and referral services to low income and moderate income households.
17	<b>Project Name</b>	Maple Grove Scattered Site Rehab
	<b>Target Area</b>	
	<b>Goals Supported</b>	Develop or Rehab Affordable Rental Housing
	<b>Needs Addressed</b>	Preserve & Create Rental Opportunities
	<b>Funding</b>	CDBG: \$89,731
	<b>Description</b>	The City of Maple Grove currently owns and manages 28 dwellings as part of the City's Scattered Site Rental Housing Program. These funds will be used directly for the rehabilitation of these units. Continued maintenance and repair of these units ensures safe and updated conditions of the properties to best serve the needs to both existing and future residents.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will improve the housing of 28 low income households.
	<b>Location Description</b>	The City of Maple Grove
	<b>Planned Activities</b>	The City of Maple Grove with CDBG funds will rehabilitate 28 units. Continued maintenance and repair of these units ensures safe and updated conditions of the properties to best serve the needs to both existing and future residents.
18	<b>Project Name</b>	City of Richfield Direct Homebuyer Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Direct Homebuyer Assistance
	<b>Needs Addressed</b>	Preserve & Create Homeownership Opportunities
	<b>Funding</b>	CDBG: \$110,000
	<b>Description</b>	This is a new program aimed at low and moderate-income first-time homebuyers who are looking to buy homes in Richfield. It will provide no interest, deferred loans of up to \$15,000 to use towards down payment and closing costs.

	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City of Richfield anticipates serving 10 moderate income households with direct homebuyer assistance.
	<b>Location Description</b>	The City of Richfield
	<b>Planned Activities</b>	The City of Richfield will provide direct homebuyer assistance to moderate income households to enter into homeownership.
19	<b>Project Name</b>	Saint Louis Park Emergency Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Emergency Assistance
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	STEP administers an emergency financial assistance program for St. Louis Park residents. The purpose of the program is to prevent homelessness. The program typically provides a grant of up to one month of rental assistance or mortgage for a family facing eviction or foreclosure. Recipients have several application requirements and must demonstrate likelihood of being able to continue paying housing costs in the months after receiving their one-time grant. Applicants must also indicate the cause of their financial emergency. Applicants may be directed to alternative resources, such as Hennepin County emergency assistance, if more appropriate. STEP receives dozens of applications each month and awards qualifying families experiencing the greatest need with the available funds.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	STEP estimates it will serve 55 low income and moderate-income households
	<b>Location Description</b>	Saint Louis Park

	<b>Planned Activities</b>	STEP typically provides a grant of up to one month of rental assistance or mortgage for a family facing eviction or foreclosure.
<b>20</b>	<b>Project Name</b>	Western Communities Action Network (WeCAN)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Emergency Assistance
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	WeCAN's Emergency Assistance Program provides financial assistance to individuals and families in danger of losing their housing and becoming homeless. Qualifying clients may receive a one-time payment for rent or mortgage assistance to stabilize their situation and keep them in their home.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	WeCAN estimates it will serve 60 low- and moderate-income households
	<b>Location Description</b>	Western suburban Hennepin County
	<b>Planned Activities</b>	WeCAN's Emergency Assistance Program provides financial assistance to individuals and families in danger of losing their housing and becoming homeless.
<b>21</b>	<b>Project Name</b>	Volunteers Enlisted to Assist People (VEAP)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Emergency Assistance
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	VEAP will conduct housing advocacy, emergency financial assistance, transportation assistance, case management, and resource navigation/referrals.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	VEAP estimates it will serve 90 low- and moderate-income households.
	<b>Location Description</b>	Richfield and Edina.
	<b>Planned Activities</b>	VEAP will conduct housing advocacy, emergency financial assistance, transportation assistance, case management, and resource navigation/ referrals.
<b>22</b>	<b>Project Name</b>	HOME Line Tenant Advocacy
	<b>Target Area</b>	
	<b>Goals Supported</b>	Tenant Advocacy
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$53,000
	<b>Description</b>	HOME Line provides renters with the tools necessary to keep their homes safe, in good repair and affordable. HOME Line's Tenant Hotline provides free legal advice to tenants about landlord/tenant law. These services prevent problems ranging from homelessness to illness from unsafe living conditions and result in reducing the use of city emergency resources.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	HOME Line estimates it will serve 2,100 individuals of low income and moderate income with their tenant advocacy.
	<b>Location Description</b>	Throughout the entire entitlement jurisdiction.
	<b>Planned Activities</b>	HOME Line operates a hotline for renters to provide them with the tools necessary to keep their homes safe, in good repair and affordable. HOME Line's Tenant Hotline provides free legal advice to tenants about landlord/tenant law.
<b>23</b>	<b>Project Name</b>	Avenues for Youth
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homelessness Prevention and Support Services

	<b>Needs Addressed</b>	Housing Opportunities for Homeless Populations
	<b>Funding</b>	CDBG: \$22,000
	<b>Description</b>	Provide housing and services in the northwest suburbs of Hennepin County to youth ages 16 to 21 who are experiencing homelessness.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Avenues for Homeless Youth anticipates serving 84 homeless youth and at-risk youth.
	<b>Location Description</b>	Northwest suburbs of Hennepin County
	<b>Planned Activities</b>	Provide housing and services in the northwest suburbs of Hennepin County to youth ages 16 to 21 who are experiencing homelessness.
24	<b>Project Name</b>	Senior Community Services HOME
	<b>Target Area</b>	
	<b>Goals Supported</b>	Senior Services
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$33,207
	<b>Description</b>	The HOME program provides low-income older adults with high-quality chore and home maintenance services delivered by trusted professionals and community volunteers. HOME provides these essential services on a sliding-fee scale at an affordable cost. HOME services include: 1) Housekeeping: performs housework that is often difficult for older adults to safely perform such as cleaning, laundry and grocery shopping. 2) Outdoor: provides snow shoveling and de-icing, grass cutting and leaf raking, helping to prevent winter senior falls. 3) Handyperson: changes furnace filters, install winter weatherization, and make plumbing, carpentry and electrical repairs. 4) Home Safety: conducts safety assessments and make improvements, such as grab bars and improved lighting, and reduce tripping hazards. 5) Painting: provides interior and exterior painting.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Senior Community Services estimates it will serve 247 seniors.
	<b>Location Description</b>	Throughout the entire entitlement jurisdiction.
	<b>Planned Activities</b>	The HOME program provides low-income older adults with high-quality chore and home maintenance services delivered by trusted professionals and community volunteers.
25	<b>Project Name</b>	Community Mediation & Restorative Services, Inc
	<b>Target Area</b>	
	<b>Goals Supported</b>	Tenant Advocacy
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$24,000
	<b>Description</b>	This activity provides housing stability mediation services between landlords and tenants, with integration of financial, workforce, County, youth and legal resources. This activity will also help expand the Tenant Resource Center in North Minneapolis to a physical and virtual Tenant Resource Center in Northwest Hennepin.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Community Mediation and Restorative Services incorporated anticipates serving 384 individuals with the CDBG funds.
	<b>Location Description</b>	Throughout the entire entitlement jurisdiction.
	<b>Planned Activities</b>	Housing stability mediation services between landlords and tenants, with integration of financial, workforce, County, youth and legal resources.
26	<b>Project Name</b>	Treehouse for Youth
	<b>Target Area</b>	
	<b>Goals Supported</b>	Youth Counseling
	<b>Needs Addressed</b>	Support Education, Outreach, and Services

	<b>Funding</b>	CDBG: \$18,000
	<b>Description</b>	Treehouse provides youth development services for at risk 7th through 12th grade teens in Hennepin County.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Treehouse anticipates serving 15 youth in the CDBG funded cohort of youth receiving year-round services.
	<b>Location Description</b>	Northwest suburbs
	<b>Planned Activities</b>	Treehouse provides youth development services for at risk 7th through 12th grade teens in Hennepin County through yearlong support services and counseling.
27	<b>Project Name</b>	Sojourner Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	Domestic Abuse Counseling
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Sojourner's Community Legal Advocacy Program provides victims of domestic violence and their children 24 hour crisis intervention response, legal advocacy, safety assessment and planning, personal support, therapy, referral, court process information and options, court accompaniment, sexual assault advocacy, preparation of Protection Orders, transportation, transition and follow up support.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Sojourner Project will serve 850 battered spouses and survivors of domestic violence and dating violence.
	<b>Location Description</b>	Throughout suburban Hennepin County

	<b>Planned Activities</b>	Sojourner's Community Legal Advocacy Program provides victims of domestic violence and their children 24 hour crisis intervention response, legal advocacy, safety assessment and planning, personal support, therapy, referral, court process information and options, court accompaniment, sexual assault advocacy, preparation of Protection Orders, transportation, transition and follow up support.
<b>28</b>	<b>Project Name</b>	CAPI USA
	<b>Target Area</b>	
	<b>Goals Supported</b>	Job Training
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	CAPI USA (or CAPI) will administer five integrated Economic Opportunity programs (Financial Services, MFIP, Career Pathways, and General Job Search services, and a new Job Developer role) at its Brooklyn Center-based Immigrant Opportunity Center. Service activities include culturally appropriate employment-focused case management services and certificate & credentialed cohort trainings.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CAPI will help 214 low income and moderate-income jobseekers.
	<b>Location Description</b>	Northwest suburban Hennepin County
	<b>Planned Activities</b>	During the grant period of July 2020 to June 2021, CAPI USA (or CAPI) will administer five integrated Economic Opportunity programs (Financial Services, MFIP, Career Pathways, and General Job Search services, and a new Job Developer role) at its Brooklyn Center-based Immigrant Opportunity Center that will serve 214 participants living in 6 suburban cities and eligible Hennepin county cities.
<b>29</b>	<b>Project Name</b>	Fair Housing Activities
	<b>Target Area</b>	
	<b>Goals Supported</b>	Fair Housing Activities

	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$29,347
	<b>Description</b>	This project funds the ongoing Fair Housing activities of the Hennepin County Consortium. Activities may include outreach, education and enforcement in suburban Hennepin County, and coordination with similar, metro-wide activities through the Fair Housing Implementation Council.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Fair Housing activities do not have a direct number of anticipated people served directly, this is more oriented towards funding the Analysis of Impediments and other fair housing administrative activities.
	<b>Location Description</b>	Throughout the entire entitlement jurisdiction.
	<b>Planned Activities</b>	This project funds the ongoing Fair Housing activities of the Hennepin County Consortium. Activities may include outreach, education and enforcement in suburban Hennepin County, and coordination with similar, metro-wide activities through the Fair Housing Implementation Council.
<b>30</b>	<b>Project Name</b>	Rapid Rehousing
	<b>Target Area</b>	
	<b>Goals Supported</b>	Tenant Based Rental Assistance Rapid Rehousing for People who are Homeless
	<b>Needs Addressed</b>	Housing Opportunities for Homeless Populations
	<b>Funding</b>	ESG: \$254,630
	<b>Description</b>	Funds will be used for housing stabilization, housing location, and short- and medium-term rental assistance, the key priorities for ESG-funded service providers.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60 homeless households
	<b>Location Description</b>	Hennepin County
	<b>Planned Activities</b>	Funds will be used for housing stabilization, housing location, and short- and medium-term rental assistance, the key priorities for ESG-funded service providers.
<b>31</b>	<b>Project Name</b>	Salvation Army Emergency Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Emergency Assistance
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$55,000
	<b>Description</b>	Emergency rental assistance/ subsistence payments for low to moderate income households in suburban Hennepin County.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 64 households would be served with this activity.
	<b>Location Description</b>	The Salvation Army - Noble Worship and Community Center, 10011 Noble Parkway, Brooklyn Park, MN 55443
<b>Planned Activities</b>	Emergency rental assistance for families/ households struggling to pay the rent.	
<b>32</b>	<b>Project Name</b>	New Hope- Habitat for Humanity
	<b>Target Area</b>	
	<b>Goals Supported</b>	Acquisition and/or Demolition of Structures
	<b>Needs Addressed</b>	Preserve & Create Homeownership Opportunities
	<b>Funding</b>	CDBG: \$14,750

<b>Description</b>	Property acquisition and rehab for resale to a qualifying low income or moderate-income household through Habitat for Humanity
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 low to moderate income household will own a home at the end of this activity.
<b>Location Description</b>	Within the City of New Hope
<b>Planned Activities</b>	Acquisition and rehabilitation of an existing home in New Hope and then resale of the home at an affordable rate.

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

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

Assistance is directed to all cities in suburban Hennepin County. *The City of Woodland opted not to participate in these programs.* CDBG funding is distributed throughout the jurisdiction according to a formula based on poverty, population, and housing overcrowding. Using this year's allocation and this calculation, the following will cities receive direct allocations of funding:

- Brooklyn Center will receive \$251,755
- Brooklyn Park: \$334,378
- Edina: \$133,806
- Hopkins: \$114,776
- Maple Grove: \$189,731
- Minnetonka: \$132,614
- New Hope: \$102,026
- Richfield: \$190,884
- St. Louis Park: \$163,482
- The remaining 30 cities will receive approximately \$528,889 in a "Consolidated Pool"

Fifteen percent of the Urban County's award or \$440,207 was allocated to Public Services.

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

HOME funds are allocated in response to a request for proposals. In 2020, selected new construction rental projects are located in Plymouth and Edina. Homeownership projects are located throughout suburban Hennepin County.

ESG funds are available throughout suburban Hennepin County.

### Geographic Distribution

Target Area	Percentage of Funds
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**Table 61 - Geographic Distribution**

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

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

**Discussion**

## Affordable Housing

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

#### Introduction

The Consortium ranks affordable housing as a high priority. This is evidenced, in part, by the resources dedicated to affordable housing. More than \$4.1 million (\$1.92 million of HOME, \$1.97 million of CDBG, and \$254,630 of ESG funds) will be used in suburban Hennepin County to assist in the development of new affordable units, rehabilitating existing affordable single and multifamily housing units, rental assistance and rapid rehousing. The following are our 2020 goals.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	106
Non-Homeless	265
Special-Needs	21
Total	392

**Table 62 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	100
The Production of New Units	156
Rehab of Existing Units	99
Acquisition of Existing Units	37
Total	392

**Table 63 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Homeless and Rental Assistance goals above include the estimated number of households served by ESG rapid rehousing (60) and by the HOME tenant based rental assistance program (Stable Home) (30). Hennepin County will continue to fund activities that have been effective such as homeowner rehabilitation and the creation of new homeownership opportunities through affordable housing land trusts, while at the same time working to increase investment in activities that support households with lowest incomes.

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

### **Introduction**

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

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

The capital needs of the PHAs (discussed in detail in the Consolidated Plan section MA-25) will be addressed through funding sources outside of CDBG and HOME, including formula-allocated Capital Improvement grants from HUD and state allocation rehab funds from the Minnesota Housing Finance Agency.

However, the needs of public housing residents as identified by the PHAs (discussed in detail in section the Consolidated Plan NA-35) are addressed, in part, through the public service contracts made possible by CDBG grants. While these services are not specifically targeted at public housing residents, residents may make use of emergency assistance programs (provided by IOCP, ICA, Resource West, PRISM, Salvation Army, STEP, VEAP, and WeCan) and job training (CAPI), to name a few. As Hennepin County residents, residents of public housing and publicly owned housing in Hopkins, St. Louis Park and Maple Grove, have access to a wide spectrum of supportive services, some of which are supported by CDBG service contracts.

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

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

Several PHAs and HRA's have relationships with West Hennepin Affordable Housing Land Trust

(WHAHLT) which provides homeownership opportunities for low income families. WHAHLT is funded by HOME and CDBG.

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

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

**Discussion**

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

### **Introduction**

Hennepin County has a shelter-all policy for families with children. The number of families using Hennepin County shelter decreased even more rapidly than the PIT count figures (which also included Transitional Housing and non-county shelters) from more than 1,500 families using shelter in 2014 to fewer than 900 in 2019. These reductions are attributed to three primary causes:

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

Over the same period, however, single adult homelessness increased by 25% (from 1,620 in the 2014 PIT Count to 2,032 in the 2019 PIT Count). This has driven an increase in unsheltered homelessness that is predominantly experienced by single adults aged 25+ (92% of the 2019 unsheltered count).

In response to the increases in single adult and, particularly, unsheltered homelessness, Hennepin County recently confirmed an increase to the single adult shelter budget of \$1.1m per year (bringing the total County budget to \$5m for single adult shelter) in order to lower barriers, improve outcomes and increase capacity for under-served populations. This will fund new case management services in the larger shelter, convert shelters to accommodate couples together, provide more systematic training and establish a new small-scale women-only shelter in 2020.

Hennepin County makes extensive use of by-name lists and case conferencing to problem solve for difficult households. Using this approach, 939 veterans have been stably housed since 2015, and 285 chronically homeless individuals were housed in 2019 alone.

Finally, Hennepin continues to leverage State and Federal funding to expand housing programs, including three consecutive years of being awarded bonus programs through HUD Continuum of Care (CoC) funding and the recent reallocation of ~\$2.3m in annually renewable CoC funds towards new housing programs for people experiencing chronic homelessness.

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

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

Hennepin County is committed to outreach and engagement and has a robust street and school outreach program. Hennepin County has outreach services to 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 over this past year, as people experiencing homelessness have gravitated to the new light rail system that operates all night. During the day, outreach staff focus on locations where unsheltered individuals gather – free meals, the downtown library, common “panhandling” streets, and drop-in centers. Through outreach efforts, professionals are able to develop relationships with individuals, understand their service and housing preferences, utilize best practices in engagement, and recommend policy changes and resource development priorities.

To address the disproportionate number of unsheltered Native Americans in the community, Hennepin County worked with a Native American-specific agency to launch new culturally specific outreach and low-barrier housing programs. First launched in 2017, there are now 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 have 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. The Youth Opportunity Center also recently extended its hours to be open for youth throughout the night.

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

Hennepin County is the primary funders of single adult, family, and youth-specific shelters in the community. At present the community provides 123 family rooms (with overflow provided as needed in line with our shelter-all commitment), 933 shelter beds for single adults, and 75 youth-specific shelter beds. In 2016 the Adult Shelter Connect, bed reservation system and shared HMIS were introduced, allowing us to allocate resources more efficiently while reducing the level of daily trauma and stress experienced by people experiencing homelessness. In 2019, Hennepin County’s Office to End Homelessness developed a series of recommendations to lower barriers, improve outcomes and increase capacity for under-served populations in the single adult shelter system. The first such reforms – system-wide independent training for all workers, influx of case management into the larger shelters, converting spaces to accommodate partners together, and establishing a small scale, women only shelter – are being implemented in 2020 with an increase in the shelter budget of ~\$1.1m.

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

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

The Coordinated Entry System identifies people most appropriate for permanent supportive housing and those who can benefit from rapid rehousing or transitional housing. Priority is given to veterans who cannot be served through veteran specific resources, and then to chronically homeless individuals who are on the chronic by-name list. Length of time homeless is also a factor in prioritization and single adult shelters are regularly updated with their current length-of-stay report (out of HMIS) to help them target assistance within the shelter. The family shelter system offers additional supports, and uses a case conferencing model, for families not eligible for existing housing interventions and to families in shelter past 45 days.

The Office to End Homelessness has two planners focused on supporting ongoing improvements in the efficiency and effectiveness of the Coordinated Entry System and two Housing Referral Coordinators responsible for the matching process and communicating with both housing programs and those working directly with the clients involved.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The county, along with two local foundations, launched an eviction prevention pilot in 2018 to move prevention assistance upstream to the point before an eviction is filed in civil court. This successfully prevented low income households from eviction and, by extension, the risk of imminent homelessness. The pilot has been extended and has led to the establishment in 2020 of a Tenant Resource Center in the zip code with the highest concentration of evictions. The Center offers co-located and coordinated financial assistance, mediation, legal aid and homelessness prevention services.

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 will be launching a 30-bed recuperative care facility for people experiencing homelessness in 2021.

In addition, prevention dollars from Minnesota (Family Homeless Prevention and Assistance Program) focus on repeat shelter users, those most at risk of returning to shelter and becoming chronically homeless, in all geographic areas of the county. The county will continue to work with specific cities to ensure that residents can get support in their local communities.

## **Discussion**

Our priority goals over the coming years are:

- Strengthening homeless prevention efforts to reduce the inflow into the homeless response system by strengthening the systems that typically serve people experiencing housing instability, reforming our financial assistance programs to be more accessible and efficient for the customer and coordinating the suite of services that collectively increase the likelihood of avoiding eviction, housing instability and homelessness
- Strengthening our emergency response system by lowering barriers, improving outcomes and increasing capacity for under-served populations in our shelter system, continuing to target our most vulnerable and longest-term homeless residents as a priority for housing interventions, developing more culturally specific programming in response to the disproportionate impact of homelessness on communities of color
- Increasing the quantity, quality and variety of housing programs to assist more people in exiting homelessness and avoiding returns to homelessness.
- Targeting CDBG, HOME, and County dollars to develop affordable and permanent supportive housing for vulnerable residents.

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

### **Introduction**

In the 2020 program year, assuming the estimated funding of \$1.47 million of HOME and \$1.9 million of CDBG and \$254,630 of ESG, the Consortium will assist in the development of new affordable units, rehabilitating existing affordable single and multi-family housing units, and rapid rehousing in suburban Hennepin County. The county will allocate \$29,347 for the continuation of fair housing services in suburban Hennepin County. Some of these funds will support fair housing activities contracted through the Fair Housing Implementation Council (FHIC), a metro-wide collaboration of HUD entitlement jurisdictions. The FHIC and Hennepin County will direct fair housing funding toward overcoming these barriers identified in the 2017 addendum to the Analysis of Impediments.

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

### **Funding affordable housing**

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

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

Although Hennepin County does not have authority over land use or rental licenses, it is working with partner cities to develop a housing strategy for the Southwest LRT and Bottineau Corridors to provide a full range of housing choices. In addition to including goals for the development and preservation of affordable housing, these plans seek to modify regulatory tools to support housing development and preservation by:

- Developing mixed income (Inclusionary Housing) policy language and policies to promote increased density
- Creating joint financing mechanisms such as corridor-wide TIF, fiscal disparities sharing, and other forms of value capture
- Developing affordability targets for housing development within ½ mile of station areas
- Utilizing Hennepin County's Transit-Oriented Development fund to provide better solutions to the problem of spatial mismatch and improve the opportunities of low-income residents

The Metropolitan Council requires cities to have comprehensive plans that address affordable housing targets, and offers grants in accordance with the Livable Communities Act to encourage development of affordable housing (among other goals).

### **Tenant screening practices**

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

### **Discussion**

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

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

### **Introduction**

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

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

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

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

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

- The Environmental Response Fund addresses environmental assessment and clean-up of property
- Hennepin County's HRA awards \$3.5 million annually to affordable housing projects through its Affordable Housing Incentive Fund (AHIF). In 2020, AHIF was increased to \$5.5 million in order to better meet increasing need.
- The HRA launched a new Supportive Housing Program in 2019 which has already awarded \$3.8M in new capital funding to create 124 units of housing for people experiencing chronic homelessness, additional units for people experiencing homelessness with complex medical conditions, and affordable housing units. This is the first installment in a proposed ten-year plan to develop 1,000 units of supportive housing for our lowest income and most vulnerable residents.
- The HRA invested \$2M in a "first loss" position in Greater Minnesota Housing Fund's Phase II fund to preserve naturally occurring affordable housing. Phase I preserved over 700 units of affordable housing, 560 of which are located in Hennepin County.

- Resident Real Estate Services has the ability to reduce the cost of land for affordable housing purposes.
- Continuum of Care Program provides resources for the development of supportive and transitional housing for homeless single adults, families and unaccompanied youth.

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

Hennepin County has two departments that address lead-based paint issues. The Hennepin County Human Services and Public Health Department case manage elevated blood-lead referrals from the Minnesota Department of Health (except in Bloomington and Richfield). All blood lead tests in the state must be reported to the Minnesota Department of Health who in turn informs the jurisdiction responsible for investigating cases where children have been poisoned. When a child's blood lead level is over 15 µg/dl the Minnesota Department of Health performs a lead risk assessment inspection and where needed, they will issue corrective orders to fix lead-based paint hazards. Hennepin Public Health then monitors the case to ensure completion of the work. Hennepin County was recently awarded funds from the Centers for Disease Control to reduce childhood lead poisoning. With those funds, Hennepin County now offers risk assessments to families with children testing a 5 µg/dl and above. When a family is income eligible, that family is referred to the Community Works Department for grant assistance with the lead orders.

Hennepin County actively engages in primary prevention of childhood lead poisoning through a multifaceted approach that includes community outreach and education, lead-based paint inspection/risk assessments, lead-safe work practices training for contractors and lead hazard reduction. Community Works will continue to follow the lead-safe housing rule in all its federally funded activities. Hennepin County Community Works addresses lead-based paint hazards when it provides federal and state funds toward housing activities including CDBG and HOME funded activities and through federally-funded Lead Hazard Control Grants. Hennepin County has been awarded multiple HUD Office of Lead Hazard Control and Healthy Homes Grants and one Healthy Homes Production Grant. As of January 2020, the grants have completed over 4,800 lead-safe units for families in the combined jurisdictions, 3,398 in Hennepin County.

The most recent OLHCHH lead grant award of \$5.6 million was received in the fall of 2019 and funds the program through June of 2023. The grant includes \$600,000 in Healthy Homes Initiative funding to address other health related safety hazards found in the lead reduction project homes.

The grants also have provided funds to create a lead-safe housing registry for rental units by contracting with an internet based affordable housing listing service. The listing supports increased awareness of and access to lead-safe units for families.

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

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

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

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

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

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

Hennepin County and Minneapolis' community effort to end homelessness, initially built on the 10 year

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

Hennepin County's service delivery has met incredible outcomes through its coordination. Hennepin County's Coordinated Entry System has successfully reduced the number of families experiencing homelessness by nearly 40%, effectively ending chronic homelessness among families, and housed 285 people experiencing chronic homelessness in 2019. Those successes stemmed from strong community partnerships supporting shifts to prioritizing the most vulnerable residents. Housing for special needs has been made drastically more accessible with the advent of the Hennepin Housing Key, a centralization of real-time openings and supportive housing. Due to partnerships across the County in developing the Supportive Housing Strategy, Hennepin is poised to create 1000 new units of supportive housing for the County's priority population of residents.

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

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

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

Coordination among the state, the county, and regional and local governments has resulted in significant planning initiatives and working policy groups, such as the Hennepin County and City of Minneapolis Commission to End Homelessness.

Another result of this coordination has been the consolidated request for proposal (RFP) issued by

public and private funders statewide, including Hennepin County. Annually, the county issues its Coordinated Request for Proposals (CRFP) that includes funding from the county's Affordable Housing Incentive Fund (AHIF), Transit Oriented Development (TOD), and HOME funds. There is also purposeful coordination with staff who manage the Housing Support (formerly Group Residential Housing), and federal funding from the Continuum of Care program.

## **Discussion**

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

## Program Specific Requirements

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

#### Introduction

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

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

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

#### Other CDBG Requirements

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

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

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Consortium will only assist the HUD approved forms of homeownership as defined in 24 CFR § 92.2. Homeownership means: as ownership in fee simple title, a 99-year leasehold interest, ownership in a cooperative or mutual housing unit, or an equivalent form of ownership approved by HUD, in a one to four unit dwelling, a condominium unit, a manufactured unit, or a cooperative or mutual housing unit.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

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

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

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

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

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

### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

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

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

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

- Services cannot exceed 30 days during the period the program participant is seeking permanent housing, and cannot exceed 24 months during the period the program participant is living in permanent housing.
- While the program participant is still experiencing homelessness, program will meet with the program participant weekly for first 2-3 months, and at least monthly thereafter.

- Housing identification services include recruiting landlords, addressing potential barriers to landlord participation, and completing rent reasonableness assessments and Fair Market Rent Determinations to assist households in identifying affordable.
- Housing stability services include negotiating lease agreements and rental assistance agreements, completing Habitability Assessments and lead-based paint reviews, creating a Housing Stability Plan/Case Plan, and referring to on-going resources
- Participation in services should not be required to receive rapid rehousing assistance.

**Direct Assistance Standards:**

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

**Exit Criteria:**

Households may be exited for the following reasons:

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

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

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

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

Hennepin County CoC's Coordinated Entry System (CES) is the process by which households

experiencing literal homelessness access, are assessed, and are prioritized for homeless-dedicated supportive housing programs. Hennepin has separate but coordinated CES's for families and singles. Both CES's:

- Cover and serve all of the Hennepin County CoC; use mobile outreach services, partnerships with geographically and culturally focused agencies, and after-hours crisis lines to assure easy access by households; and are promoted widely.
- Follow policies to address needs of households fleeing domestic violence, including privacy and confidentiality, safety planning, emergency management, and appropriate referrals.
- Employ standardized access and assessment. Trained assessors follow written policies to assess households. Households prioritized for supportive housing also complete a standard supplemental assessment of housing preferences.
- Use a uniform referral process to refer households to participating projects, which include rapid rehousing (including ESG-funded projects), transitional housing, and permanent supportive housing. Housing Referral Coordinators employ a standard process which prioritizes households with the longest periods of homelessness and households who are chronically homeless.
- Offer referral denial protocol for both projects and households.
- Require housing providers to limit barriers to enrollment, such as income, disability status, substance use, and criminal history.

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

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

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

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR

576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

N/A

5. Describe performance standards for evaluating ESG.

Of households served by rapid rehousing programs:

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

## Attachments

**Citizen Participation Comments**



CATHOLIC CHARITIES  
of St. Paul and Minneapolis

1333 Second Avenue South  
Minneapolis, MN 55403  
612-394-8500  
ccw@ccities.org

April 30, 2020

Julia Welle Ayres  
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Hennepin County Department of Housing Development and Finance  
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**Via Electronic Delivery**

**Re: Hennepin County Consortium 2020-2024 Consolidated Plan and 2020 Annual Action Plan**

Dear Julia and team:

We write to you with gratitude for your leadership on working with municipalities within Hennepin County to put together a draft of Hennepin County's Consortium 2020-2024 Consolidated Plan and 2020 Action Plan using feedback from a variety of stakeholders. We are also writing to express our support of your work, which is in line with Catholic Charities' mission to serve those most in need of our community and offer some additional insight that may be of use to you as you proceed.

Considering COVID-19, the demand for emergency services that Catholic Charities of Saint Paul and Minneapolis provides has increased exponentially. Catholic Charities is the largest provider of shelter and emergency services to single adults and unaccompanied youth in the Twin Cities region. We operate 29 programs in the areas of housing stability, children and family services, and aging and disability services. These programs serve nearly 23,000 people, including children, families, and single adults regardless of their faiths, backgrounds or circumstances. Services are offered at 18 locations and sites throughout the Twin Cities, including 9 sites in Hennepin County.

We have been and will continue to work in partnership with Hennepin County and other public and private partners on moving the needle to create more quality, affordable, and accessible housing for all. Though shelters are not meant to be a permanent fix for persons experiencing housing instability, shelters are a critical part of the housing continuum. Shelters save lives and can serve as the first step toward permanent housing. Unfortunately, shelters are challenging to finance and need crucial public resources to complement extensive private funding to remain sustainable and provide life-saving services. Before the COVID-19 outbreak, the State of Minnesota was experiencing unprecedented levels of housing instability and high levels of unaffordability in the housing market. Those levels are even higher now and we expect that once the crisis subsides and the stay at home order is lifted, more people will be displaced from their homes.

*Catholic Charities serves those most in need. We are a leader at solving poverty, creating opportunity, and advocating for justice in the community.*

As outlined in Hennepin County's Consortium 2020-2024 Consolidated Plan and 2020 Annual Action Plan, Emergency Solutions Grants (ESG) is one of three uses of federal funding. ESG funds are essential for rapidly rehousing people. When COVID-19 subsides, the need for rapid rehousing services will dramatically increase. ESG is the most flexible source of federal funding available to organizations like Catholic Charities that provide shelter services. Not only can ESG help to fill the gaps in funding for shelter operations and aid in our efforts to rapidly re-house people, ESG can also be used to provide essential services like housing navigation in shelters, and homelessness prevention.

More funding for ESG is not just an emergency shelter issue; it is also a racial justice issue. Given the stark racial disparities concerning homelessness, it is pertinent that Hennepin County utilize ESG funding to address some of these disparities. Catholic Charities supports Hennepin County's proposed usage of \$250,000 annually for ESG and strongly encourages the county to work with partners to advocate for greater federal investments in ESG in the future.

CDBG also provides critical resources for social services tied to housing and homelessness, like renters' assistance, as noted in your proposal. As we continue to respond to the COVID-19 pandemic and ultimately move toward recovery, the need for these resources will increase further. As with ESG, we encourage you to advocate for greater federal investments in CDBG and to pursue additional opportunities to direct funding to nonprofit and community partners who are providing social services with the shared goal of preventing homelessness and increasing housing stability. Though Catholic Charities is not eligible to apply directly for CDBG funds, we would be excellent partners for any projects that come through for which we may be eligible.

Permanent housing is necessary for housing stability, but while permanent housing resources such as the labor force to build developments and construction materials are being secured for people, more people are being displaced because building and developing permanent housing takes time. It is our hope that as Hennepin County moves forward in the planning process, we are looked to as reliable partners in advancing efforts to secure more resources for affordable housing and shelter.

Again, we thank you for your leadership in coordinating Hennepin County's Consortium 2020-2024 Consolidated Plan and 2020 Annual Action Plan and appreciate Hennepin County's partnership in serving those experiencing poverty and homelessness in our community.

Sincerely,



Wendy Underwood  
Vice President Social Justice Advocacy & Engagement

*Catholic Charities serves those most in need. We are a leader at solving poverty, creating opportunity, and advocating for justice in the community*

**From:** [Linda Halcon PhD](#)  
**To:** [Julia Welle Ayres](#)  
**Subject:** [External] Draft affordable housing plan  
**Date:** Monday, May 4, 2020 8:09:07 PM

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I strongly urge the Hennepin County Board to expand low income and homeless housing by expanding strategies such as tiny house communities or infill and by funding a variety of creative pilot projects toward this end. There are many empty educational buildings that likely will never be fully used for classrooms again. Most of these buildings, for example on the campuses of the University of Minnesota, are sound and could be converted to emergency or short term housing. The former Drake Hotel site housed many underprivileged individuals and families, and new construction on the site should serve the same purpose. Thank you for paying attention to constituents

Linda L. Halcon, PhD, MPH, RN  
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\*\*\*CAUTION: This email was sent from outside of Hennepin County. Unless you recognize the sender and know the content, do not click links or open attachments.\*\*\*

# Affidavit of Publication

## HENNEPIN COUNTY PUBLIC COMMENT SOLICITED and NOTICE OF PUBLIC HEARING

The Hennepin County Board of Commissioners is soliciting public comment on the following:

- 1) Hennepin County Consortium Draft Five-Year Consolidated Plan 2020-2024;
- 2) Hennepin County Consortium Draft 2020 Action Plan.

The Hennepin County Consortium includes all cities in suburban Hennepin County.

The Five-Year Consolidated Plan ("Plan") identifies needs, strategies, goals and priorities for affordable housing and community development activities to principally benefit low and moderate-income persons. The Plan updates the Consortium's previous five-year plan and strategy issued in 2015. The Plan is developed to meet application requirements for federal Department of Housing and Urban Development (HUD) funding from the Community Development Block Grant Program (CDBG), HOME Investment Partnership Program (HOME), and Emergency Shelter Grant Program (ESG). HUD funding for these programs is estimated to be \$80 million during the five-year period.

The 2020 Action Plan will guide the use of approximately \$5 million in funding for housing and community development activities in suburban Hennepin County through the Community Development Block Grant Program (CDBG), HOME Investment Partnership Program (HOME), and Emergency Shelter Grant Program (ESG). All funding comes from HUD. The Consortium's 2020 Action Plan program year runs from July 1, 2020 through June 30, 2021.

The draft Five-Year Consolidated Plan 2020-2024 and the draft 2020 Action Plan will be available April 8, 2020 on the county's website (<https://www.hennepin.org/year-governor-and-researchers-of-housing-plans-accomplishments>). If you would like a copy of either draft plan or have questions, please contact the Hennepin County Department of Community Works 912-642-4842.

**Public Comment Period:**

- Draft Five-Year Consolidated Plan and 2020 Action Plan - 30-day comment period; April 8 to May 8, 2020; and

Written comments must be submitted by 4:00 p.m., May 8, 2020 and addressed to Julia Wells Ayres, Manager, Hennepin County Community Works 701 Fourth Avenue South, Suite 400, Minneapolis, MN 55415 or at Julia.WellsAyres@hennepin.org. Written comments received by May 8 will receive a written response. A copy of the comment letter and the county's response will be included in the documents submitted to the U.S. Department of Housing and Urban Development.

**Public Hearing**  
Public Hearing on the draft Five-Year Consolidated Plan and 2020 Action Plan will be held at 1:00 p.m., Tuesday, April 14, 2020, at the Public Works Committee meeting of the Hennepin County Board of Commissioners (Hennepin County Government Center, A2100, 350 South Sixth Street, Minneapolis).

If you need help to make it possible for you to be active in the public hearing such as sign language interpreter or assisted hearing equipment, this help can be provided if you ask. To ask the help, please call 912-642-4842 at least three days prior to the hearing.

If the public hearing cannot be held in-person due to social distancing guidance, an additional public notice will be released with instructions to participate online.

Published in Finance and Commerce March 28, 2020  
11873651

STATE OF MINNESOTA )

(SS.

COUNTY OF HENNEPIN )

Description: HENNEPIN COUNTY PUBLIC COMMENT SOLICITED AND NOTICE OF PUBLIC HEARING

Bill Gaier

, being duly sworn on oath says she/he is and during all times herein stated has been the publisher or the publishers designated agent in charge of the newspaper known as

**Finance and Commerce (MN)**  
222 South 9th St, Suite 2300, Minneapolis, MN 55402

and has full knowledge of the facts herein stated as follows:

- (A) The newspaper has complied with all the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statute Section 331A.02.
- (B) She/He further states to that the printed

Other:

11873551

herein printed as it was printed and published there in the English language; that it was first so published on

March 28, 2020 for 1 time(s):

the subsequent dates of publications being as follows:

Sat, March 28, 2020

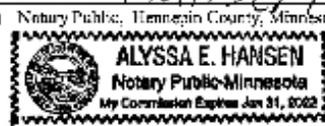
And that the following is a printed copy of the lower case alphabet from A to Z, both inclusive, and is hereby acknowledged as being the size and kind of type used in the composition and publication of said notice, to wit:

abcdefghijklmnopqrstuvwxyz  
abcdefghijklmnopqrstuvwxyz

Mortgage Foreclosure Notices (effective 1/1/2015). Pursuant to Minnesota Statutes §580.013 relating to the publication of mortgage foreclosure notices: The newspaper's address office of record is located in Hennepin County. The newspaper complies with the conditions described in §580.013, subd. 1, items (1) or (2). If the newspaper's known office of record is located in the county adjoining the county where the mortgage pertains or some part of the mortgage pertains described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

*Bill Gaier*  
Subscribed and sworn to before me this 28th day of March, 2020

*A Hansen*  
Notary Public, Hennepin County, Minnesota



**RATE INFORMATION:**

1. Lowest classified rate paid by commercial users for comparable space:	\$	16.0000
2. Maximum rate allowed by law for the above matter:	\$	1.71743
3. Rate actually charged for the above matter:	\$	1.5613

# Affidavit of Publication

\* \* \* \*

**Official Publication  
HENNEPIN COUNTY  
PUBLIC COMMENT  
SOLICITED and  
NOTICE OF PUBLIC HEARING**

(Published August 30, 2019  
in Finance and Commerce)

The Hennepin County Board of Commissioners is soliciting public comment on the Hennepin County Consortium Draft 2018 Consolidated Annual Performance and Evaluation Report (CAPER), which will be submitted to the U.S. Department of Housing and Urban Development (HUD) in September 2019. The Hennepin County Consortium includes all cities in suburban Hennepin County.

**Purpose:** The CAPER reports on the Consortium's Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) program activities during the period July 1, 2018 through June 30, 2019. CDBG, HOME, and ESG funds are used for housing, community development, and public service activities that principally benefit low and moderate income persons.

**Written Comment:** Written comments will be accepted beginning September 3, 2019 and ending September 18, 2019. Written comments must be submitted by 4:30 p.m., September 18, 2019 and addressed to Julia Wells Ayres, Manager, Housing Development and Finance, Hennepin County Community Works Department, 701 Fourth Avenue South, Suite 409, Minneapolis, MN 55415.

The draft 2018 CAPER will be available September 3, 2019 on the county's website at [www.hennepin.us/CAPER](http://www.hennepin.us/CAPER). Copies of the CAPER will also be available for review at the following suburban Hennepin County Libraries: Brookdale, Ridgedale and Smithdale until September 18, 2019.

If you would like a copy of the draft report, or you have questions, please contact the Hennepin County Community Works Department at 612-543-4342.

In compliance with the Americans with Disabilities Act (ADA), this material is also

available in alternative forms by calling 612-848-8956 (voice). Translated materials will also be made available upon request.

**Public Hearing:** A Public Hearing on the 2018 CAPER will be held at 1:30 p.m., Tuesday, September 17, 2019, at the Public Works Committee meeting of the Hennepin County Board of Commissioners (Hennepin County Government Center, A2400, 300 South Sixth Street, Minneapolis).

Upon request a language interpreter, sign language interpreter, or assisted hearing equipment will be made available at the hearing. Please call 612-848-8956 at least three days prior to the hearing.

11787696

STATE OF MINNESOTA )  
(SS.  
COUNTY OF HENNEPIN )

**Description:**

\* \* \* \* \* Official Publication HENNEPIN COUNTY PUBLIC COMMENT SOLICITED and NOTICE OF PUBLIC HEARING 00000  
Published August 30, 2019 in Finance and Commerce  
Designated as a newspaper for the purposes of the Minnesota Statutes designated agent in charge of the newspaper known as

**Finance and Commerce (MN)**  
222 South 9th St, Suite 1300, Minneapolis, MN 55402

and has full knowledge of the facts herein stated as follows:

- (A) The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statute Section 331A.02..
- (B) She/he further states that the printed

Hearings and Minutes

11787696

here to printed as it was printed and published there in the English language; that it was first so published on

August 30, 2019 for 1 time(s);

the subsequent dates of publications being as follows:

Fri, August 30, 2019

And that the following is a printed copy of the lower case alphabet from A to Z, both inclusive, and is hereby acknowledged as being the size and kind of type used in the composition and publication of said notice, to wit:

a b c d e f g h i j k l m n o p q r s t u v w x y z

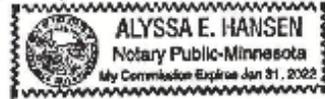
Mortgage Foreclosure Notices (effective 7/1/2015). Pursuant to Minnesota Statutes §582.051 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Hennepin County. The newspaper complies with the conditions described in §582.051, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in the county adjoining the county where the mortgage premises to 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.

*Bill Janin*

Subscribed and Sworn to before me this 30th day of August, 2019

*A Hansen*

(Notarial Seal) Notary Public, Hennepin County, Minnesota



**RATE INFORMATION:**

1. Lowest classified rate paid by commercial users for comparable space:	\$ 16,0000
2. Maximum rate allowed by law for the above matter:	\$ 1,71752
3. Rate actually charged for the above matter:	\$ 1,5614



**Grantee Unique Appendices**

## General Definitions for Consolidated Plan Years 2020-2024

**Affordable Housing:** Affordable housing is generally defined as housing owned or rented by a low-income household where the occupant is paying no more than 30 percent of gross income for gross housing costs, including utility costs.

**AI:** Analysis of Impediments - is required of state and local units of government (jurisdictions) receiving certain funding from the U.S. Department of Housing and Urban Development (HUD). The jurisdiction must certify that it will 'affirmatively further fair housing' and that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction.

**AIDS and Related Diseases:** The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

**Alcohol/Other Drug Addiction:** A serious and persistent alcohol or other drug addiction that significantly limits a person's ability to live independently.

**Assisted Household or Person:** For the purpose of identification of goals, an assisted low-income household or person is one, which during the period covered by the annual plan will receive benefits through the federal funds, either alone or in conjunction with the investment of other public or private funds. The program funds providing the benefit(s) may be from any funding year or combined funding years. A renter is benefited if the person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance through new budget authority. An existing homeowner is benefited during the year if the home's rehabilitation is completed. A first-time homebuyer is benefited if a home is purchased during the year. A homeless person is benefited during the year if the person becomes an occupant of transitional or permanent housing. A non-homeless person with special needs is considered as being benefited, however, only if the provision of supportive services is linked to the acquisition, rehabilitation, or new construction of a housing unit and/or the provision of rental assistance during the year. Households or persons who will benefit from more than one program activity must be counted only once. To be included in the goals, the housing unit must, at a minimum, satisfy the HUD Section 8 Housing Quality Standards (see 24 CFR section 882.109). See also, instructions for completing Table 3B of the CHAS and Table 1 of the Annual Performance Report.

**Area Median Income (AMI):** median income for the Minneapolis-St. Paul-Bloomington, MN-WI Metropolitan Statistical Area calculated annually by HUD for purposes of determining income eligibility guidelines.

**CABoH:** Community Advisory Board on Homelessness is appointed by the Hennepin County Board of Commissions and the Minneapolis City Council to advise them on issues pertaining to homelessness in Hennepin County and to provide policy recommendations with regard to the Continuum of Care, including; prevention and outreach, emergency shelter, transitional and supportive housing and related service needs of homeless single adults, families and unaccompanied youth.

**Certification of Consistency:** A determination made by the jurisdiction that a program application meets the following criterion: The Consolidated Plan indicates the jurisdiction planned to apply for the program or was willing to support an application by another entity for the program; the location of activities is consistent with the geographic areas as specified in the plan; and the activities benefit a category of residents for which the jurisdiction's five-year strategy shows a priority.

**Chronic Homelessness** (HUD definition): an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more OR has had at least four episodes of homelessness in the past three years.

**CDBG:** The Community Development Block Grant (CDBG) Program administered by the Department of Housing and Urban Development (HUD) authorized by title I of the Housing and Community Development Act (HCDA) of 1974, Public Law 93-383, as amended via 42 USC 4301. The Program provides funding for projects that principally benefit low and moderate-income families; prevent or eliminate slums or blight; or meet other urgent community development needs.

**Cost Burden > 30%:** The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data collected by the U.S. Census Bureau.

**Cost Burden > 50% (Severe Cost Burden):** The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data collected by the U.S. Census Bureau.

**Disabled Household:** A household composed of one or more persons at least one of whom is an adult (a person of at least 18 years of age) who has a disability. A person shall be considered to have a disability if the person is determined to have a physical,

mental or emotional impairment that: (1) is expected to be of long-continued and indefinite duration, (2) substantially impeded his or her ability to live independently, and (3) is of such a nature that the ability could be improved by more suitable housing conditions. A person shall also be considered to have a disability if he or she has a developmental disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 USC 6001-6006). The term also includes the surviving member or members of any household described in the first sentence of this paragraph who were living in an assisted unit with the deceased member of the household at the time of his or her death.

**Disproportionate Need:** A disproportionate need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

**Economic Independence and Self-Sufficiency Programs:** Programs undertaken by Public Housing Agencies (PHAs) to promote economic independence and self-sufficiency for participating families. Such programs may include Project Self-Sufficiency and Operation Bootstrap programs that originated under earlier Section 8 rental certificate and rental voucher initiatives, as well as the Family Self-Sufficiency Program. In addition, PHAs may operate locally developed programs or conduct a variety of special projects designed to promote economic independence and self-sufficiency.

**Elderly Household:** For HUD rental programs, a one or two person household in which the head of the household or spouse is at least 62 years of age.

**Elderly Person:** A person who is at least 62 years of age.

**Emergency Shelter:** Short term temporary living space or housing for people experiencing homelessness for a period not exceeding 90 days.

**ESG:** The Emergency Solutions Grant (ESG) program provides homeless persons with basic shelter and essential supportive services. It can assist with the operational costs of the shelter facility, and for the administration of the grant. ESG also provides short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs. Emergency Solutions Grants Program The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) amended the McKinney-Vento Homeless Assistance Act, revising the Emergency Shelter Grants Program in significant ways and renaming it the Emergency Solutions Grants (ESG) program.

**Existing Homeowner:** An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

**Extremely Low Income:** Households whose incomes do not exceed 30 percent of the area median income as determined by HUD. NOTE: HUD income limits are updated annually and are available from local HUD offices. *(This term corresponds to extremely low-income definition in the CDBG Program.)*

**Family:** See definition in 24 CFR 812.2 (The National Affordable Housing Act definition required to be used in the CHAS rule differs from the Census definition). The Bureau of Census defines a family as a householder (head of household) and one or more other persons living in the same household who are related by birth, marriage or adoption. The term "household" is used in combination with the term "related" in the CHAS instructions, such as for Table 2, when compatibility with the Census definition of family (for reports and data available from the Census based upon that definition) is dictated. (See also "Homeless Family.")

**Family Self-Sufficiency (FSS) Program:** A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources to provide supportive services and enable participating families to achieve economic independence and self-sufficiency.

**The Federal Housing Administration:** generally known as "**FHA**", provides mortgage insurance on loans made by FHA-approved lenders throughout the United States and its territories. FHA insures mortgages on single family and multifamily homes including manufactured homes and hospitals. It is the largest insurer of mortgages in the world, insuring over 34 million properties since its inception in 1934. FHA mortgage insurance provides lenders with protection against losses as the result of homeowners defaulting on their mortgage loans. The lenders bear less risk because FHA will pay a claim to the lender in the event of a homeowner's default. Loans must meet certain requirements established by FHA to qualify for insurance.

**Federal Preference for Admission:** The preference given to otherwise eligible applicants under HUD's rental assistance programs who, at the time they seek housing assistance, are involuntarily displaced, living in substandard housing or paying more than 50 percent of family income for rent. (See, for example, 24 CFR 882.219.)

**FHIC:** The Fair Housing Implementation Council was formed by jurisdictions that participated in preparing the Regional Analysis of Impediments (AI) to fair housing choice. FHIC members include representatives from jurisdictions and other stakeholders.

**FHPAP:** Family Homeless Prevention and Assistance Services programs were established by the Minnesota Legislature and administered by Minnesota Housing Finance Agency to assist families with children, youth/unaccompanied youth, and single adults who are homeless or are at imminent risk of homelessness. Funds are used for a broad range of activities aimed at homelessness prevention, minimizing episodes of homelessness, and eliminating repeat episodes of homelessness. Each project designs its own service delivery system to achieve these goals, using approaches that make sense at the local community level.

**First-Time Homebuyer:** An individual or family who has not owned a home during the three-year period preceding the HUD assisted purchase of a home that must be used as the principal residence of the homebuyer, except that any individual who is a displaced homemaker (as defined in 24 CFR 92) or a single parent (as defined in 24 CFR 92) may not be excluded from consideration as a first time homebuyer on the basis that the individual, while a homemaker or married, owned a home with his or her spouse or resided in a home owned by the spouse. This definition also includes the owner of a manufactured home.

**Financially and structurally feasible for rehabilitation** necessary rehabilitation work would be LESS than 50% of the current market value

**FmHA:** The Farmers Home Administration or programs it administers.

**For Rent:** Year-round housing units that are vacant and offered/available for rent (U.S. Census definition).

**For Sale:** Year-round housing units that are vacant and offered/available for sale only (U.S. Census definition).

**Frail Elderly:** An elderly person who is unable to perform at least three activities of daily living (i.e., eating, dressing, bathing, grooming, and household management activities). (See 24 CFR 889.105.)

**Group Quarters:** Facilities providing living quarters that are not classified as housing units (U.S. Census definition). Examples include: prisons, nursing homes, dormitories, military barracks and shelters.

**HEARTH Act:** The federal Homeless Emergency Assistance and Rapid Transition to Housing Act was signed into law on May 20, 2009. The Act reauthorizes HUD's McKinney-Vento Homeless Assistance programs.

**HOME:** The HOME Investment Partnerships Program, which is authorized by Title II of the Cranston-Gonzalez National Affordable Housing Act . The regulation as are at 24 CFR Part 92. The HOME Investment Partnerships Program (HOME) provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. It is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

**Homeless Family:** Family that includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18.

**Homeless Individual:** An unaccompanied youth (17 years or younger) or an adult (18 years or older) without children.

**Homeless Youth:** Unaccompanied person 17 years of age or younger who is living in situations described by terms "sheltered" or "unsheltered."

**HOPE 1:** The HOPE for Public and Indian Housing Homeownership Program, which is authorized by Title IV, Subtitle A of the National Affordable Housing Act.

**HOPE 2:** The HOPE for Homeownership for Multifamily Units Program, which is authorized by Title IV, Subtitle B of the National Affordable Housing Act.

**HOPE 3:** The HOPE for Homeownership of Single-Family Homes Program, which is authorized by Title IV, Subtitle C of the National Affordable Housing Act.

**HOPWA:** Housing Opportunities for Persons with AIDS.

**Household:** One or more persons occupying a housing unit (U.S. Census definition). See also "Family."

**Housing Needs:** Also referred to as housing problems. See Housing Problems definition.

**Housing Problems:** Households with housing problems include those that: (1) occupy units meeting the definition of Physical Defects; (2) meet the definition of overcrowded; and/or (3) meet the definition of cost burden greater than 30 percent.

**Housing Trust Fund:** The Housing and Economic Recovery Act of 2008 (HERA) establishes a Housing Trust Fund (HTF) to be administered by HUD. The purpose of the HTF is to provide grants to State governments to increase and preserve the supply of rental housing for extremely low- and very low-income families, including homeless families, and to increase homeownership for extremely low- and very low-income families.

**Housing Unit:** An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as separate living quarters (U.S. Census definition).

**Institutions/Institutional:** Group quarters for persons under care or custody (U.S. Census definition).

**Income Limit:** This threshold determines the eligibility of applicants for HUD's programs.

**Large Related:** A household of five or more persons that includes at least one person related to the household by blood, marriage or adoption.

**Lead-Based Paint Hazard:** Any condition that causes exposure to lead from lead contaminated dust, lead contaminated soil, lead contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate federal agency. *(Residential Lead-Based Paint Hazard Reduction Act of 1992 definition.)*

**LIHTC:** (Federal) Low Income Housing Tax Credit. Congress created this program in 1986 as Section 42 of the federal Tax Reform Act. Its purpose is to encourage the construction and rehabilitation of low-income rental housing by providing a federal income tax credit as an incentive to investors. Both individual and corporate investors may receive ten years of tax credits in return for investing equity capital into the development of eligible housing projects.

**Low-Income:** Households whose incomes do not exceed 50 percent of the median income for the area as determined by HUD. NOTE: HUD income limits are updated annually and are available from local HUD offices. *(This term corresponds to low-income*

*definition in the CDBG Program and the very low-income definition in the HOME Program.)*

**Moderate Income:** Households whose incomes are between 51 percent and 80 percent of the median income for the area, as determined by HUD. *(This definition corresponds to the moderate-income definition in the CDBG Program and the low income definition in the HOME Program.*

**McKinney-Vento Act:** The 1987 Stewart B. McKinney Homeless Assistance Act (PL 100-77) was the first major federal legislative response to homelessness.

**Neighborhood Stabilization Program (NSP):** Provides emergency assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. The NSP program provides grants to every state and certain local communities to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes. The program is authorized under Title III of the Housing and Economic Recovery Act of 2008.

**Non-Elderly Household:** A household that does not meet the definition of "Elderly Household," as defined above.

**Non-Homeless Persons with Special Needs:** Includes frail elderly persons, persons with AIDS, disabled families, and families participating in organized programs to achieve economic self-sufficiency.

**Non-Institutional:** Group quarters for persons not under care or custody (U.S. Census definition used).

**Occupied Housing Unit:** A housing unit that is a unit that is lawfully occupied.

**Other Household:** A household of one or more persons that does not meet the definition of a Small Related household, Large Related household or Elderly household.

**Other Income:** Households whose incomes exceed 80 percent of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families.

**Over-crowded Housing:** More than one person per room (not just bedrooms).

**Permanent Housing:** Rental housing with leases that do not limit the time duration of tenancy.

**Physical Defect:** Defects in structural elements or a combination of deficiencies, which are of sufficient in total significance to justify substantial renovation or clearance/demolition.

**Secondary Housing Activity:** A means of providing or producing affordable housing, such as rental assistance, production, rehabilitation or acquisition, that will receive fewer resources and less emphasis than primary housing activities for addressing a particular housing need. (See also "Primary Housing Activity.")

**Section 215 Units:** Section 215 of Title II of the National Affordable Housing Act. Section 215 describes "affordable" housing projects under the HOME Program.

**Service Needs:** The particular services identified for special needs populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

**Severe Cost Burden:** See Cost Burden > 50 percent.

**Severe Mental Illness:** A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

**Sheltered:** Families and persons whose primary nighttime residence is a supervised public or private shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing. Any facility offering permanent housing is not a shelter, nor are its residents homeless.

**Small Related:** A household of two to four persons that includes at least one person related to the householder by birth, marriage, or adoption.

**Standard Condition:** Housing without significant physical/structural defects and, requires only cosmetic work, correction or minor livability problems or, maintenance work that can be easily addressed.

**Substandard Condition and not Suitable for Rehabilitation:** By local definition, dwelling units that are in such poor condition as to be neither financially nor structurally feasible for rehabilitation, because the necessary rehabilitation work would be more than 50% of the current market value.

**Substandard Condition but Suitable for Rehabilitation:** By local definition, dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction or minor livability problems or maintenance work.

**Substantial Amendment:** see Citizen Participation Plan

**Transitional Housing:** Housing with lease restrictions limiting the time duration of tenancy:

- (1) Is designed to provide housing and appropriate supportive services to persons, including (but not limited to) deinstitutionalized individuals with disabilities, homeless individuals with disabilities, and homeless families with children; and
- (2) Has as its purpose facilitating the movement of individuals and families to independent living within a time period that is set by the participating jurisdiction or project owner before occupancy.

**Uniform Physical Condition Standards (UPCS)** means uniform national standards established by HUD pursuant to 24 CFR 5.703 for housing that is decent, safe, sanitary, and in good repair. Standards are established for inspectable items for each of the following areas: site, building exterior, building systems, dwelling units, and common areas.

# Citizen Participation Plan for Consolidated Plan 2020-2024

The Citizen Participation Plan Encouragement of citizen participation. The citizen participation plan must provide for and encourage citizens to participate in the development of the Consolidated Plan, the Annual Action Plan and the Annual Performance Report. This plan is designed to encourage participation by low and moderate income persons and by residents of predominantly low and moderate income neighborhoods. It sets forth the process to be followed for the development and evaluation of programs and activities covered in the five-year Consolidated Plan and Annual Action Plans.

## **Amendments to the 2020-2024 Consolidated Plan**

Amendments to the Consolidated Plan (ConPlan) previously adopted by the Hennepin County Board of Commissioners and approved by HUD will be considered at the following levels:

### **Minor Amendment**

Is a modification that does not alter the purpose or intended beneficiaries of the Consolidated Plan goals. These amendments may be corrections or clarifications. These changes do not require public notice, a public comment period or Hennepin County Board of Commissioners action.

### **Substantial Amendment**

Changes that, add, delete or alter the Consolidated Plan Priority Needs or Goals. These Amendments will require:

- the initiating entity's governing body should also take action on the Amendment during or at the end of the 30-day public comment period.
- Public Notice to be published in the local paper by the initiating entity (either the entitlement city or Hennepin County) to provide an opportunity for public comment for a minimum of **30 days prior** to Hennepin County Board taking action on the Amendment.
- Hennepin County Board Action.

Amendments to the Consolidated Plan can only be initiated by Hennepin County in the HUD IDIS system.

## Amendments to an Annual Action Plan

Amendments to an Annual Action Plan (AAP) previously adopted by the Hennepin County Board of Commissioners and approved by HUD will be considered at the following levels:

<b>Minor Amendment</b>
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- 1) Increases or decreases the amount awarded to a project by **less than** 25 percent; or
- 2) Changes the eligible activity or location of a project, but not the purpose, scope or intended beneficiaries.

These changes **do not** require public notice, a public comment period, or action by the city council or the Hennepin County Board of Commissioners action and are considered "revisions".

<b>General Amendment</b>
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- 1) Increases or decreases the amount awarded to a project by 25-50 percent of the original budget; or
- 2) Increases or decreases the amount awarded to a project by 50 percent or more of the original budget **and** the amount being reallocated is less than \$100,000; or
- 3) Cancels a project.

Notification of the general amendment and comment period will be published in the official newspaper by the entity initiating the amendment for at least a **15 day** period prior to approval of the required formal action by the entity initiating the amendment. A public hearing is not required. All comments received during the comment period will be considered prior to approval and implementation of the general amendment.

<b>Substantial Amendment</b>
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- 1) Increases or decreases the amount awarded to project by a minimum of \$100,000 and the increase is 50 percent or more of the original budget,
- 2) Changes the purpose, scope or intended beneficiaries of a project; or
- 3) Creates a new project.

Notification of the substantial amendment and comment period will be published in the official newspaper for the county or city initiating the amendment for **at least a 30 day period** prior to approval of the required formal action by the entity initiating the amendment. A public hearing is not required. All comments received during the comment period will be considered prior to approving and implementation the substantial amendment. A summary of any written comments received and a copy of

the written response from the county or city will be attached to the substantial change amendment.

**CDBG Entitlement Cities:** As of January 2020, these are Bloomington, Eden Prairie, and Plymouth. Amendments must be approved by their respective council or a body that has been delegated responsibilities relevant to the CDBG program.

**CDBG Urban County direct allocation cities:** Amendments must be approved by the direct allocation city council and the Hennepin County Board.

**CDBG Consolidated Pool cities:** Amendments will be approved by the County Board.

**HOME Consortium:** Amendments will be approved by the County Board.

Hennepin County will be the final arbiter of matters relating to the amendment process for CDBG, HOME and ESG funds (except CDBG funds received directly from HUD by Bloomington, Eden Prairie, and Plymouth).

## Access to Information

Plan records and information, consistent with state and local laws regarding personal privacy and obligations of confidentiality, are available for citizen review at Hennepin County Housing and Economic Development Department, Housing Division, 701 Fourth Avenue S, Suite 400, Minneapolis, Minnesota 55415. The office may be reached by phone to the main number at 612-348-9260 or to Housing Manager 612-543-4342 during normal business hours.

### 2020-2024 Consolidated Plan (ConPlan):

The proposed Consolidated Plan and the Annual Action Plan will be made available to the public for comment for **at least 30 days** and a public hearing will be held before the Hennepin County Board of Commissioners before it is approved.

### Annual Action Plan (AAP)

The proposed Annual Action Plan will be made available to the public for comment for **at least 30 days** and a public hearing will be held before the Hennepin County Board of Commissioners before it is approved. These will run concurrent to the ConPlan period, in the first year of a new Five-year plan.

**Annual Performance Report (CAPER):**

The Consolidated Annual Performance and Evaluation Report (CAPER), which includes the entitlement cities, will be made available to the public for **at least 15 days** and a public hearing will be held before the County Board of Commissioners before it is submitted to HUD.

**During Public Comment Periods:**

During public comment periods, one copy of the applicable DRAFT document will be available per requesting agency. Unless closed to the public, printed copies of the DRAFT documents will also be available at Hennepin County regional libraries (Southdale, Ridgedale and Brookdale). All of these sites are accessible for person with mobility impairments. In addition, at a minimum, the executive summary of the DRAFT documents will also be available on the Hennepin County website at [www.hennepin.us](http://www.hennepin.us). Typically, access to this website is available to those without computers at any Hennepin County library. Library staff is able to assist those without computer experience.

Hennepin County will make reasonable accommodation to provide relevant documents for review in accessible formats upon request. Information will also be made available through translation or interpretation in Spanish, Somali, Hmong, Russian, Laotian, Vietnamese, Cambodian, Oromiffa and Arabic, consistent with federal requirements and the Hennepin County Limited English Proficiency (LEP) Plan.

**DRAFT Documents include:**

- Proposed Consolidated Plan
- Proposed Annual Action Plan
- Consolidated Annual Performance and Evaluation Report (CAPER).

**Public Hearings**

Public hearings will be held to hear citizens' views about housing and community development needs, proposed use of CDBG, HOME and ESG funds, and progress in meeting identified goals and objectives. Hearings will be held in places accessible to persons with disabilities and appropriate accommodations will be made to meet the needs of non-English speaking attendees. The purpose of the public hearings will be to:

- Hear views of citizens, public agencies and other interested parties.
- Respond to proposals and comments at all stages of the consolidated submission process.
- Identify housing and community development needs.

- Review proposed use of funds.
- Review program performance.

A minimum of **two** hearings for each annual program cycle will be held at different times during the Program Year (PY). The Program Year starts July 1<sup>st</sup> of each year and ends June 30<sup>th</sup> of the following year. Hennepin County Board of Commissioners will hold one hearing prior to approval of the Consolidated Plan and/or the Annual Action Plan, and one hearing will be held prior to the submission of the Consolidated Annual Performance and Evaluation Report (CAPER) to HUD. Typically, the public hearing on the Annual Action Plan will occur in May preceding the new program year, and the public hearing on the CAPER will occur in September following the end of the program year.

The hearings will be held at times and locations convenient to potential and actual beneficiaries of each program covered within the Consolidated Plan. For in person hearings the location will usually be the Hennepin County Board Room at the Hennepin County Government Center. In the case there are the exigencies of a public health or other challenge and there is concern about significant public health or other risks that may result from holding in person public hearings, it may be determined it is best to undertake a virtual public hearing (alone, or in concert with an in-person hearing) ensuring that the virtual hearing allows comments and questions in real time, with answers coming directly from the elected representatives or staff to all "attendees". As with an in-person hearing, we will select a virtual hearing method or platform that provides for accessibility for persons with disabilities and LEP to participate. We will do our very best to comply with citizen participation requirements.

To give adequate notice of public hearings, Hennepin County will publish notices detailing the purpose of the hearings, at least 10 working days in advance of any public hearing. Information about public hearings can also be accessed by calling 612-348-9260 or 612-596-6985 (TTD/TTY) or the county website at [www.hennepin.us](http://www.hennepin.us).

In addition to public hearings conducted by the County Board, cities receiving an allocation of CDBG funds from Hennepin County, or directly from HUD by the cities of will hold a public hearing prior to the identification of projects for CDBG funding.

These public hearings will take place before proposed projects are submitted to Hennepin County for inclusion in the Annual Action Plan. To give adequate notice of public hearings, participating communities will publish notices detailing the purpose of the hearings in their respective official newspapers, at least 10 working days in advance of any public hearing.

## **Additional Documentation**

Information about the proposed projects within the Consolidated Plan and Annual Action Plans will be available to the public upon request. This includes, but is not limited to:

- The level of annual funding.
- The range of projects that may be undertaken and the objectives to be met.
- The amount of assistance that will benefit very low- and low-income persons.
- Plans to minimize displacement and explain the assistance available to those displaced.
- The annual program development schedule and procedure.
- Copies of the regulations and issuances governing the program.
- Documents regarding other important program requirements, such as contracting procedures, environmental reviews, fair housing, and other equal opportunity requirements and relocation provisions.
- All key documents, including prior applications, grant agreements, the citizen participation process, performance reports, other reports required by HUD and the proposed application for the current year.
- Record of hearings.
- All mailings and promotional materials.
- Documentation of funding awards and the selection process.

## **Comments**

Hennepin County and the cooperating communities will consider the comments and views received in writing during the comment period or verbally at public hearings. We will accept comments via us mail or electronic mail. Summaries of all comments and responses will be attached to the final Consolidated Plan, Annual Action Plan or CAPER.

## **Technical Assistance**

Technical assistance will be provided to any group, representing very low and low-income persons, that wants to develop funding proposals for any of the programs covered by the Consolidated Plan. The level and type of assistance may vary and will be determined by Hennepin County and/or as applicable the specific cooperating community. Representatives from Hennepin County, the U.S. Department of Housing and Urban Development, or other involved public agencies will provide the necessary assistance and expertise. To receive technical assistance, contact Hennepin County, Housing and Economic Development, Housing Development Manager at 612-543-4342.

## **Complaints**

Complaints pertaining to the plans and documents identified in the Citizen Participation Plan, written and verbal, will be responded to within 15 working days. When a written complaint is directed toward a specific cooperating community, Hennepin County and the affected community will provide a written response within 15 working days.

## Anti-Displacement and Relocation Policy for Housing and Urban Development (HUD) Assisted Projects

Pursuant to the Housing and Community Development Act of 1974, as amended (HCD Act), and 24 CFR Part 570, and the Cranston-Gonzalez National Affordable Housing Act, as amended by the Housing and Community Development Act of 1992, the Urban Hennepin County (UHC) Community Development Block Grant (CDBG) Program and the Hennepin Housing Consortium HOME Investment Partnerships Act (HOME) Program will be implemented in such a manner as to minimize the direct and indirect displacement of tenants and owners from their residences and/or places of business. Assisted activities must be structured to avoid displacement to the greatest extent possible.

### Minimizing Displacement

Consistent with the goals and objectives of activities assisted under the CDBG and HOME program administrators and any funded entities will take steps to **minimize** the direct and indirect displacement of persons and businesses. The funded entity must determine the appropriate steps subject to approval by the direct entitlement cities and Hennepin County. The following are examples of the steps.

1. Coordinate code enforcement with rehabilitation and assistance programs.
2. Evaluate housing and building codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
3. Stage rehabilitation of apartment units to allow tenants to remain in the building or complex during and after the rehabilitation, working with empty units first.
4. Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
5. Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
6. Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
7. Adopt tax assessment policies, such as deferred tax payment plans, to reduce

impact of increasing property tax assessments on lower income owner-occupants or tenants in revitalizing areas.

8. Establish counseling sources to provide homeowners and tenants with information on assistance available to help them remain in their neighborhood in the face of revitalization pressures.

### **Local Agency Anti-displacement and Relocation Assistance Plan**

When CDBG or HOME assistance is utilized for a project which results in displacement, the funded entity **will submit** an Anti-displacement and Relocation Assistance Plan, consistent with this policy, detailing how relocation assistance will be provided. Assistance will comply with acquisition and relocation requirements of the Uniform Relocation and Real Property Acquisition Policies Act of 1970 (URA), as amended, and implementing regulations at 49 CFR 24. Documentation of provided assistance must be maintained to demonstrate compliance.

These requirements must be met regardless of the actual funding source for the relocation assistance. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA, Uniform Act, or Uniform Relocation Act), (Pub. L. 91-646, 42 U.S.C. 4601 et seq), and the government wide implementing regulations found at 49 CFR part 24. Under section 104(d) of the Housing and Community Development Act of 1974, as amended (HCD Act) (Pub. L. 93-383, 42 U.S. C. 5301 et seq) and the implementing regulations at 24 CFR part 42, a residential anti-displacement and relocation assistance plan is required and must provide for: 1) One-for-one replacement of occupied and vacant occupiable low- and moderate-income dwelling units demolished or converted 1378 CHG-5 [01/06] 1-2 to another use in connection with a development project assisted under Parts 570 and 92, and 2) provide relocation assistance for all low- and moderate income persons who occupied housing that is demolished or converted to a use other than for low- or moderate-income housing.: <http://www.hud.gov/relocation>

### **Replacement of Lower-Income Affordable Housing**

The funded entity **will replace** all occupied and vacant occupiable lower-income affordable housing demolished or converted to a use other than as lower-income affordable housing in connection with a project assisted with funds provided under the CDBG and/or HOME programs. This is in accordance with the HCD Act at section 104(d), and the program regulations at 24 CFR 570.606 (c)(1).

All replacement housing will be provided within three years after the commencement of

the demolition or conversion. Before entering into a contract committing the local agency to provide funds for a project that will directly result in demolition or conversion, the local agency will make public, and submit to Hennepin County in writing the following information to review, comment and make available during the public notice period to be advertised in the local paper, the county and city websites:

1. A description of the proposed assisted project;
2. The address, number of bedrooms, and location on a map of lower-income affordable housing that will be demolished or converted to a use other than as lower-income affordable housing as a result of an assisted project;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. To the extent known, the address, number of bedrooms and location on a map of the replacement housing;
5. The source of funding and a time schedule for the provision of the replacement housing;
6. The basis for concluding that the replacement housing will remain lower-income affordable for at least 10 years from the date of initial occupancy;
7. Information demonstrating that any proposed replacement of housing units with smaller dwelling units (i.e., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the approved Consolidated Plan.
8. Name, phone number, email and office location of the entity and/or office responsible for tracking the replacement of lower-income affordable housing and ensuring that it is provided within the required period.
9. Name, phone number, email and office location of the entity and/or office which is responsible for providing relocation payments and other relocation assistance to any lower income person displaced by demolition or conversion of lower-income affordable housing to another use.

To the extent that the specific location of the replacement housing and other data in items 4 through 7 are not available at the time of the general submission, the funded entity will identify the general location of such housing on a map and complete the disclosure and submission requirement as soon as the specific data are available.

#### **Relocation of Lower-income Households from Affordable Housing**

Relocation assistance will be provided in accordance with the HCD Act at section 104(d),

and as stipulated in 24 CFR 507.606 (c) (2), to each lower income household displaced by demolition or conversion of a lower-income affordable dwelling unit to a use other than as a lower-income affordable dwelling unit as the result of an assisted activity. In complying with this provision relocation assistance may exceed the amount of assistance as prescribed under the URA.

In its' plan the local agency shall identify by name and phone number the office responsible for tracking the replacement of lower-income affordable housing and ensuring that it is provided within the required period. The plan shall also identify by name and phone number the office which is responsible for providing relocation payments and other relocation assistance to any lower income person displaced by demolition or conversion of lower-income affordable housing to another use.

### Definitions

**Lower-income affordable unit** is a unit having a market rent, including utility costs paid by the occupant, which does not exceed the applicable Fair Market Rent (FMR) for existing housing and moderate rehabilitation as established under the Section 8 existing housing program. An analysis must be completed to determine the market rent for each affected property. This provision pertains to all rental and non-rental residential properties.

**Occupied dwelling unit** is a unit that is lawfully occupied.

**Vacant occupiable dwelling unit is:**

1. A dwelling unit which meets Section 8 Housing Quality Standards (HQS) (regardless of how long it has been vacant); or
2. A vacant unit that is in substandard condition that is suitable for rehabilitation (regardless of how long it has been vacant); or
3. A dilapidated unit which has been occupied (except by squatters) within the **six** months before the execution of the agreement leading to demolition between the fund's recipient and the property owner.

**Lower-income household** is a household where total income does not exceed the Section 8 lower income limit (80 percent of area median) as established by HUD.

HENNEPIN COUNTY  
MINNESOTA

HENNEPIN HOUSING CONSORTIUM  
HOME Investment Partnerships Program  
HOMEBUYER PROGRAMS Guidelines and Resale Provisions



Revised November 17, 2017

**Background:**

The **HOME Investment Partnerships (HOME) Program** is funded by the U.S. Department of Housing and Urban Development (HUD). Administration of the HOME Program is the responsibility of Hennepin County and its' funded agencies shall be in compliance with HOME Statute and Regulations pertaining to affordable homeownership programs, below.

**HOME STATUTE in SEC. 215. [42 U.S.C. 12745] QUALIFICATION AS AFFORDABLE HOUSING:**

HOMEOWNERSHIP Housing that is for homeownership shall qualify as affordable housing under this title only if the housing

- (1) has an initial purchase price that does not exceed 95 percent of the median purchase price for the area, as determined by the Secretary with such adjustments for differences in structure, including whether the housing is single-family or multifamily, and for new and old housing as the Secretary determines to be appropriate;
- (2) is the principal residence of an owner whose family qualifies as a low-income family
  - (A) in the case of a contract to purchase existing housing, at the time of purchase;
  - (B) in the case of a lease-purchase agreement for existing housing or for housing to be constructed, at the time the agreement is signed; or
  - (C) in the case of a contract to purchase housing to be constructed, at the time the contract is signed;
- (3) is subject to resale restrictions that are established by the participating jurisdiction and determined by the Secretary to be appropriate to
  - (A) allow for subsequent purchase of the property only by persons who meet the qualifications specified under paragraph (2), at a price which will (i) provide the owner with a fair return on investment, including any improvements, and (ii) ensure that the housing will remain affordable to a reasonable range of low-income homebuyers; or
  - (B) recapture the investment provided under this title in order to assist other persons in accordance with the requirements of this title, except where there are no net proceeds or where the net proceeds are insufficient to repay the full amount of the assistance; and
- (4) if newly constructed, meets the energy efficiency standards promulgated by the Secretary in accordance with section 109 of this Act.

**The HOME Regulations at Title 24: PART 92—HOME INVESTMENT PARTNERSHIPS PROGRAM Subpart F—Project Requirements at §92.254 Qualification as affordable housing:**

**Homeownership:**

(a) *Acquisition with or without rehabilitation.* Housing that is for acquisition by a family must meet the affordability requirements of this paragraph (a).

- (1) The housing must be single family housing.
- (2) The housing must be modest housing as follows:

(i) In the case of acquisition of newly constructed housing or standard housing, the housing has a purchase price for the type of single family housing that does not exceed 95 percent of the median purchase price for the area, as described in paragraph (a)(2)(iii) of this section.

(ii) In the case of acquisition with rehabilitation, the housing has an estimated value after rehabilitation that does not exceed 95 percent of the median purchase price for the area, described in paragraph (a)(2)(iii) of this section.

(iii) If a participating jurisdiction intends to use HOME funds for homebuyer assistance or for the rehabilitation of owner-occupied single family properties, the participating jurisdiction must use the HOME affordable homeownership limits provided by HUD for newly constructed housing and for existing housing. HUD will provide limits for affordable newly constructed housing based on 95 percent of the median purchase price for the area using Federal Housing Administration (FHA) single family mortgage program data for newly constructed housing, with a minimum limit based on 95 percent of the U.S. median purchase price for new construction for nonmetropolitan areas. HUD will provide limits for affordable existing housing based on 95 percent of the median purchase price for the area using Federal FHA single family mortgage program data for existing housing data and other appropriate data that are available nation-wide for sales of existing housing, with a minimum limit based on 95 percent of the state-wide nonmetropolitan area median purchase price using this data. In lieu of the limits provided by HUD, the participating jurisdiction may determine 95 percent of the median area purchase price for single family housing in the jurisdiction annually, as follows. The participating jurisdiction must set forth the price for different types of single family housing for the jurisdiction. The participating jurisdiction may determine separate limits for existing housing and newly constructed housing. For housing located outside of metropolitan areas, a State may aggregate sales data from more than one county, if the counties are contiguous and similarly situated. The following information must be included in the annual action plan of the Consolidated Plan submitted to HUD for review and updated in each action plan.

(A) The 95 percent of median area purchase price must be established in accordance with a market analysis that ensured that a sufficient number of recent housing sales are included in the survey.

(B) Sales must cover the requisite number of months based on volume: For 500 or more sales per month, a one- month reporting period; for 250 through 499 sales per month, a 2-month reporting period; for less than 250 sales per month, at least a 3-month reporting period. The data must be listed in ascending order of sales price.

(C) The address of the listed properties must include the location within the participating jurisdiction. Lot, square, and subdivision data may be substituted for the street address.

(D) The housing sales data must reflect all, or nearly all, of the one- family house sales in the entire participating jurisdiction.

(E) To determine the median, take the middle sale on the list if an odd number of sales, and if an even number, take the higher of the middle numbers and consider it the median. After identifying the median sales price, the amount should be multiplied by 0.95 to determine the 95 percent of the median area purchase price.

(3) The housing must be acquired by a homebuyer whose family qualifies as a low-income family, and the housing must be the principal residence of the family throughout the period described in paragraph (a)(4) of this section. If there is no ratified sales contract with an eligible homebuyer for the housing within 9 months of the date of completion of construction or rehabilitation, the housing must be rented to an eligible tenant in accordance with §92.252. In determining the income eligibility of the family, the participating jurisdiction must include the income of all persons living in the housing. The homebuyer must receive housing counseling.

(4) *Periods of affordability.* The HOME-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion. The per

unit amount of HOME funds and the affordability period that they trigger are described more fully in paragraphs (a)(5)(i) (resale) and (ii) (recapture) of this section.

Homeownership assistance HOME amount per-unit	Minimum period of affordability in years
Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15

(5) *Resale and recapture.* The participating jurisdiction must establish the resale or recapture requirements that comply with the standards of this section and set forth the requirements in its consolidated plan. HUD must determine that they are appropriate and must specifically approve them in writing.

(i) *Resale.* Resale requirements must ensure, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability that the housing is made available for subsequent purchase only to a buyer whose family qualifies as a low-income family and will use the property as the family's principal residence. The resale requirement must also ensure that the price at resale provides the original HOME-assisted owner a fair return on investment (including the homeowner's investment and any capital improvement) and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers. The participating jurisdiction must specifically define "fair return on investment" and "affordability to a reasonable range of low-income homebuyers," and specifically address how it will make the housing affordable to a low-income homebuyer in the event that the resale price necessary to provide fair return is not affordable to the subsequent buyer. The period of affordability is based on the total amount of HOME funds invested in the housing.

(A) Except as provided in paragraph (a)(5)(i)(B) of this section, deed restrictions, covenants running with the land, or other similar mechanisms must be used as the mechanism to impose the resale requirements. The affordability restrictions may terminate upon occurrence of any of the following termination events: foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD. The participating jurisdiction may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the termination event, obtains an ownership interest in the housing.

(ii) *Recapture.* Recapture provisions must ensure that the participating jurisdiction recoups all or a portion of the HOME assistance to the homebuyers, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. The participating jurisdiction may structure its recapture provisions based on its program design and market conditions. The period of affordability is based upon the total amount of HOME funds subject to recapture described in paragraph (a)(5)(i)(A)(5) of this section. Recapture provisions may permit the subsequent homebuyer to assume the HOME assistance (subject to the HOME requirements for the remainder of the period of affordability) if the subsequent homebuyer is low-income, and no additional HOME assistance is provided.

(A) The following options for recapture requirements are acceptable to HUD. The participating jurisdiction may adopt, modify or develop its own recapture requirements for HUD approval. In establishing its recapture requirements, the participating jurisdiction is subject to the limitation that when the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit, the amount recaptured

cannot exceed the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

(1) *Recapture entire amount.* The participating jurisdiction may recapture the entire amount of the HOME investment from the homeowner.

(2) *Reduction during affordability period.* The participating jurisdiction may reduce the HOME investment amount to be recaptured on a prorata basis for the time the homeowner has owned and occupied the housing measured against the required affordability period.

(3) *Shared net proceeds.* If the net proceeds are not sufficient to recapture the full HOME investment (or a reduced amount as provided for in paragraph (a)(5)(ii)(A)(2) of this section) plus enable the homeowner to recover the amount of the homeowner's downpayment and any capital improvement investment made by the owner since purchase, the participating jurisdiction may share the net proceeds. The net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs. The net proceeds may be divided proportionally as set forth in the following mathematical formulas:

$$\frac{\text{HOME investment}}{\text{HOME investment} + \text{homeowner investment}} \times \text{Net proceeds} = \text{HOME amount to be recaptured}$$
$$\frac{\text{homeowner investment}}{\text{HOME investment} + \text{homeowner investment}} \times \text{Net proceeds} = \text{amount to homeowner}$$

(4) *Owner investment returned first.* The participating jurisdiction may permit the homebuyer to recover the homebuyer's entire investment (down payment and capital improvements made by the owner since purchase) before recapturing the HOME investment.

(5) *Amount subject to recapture.* The HOME investment that is subject to recapture is based on the amount of HOME assistance that enabled the homebuyer to buy the dwelling unit. This includes any HOME assistance that reduced the purchase price from fair market value to an affordable price, but excludes the amount between the cost of producing the unit and the market value of the property (i.e., the development subsidy). The recaptured funds must be used to carry out HOME-eligible activities in accordance with the requirements of this part. If the HOME assistance is only used for the development subsidy and therefore not subject to recapture, the resale option must be used.

**Hennepin County HOME Funded Homebuyer Programs:**

Hennepin County, on behalf of the Hennepin Housing Consortium, (here in referred to as "the County") receives the HOME funds and is responsible for complying with all changes in HUD regulations pertaining to the HOME program. The County's funded Homebuyer programs have the following goals:

- to increase the overall homeownership rate; and
- create greater opportunity for homeownership among lower income and minority households; and
- to revitalize and stabilize communities.

The following provisions are to assist in establishing that the County is carrying out homeownership funded activities under the HOME Program in a manner consistent with HUD requirements at 24 CFR Part 92 and local goals and objectives contained in the Consolidated and Annual Action Plans. Hennepin County must also follow all Federal, State and local nondiscrimination laws and with the rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. Hennepin County and funded agencies shall not deny any family or individual the equal opportunity to apply for or receive assistance under any HOME funded activity on the basis of race, color, gender, religion, creed, national origin, age, familial or marital status, handicap or disability, sexual or affectional orientation or reliance on public assistance. Hennepin County's office is accessible to persons with disabilities.

**Eligible Households (referred to as Low Income Purchasers (LI Purchasers) in the Declaration:**

While the funded entities can target lower income households, all Households must have gross (income before any deductions) income does not exceed eighty percent (80%) of the Area Median Income (AMI) for the Minneapolis/St. Paul metropolitan statistical area as determined from time to time by the U.S. Department of Housing and Urban Development (HUD). Prior to approval of the assistance or property sale to the household, income eligibility will be determined by the funded entity using definition of income found at 24 CFR Part 5.609. "Household income" refers to the annual projected income as of the date of the Certification application, from all sources and before taxes and withholding, of all adults that will live in the housing unit. Gross income includes, but is not limited to salary, commissions, bonuses, self-employment, earnings from part-time employment, interest, dividends, tips, gains on sale of securities, annuities, pension, royalties, veterans administration compensation, net rental income from all sources, alimony, child support, public assistance, sick pay, social security benefits, income from business activity or investments, unemployment, estate or trust income and miscellaneous income. All income determinations will be reviewed by Hennepin County before final approval to close with the homebuyer will be given to the funded entity.

**Homebuyer Education:**

Households do not have to be a first-time homebuyer. The HOME regulations require that all homebuyers assisted with HOME funds must receive housing counseling. The housing counseling requirement applies to all HOME assisted homebuyers, including homebuyers receiving HOME-funded direct homebuyer assistance (i.e., down payment assistance) and homebuyers purchasing units developed with HOME funds. In all instances regardless of whether the housing counseling is funded with HOME or another source, by the Final Compliance Date of August 21, 2020, this required housing counseling must be provided by HUD certified housing counselors working for an agency approved to participate in HUD's Housing Counseling program. In the meantime, all households must complete a "qualified homebuyer training" homeownership training course and submit a participation/completion certificate, preferably with the application for assistance. It must be provided prior to final approval of assistance. For the purpose of the HOME Program, a qualified homebuyer training will be one using the curriculum called *Home Stretch*. The *Home Stretch* classes and curriculum are maintained by the HUD certified, statewide, nonprofit Home Ownership Center (HOC) and are recognized as a standard for homeownership education in Minnesota. The curriculum includes classes and one-to-one meetings with a homeownership counselor to review personal credit and income. We also allow for the completion of HOC's online *FRAMEWORK* class. The qualified HUD certified agency who provides *Home Stretch* in person training located in **suburban** Hennepin County is Community Action Partnership of Hennepin County (CAP-HC), formerly known as Community Action Partnership of Suburban Hennepin (CAPSH) [www.caphennepin.org](http://www.caphennepin.org). In addition, the Home Ownership Center's website [www.hocmn.org](http://www.hocmn.org) can be accessed to locate other *Home Stretch* providers in Minnesota and the online *FRAMEWORK* class.

**Successful Homeownership:**

Homeownership Programs depend upon the first mortgage lenders to apply **prudent** household and property underwriting standards **to support the objective of successful homeownership**. Therefore, first mortgage lenders, having the best view to make a decision about the best mortgage product (FHA, VA or Conventional), will decide what first mortgage product will be used by the household. The first mortgage loan period will need to have a fixed interest rate and typically, amortize for not less than 30 years.

Households are expected to contribute something toward the purchase. Households typically contribute his/her/their own funds toward the purchase of the home, to be applied to entry costs (inspections, appraisal fees, application fees, earnest money, prepaid expenses, etc.).

Ideally to support successful homeownership, a homebuyer's front end ratio/monthly housing payments of principal, interest, taxes and insurance (PITI) should be no more than 33 percent of the household's gross income. When determining need this amount should not be less than 28 percent. PITI amounts over or under these guidelines will be reviewed and approved by the County or the funded agency to ensure that the amount is supporting successful homeownership that is based on all facts and possible mitigating factors and used to determine any level of buyer assistance. Households must meet the requirements of the lending institution and qualify for their

first mortgage. Households must fulfill the HOME Program obligations in a timely manner and must remain eligible to participate based on the program requirements and those of the lender through the time of the loan closing.

**Eligible Properties:**

Existing or newly constructed properties located in **suburban** Hennepin County. Suburban Hennepin County is all of Hennepin County **except** the City of Minneapolis. Effective February 2017, for New construction properties the purchase price cannot exceed **\$224,000**, existing properties the purchase price cannot exceed **\$223,000**. These amounts are issued by HUD and may change from time to time.

Properties must be single-family housing, which includes a detached single family unit, a townhome unit, a condominium unit, a manufactured unit with the lot, or a cooperative or mutual housing unit. Ownership in fee simple title, a 99-year leasehold interest (CLT), ownership in a state recognized cooperative or mutual housing unit or an equivalent form of ownership approved by HUD. Properties specifically ineligible include: any located in a 100-year flood plain, manufactured housing without the lot, and recreational or seasonal property.

Properties must pass a The County inspection or for new construction, have a certificate of occupancy, to ensure they are free of all health and safety hazards in accordance with the Hennepin Housing Consortium "New Construction and Rehabilitation Standards", which are available by request.

**RESALE Provisions:**

The County has awarded HOME funds to two entities to complete homeownership activities. They are the West Hennepin Affordable Housing Land Trust (WHAHLT) and Twin Cities Habitat for Humanity (TCHFH). Both entities are using a Community Land Trust (CLT) model of ownership. In a Community Land Trust (CLT) model of ownership, the homebuyer only owns the improvements (house/buildings) on the land and the CLT owns the land underneath, which they lease to the homeowner.

Since the CLT model through a Ground Lease, limits the sale price to subsequent buyers and includes rights of first refusal, using a recapture provision will not meet the HOME requirements. Therefore, the County will use **Resale Provisions** to meet the HOME requirements for both entities. The HOME assistance will be used to pay development gaps, land costs and/or to provide affordability gap funds directly to the homebuyer.

The County defines "affordable to a reasonable range of low-income homebuyers" as a family at 65 to 80 percent of area median income paying no more than 33 percent of income for principal, interest, property taxes, and insurance.

HOME requires minimum affordability periods based on the amount of assistance provided to a project. Under Resale Provisions, the period is based on the **total amount of assistance** provided for each unit, as follows:

- A. \$1,000 to \$14,999 will be a Five (5) years
- B. \$15,000 to \$40,000 will be a Ten (10) years
- C. Over \$40,000 will be a Fifteen (15) years.

When each entity executes their Funding Agreement with The County, they will execute a Promissory Note for the full amount of the HOME Award. In addition, after each LI Purchaser has been determined to meet all of the requirements for approval, the applicable entity will execute a Declaration of Covenant and Restrictions (the Covenant) with the County to impose restrictions upon the Property. The Covenant shall be filed on the property running with the land to ensure that all agreements between the Entity and County and the Entity and the LI Purchaser are of public record. The Covenant will be filed prior to the Ground Lease. It will also be added to the Ground Lease as an Exhibit. Each Covenant will run for at least the applicable minimum affordability period, as noted above. Each Covenant can terminate in the event of foreclosure, transfer of title in lieu of foreclosure, or assignment of a FHA insured mortgage to HUD. The Covenant will reinforce the terms of the Ground Lease and reference applicable provisions and definitions to ensure the HOME requirements are met including the following:

- Subsequent sale are to another LI Purchaser.
- The entity may use their right of first refusal, as defined and explained the Ground Lease to ensure this requirement.
- The Property will be used as the low-income buyers' principal place of residence.
- The property be sold at a price that provides the owner a fair return, while ensuring that the housing will remain affordable to a reasonable range of low-income buyers.

The Consortium defines "a Fair Return on Investment" as described per the terms and conditions of "Transfer, Sale or Disposition of Improvements" Sections of each entities' Ground Lease. This Section also sets the sales price for the subsequent buyer. Please see the attached workbooks that walk through the calculations described in each entities' Ground Lease. Below are snapshots from each.

WHAHLT Resale Calculation				
Date:	November 16, 2017			
Property:	SAMPLE XXX			
Name:	Sally Sample			
Calculations Summary for Resale				
	Fee Simple Appraised Value (Improvements Only)		\$ 155,000.00	From "current" appraisal
Minus	Approved Capital Improvements Only		\$ 10,000.00	Less Approved Capital Improvements subject to 100% equity, if applicable as determined in a Ground lease addendum. Its subtracted here so it's not in the 35% and they get the full value of the capital improvements below.
Minus	Initial Fee Simple Appraised Value (Improvements Only)		\$ 140,000.00	From "initial" appraisal
	Appreciation of Improvements		\$ 5,000.00	Difference between "Current" Appraised & "Initial" Appraised Value
	WHAHLT 35% Appreciation Factor per Ground Lease		35%	
Equals	Homeowner's (Seller) Share of Appreciation @ 35%		\$ 1,750.00	If this is zero then it's zero
	Current Homeowner's Original Purchase Price		\$ 140,000.00	From original Purchase Agreement
Plus	100% "Qualified" Capital Improvements		\$ 10,000.00	Add back in full value of "qualified" capital improvements from a Ground Lease Amendment.
-	Improvement: bedroom	\$ 10,000.00		
-	Improvement:	\$ -		
	<b>WHAHLT Purchase Option Price =</b>		<b>\$ 151,750.00</b>	
Estimated Equity for Current Homeowner				
	WHAHLT Purchase Price Option		\$ 151,750.00	Total of Original Purchase Price + Total Equity
Minus	1st Mortgage		\$ 136,000.00	Outstanding principal -- Estimate 10 years of principal payment
Minus	2nd Mortgage		\$ 3,500.00	Outstanding principal balance
Minus	Seller's Closing Costs		\$ 2,500.00	Estimate: Closing fee, title update, state deed tax, special assessment search and Ground Lease revision etc.
Minus	Minus Outstanding Ground Lease Fees		\$ -	
Equals	<b>Estimated Total Cash to Seller @ Closing =</b>		<b>\$ 9,750.00</b>	
New buyer sales price				
	WHAHLT Purchase Price Option		\$ 151,750.00	Total of Original Purchase Price + Total Equity
Plus	Any applicable Fees		\$ -	
Equals	<b>Purchase Price to New Owner =</b>		<b>\$ 151,750.00</b>	

TCHFH Resale Calculation			
Date:	November 17, 2017		
Property:	SAMPLE XXX		
Name:	Sally Sample		
Calculations Summary for Resale			
	Current Appraised Value (land and improvements)	\$ 240,000.00	From "current appraisal" aka the third party appraisal conducted on or about the date of "Tenant's Sale Notice".
Minus	Initial Appraised Value (land and improvements)	\$ 238,000.00	From "initial" appraisal" aka the third party appraisal conducted on or about the date of the of Tenant's purchase.
	Appreciation of Property	\$ 2,000.00	Difference between "Current" Appraised & "Initial" Appraised Value
	TCHFH 25% Appreciation Factor per Ground Lease	25%	
Equals	<b>Homeowner's (Seller) Share of Appreciation @ 25%</b>	<b>\$ 500.00</b>	(Fair return) If this is zero then it's zero
	Current Homeowner's Original Purchase Price	\$ 148,000.00	From original Purchase Agreement
	<b>Formula Price =</b>	<b>\$ 148,500.00</b>	
Estimated Equity for Current Homeowner			
	Principal paid on Improvements	500.00	First mortgage minus any principal payments made to date
Plus	Homeowner's (Seller) Share of Appreciation @ 25%	\$ 500.00	
Plus	Seller applicable downpayment costs	\$ 3,458.00	amount from closing statement funds buyer brought to closing.
Equals	<b>Estimated Total Cash to Seller @ Closing =</b>	<b>\$ 4,458.00</b>	
New buyer sales price			
	Formula Price	\$ 148,500.00	Total of Original Purchase Price + Share of Appreciation
Plus	Any applicable Fees	\$ -	
Equals	<b>Purchase Price to New Owner =</b>	<b>\$ 148,500.00</b>	

**Supplemental Subordinate Loans, as needed:**

The County may provide direct assistance to a homebuyer, either initially or at resale to ensure affordability. The repayment provisions are laid out in the subordinate mortgage loan documents. The loan will be for the amount of funds needed to make the unit affordable to meet the standards above. The loan will be structured in the form of a zero percent, deferred, forgivable mortgage. The minimum term of the loan before forgiveness, will be based on the amount of assistance provided directly to the homebuyer, as listed below:

- A. \$1,000 to \$14,999 will be a Five (5) years
- B. \$15,000 to \$40,000 will be a Ten (10) years
- C. Over \$40,000 will be a Fifteen (15) years

The documents will state that during the loan term, the loan must be repaid at the point of sale; transfer or refinance, or if we are unable to subordinate. In the event of a voluntary or involuntary sale or transfer of title of the property, the full amount of the Loan must be repaid unless the County determines that due to market forces there are no sales proceeds or where the sales proceeds are insufficient to repay the full amount of the Loan.





## Appendix - Alternate/Local Data Sources

<b>1</b>	<p><b>Data Source Name</b></p> <p>Metro HRA Section 8 Voucher Tracking</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Metropolitan Council HRA.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>This is administrative data tracking the number of Section 8 households residing in suburban Hennepin County and within Metro HRA's jurisdiction.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>To determine the number of Section 8 households within suburban Hennepin County that are receiving voucher assistance from Metro HRA, which is also responsible for several other area counties. This data is added here to supplement the data automatically provided by PIC, which does not include Metro HRA clients. Failure to include this data would drastically understate the use of Section 8 vouchers and project-based units within suburban Hennepin County, since Metro HRA is the single largest administrator/supplier of both.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>This data tracks all household types, provided that they are within Hennepin County and receiving Section 8 assistance.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>This is a point-in-time data set that captured the Section 8 totals under Metro HRA's jurisdiction and within Hennepin County on December 29, 2014.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete.</p>
<b>2</b>	<p><b>Data Source Name</b></p> <p>Hennepin County Vacancy and REO counts</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>National Community Stabilization Trust</p>

	<p><b>Provide a brief summary of the data set.</b></p> <p>A count of business and residential addresses in suburban Hennepin County that are vacant or REO. The vacancy information comes originally from the USPS and was compiled by the National Community Stabilization Trust. Unfortunately, the data does not distinguish between vacant and abandoned properties, and does not provide information on the condition of properties that would allow for a determination of suitability for rehab.</p> <p><b>What was the purpose for developing this data set?</b></p> <p>Complying with Consolidated Plan requirements.</p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>It covers the entirety of suburban Hennepin County, broken down by census tract. It is a total count of addresses, not a sample.</p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>The 3rd quarter of 2014.</p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete.</p>
3	<p><b>Data Source Name</b></p> <p>2000 U.S. Census and 2013 ACS 1-Year Sample</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Census Bureau</p> <p><b>Provide a brief summary of the data set.</b></p> <p>2000 U.S. Census SF3 Sample Data 2013 ACS 1-Year Sample Data</p> <p><b>What was the purpose for developing this data set?</b></p> <p>The purpose for adding the census figures as an alternative data set here is that the IDIS system failed to auto-populate these fields. The 2013 ACS 1-year rather than the originally suggested 2007-2011 ACS 5-year as the "most recent year" because of the high volatility of housing prices over the period of 2007-present would give a false impression. It was felt that with a rapidly changing market and a large sample provided by analyzing a large unit (Hennepin County), using current information was more important than the increased statistical accuracy that comes from 5-year samples.</p>

	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2000, 2013</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>See U.S. Census Bureau methodology</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Hennepin County (including Minneapolis)</p> <p>For both data sets, the unit of study is the entirety of Hennepin County, including Minneapolis. Median rent and home values were not available for suburban Hennepin County alone.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>See U.S. Census Bureau methodology.</p>
4	<p><b>Data Source Name</b></p> <p>2013 to 2017 American Community Survey 5 Year Est</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>American Community Survey - United States Census Bureau 2013 to 2017</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>This is the standard American Community Survey Data that is more recent than what was automatically populated as the default data source. This data is more relevant and accurate to the present day.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>This data set is standard practice in the United States Census Bureau and the American Community Survey is conducted on an annual basis to supplement the United States Census that is conducted every ten years.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>The data is collected on a rolling basis from 2013 to 2017</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>The methodology is the standard accepted practices within the United States Census Bureau.</p>

	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown in this dataset is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to non-sampling error (for a discussion of non-sampling variability, see Accuracy of the Data). The effect of non-sampling error is not represented in the data.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The demographics are representative of Hennepin County given the methodological rigor of the American Community Survey methodologies accepted and practiced by the United States Census Bureau.</p>

# The City of Plymouth Hennepin County Consortium 2020-2024 Consolidated Plan and 2020 Annual Action Plan

Approved by HUD July 1, 2020

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

## Consortium Members:

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



[Website](#)

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



## **ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)**

### **1. Introduction**

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

### **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

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

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

The City of Plymouth has a long history of actively working to preserve and upgrade the condition of its housing, maintain housing affordability, and provide necessary social services. The CDBG-funded single-family rehabilitation loan program (including lead-based paint abatement) has been a successful and important part of these efforts. Each year the City evaluates its performance relative to its Consolidated Plan goals through Consolidated Annual Performance Evaluation Reports (CAPER). For the past several years, the City was on track to meet all of its 2015-2019 Consolidated Plan goals. The only exception is the goal for first time homebuyer assistance, which experienced limited activity due to a slowdown in the local housing market, changing lending criteria among first mortgage lender and high housing costs.

Fair Housing continues to be a focus of the City of Plymouth. Past funding has provided for paired testing and other activities coordinated by Hennepin County – the lead agency of the consortium. The City of Plymouth, as part of the consortium, focused this activity based upon the results of the Analysis of Impediments completed through a metro-wide Fair Housing Implementation Council (FHIC) effort.

### **4. Summary of citizen participation process and consultation process**

As part of the Hennepin County Consortium Consolidated Plan, this Plan will be made available for public comment 30 days prior to going before the Hennepin County Board for a public hearing. In addition, prior to the County's hearing, the Plymouth Housing & Redevelopment Authority held a public hearing for approval of the 2020 Action Plan and to receive public comments. The Consortium Action Plan provides the complete Citizen Participation Plan for all members to follow, including Plymouth.

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

The City of Plymouth held a public hearing at the March 26, 2020 Housing & Redevelopment Authority meeting. Prior to the meeting, nine written comments were received – eight in support of social service provision, and one question on housing programs in Plymouth. No other public comments were received on the Plymouth portion of the plan.

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

No comments or views were not accepted regarding the Plymouth portion of the Consolidated Plan.

## **7. Summary**

As a member of the Hennepin County Consortium Plymouth utilizes Plymouth utilizes CDBG funds to achieve a number of goals that best serve the housing and community development of the City. These activities will include preservation of the City's housing stock, improving of housing affordability, provision of social services, and support of fair housing activities.

The Consolidated Plan was made available for comment on February 20, 2020 in advance of the public hearing held on March 26, 2020 by the Plymouth Housing & Redevelopment Authority. Prior to the public hearing, nine written comments were received - eight from social service agencies and one from a member of the public. No other comments were received on Plymouth's Consolidated Plan during the public hearing.

## The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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

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

**Table 64– Responsible Agencies**

### Narrative

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

### Consolidated Plan Public Contact Information

City of Plymouth Housing & Redevelopment Authority

Attn: HRA Manager

3400 Plymouth Boulevard

Plymouth, MN 55447

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

### **1. Introduction**

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

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

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

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

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

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

This coordination is completed by the Minneapolis/Hennepin County Continuum of Care and the Office to End Homelessness. If a resident of Plymouth is facing issues of homelessness, the City would first refer to the Coordinated Entry Program through Hennepin County to help assist with the resident's issues. Additionally, the City would contact our partnering agencies such as Interfaith Outreach's Neighborhood Program, PRISM's Rapid Rehousing Program, or possibly CAP-HC (formerly CAPSH) to assist with potential foreclosure counseling depending on the needs of the resident. Hennepin County Coordinated Entry works with agencies in the Northwest Metro such as CEAP, PRISM, and the YMCA depending on age of the resident as well as location that could also be used as a referral source. The City of Plymouth will work to contact the Continuum of Care staff at Hennepin County to assist with residents of Plymouth that are at risk of homelessness or have experienced homelessness.

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

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

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 65– Agencies, groups, organizations who participated**

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

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

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

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

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Plymouth and the Metropolitan Council regularly coordinate and communicate regarding economic/community development and affordable housing issues including coordination between the Housing Policy Plan and the Consolidated Plan. Goals in the Consolidated Plan may overlap with Metropolitan Council affordable housing goals for cities.
13	<b>Agency/Group/Organization</b>	Office to End Homelessness
	<b>Agency/Group/Organization Type</b>	<ul style="list-style-type: none"> <li>Housing</li> <li>PHA</li> <li>Services - Housing</li> <li>Services-Children</li> <li>Services-Elderly Persons</li> <li>Services-Persons with Disabilities</li> <li>Services-Persons with HIV/AIDS</li> <li>Services-Victims of Domestic Violence</li> <li>Services-homeless</li> <li>Services-Health</li> <li>Services-Education</li> <li>Services-Employment</li> <li>Service-Fair Housing</li> <li>Services - Victims</li> <li>Health Agency</li> <li>Child Welfare Agency</li> <li>Publicly Funded Institution/System of Care</li> <li>Other government - Federal</li> <li>Other government - County</li> <li>Other government - Local</li> <li>Regional organization</li> <li>Planning organization</li> <li>Business Leaders</li> <li>Civic Leaders</li> <li>Business and Civic Leaders</li> <li>Foundation</li> <li>Neighborhood Organization</li> </ul>

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Office to End Homelessness has played a key role in the development of all housing and homeless-related sections of the plan. Coordination will continue throughout the plan.
14	<b>Agency/Group/Organization</b>	Hennepin County Human Services and Public Health Department
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - Federal Other government - State Other government - County Other government - Local Regional organization Business and Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consortium staff meets with staff from Hennepin County Human Services and Public Health Department (HSPHD) regarding market conditions, housing needs, gaps in service, and recommendations for priorities. Additionally, HSPHD staff participates in HOME application reviews.
15	<b>Agency/Group/Organization</b>	Minnesota Department of Health
	<b>Agency/Group/Organization Type</b>	Health Agency Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	MDH was consulted regarding data on child lead poisoning. Consultation was used to develop the Lead-based paint strategy of this Plan.
16	<b>Agency/Group/Organization</b>	INTERFAITH OUTREACH COMMUNITY PARTNERS
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Interfaith Outreach was consulted through the Hennepin County Consolidated Plan process and the city's annual non-profit funding review. The consultation confirmed an ongoing need for homelessness assistance for low/moderate income households in Plymouth and suburban Hennepin County. See AP-85 narrative.

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

Plymouth was actively involved in the Consortium consultation, development, and citizen participation process led by Hennepin County. All agency types were consulted through the Consortium's Consolidated Plan development and goal-setting process.

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

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

**Table 66– Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The City of Plymouth works closely with the Hennepin County Consortium in the implementation of the Consolidated Plan. The Consortium includes Hennepin County and several units of local government, including Minnetonka and Eden Prairie. Staff representing each member of the Consortium meet regularly to coordinate the creation and implementation of the Consolidated Plan, and to share outcomes from each of the cities' housing and economic development programs. The City of Plymouth

also works with a variety of State Agencies on different aspects of the plan, such as the Minnesota Housing Finance Agency, the Department of Employment and Economic Development, and the Minnesota Department of Health. Coordination with the State includes utilizing state funding programs for economic development, consulting with state agencies on data and regulations for lead-based paint, and environmental review.

Plymouth also works with the Metropolitan Council to coordinate regional economic/community development goals, as well as affordable housing issues including coordination between the Housing Policy Plan and the Consolidated Plan. Goals in the Consolidated Plan often overlap with Metropolitan Council affordable housing goals for cities.

### **Narrative**

The Plymouth CDBG program attempts to address the widest range of needs possible despite limited resources. Both the Consolidated Plan and the Action Plan identifies a variety of goals to promote housing affordability, provide suitable and well-maintained housing, and accessibility to needed social services. These goals were developed in consultation with numerous public, non-profit, and private sector partners and agencies during the 2020-2024 Consolidated Plan process and throughout the annual Action Plan processes.

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

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

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

In October 2019, Hennepin County Housing and Economic Development hosted three listening sessions in regional libraries in suburban cities. Nearly 100 residents attended, all living or working in suburban Hennepin County, and approximately 25% people of color.

From October 7 through November 8, Housing and Economic Development hosted a web-based survey. The survey was available on the County's website and was promoted by suburban Cities and targeted through social media platforms. More than 2,000 people completed the survey, nearly all reporting being from suburban Hennepin County (98%). The survey asked responders to prioritize five major goal areas from "most important" to "least important", then asked responders to prioritize activities within those goal areas. Responders could also provide open comments about their responses. Finally, respondents were asked to provide demographic information. Of the respondents who provided demographic information:

- 26% are estimated to have income below 80% AMI
- 92% were homeowners
- 18% were people of color (7% black, 5% Asian, 2% Native American, 3% Latino, 1% Native Hawaiian)

The Plymouth Housing and Redevelopment Authority held a public hearing on March 26, 2020 at 7:00pm to garner input from the public on proposed activities and funding. Notice of the public hearing was published in the official local newspaper on February 20, 2020, as well as on the City website. The City of Plymouth holds these public hearings at times and locations convenient to potential and actual beneficiaries. Written comments were accepted from February 20, 2020 through March 25, 2020. Nine written comments were received. No other comments were received.

Hennepin County also held a public hearing to gather comments and feedback on the County Consortium projects and activities to be funded. This public hearing was held on April 14, 2020 and the

public was invited to comment on the proposals. Written comments were also accepted by the County beginning April 10, 2020 and ending May 8, 2020.

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

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

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	A public hearing was held at the March 26, 2020 meeting of the Plymouth Housing and Redevelopment Authority (HRA) to consider any comments on the 2020-2024 Consolidated Plan. Notice was published in the official City newspaper - the Plymouth Sun	All comments received were in support of the goals outlined in the Action Plan.	No comments were not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			Sailor - on February 20, 2020. Comments were accepted in advance of the public hearing in written form from February 20, 2020 through March 25, 2020. Representatives from 8 social service agencies and one member of the public provided written comments ahead of the hearing. No one spoke at the public hearing.			
2	Newspaper Ad	Non-targeted/broad community	Notice of the public hearing was published in the official City newspaper - the Plymouth Sun Sailor - on February 20, 2020. Comments were accepted in advance of the public hearing in written form from February 20, 2020	No comments were received in response to the published legal notice.	No comments were not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			through March 25, 2020. No comments were received in response to the published legal notice.			
3	Internet Outreach	Non-targeted/broad community	A request for input into the Consolidated Plan planning process was first posted on the City of Plymouth webpage on October 1, 2019. This posting requested completion of an online survey and attendance of a listening session at one of three regional locations. These survey results and listening session comments were compiled by Hennepin County - the lead agency of the Hennepin County Consortium - and are part of their section of the Consortium Consolidated	No comments were received in response to postings to the City of Plymouth website, but survey results and listening session feedback informed the creation of this Consolidated Plan.	No comments were not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			<p>Plan. No comments were received by Plymouth staff specifically in response to postings to the City of Plymouth website. The draft Consolidated Plan was posted on the City webpage and was available for public viewing after February 20, 2020.</p>			

**Table 67– Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The City of Plymouth, through its Comprehensive Plan, Housing Goals/Housing Action Plan with the Metropolitan Council, and annual CDBG Action Plan, regularly reviews the City's housing and community development needs.

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

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

Due to a growing population and continued new residential development, the City is in need of new public facilities, schools, and park space. However, these Public Facility needs will be met through local funding sources. Plymouth has a park dedication fee associated with new developments so that additional park space may be created in conjunction with the addition of new households to the City. Other public facility needs are met through local funding sources such as property taxes.

### **How were these needs determined?**

The needs were determined through a capital improvement plan, which is based upon city staff technical expertise, input from elected officials, and resident input.

### **Describe the jurisdiction's need for Public Improvements:**

The city maintains a comprehensive capital improvement plan where public improvements such as roadways, trails, and sewers are identified for maintenance and repair or for expansion. This 5-year plan outlines when those improvements will take place, as well as the source of their funding. These needs are currently met by local funding sources including user fees and property taxes.

### **How were these needs determined?**

The needs were determined through a capital improvement plan, which is based upon city staff technical expertise, input from elected officials, and resident input.

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

Public services for low-income households are needed to address a wide variety of high priority needs such as fair housing, homeownership programs, emergency assistance, homelessness prevention, senior services, counseling for at-risk youth, and other support services.

### **How were these needs determined?**

Social service organizations and agencies serving residents in the City of Plymouth were consulted regarding the current and future needs for Public Services. Because these organizations interact with persons and households in need of public services on a daily basis, they have first-hand knowledge of the need present in the community as well as insight on trends in how needs in the community are changing. Additionally, the Hennepin County Consortium conducted a survey with public service agencies and established need based upon a number of criteria more specifically described in the Hennepin County section of this plan.

**Based on the needs analysis above, describe the State's needs in Colonias**

## **Housing Market Analysis**

### **MA-05 Overview**

#### **Housing Market Analysis Overview:**

The City of Plymouth, through its Comprehensive Plan and Housing Goals/Housing Action Plan with the Metropolitan Council, regularly reviews the market. The review helps the city to determine what areas it needs to focus on in order to make housing and other services available to all residents of the community.

## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

This section relates to non-housing community development assets. Cities seeking assistance under the CDBG program are required to provide a concise summary of the priority non-housing community development needs eligible for assistance under CDBG eligibility categories, in accordance with a table prescribed by HUD.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	81	172	0	0	0
Arts, Entertainment, Accommodations	2,857	2,383	9	6	-3
Construction	1,088	2,202	3	5	2
Education and Health Care Services	5,939	3,737	18	9	-9
Finance, Insurance, and Real Estate	4,504	3,917	14	9	-5
Information	1,003	697	3	2	-1
Manufacturing	3,685	10,368	11	24	13
Other Services	1,189	1,267	4	3	-1
Professional, Scientific, Management Services	6,104	6,794	19	16	-3
Public Administration	0	0	0	0	0
Retail Trade	3,232	3,979	10	9	-1
Transportation and Warehousing	652	662	2	2	0
Wholesale Trade	2,424	7,052	7	16	9
Total	32,758	43,230	--	--	--

**Table 68 - Business Activity**

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

#### Labor Force

Total Population in the Civilian Labor Force	42,055
Civilian Employed Population 16 years and over	40,295
Unemployment Rate	4.21
Unemployment Rate for Ages 16-24	10.82
Unemployment Rate for Ages 25-65	3.20

**Table 69 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector		Number of People
Management, business and financial	16,245	
Farming, fisheries and forestry occupations	1,130	
Service	2,460	
Sales and office	9,560	
Construction, extraction, maintenance and repair	1,330	
Production, transportation and material moving	1,385	

**Table 70 – Occupations by Sector**

Data Source: 2011-2015 ACS

### Travel Time

Travel Time	Number	Percentage
< 30 Minutes	25,085	67%
30-59 Minutes	11,095	30%
60 or More Minutes	1,185	3%
<b>Total</b>	<b>37,365</b>	<b>100%</b>

**Table 71 - Travel Time**

Data Source: 2011-2015 ACS

### Education:

#### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	435	15	400
High school graduate (includes equivalency)	3,445	195	790
Some college or Associate's degree	8,845	385	1,885
Bachelor's degree or higher	21,755	740	3,125

**Table 72 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	30	35	110	125
9th to 12th grade, no diploma	585	230	125	325	435
High school graduate, GED, or alternative	1,305	1,000	980	2,455	2,595
Some college, no degree	1,350	1,865	1,180	4,250	2,350
Associate's degree	175	950	895	1,980	520
Bachelor's degree	1,050	5,045	3,590	7,760	2,910
Graduate or professional degree	25	1,860	2,840	4,545	1,850

**Table 73 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	34,132
High school graduate (includes equivalency)	27,746
Some college or Associate's degree	39,704
Bachelor's degree	62,866
Graduate or professional degree	84,837

**Table 74 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sectors for jobs located within the City of Plymouth are Manufacturing (24% of jobs), Professional/Scientific/Management Services (16% of jobs) and Wholesale Trade (16% of jobs). The major employment sectors for employed residents living within the City of Plymouth are Professional/Scientific/Management Services (19%), Education and Healthcare Services (18%), and Finance, Insurance & Real Estate (14%).

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

The business community in Plymouth requires a diverse workforce due to the broad array of industry types located in Plymouth, ranging from Manufacturing and Wholesale Trade to Professional, Scientific and Management Services. The business community thus requires a workforce with a mix of skills, training and education. The data above indicates Plymouth has a larger share of jobs in Manufacturing

and Wholesale Trade than employed residents who work in those industries. In other words, employees at Manufacturing and Wholesale Trade jobs located in Plymouth are generally commuting in from other communities. This may indicate a need for additional workforce housing options in Plymouth.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Several of Plymouth's small and mid-size manufacturing companies are planning expansions in the near future, as evidenced by planning and building permit applications received within the last 12 months. These employment expansions will result in the addition of new jobs in the City of Plymouth. Major and minor employment expansions may create additional need for transportation infrastructure, workforce development, and workforce housing.

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

The skills and education of the current workforce generally correspond well to the employment opportunities within the City and in nearby communities. Overall unemployment within the City of Plymouth is 4.21%. Among those in the labor force aged 25 to 65, the unemployment rate is just 3.2%. The highest unemployment rate is currently those in the labor force between the ages of 16 and 24, nearly 11% of whom are unemployed as of the latest available data. While this represents a decrease since the previous Consolidated Plan period, there is still a need for a.) educational and workforce development opportunities for high-school and college-age workers, and b.) more entry-level employment opportunities.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Workforce training initiatives in Plymouth are generally provided by County and State agencies.

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

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

N/A

## **Discussion**

The City of Plymouth is generally characterized by low unemployment rates and stable, diverse, and growing business/employment across a variety of industry types. Due to a limited annual CDBG allocation and the extensive regulatory requirements associated with federally-assisted economic development activities, the City of Plymouth has prioritized utilizing its CDBG resources for activities which improve housing and provide public services for LMI households, rather than for economic development activities. However, the City of Plymouth does pursue other resources to achieve its economic development goals when appropriate, such as tax increment financing (TIF) for workforce housing and State grants to support employment expansion.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

For the purposes of this section, "concentration" is defined as census tracts where more than 5% of low- and moderate-income (LMI) households experience multiple housing problems. The most common housing problem among LMI households in Plymouth is cost burden, which is common to LMI households across the City. Problems of overcrowding and substandard housing are not common in Plymouth. There are no census tracts in Plymouth where more than 5% of LMI households experience overcrowding or substandard housing. Thus, there are no areas in Plymouth that meet the above definition of concentrated multiple housing problems. Rather, it is accurate to say the problem of cost-burden is prevalent among LMI households in all areas of the City and is not specific to any particular geographic area.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The Consolidated Plan regulations require that grantees define the term "area of minority concentration" and then identify and describe those areas in the jurisdiction that meet the definition. For the purposes of this section, "area of minority concentration" is defined as a census tract containing more than 40% of households which are of racial or ethnic minorities. As displayed in the maps below based on American Community Survey data provided by HUD, no census tracts in Plymouth have areas of minority concentration.

The Consolidated Plan regulations also require that grantees define the term "area of low-income concentration" and then identify and describe those areas in the jurisdiction that meet the definition. For the purposes of this section "area of low-income concentration" is defined as a census tract containing more than 40% of households which are low-income. As displayed in the below maps based on American Community Survey data provided by HUD, Plymouth does not have any areas where low-income families are concentrated.

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

N/A - there are no areas in Plymouth where households with multiple housing problems are concentrated, nor any areas where racial/ethnic minorities or low-income families are concentrated.

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

N/A - there are no areas in Plymouth where households with multiple housing problems are concentrated, nor any areas where racial/ethnic minorities or low-income families are concentrated.

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

N/A - there are no areas in Plymouth where households with multiple housing problems are concentrated, nor any areas where racial/ethnic minorities or low-income families are concentrated.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

According to the 2018 ACS 5-year data profile, 95.5% of Plymouth residents have a computer while 91.6% have a broadband internet connection. In Minnesota, households with lower incomes are less likely to have a broadband subscription at home, hurting their ability to complete homework, search for better jobs, and stay connected to the world.

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

According to data from the Federal Communications Commission, households in all areas of suburban Hennepin County are served by at least two fixed residential broadband providers. Further, 98.5% of the population is served by at least three providers. Access to broadband provider options is not clearly associated with low and moderate-income neighborhoods clusters, in suburban Hennepin County and by extension, Plymouth.

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

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

In 2018, Hennepin County's Emergency Management division put together a hazard mitigation plan, which includes Plymouth in its scope. The risk assessment process measures the potential loss to a community, including loss of life, personal injury, property damage and economic injury resulting from a hazard event. The risk assessment process allows a community to better understand their potential risk and associated vulnerability to natural, intentional human-caused and unintentional human-caused hazards. The planning process identified the following consequences could be expected with climate change across Hennepin County:

- Less reliable and more dangerous lake ice
- More periods of bare/snow-free ground, allowing frost to penetrate to great depths during cold outbreaks
- Expansion of the heavy rainfall season, leading to enhanced peak stream flows, and altered timing of normal flow regimes
- Increased runoff and flash-flooding as the largest events intensify and become more common
- Water infrastructure damage from intense rainfall events
- Agricultural stress, from shifting crop ranges, heat, drought, extreme rainfall
- More days with high water vapor content and heat index values
- Greater summer cooling costs, more days requiring cooling
- New invasive species, both terrestrial and aquatic, especially those acclimated to warmer climates or those that were cold weather limited.
- "Hyper-seasonality," as warm conditions develop during the "off-season," leading to bouts of heavy rainfall or severe weather, followed by wintry conditions.
- Increase in frequency of freeze-thaw cycles, as winter is increasingly infiltrated by warm conditions.

Data from Minnesota's State Climatology Office already show a clear pattern of increasing temperatures at night and in winter -- and larger, more frequent extreme precipitation events. The Twin Cities metro area, including Hennepin County, is already seeing substantial warming during winter and at night, increased precipitation, and heavier downpours. State climatologists project that the decades ahead will bring even warmer winters, warmer summer nights, and even larger rainfalls, along with the likelihood of increased summer heat and the potential for longer dry spells.

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

Like other environmental justice issues, data shows that our communities of color, low income families, and residents with disabilities contribute least to the problem of climate change, but will be the most at risk; especially during flooding events, heat waves, and poor air quality days.

The Center for Disease Control completed an analysis of socioeconomic status, race, ethnicity, language, household composition, disability status, and access to housing and transportation. The resulting census tracts aligns with where the county's most vulnerable residents live.

The CDC analysis aligns with another analysis by the Metropolitan Council. That analysis found that the eastern, more populous and more built, half of Hennepin County had vulnerability to issues such as extreme heat events and flooding. Those areas have greater populations of limited English proficient populations (communication barrier), higher poverty, greater heat island, and areas of lower elevation. While surface flooding risk is spread more evenly across the county, the areas of higher vulnerability are areas of higher population, which include many areas occupied by renters, people of color and households of lower incomes.

Other factors that could have greater effect on vulnerable populations include:

- Increased pressure on infrastructure, social services, public health, and emergency management to respond to events.
- Extreme heat events: Extreme heat will be exacerbated in urban areas where impervious pavement and limited vegetation result in the urban heat island effect.
- Poor air quality: Air pollutants, such as ozone, particulate matter, and allergens pose acute and chronic respiratory and cardiovascular threats. Rising temperatures and changes in precipitation patterns may lead to increased air pollution. Increased frequency of wildfires in the western United States and Canada have also impacted local air quality.
- Changes in precipitation: Changes in precipitation patterns will likely lead to more flash flooding, which is a public safety issue.
- Psychological Impacts: Climate change can lead to negative mental health outcomes caused by the acute trauma of an extreme weather event or the gradual onset of climate change. Mental health issues may include anxiety, stress, depression, and PTSD.
- Greater annual precipitation and large volume events overwhelm water control systems of older single-family homes as well as more rural homes with septic systems for homeowners least able to afford repairs.



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Overall, utilizing data trends, resident survey results, community listening sessions, and consultations, we identified the following values to guide our work:

- Continue general prioritization from past years, due to demonstrated feasibility and impact, and affirmation of priorities in needs assessment;
- Streamline and focus activities to increase impact of funding by minimizing activities with administrative burdens too high for the related impact on lowest income residents, and by adding geographic priorities to activities where relevant and feasible; and
- Increase targeting and uptake of households with incomes <30% AMI and households of color in our activities, in order to impact disparities in housing cost burden, poor housing quality, and lack of affordable housing.

Strategies to increase targeting and uptake of these households include:

- Give highest priority to funding activities that meaningfully impact target households;
- Assess program policies to identify and reduce access barriers for people of color and people with low/mod incomes;
- Promote/target activities to low/mod communities / communities of color; and
- Evaluate success in decreasing disparities.

The Consortium will implement these values and strategies through the following Priority Needs:

- Preserve and create multifamily rental opportunities, with highest priority for households with incomes <30% AMI
- Preserve and create homeownership opportunities, with highest priority for households with incomes <60% AMI
- Create housing opportunities for homeless populations, with highest priority for households with incomes <30% AMI
- Promote education, outreach, and services, with highest priority for households with incomes <30% AMI
- Support neighborhood revitalization, with highest priority for households with incomes <80% AMI
- Stimulate economic development, with highest priority for households with incomes <80% AMI

Assuming funding remains constant over the next five years, the Consortium anticipates directing approximately \$27 million (including program income) in the following estimates:

- \$9 million toward affordable rental housing. This includes providing capital funding to build/rehabilitate affordable housing units, housing for residents with special needs and those who are experiencing homelessness, and providing rental assistance and rapid rehousing assistance.
- \$11.7 million toward affordable homeownership. This includes home rehabilitation, development of new homes, and financial assistance to homebuyers.
- \$2.2 million toward public services. Highest priority for emergency assistance and homeless prevention, and also including tenant advocacy, services for seniors, youth, and victims of domestic abuse, and job training.
- \$875,000 toward economic development and neighborhood revitalization.
- \$3.1 for administration, Fair Housing activities, and operating support for Community Housing Development Organizations (CHDOs).

Together it is anticipated these activities will create or preserve approximately 1,525 rental units including special needs and homeless units, create or maintain 435 owned homes, and provide public service and neighborhood revitalization projects to over 36,510 low to moderate income people.

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 75 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	City of Plymouth
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The Plymouth CDBG programs will be available to low/moderate income households city-wide and will not be geographically targeted. Plymouth's CDBG programs are provided on a limited clientele basis (available to all qualifying households in the City) rather than an area-benefit basis (principally benefitting or available only to households within a specific area). Because the housing problems such as cost-burden are experienced by LMI households across the City and are not concentrated to any particular areas, Plymouth makes its CDBG programs available to LMI households city-wide.

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 76 – Priority Needs Summary

1	<b>Priority Need Name</b>	Preserve/Create Multifamily Rental Opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	City of Plymouth
	<b>Associated Goals</b>	Rental housing rehabilitation
	<b>Description</b>	The high proportion of extremely low and low-income renter households with housing problems that are severely cost burdened indicates a significant need for new affordable rental units, as well as a need to preserve existing publicly subsidized units that are in jeopardy of losing assistance.  The goals reflect the economic realities of the financial structures of rental housing development. While serving very low-income households is the highest priority, it is difficult to exclusively serve this target population, therefore serving low-income renters is also a high priority.
	<b>Basis for Relative Priority</b>	Due to extremely low vacancy rates, and high levels of cost burdened households (as identified in the Needs Analysis section of this plan), the development of multifamily housing is a high priority. Community partners and consulted agencies universally rated affordable rental housing as a high priority need in the survey and meetings.
2	<b>Priority Need Name</b>	Preserve/Create Single Family Homeownership
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	City of Plymouth
	<b>Associated Goals</b>	Homeowner rehabilitation assistance Direct homebuyer assistance
	<b>Description</b>	This need includes the following: <ul style="list-style-type: none"> <li>• Rehabilitation assistance for homeowners which provides low interest loans for the rehabilitation of owner-occupied housing.</li> <li>• Property acquisition/rehabilitation/construction of single-family housing to be occupied by homeowners.</li> <li>• Direct homebuyer assistance to bridge the gap between a mortgage a household can afford and the cost of the home.</li> </ul>
	<b>Basis for Relative Priority</b>	The Consortium cities rated preserving existing ownership housing as a high priority need in the survey and in meetings. Affordable homeownership housing is also rated as a high priority need by the cities. Low-income households are the priority population.  Homeowner rehab is a priority to those at extremely low, very low and low incomes who may not otherwise be able to make health and safety renovations to their homes. The high proportion of Consortium low-income owner households that have needed housing repairs and improvements are severely cost burdened. A significant need for affordable assistance to owners to remain in their homes and maintain the housing stock was recognized by the Consortium as a Priority Need. This need was also echoed through citizen participation and consultation.
<b>3</b>	<b>Priority Need Name</b>	Education, outreach and services.
	<b>Priority Level</b>	High

<p><b>Population</b></p>	<p>Extremely Low  Low  Moderate  Large Families  Families with Children  Elderly  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth  Elderly  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and their Families  Victims of Domestic Violence  Non-housing Community Development</p>
<p><b>Geographic Areas Affected</b></p>	<p>City of Plymouth</p>
<p><b>Associated Goals</b></p>	<p>Homeowner education  Senior services  Youth services  Homelessness prevention  Tenant counseling  Fair Housing  Emergency Services  Administration</p>

	<p><b>Description</b></p> <p>Education, outreach, and social services include supportive service needs of persons who are not homeless. There is a continued need to support a variety of education, outreach and services activities (public services), including:</p> <ul style="list-style-type: none"> <li>• Fair housing activities</li> <li>• Financial literacy</li> <li>• Tenant advocacy</li> <li>• Homelessness prevention and support services</li> <li>• Emergency assistance</li> <li>• Senior center programming</li> <li>• Senior services</li> <li>• Youth programming</li> <li>• Youth counseling</li> <li>• Domestic abuse counseling</li> <li>• Job training</li> </ul>						
	<p><b>Basis for Relative Priority</b></p> <p>The Consortium reviewed the city and community partner education, outreach and services survey results and its experience with implementation of the prior Five-Year Consolidated Plan. Goals were established based upon a number of criteria, including:</p> <ul style="list-style-type: none"> <li>• Impact on a large number of low-income households</li> <li>• Unique needs of particular geographic areas and/or populations</li> <li>• Ability of CDBG funds to leverage other public and private funding sources</li> <li>• The absence (or loss) of other funding sources</li> <li>• The past success of projects and activities in meeting the needs of their clients</li> <li>• The support of the community for these projects and activities</li> </ul> <p>These types of services were deemed to be a high priority by our partners and help support the needs of income-eligible residents throughout the City.</p>						
4	<table border="1"> <tr> <td data-bbox="412 1591 727 1686"><b>Priority Need Name</b></td> <td data-bbox="727 1591 1446 1686">Neighborhood Revitalization</td> </tr> <tr> <td data-bbox="412 1686 727 1738"><b>Priority Level</b></td> <td data-bbox="727 1686 1446 1738">Low</td> </tr> <tr> <td data-bbox="412 1738 727 1879"><b>Population</b></td> <td data-bbox="727 1738 1446 1879">Extremely Low Low Moderate</td> </tr> </table>	<b>Priority Need Name</b>	Neighborhood Revitalization	<b>Priority Level</b>	Low	<b>Population</b>	Extremely Low Low Moderate
<b>Priority Need Name</b>	Neighborhood Revitalization						
<b>Priority Level</b>	Low						
<b>Population</b>	Extremely Low Low Moderate						

	<b>Geographic Areas Affected</b>	City of Plymouth
	<b>Associated Goals</b>	
	<b>Description</b>	<p>This need includes the following:</p> <ul style="list-style-type: none"> <li>• Acquisition or demolition of blighted properties</li> <li>• Code enforcement</li> <li>• Build or improve public facilities/infrastructure</li> </ul>
	<b>Basis for Relative Priority</b>	<p>The Consortium reviewed city and community partner survey neighborhood revitalization results and its experience with implementation of the prior Five-Year Consolidated Plan. Goals were established based upon a number of criteria, including:</p> <ul style="list-style-type: none"> <li>• Impact on a large number of low-income households</li> <li>• Unique needs of particular geographic areas and/or populations</li> <li>• Ability of CDBG funds to leverage other public and private funding sources</li> <li>• The absence (or loss) of other funding sources</li> <li>• The past success of projects and activities in meeting the needs of their clients</li> <li>• The support of the community for these projects and activities</li> </ul> <p>Neighborhood revitalization activities were deemed to be a high priority by the Consortium as a whole. However, the City of Plymouth has a lesser need for these activities based upon the above criteria, so this need is given a lower priority in the portion of the Plan specific to Plymouth. At this time, there are no goals associated with this priority need. Plymouth staff will monitor input from the public and organizations to determine future goals.</p>
5	<b>Priority Need Name</b>	Housing Opportunities for Homeless Populations
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Chronic Homelessness
	<b>Geographic Areas Affected</b>	City of Plymouth

	<b>Associated Goals</b>	Homelessness prevention
	<b>Description</b>	Support funding permanent housing units for the homeless population through capital funding of new construction or rehabilitation of current units, rapid rehousing efforts, and rental assistance.
	<b>Basis for Relative Priority</b>	Hennepin County has made great progress on its ten-year plan to end homelessness. However, the development of affordable housing units is still lacking. Housing for homeless families is our highest priority, followed by housing for homeless youth and households below 30% AMI. Homelessness policy and priorities for the Consortium will continue to be set by the Executive Committee for the Heading Home Hennepin plan. For purposes of the plan, the Continuum of Care is assuming level federal and local funding levels for the years governed by the plan.
6	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	City of Plymouth
	<b>Associated Goals</b>	
	<b>Description</b>	Economic development strategies, including business assistance, improve the local economy and expand economic opportunities.

<b>Basis for Relative Priority</b>	<p>The Consortium reviewed data and city/community partner economic development survey results. Economic development priorities established by HUD were also considered. Goals were established based upon a number of criteria, including:</p> <ul style="list-style-type: none"> <li>• Impact on a large number of low-income households</li> <li>• Unique needs of particular geographic areas and/or populations</li> <li>• Ability of CDBG funds to leverage other public and private funding</li> <li>• The absence (or loss) of other funding sources</li> <li>• The past success of projects and activities in meeting the needs of their clients</li> <li>• The support of the community for these projects and activities</li> </ul> <p>Economic development activities were deemed to be a high priority by our partners and help expand economic opportunities. At this time, there are no goals associated with this priority need. Plymouth staff will monitor input from the public and organizations to determine future goals.</p>
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**Narrative (Optional)**

The Consortium set five-year Priority Needs based on:

- Data described throughout the plan
- Regional Analysis of Impediments
- Resources available to meet the priorities
- Input from the Citizen Participation/consultation process
- Consideration of the high priorities already established by HUD and Consortium members in various plans, such as the Continuum of Care and Heading Home Hennepin.

The Plan uses the CDBG definitions as described below:

- Extremely low-income: Households earning up to and including 30% of area median income.
- Low-income: Households earning between 31% up to and including 50% of area median income.
- Moderate-income: Households earning between 51% up to and including 80% of area median income.

The Consortium has established goals based on current funding resource allocations remaining constant over the 5-year period.

The Priority Levels for the Needs listed above were established based on the community consultation, needs assessment, and market analysis processes described within this plan. Additionally, the historical outcomes of the City's CDBG and other housing and economic development programs

## SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The Plymouth HRA intends to pursue all possible resources to address its planned 2020 program year activities. The following list provides information on other sources of funds that are used for community development and housing programs within the City of Plymouth.

### Anticipated Resources

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	295,215	40,000	0	335,215	1,400,000	For the 2020 CDBG program year, Plymouth anticipates a CDBG allocation of \$295,215. Additionally, \$40,000 of program income is anticipated. If the allocation amount of 2020 CDBG funds is higher or lower than the anticipated figure, Plymouth will proportionally increase or decrease either First Time Homebuyer, Affordable Housing Development,

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: \$		
								or Housing Rehabilitation Loan programs accordingly to match actual allocation amounts. For the remainder of the 5-year Consolidated Plan period, Plymouth estimates an annual CDBG allocation of \$290,000, based on funding trends. Program income of \$40,000 is projected.
LIHTC	public - federal	Housing	0	0	0	0	0	The HRA has been working with several private developers to utilize this resource in order to create new affordable apartment units. The HRA will continue to pursue opportunities to use LIHTC

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: \$		
								when possible.
Section 8	public - federal	Housing	0	0	0	0	0	Currently the Plymouth HRA has funding for 230 vouchers (including 30 vouchers for non-elderly disabled and 5 VASH vouchers). There are another 111 voucher holders residing in Plymouth who ported in from other jurisdictions.
Tax Exempt Bond Proceeds	public - local	Housing	0	0	0	0	0	Since 1995, the City has issued \$58,795,000.00 in tax-exempt housing revenue bonds and \$7,290,000.00 in taxable housing revenue bonds for the acquisition, re-financing and/ or renovation of 893 rental apartments.

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: \$		
								The City required that the owners make a certain percentage of their units affordable to and occupied by low-income households or make an annual payment for the life of the bonds to the HRA's Affordable Housing Account. As a result, 220 of these units are affordable to low-income renters.
Tax Increment Financing	public - local	Housing	0	0	0	0	0	The City's Tax Increment Housing Assistance Program (TIHAP) makes excess Tax Increments from existing and future Tax Increment Districts in the City available

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: \$		
								for eligible affordable housing developments. Of the funds received to date, the City has allocated \$236,000.00 to the Stone Creek Village apartment complex. In 2006 the City created a TIF Housing District to assist Common Bond communities with their development of Vicksburg Commons. In 2010, the City approved a loan of \$600,000.00 to the Westview Estates project. This project provides 67 workforce housing units assisting households at or below 60%

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: \$		
								of the area median income. In 2011, the City created a TIF District to support a 157-unit mixed income apartment development. The Axis opened in 2016 and includes 16 workforce housing units for up to 60% AMI. In early 2020, the City will consider the creation of a TIF Housing District to assist Sand Companies with their development of the Element. This project will provide 61 workforce housing units assisting households at or below 60% AMI, with 4

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: \$		
								units set aside for households at or below 30% AMI. The City will consider the creation of additional TIF districts as appropriate to assist affordable housing projects as necessary to supplement outside funding.
Other	private	Housing Public Services	0	0	0	0	0	Interfaith Outreach & Community Partners (IOCP): This non-profit organization has been very supportive of all efforts in Plymouth of furthering affordable housing initiatives. Interfaith Outreach also has a significant

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: \$		
								housing fund to assist in funding affordable housing efforts.
Other	public - state	Housing	0	0	0	0	0	Minnesota Housing Finance Agency (MHFA): This agency provides first time homebuyer programs, housing rehabilitation programs, and development and redevelopment financing through their Consolidated RFP process. The HRA also developed a partnership in 2003 with the Center for Energy and Environment (CEE) pertaining to the MHFA Fix-Up Fund and MHFA

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: \$		
								Deferred Loan Program. While CEE remains the approved lender for the Fix-Up Fund, the HRA works in collaboration with them in marketing the program.
Other	public - local	Economic Development	0	0	0	0	0	Plymouth Economic Development Fund (PEDF): The Fund was capitalized from the first \$100,000 in principal plus interest to be paid by Value Rx in repayment of a loan from the Minnesota Department of Trade and Economic Development's (DTED) Economic Recovery Program (ERP). The PEDF

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: \$		
								allows the HRA to provide loans at favorable terms for business activities in the City that could create new jobs, increase the tax base, or leverage other needed economic development funds. The City has issued one loan for \$180,000 to a company that relocated its headquarters to Plymouth.
Other	public - local	Housing	0	0	0	0	0	Plymouth HRA Tax Levy: The HRA has used this levy for several years to provide subsidized rental housing for 195 senior citizen households utilizing approximately \$250,000.00

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: \$		
								<p>annually to eligible renters at Plymouth Towne Square and Vicksburg Crossing. An additional \$352,000.00 is utilized for the funding, administration and supervision of the HRA and City affordable housing programs. Additionally, in January 2016, the HRA approved a supplemental allocation of \$150,000 for the Housing Rehabilitation Loan Program to allow continued operation of the program to when CDBG funds are not available.</p>

Table 77 - Anticipated Resources

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

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

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

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

The City of Plymouth owns two senior rental housing developments. Plymouth Town Square, developed in 1994, has provided 99 affordable housing units / subsidized senior housing units through an annual amount of Plymouth HRA tax levy ranging from \$215,000.00 to \$320,000.00. By providing a deep subsidy, the HRA is working to help the residents at PTS obtain decent, affordable housing and to avoid homelessness. The 2019 occupancy averaged 99%. Vicksburg Crossing, built in 2006 with 96 units, offers affordable rents to low- and moderate-income residents. The HRA Board sets rents on an annual basis. A subsidy of \$18,000-\$60,000 from the HRA tax levy helps keep rent levels affordable. The occupancy for 2019 averaged 99%.

**Discussion**

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

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
PLYMOUTH	Government	Ownership Planning Rental	Jurisdiction
HENNEPIN COUNTY	Government	Homelessness Planning Rental	Region
HOME Line	Subrecipient	public services	Jurisdiction
Senior Community Services (SCS)	Subrecipient	public services	Jurisdiction
TreeHouse	Subrecipient	public services	Jurisdiction
People Responding in Social Ministry	Subrecipient	public services	Jurisdiction
Hammer Residences	Subrecipient	public services	Jurisdiction
Lutheran Social Service	Subrecipient	public services	Jurisdiction
INTERFAITH OUTREACH COMMUNITY PARTNERS	Subrecipient	public services	Jurisdiction
Community Action Partnership of Hennepin County	Subrecipient	public services	Jurisdiction

**Table 78 - Institutional Delivery Structure**

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

Hennepin County is the lead agency of the Hennepin County Consortium. Hennepin County is recognized as a capable administrator in delivering a housing and community development system that aligns with federal and county priorities with the assistance of our partner agencies and municipalities. The City of Plymouth is also an experienced administrator of its CDBG programs and has existing partnerships with agencies to deliver a wide range of housing and social services in order to stretch limited funding to meet as many needs as possible.

A significant gap in the institutional delivery system is the need for additional private and/or non-profit developers of new affordable housing in Plymouth. In order to make the most impact given limited funding and the high cost of new housing construction, Plymouth has historically targeted its CDBG funding to the rehabilitation of affordable housing units (both rental and owner-occupied) so that a larger number of households may be assisted. When possible, Plymouth has partnered with private and non-profit housing developers to provide assistance for the construction of new affordable housing

through local funding sources such as Tax Increment Financing, Housing Revenue Bonds, and local tax levies. Because available funding sources are not sufficient to cover the entire costs of new construction, the City must rely on such partners in the private and non-profit sector. In order to address this gap, the City will continue to work with private and non-profit developers in order to find new opportunities to partner in the creation of new affordable housing, and will pursue all available local, state and federal funding sources to provide such assistance when possible.

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

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

**Table 79 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Hennepin County is the principal provider of these services within the Consortium jurisdictions. The County’s Family Homeless Prevention and Assistance Program (FHPAP) partners with other funding

sources to coordinate service delivery and ensure families gain stable housing whether they need short term rental assistance, financial counseling, job counseling, or legal help. Prevention programs connect people with mainstream services and local nonprofit agencies that work in the area where the family Consolidated Plan PLYMOUTH 46 OMB Control No: 2506-0117 (exp. 07/31/2015) lives. In particular, suburban prevention programs funded by ESG and FHPAP work with specific cities and their food shelves to ensure that families can get support in their local communities. Hennepin County social services are dispersed to "service hubs" in the northwest, west, and south suburbs.

The Office to End Homelessness employed a full-time Adult Discharge Planning Coordinator to work directly with Hennepin County Corrections and the Hennepin County Medical Center to improve discharge strategies and outcomes. As a result, and the advent of the Affordable Care Act, Hennepin County has implemented Hennepin Health, which provides health insurance and wrap around social services, including housing, to Medicaid-eligible single adults. Hennepin County participates in hospital to home programming, so that homeless individuals being discharged from a hospital are provided with housing during their recuperation and help locating permanent housing. Heading Home Hennepin has also worked with County Corrections on a Transition from Jail to Community pilot to help people exiting our Adult Correctional Facility find appropriate and affordable housing.

Hennepin County is committed to outreach and engagement and has a robust street outreach program. Outreach is provided at locations where homeless individuals are known to congregate, including parks, overpasses, abandoned structures, and other places not meant for human habitation. Through outreach efforts, professionals are able to develop relationships with individuals, understand their service and housing preferences, create "best practices," and recommend policy changes and resource development priorities.

The bulk of outreach services to the unsheltered homeless populations are provided by: St. Stephen's Street Outreach Program, People Incorporated - Metro Homeless Outreach Program, Hennepin County - PATH/Access, Minnesota AIDS Project and the StreetWorks Collaborative for Youth. Hennepin County has provided funding for the creation of two Opportunity Centers, which serve as one-stop-shop services centers for single adults and youth. Both centers opened in 2010 and each have over twenty agencies co-located on site.

Finally, the City of Plymouth's partnership with organizations like People Responding in Social Ministry (PRISM) and Interfaith Outreach & Community Partners (IOCP) address the needs of homeless persons in Plymouth. IOCP's Project Success helps homeless and imminently homeless families achieve housing stability through rent support, emergency assistance, case management, and employment services. PRISM's Homelessness Prevention program provides assistance to families in financial crisis to help maintain stable housing. PRISM also provides wraparound services such as financial literacy education, counseling, and transportation.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Within the homeless population, special niche populations receive services that are tailored to their specific needs. Veterans are offered veteran-specific housing as well as being eligible for permanent supportive housing if they are chronically homeless.

- Our community has developed specific programming for our refugee population, which experiences unique challenges to housing, in part because of their trauma, large family size, lack of English skills, lack of recognized credentials and schooling, and barriers to integrating into American society.
- Chemically-dependent single adults have both sober housing and "wet housing" available, depending on their needs and ability to maintain sobriety. Consolidated Plan PLYMOUTH 47 OMB Control No: 2506-0117 (exp. 07/31/2015)
- While Native Americans are less than one percent of the county's population, they are seven percent of the homeless population and more than one quarter of the unsheltered population. Several Native American focused programs address these specific needs.
- Families homeless grew dramatically during the Great Recession while single adult homelessness grew much more slowly. Funding for family homelessness has responded by redirecting some funds to rapid rehousing services, focusing on repeat shelter users, and expanding capacity to meet this need.
- In Plymouth, Interfaith Outreach & Community Partners' (IOCP) Project Success helps homeless and imminently homeless families achieve housing stability. This is accomplished through rent support, emergency assistance, case management, and employment services.
- PRISM's Homelessness Prevention program provides assistance to families in financial crisis to help maintain stable housing. PRISM also provides wraparound services such as financial literacy education, counseling, and transportation.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The strengths of the delivery system include a diverse and experienced base of housing, community development, and social service providers and organizations. Coordination among the state, the county, and regional and local governments has resulted in significant planning initiatives and working policy groups, such as the Hennepin County and City of Minneapolis Commission to End Homelessness, and the City County Task Force on Lead Hazard Control. One result of this coordination has been the consolidated request for proposal (RFP) issued by public and private funders statewide, including Hennepin County. Annually, the county issues its Coordinated Request for Proposals (CRFP) that includes funding from the county's Affordable Housing Incentive Fund (AHIF), Transit Oriented Development (TOD), Supportive Housing Initiative Fund (SHIF), and Group Residential Housing (GRH), and federal

funding from the HOME program and Continuum of Care of the Homeless program. These funding opportunities are further coordinated with federal Community Development Block Grant (CDBG) and Emergency Shelter Grant (ESG) programs. Another example of the effectiveness of the coordination between the Consortium partners is the success of the Consortium in meeting the majority of the Consolidated Plan 2005-2009 goals.

Hennepin County and Minneapolis' 10-year plan to end homelessness, Heading Home Hennepin, has been a collaborative effort driven in large part by the efforts of social service agencies and faith-based organizations who have taken the lead in providing services for the chronically homeless in our community. The City and Hennepin County collaborate to identify the needs and coordinate implementation of the ESG funding through the City-County Office to End Homelessness and Heading Home Hennepin. Over the next five years, Hennepin County will implement a Coordinated Assessment process, bringing together all aspects of the continuum of homeless services into a unified process. Each person seeking homeless services will be assessed within one week for their vulnerability and people will be triaged to the most appropriate level of intervention needed to end their homelessness.

The gaps that do remain in housing delivery result from the shortages of local, state and federal funding, such as rental assistance. Other gaps include remaining fragmentation of certain programs serving special needs populations. Although the consolidated RFP was noted above, a number of other funding sources continue to have separate submission requirements and deadlines. Each funding source also continues to have variations in program complexity and requirements.

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner rehabilitation assistance	2020	2024	Affordable Housing	City of Plymouth	Preserve/Create Single Family Homeownership	CDBG: \$650,000	Homeowner Housing Rehabilitated: 35 Household Housing Unit
2	Direct homebuyer assistance	2020	2024	Affordable Housing	City of Plymouth	Preserve/Create Single Family Homeownership	CDBG: \$300,000	Direct Financial Assistance to Homebuyers: 15 Households Assisted
3	Rental housing rehabilitation	2020	2024	Affordable Housing Non-Homeless Special Needs	City of Plymouth	Preserve/Create Multifamily Rental Opportunities	CDBG: \$130,000	Rental units rehabilitated: 8 Household Housing Unit
4	Homeowner education	2020	2024	Non-Housing Community Development	City of Plymouth	Education, outreach and services.	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
5	Senior services	2020	2024	Non-Housing Community Development	City of Plymouth	Education, outreach and services.	CDBG: \$60,000	Public service activities other than Low/Moderate Income Housing Benefit: 325 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Youth services	2020	2024	Non-Housing Community Development	City of Plymouth	Education, outreach and services.	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
7	Homelessness prevention	2020	2024	Non-Housing Community Development	City of Plymouth	Education, outreach and services. Housing Opportunities for Homeless Populations	CDBG: \$120,000	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
8	Tenant counseling	2020	2024	Non-Housing Community Development	City of Plymouth	Education, outreach and services.	CDBG: \$60,000	Public service activities other than Low/Moderate Income Housing Benefit: 1250 Persons Assisted
9	Emergency Services	2020	2024	Non-Housing Community Development	City of Plymouth	Education, outreach and services.	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
10	Fair Housing	2020	2024	Fair Housing	City of Plymouth	Education, outreach and services.	CDBG: \$15,000	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Administration	2020	2024	Program Administration	City of Plymouth	Education, outreach and services.	CDBG: \$125,000	Other: 0 Other

Table 80 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Homeowner rehabilitation assistance
	<b>Goal Description</b>	Loans and grants for the repair and rehabilitation of owner-occupied homes.
2	<b>Goal Name</b>	Direct homebuyer assistance
	<b>Goal Description</b>	Loans to assist homebuyers with closing costs, down payments, and mortgage principal reduction.
3	<b>Goal Name</b>	Rental housing rehabilitation
	<b>Goal Description</b>	Capital funding for the rehabilitation of rental housing, including special needs rental housing.
4	<b>Goal Name</b>	Homeowner education
	<b>Goal Description</b>	Homeownership counseling such as first-time homebuyer training workshops, mortgage foreclosure counseling, housing rehabilitation counseling, and reverse mortgage counseling.
5	<b>Goal Name</b>	Senior services
	<b>Goal Description</b>	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.
6	<b>Goal Name</b>	Youth services
	<b>Goal Description</b>	Counseling, mentoring, and support groups for at-risk youth.
7	<b>Goal Name</b>	Homelessness prevention
	<b>Goal Description</b>	Temporary housing assistance to help owners and renters remain in their homes during a short-term financial crisis.
8	<b>Goal Name</b>	Tenant counseling
	<b>Goal Description</b>	Tenant hotline, tenant representation in landlord/tenant negotiations, tenant organizing to preserve affordable housing and help prevent evictions.

9	<b>Goal Name</b>	Emergency Services
	<b>Goal Description</b>	Provide assistance to households that need emergency assistance for housing costs (rent/mortgage/utilities).
10	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Activities to promote fair housing choice, enforcement, testing, outreach, information and referral in Plymouth and throughout suburban Hennepin County.
11	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Program administration funds will be used to implement the CDBG Program for the City of Plymouth.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The HOME Investment Partnerships Program (HOME) provides formula grants to states and localities that communities use to fund construction, purchase, and or/rehabilitation of affordable housing for rent or homeownership, or provision of direct rental assistance to low-income people. Plymouth is not a HOME recipient. Rather, HOME funds are allocated to and coordinated by Hennepin County for affordable housing projects county-wide.

Plymouth's CDBG housing programs are generally oriented towards the rehabilitation and preservation of existing affordable housing units rather than to the provision of new housing. The Plymouth Home Rehabilitation program helps Plymouth homeowners make necessary repairs and safety improvements to their homes. Plymouth expects to assist 65 extremely low, low- and moderate-income families during the 2020-2024 Consolidated Plan Cycle. The Plymouth First Time Homebuyer Loan program does assist low- and moderate-income families in the purchase of affordable homes. In addition, Plymouth funds the West Hennepin Affordable Housing Land Trust with CDBG funds. This land trust model program helps low- and moderate-income families purchase affordable homes by allowing them to purchase a home and lease the land. This program dramatically reduces the costs associated with home purchase. Between these two programs, Plymouth expects to assist 15 extremely low, low- and moderate-income families during the 2020-2024 Consolidated Plan Cycle. Finally, Hammer Residences Inc. operates rental affordable housing in Plymouth for disabled individuals who are extremely low, low- and moderate-income. In the 2020-2024 Consolidated Plan Cycle, Plymouth expects to assist Hammer Residences Inc. with the rehabilitation of 8 of their rental housing properties in Plymouth.

Plymouth does not operate any public housing, thus there are no goals in this plan designated as "public housing goals." However, the City of Plymouth owns two affordable senior rental housing developments - Plymouth Towne Square (99 units) and Vicksburg Crossing (97 units). By providing a deep subsidy to these buildings, the HRA is working to help the residents obtain decent, affordable housing and to avoid homelessness. Additionally, the Plymouth HRA operates the Section 8 Housing Choice Voucher program

in Plymouth. Currently, the Plymouth HRA has funding for 230 vouchers (including 25 vouchers for non-elderly disabled and 5 VASH vouchers.). There are another 111 voucher holders residing in Plymouth who ported in from other jurisdictions.

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

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

All participants in Plymouth's CDBG housing programs receive an EPA pamphlet entitled "How to Protect Your Family from Lead in the Home". Recipients of CDBG assistance through Plymouth's Housing Rehabilitation Loan and First Time Homebuyer programs are required to conduct a lead risk assessment if the home was built before 1978. In all cases, the home must receive lead clearance. If lead hazards are identified in a home being purchased through the First Time Homebuyer program, they must be addressed with interim controls and have clearance achieved prior to the closing of the loan. If lead hazards are identified in a Housing Rehab loan project, they must either be fully abated or reduced with interim controls and/or safe work practices, depending on the amount of funding being provided. Additionally, rehab loan clients whose homes have identified lead hazards are eligible to receive an additional \$10,000 in loan funding in order to help cover the costs of any required lead hazard reduction work.

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

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

Requirements for lead hazard testing, lead hazard reduction, and clearance are fully integrated into Plymouth's CDBG housing programs. Applicants to the Housing Rehab Loan program are provided with an EPA lead pamphlet. Clients approved to participate in the First Time Homebuyer and/or Housing Rehab loan programs are informed of all relevant testing and hazard reduction requirements associated with the program they are using. The written program guidelines (which are provided to participants) specify the policies and procedures regarding testing, hazard reduction, and clearance. Lastly, HRA staff gathers documentation for all projects to ensure and record that procedural guidelines were followed.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

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

As a member of the Hennepin County Consortium, the City of Plymouth adopts the goals and policies of the Hennepin County anti-poverty strategy. As the City of Plymouth resides in Hennepin County, residents are able to receive assistance through anti-poverty programs coordinated at the County level. Hennepin County assists individuals and families access resources that help them move into self-sufficiency. Hennepin County Human Services delivers a variety of services to individuals or families that assist with basic needs or encourage client change around specific objectives. Efforts include, but are not limited to:

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

Hennepin County workforce development efforts help alleviate poverty by improving family and individual economic opportunities that lead to a sustainable living wage. The county works with private and non-profit sectors to train and match employees, and partners with colleges, universities and training programs to develop a strong future workforce. Initiatives include, but are not limited to:

- Workforce Activities Alignment - Creation of workforce coordinator position
- Workforce Entry Program (WEP) - Meeting the demand for skilled trade persons while developing the county's economic resources by providing unemployed individuals the means to earn a better living
- A-Grad Initiative - Improving high school graduation rates
- Workforce Investment Network - Partnerships to create workforce opportunities for targeted communities and reduction of economic disparities
- Step-Up Program - High school internships at the county
- Employment Pays Program - Employment supports for individuals with high behavioral health needs
- NorthPoint/Urban League - Training and employment partnership

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

Affordable housing and poverty are intimately linked. Low income households are frequently unable to pay for housing, food, childcare, healthcare and education. Difficult choices must be made when limited resources cover only some of these necessities. As a result, local anti-poverty efforts are undermined to the extent that is low-income clients lack affordable housing.

The Five-Year Consolidated Plan identifies the need for affordable housing as a high community priority. Consolidated Plan strategies include affordable rental housing, tenant-based rental assistance, affordable homeownership, housing rehabilitation, and services for extremely low- and low-income families. As a result, local anti-poverty efforts and efforts to help clients find and keep housing benefits from the creation and preservation of affordable housing opportunities made possible through the Consolidated Plan.

In particular, the City of Plymouth's partnership with organizations like People Responding Social Ministry (PRISM) and Interfaith Outreach & Community Partners (IOCP) address these poverty reducing goals. IOCP's Project Success helps homeless and imminently homeless families achieve housing stability through rent support, emergency assistance, case management and employment services. PRISM's Homelessness Prevention program provides assistance to families in financial crisis to help maintain stable housing. PRISM also provides wraparound services such as financial literacy education, counseling, and transportation.

## **SP-80 Monitoring - 91.230**

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

Contracts will be executed with all organizations implementing activities identified in the Consolidated Plan. The Plymouth HRA is responsible for contract administration and compliance. The Plymouth HRA has experience in monitoring federal programs through CDBG grants in previous years. Monitoring is an ongoing process, incorporating several major areas of activity:

*Funding Agreement-* Initially, for each program/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 the basis for tracking and assessing the development and implementation of funded activities. Provisions of the agreement will serve as a benchmark that will be reviewed for compliance. Appropriate remedial actions will be taken and evaluated in a timely manner. Compliance with the terms of the agreement will be required prior to approving any request for funding.

*On-Site Visitation-* In the middle of each program year, Plymouth HRA staff consults with representatives of each community organization receiving a CDBG funding allocation. This visit includes an in-depth review of project procedures and the related HUD and other regulations and reporting requirements. Periodically thereafter, staff will schedule on-site monitoring to review program operation and review files for compliance. The frequency and depth of these visits will depend upon the perceived risk involved with each project.

*Document Review-* The documents submitted with the reimbursement request are reviewed for completeness and correction. Where a problem is discovered, HRA staff will confer with project staff to correct the situation and assure that the problem is understood. Reimbursement will not occur until all requirements have been met. If subsequent problems are encountered, the project will be considered “high risk” and more frequent on-site monitoring will be scheduled.

*Performance Report-* The fourth element of the monitoring process involves preparation of the Consolidated Annual Performance and Evaluation Report (CAPER), as required by HUD. The report is

submitted to HUD before September 30 each year. If a significant discrepancy between goals and performance is found, additional consultation may occur. Further, progress in meeting its goals may harm the applicant's chances for future funding.

*Timeliness*- A final element to be monitored is the matter of timeliness. All applications must include a schedule for the expenditure of funds. If a project is found to be falling behind on expenditures, they are contacted regarding this problem to develop an adjusted timeline.

*Evaluation*-The monitoring procedure itself is continually being evaluated for its ability to ensure project/program compliance. The success of this procedure can be measured by the fact that no surrender of funds has occurred during the time which these programs have been operated.

## Expected Resources

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

#### Introduction

The Plymouth HRA intends to pursue all possible resources to address its planned 2020 program year activities. The following list provides information on other sources of funds that are used for community development and housing programs within the City of Plymouth.

#### Anticipated Resources

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	295,215	40,000	0	335,215	1,400,000	For the 2020 CDBG program year, Plymouth anticipates a CDBG allocation of \$295,215. Additionally, \$40,000 of program income is anticipated. If the allocation amount of 2020 CDBG funds is higher or lower than the anticipated figure, Plymouth will proportionally increase or decrease either First Time Homebuyer, Affordable Housing Development, or Housing Rehabilitation Loan programs accordingly to match actual allocation amounts. For the remainder of the 5-year Consolidated Plan period, Plymouth estimates an annual CDBG allocation of

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: \$		
								\$290,000, based on funding trends. Program income of \$40,000 is projected.
LIHTC	public - federal	Housing	0	0	0	0	0	The HRA has been working with several private developers to utilize this resource in order to create new affordable apartment units. The HRA will continue to pursue opportunities to use LIHTC when possible.
Section 8	public - federal	Housing	0	0	0	0	0	Currently the Plymouth HRA has funding for 230 vouchers (including 30 vouchers for non-elderly disabled and 5 VASH vouchers). There are another 111 voucher holders residing in Plymouth who ported in from other jurisdictions.
Tax Exempt Bond Proceeds	public - local	Housing	0	0	0	0	0	Since 1995, the City has issued \$58,795,000.00 in tax-exempt housing revenue bonds and \$7,290,000.00 in taxable housing revenue bonds for the acquisition, re-financing and/ or renovation of 893 rental apartments. The City required that the owners make a certain percentage of their units affordable to

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: \$		
								and occupied by low-income households or make an annual payment for the life of the bonds to the HRA's Affordable Housing Account. As a result, 220 of these units are affordable to low-income renters.
Tax Increment Financing	public - local	Housing	0	0	0	0	0	The City's Tax Increment Housing Assistance Program (TIHAP) makes excess Tax Increments from existing and future Tax Increment Districts in the City available for eligible affordable housing developments. Of the funds received to date, the City has allocated \$236,000.00 to the Stone Creek Village apartment complex. In 2006 the City created a TIF Housing District to assist Common Bond communities with their development of Vicksburg Commons. In 2010, the City approved a loan of \$600,000.00 to the Westview Estates project. This project provides 67 workforce housing units assisting households at or

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: \$		
								below 60% of the area median income. In 2011, the City created a TIF District to support a 157-unit mixed income apartment development. The Axis opened in 2016 and includes 16 workforce housing units for up to 60% AMI. In early 2020, the City will consider the creation of a TIF Housing District to assist Sand Companies with their development of the Element. This project will provide 61 workforce housing units assisting households at or below 60% AMI, with 4 units set aside for households at or below 30% AMI. The City will consider the creation of additional TIF districts as appropriate to assist affordable housing projects as necessary to supplement outside funding.
Other	private	Housing Public Services	0	0	0	0	0	Interfaith Outreach & Community Partners (IOCP): This non-profit organization has been very supportive of all efforts in Plymouth of

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: \$		
								furthering affordable housing initiatives. Interfaith Outreach also has a significant housing fund to assist in funding affordable housing efforts.
Other	public - state	Housing	0	0	0	0	0	Minnesota Housing Finance Agency (MHFA): This agency provides first time homebuyer programs, housing rehabilitation programs, and development and redevelopment financing through their Consolidated RFP process. The HRA also developed a partnership in 2003 with the Center for Energy and Environment (CEE) pertaining to the MHFA Fix-Up Fund and MHFA Deferred Loan Program. While CEE remains the approved lender for the Fix-Up Fund, the HRA works in collaboration with them in marketing the program.
Other	public - local	Economic Development	0	0	0	0	0	Plymouth Economic Development Fund (PEDF): The Fund was capitalized from the first \$100,000 in principal plus interest to be paid by Value Rx in

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: \$		
								repayment of a loan from the Minnesota Department of Trade and Economic Development's (DTED) Economic Recovery Program (ERP). The PEDF allows the HRA to provide loans at favorable terms for business activities in the City that could create new jobs, increase the tax base, or leverage other needed economic development funds. The City has issued one loan for \$180,000 to a company that relocated its headquarters to Plymouth.
Other	public - local	Housing	0	0	0	0	0	Plymouth HRA Tax Levy: The HRA has used this levy for several years to provide subsidized rental housing for 195 senior citizen households utilizing approximately \$250,000.00 annually to eligible renters at Plymouth Towne Square and Vicksburg Crossing. An additional \$352,000.00 is utilized for the funding, administration and

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: \$		
								supervision of the HRA and City affordable housing programs. Additionally, in January 2016, the HRA approved a supplemental allocation of \$150,000 for the Housing Rehabilitation Loan Program to allow continued operation of the program to when CDBG funds are not available.

**Table 81 - Expected Resources – Priority Table**

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

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

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

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

The City of Plymouth owns two senior rental housing developments. Plymouth Town Square, developed in 1994, has provided 99 affordable housing units / subsidized senior housing units through an annual amount of Plymouth HRA tax levy ranging from \$215,000.00 to \$320,000.00. By providing a deep subsidy, the HRA is working to help the residents at PTS obtain decent, affordable housing and to avoid homelessness. The 2019 occupancy averaged 99%. Vicksburg Crossing, built in 2006 with 96 units, offers affordable rents to low- and moderate-income residents. The HRA Board sets rents on an annual basis. A subsidy of \$18,000-\$60,000 from the HRA tax levy helps keep rent levels affordable. The occupancy for 2019 averaged 99%.

**Discussion**

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

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner rehabilitation assistance	2020	2024	Affordable Housing	City of Plymouth	Preserve/Create Single Family Homeownership	CDBG: \$132,400	Homeowner Housing Rehabilitated: 9 Household Housing Unit
2	Direct homebuyer assistance	2020	2024	Affordable Housing	City of Plymouth	Preserve/Create Single Family Homeownership	CDBG: \$60,000	Direct Financial Assistance to Homebuyers: 3 Households Assisted
3	Rental housing rehabilitation	2020	2024	Affordable Housing Non-Homeless Special Needs	City of Plymouth	Preserve/Create Multifamily Rental Opportunities	CDBG: \$25,000	Rental units rehabilitated: 2 Household Housing Unit
4	Homeowner education	2020	2024	Non-Housing Community Development	City of Plymouth	Education, outreach and services.	CDBG: \$6,000	Public service activities other than Low/Moderate Income Housing Benefit: 64 Persons Assisted
5	Senior services	2020	2024	Non-Housing Community Development	City of Plymouth	Education, outreach and services.	CDBG: \$13,000	Public service activities other than Low/Moderate Income Housing Benefit: 65 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Youth services	2020	2024	Non-Housing Community Development	City of Plymouth	Education, outreach and services.	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 65 Persons Assisted
7	Homelessness prevention	2020	2024	Non-Housing Community Development	City of Plymouth	Education, outreach and services.	CDBG: \$26,000	Public service activities other than Low/Moderate Income Housing Benefit: 21 Persons Assisted
8	Tenant counseling	2020	2024	Non-Housing Community Development	City of Plymouth	Education, outreach and services.	CDBG: \$12,166	Public service activities other than Low/Moderate Income Housing Benefit: 537 Persons Assisted
10	Fair Housing	2020	2024	Fair Housing	City of Plymouth	Education, outreach and services.	CDBG: \$3,000	Other: 0 Other
11	Administration	2020	2024	Program Administration	City of Plymouth	Education, outreach and services.	CDBG: \$21,919	Other: 0 Other

Table 82 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Homeowner rehabilitation assistance
	<b>Goal Description</b>	Provide zero interest loans and grants to assist low/moderate income households to make needed home repairs and address lead-based paint issues as needed.
2	<b>Goal Name</b>	Direct homebuyer assistance
	<b>Goal Description</b>	Provide zero interest deferred loans to low/moderate-income first-time homebuyer households to help make the purchase of a home more affordable. Also, provide grants to community land trusts/non-profit agencies to help lessen the cost burden on low/moderate income homebuyers.
3	<b>Goal Name</b>	Rental housing rehabilitation
	<b>Goal Description</b>	Rehabilitate rental housing units and group homes operated by non-profit agencies for low/moderate income adults with developmental disabilities.
4	<b>Goal Name</b>	Homeowner education
	<b>Goal Description</b>	Provide homeownership, foreclosure prevention, and reverse mortgage counseling services for low/moderate income households.
5	<b>Goal Name</b>	Senior services
	<b>Goal Description</b>	Provide household maintenance assistance to low/moderate income senior households.
6	<b>Goal Name</b>	Youth services
	<b>Goal Description</b>	Provide assistance for youth counseling and group sessions for low/moderate income at-risk youth.
7	<b>Goal Name</b>	Homelessness prevention
	<b>Goal Description</b>	Provide emergency, short-term housing assistance to low/moderate income households experiencing temporary financial crises.
8	<b>Goal Name</b>	Tenant counseling
	<b>Goal Description</b>	Provide counseling and legal advocacy to low/moderate income renter households.
10	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Assist in regional efforts to further fair housing, including evaluation and implementation activities.
11	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Provides for 1) Oversight, management, monitoring and coordination of the CDBG Program. 2) Public information on CDBG Program activities available to all residents.

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

### Introduction

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

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

**Table 83 – Project Information**

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

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

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	City of Plymouth
	<b>Goals Supported</b>	Homeowner rehabilitation assistance
	<b>Needs Addressed</b>	Preserve/Create Single Family Homeownership
	<b>Funding</b>	CDBG: \$143,796
	<b>Description</b>	The Plymouth HRA offers two programs to assist low/moderate-income homeowners rehabilitating their homes. The Housing Rehabilitation Loan Program offers deferred zero-interest loans up to \$40,000 to homeowners for needed home repairs. The Emergency Repair Program provides grants up to \$7,500 for emergency/urgent home repairs for senior citizens.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	During the 2020 program year, the City of Plymouth expects to assist 9 households with housing rehabilitation. Six will receive housing rehabilitation loans and three will receive emergency repair grants.
	<b>Location Description</b>	The program is available to residents city-wide that are of low/moderate-income households.
<b>Planned Activities</b>	The HRA will continue to operate two housing rehabilitation programs; the Housing Rehab Loan Program and the Emergency Repair Grant Program. The Housing Rehab Loan Program offers 0% interest deferred loans of up to \$40,000 for low and moderate-income homeowners to rehabilitate their owner-occupied homes. An additional \$10,000 (max \$50,000) is available for households in need of accessibility improvements and/or lead paint hazard reduction. Applications are accepted year-round on a first-come first-serve basis. The loans must be repaid only if the property is sold or transferred within 20 years. Loan funds may be used for qualifying safety and energy efficient upgrades, which may include repairing or replacing roofing, siding, windows, electrical, plumbing, heating, and insulation. Other repairs may also be eligible as determined by an inspection of the home.	
2	<b>Project Name</b>	First Time Homebuyer Assistance

	<b>Target Area</b>	City of Plymouth
	<b>Goals Supported</b>	Direct homebuyer assistance
	<b>Needs Addressed</b>	Preserve/Create Single Family Homeownership
	<b>Funding</b>	CDBG: \$21,500
	<b>Description</b>	This program provides direct homeownership assistance to low and moderate-income first-time homebuyers who wish to purchase a single-family home, condo, cluster home, or townhouse in the City of Plymouth. The program provides financial assistance to eligible families through 0% interest deferred loans of up to \$35,000 to pay for eligible closing costs, up to 50% of the required down payment, and a reduction of a portion of the mortgage principal.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The HRA expects to assist two households with direct homeownership during the program year.
	<b>Location Description</b>	The program is available city-wide to low/moderate-income households purchasing their first home. The home being purchased may be located anywhere within the City of Plymouth. The households purchasing the home is not required to have resided in the City of Plymouth prior to purchasing the home.
	<b>Planned Activities</b>	The program provides assistance to low and moderate-income first-time homebuyers who wish to buy a single-family home, condo, cluster home, or townhouse in Plymouth. The program provides financial assistance to eligible families through 0% interest deferred loans of up to \$35,000.00 to pay for eligible closing costs, up to 50% of the required down payment and a portion of the mortgage principle reduction. Applications are accepted throughout the year on a first-come, first-serve basis. Loans must be repaid if the property is sold, transferred, non-homesteaded, or 30 years from the initial purchase date, when the mortgage becomes due and payable. Due to a tight housing market within the City of Plymouth, there is expected carryover that will be used to help fund the program through the 2020 program year, as well as a small amount of program income.
<b>3</b>	<b>Project Name</b>	Affordable Housing Land Trust
	<b>Target Area</b>	City of Plymouth
	<b>Goals Supported</b>	Direct homebuyer assistance

	<b>Needs Addressed</b>	Preserve/Create Single Family Homeownership
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	The Plymouth HRA will provide a grant of \$60,000 to Homes Within Reach to assist with the acquisition of one home in the City of Plymouth. This home will be part of Homes Within Reach's Affordable Housing Land Trust and will be made available for purchase to a low/moderate-income family.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The HRA expects to assist with the purchase of 1 home that will be made available for purchase by a low/moderate income family as part of the West Hennepin Affordable Housing Land Trust.
	<b>Location Description</b>	The home purchased will be located within the City of Plymouth. It is not a requirement that the family that purchases the home resides in Plymouth prior to the purchase.
	<b>Planned Activities</b>	
<b>4</b>	<b>Project Name</b>	Affordable Rental Housing Rehabilitation
	<b>Target Area</b>	City of Plymouth
	<b>Goals Supported</b>	Rental housing rehabilitation
	<b>Needs Addressed</b>	Preserve/Create Multifamily Rental Opportunities
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Assist with the rehabilitation of two affordable rental homes operated by Hammer Residences. Hammer Residences, Inc. provides housing and support to individuals who have developmental disabilities. The projects will support housing for these individuals through necessary updates.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Four low/moderate-income individuals currently reside in both homes slated to be rehabilitated/modified for aging in place during the program year.
	<b>Location Description</b>	Two Hammer residence homes located within the City of Plymouth will be rehabilitated. Those homes are: "Black Oaks" and "Tyler".

	<b>Planned Activities</b>	Assist with the rehabilitation and accessibility modifications of two rental homes operated by Hammer Residences. Hammer Residences provides housing and support to individuals who have developmental disabilities. The HRA will provide funds to make the main bathroom in one of the homes accessible and modernized. In the other home, the deck will be rehabilitated to allow for greater accessibility for the home residents.
5	<b>Project Name</b>	Homeownership Counseling
	<b>Target Area</b>	City of Plymouth
	<b>Goals Supported</b>	Homeowner education
	<b>Needs Addressed</b>	Education, outreach and services.
	<b>Funding</b>	CDBG: \$6,000
	<b>Description</b>	Lutheran Social Services will provide homebuyer education, foreclosure prevention, reverse mortgage, and other homeowner counseling services to homeowner and/or potential homebuyer households in Plymouth.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Lutheran Social Services (LSS) will provide homebuyer education, reverse mortgage, debt counseling, and other homeowner counseling services to homeowner and/or potential homebuyer households in Plymouth.
	<b>Location Description</b>	
	<b>Planned Activities</b>	LSS expects to assist 64 Plymouth households with housing counseling services during the program year.
6	<b>Project Name</b>	Tenant Counseling
	<b>Target Area</b>	City of Plymouth
	<b>Goals Supported</b>	Tenant counseling
	<b>Needs Addressed</b>	Education, outreach and services.
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	HOME Line offers a tenant advocacy hotline that is available to all Plymouth residents. COVID-19 has increased the demand for this hotline - both in call volume and time spent on each call.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	HOME Line anticipates serving 215 Plymouth renter households (approximately 537 individuals) through their tenant hotline.

	<b>Location Description</b>	CDBG-CV funding will help HOME Line bring on their part-time staff as full-time employees, and account for an increase in call volume and average call time due to COVID-19.
	<b>Planned Activities</b>	
<b>7</b>	<b>Project Name</b>	Youth Services
	<b>Target Area</b>	City of Plymouth
	<b>Goals Supported</b>	Youth services
	<b>Needs Addressed</b>	Education, outreach and services.
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Family Hope Services TreeHouse Program helps at-risk teenagers by providing year-round counseling, support and other programs for youth at no charge to the participants. 65 low to moderate-income Plymouth youth will be served. Clients are required to create a welcome to TreeHouse form that contains information on gender, age, race & ethnicity, address and financial information.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TreeHouse expects to serve 65 youth from the City of Plymouth with CDBG funding during the 2020 program year.
	<b>Location Description</b>	The TreeHouse program is available to Plymouth youth city-wide. Free transportation to and from the Plymouth TreeHouse location is provided to participants that need it.
<b>Planned Activities</b>	TreeHouse helps at-risk teenagers by providing year-round counseling, support, and other programs for youth at no charge to the participants. Clients are required to complete a "Welcome to TreeHouse" form that contains information on gender, age, race & ethnicity, address, and financial information.	
<b>8</b>	<b>Project Name</b>	Senior Services
	<b>Target Area</b>	City of Plymouth
	<b>Goals Supported</b>	Senior services
	<b>Needs Addressed</b>	Education, outreach and services.
	<b>Funding</b>	CDBG: \$13,000

	<b>Description</b>	Senior Community Services will provide low to moderate income seniors in the City of Plymouth with maintenance services through the H.O.M.E (Housing Outside Maintenance for the Elderly) Program. This will allow the seniors to stay in their homes with dignity and safety by providing homemaking, grab bars & other safety installations, minor repairs, exterior home maintenance, interior and exterior painting, yard work, lawn mowing, and snow removal on a sliding fee scale based on income.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	65 low/moderate-income seniors will benefit from this funding.
	<b>Location Description</b>	All senior citizens (age 55+) who are residents of the City of Plymouth are able to access the H.O.M.E. program.
	<b>Planned Activities</b>	Senior Community Services will provide low/moderate income seniors in the City of Plymouth with maintenance services through the H.O.M.E (Housing Outside Maintenance for the Elderly) Program. This will allow the seniors to stay in their homes with dignity and safety by providing homemaking, grab bars & other safety installations, minor repairs, exterior home maintenance, interior and exterior painting, yard work, lawn mowing, and snow removal on a sliding fee scale based on income. Clients are required to complete a H.O.M.E Service Request form that contains gender, race & ethnicity, address and monthly income information. Proof of income letters, pay stubs, W-2s and social security and account statements are all used to gather relevant client information.
9	<b>Project Name</b>	Homelessness Prevention
	<b>Target Area</b>	City of Plymouth
	<b>Goals Supported</b>	Homelessness prevention
	<b>Needs Addressed</b>	Education, outreach and services.
	<b>Funding</b>	CDBG: \$16,000
	<b>Description</b>	People Responding in Social Ministry (PRISM) will provide short-term (up to three months) housing subsistence payments on behalf of low/moderate-income persons living in the City of Plymouth in order to help prevent homelessness. Assistance may include utility payments to prevent cutoff of service and rent/mortgage payments to prevent eviction or foreclosure.

	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	PRISM expects to help 14 Plymouth households with homelessness prevention during the program year.
	<b>Location Description</b>	The program is available to low/moderate-income residents city-wide.
	<b>Planned Activities</b>	People Responding In Social Ministry (PRISM) will provide short-term (up to three months) housing subsistence payments on behalf of low/moderate income persons living in the City of Plymouth in order to help prevent homelessness. Assistance may include utility payment stop prevent cutoff of service and rent/mortgage payments to prevent eviction or foreclosure. Clients are required to provide proof of income through paystubs, bank statements, tax returns or other forms. The program will be available to low/moderate income residents city-wide.
<b>10</b>	<b>Project Name</b>	Homelessness Prevention
	<b>Target Area</b>	City of Plymouth
	<b>Goals Supported</b>	Homelessness prevention
	<b>Needs Addressed</b>	Education, outreach and services.
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Interfaith Outreach and Community Partners will provide direct assistance to clients within their Project Success program. The participants are expected to be working towards an educational degree or other goal within two years while paying 30% of their rent.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Interfaith Outreach expects to help 7 families within their Project Success program.
	<b>Location Description</b>	The program is available to city-wide low/moderate-income households.
	<b>Planned Activities</b>	Interfaith Outreach & Community Partners will provide direct assistance to clients within their Project Success program. The participants are expected to be working towards an educational degree or other established goal within two years while paying 30% of their rent.
<b>11</b>	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	City of Plymouth

	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Education, outreach and services.
	<b>Funding</b>	CDBG: \$3,000
	<b>Description</b>	Plymouth supports the Fair Housing activities of the Hennepin County Consortium and the Twin Cities Fair Housing Implementation Council (FHIC). Activities include outreach, education and enforcement activities. The project includes evaluation and monitoring of implemented activities.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A - supports Fair Housing activities covering Hennepin County and the Twin Cities metropolitan area, including the City of Plymouth.
	<b>Planned Activities</b>	Plymouth supports the Fair Housing activities of the Hennepin County Consortium and the Twin Cities Fair Housing Implementation Council (FHIC). Activities include outreach, education, and enforcement. The project includes evaluation and monitoring of implemented activities.
<b>12</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	City of Plymouth
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Education, outreach and services.
	<b>Funding</b>	CDBG: \$21,919
	<b>Description</b>	Provides for: 1) Oversight, management, monitoring and coordination of the CDBG program. 2) Public information on CDBG Program activities available to all City residents.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A - funding provides for overall program administration of CDBG activities.
	<b>Location Description</b>	N/A - funding provides for overall program administration of CDBG activities.

	<b>Planned Activities</b>	Program management, monitoring, and evaluation of overall CDBG program including costs of staff engaged in program management.
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## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

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

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

### **Geographic Distribution**

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

**Table 84 - Geographic Distribution**

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

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

### **Discussion**

All qualifying low/moderate income residents residing within the City of Plymouth are able to receive assistance through the Plymouth CDBG programs.

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

### **Introduction**

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

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

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

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

The portion of 2020 CDBG funds allocated to the Housing Rehabilitation Program allows low-income homeowners to stay in current housing while allowing the City to maintain a stable affordable housing base. The City and HRA make every effort to create affordable rental and owner-occupied housing opportunities as well as provide provisions that new developments remain affordable for years to come.

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

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

The portion of 2019 CDBG funds allocated to the Housing Rehabilitation Program allows low-income homeowners to stay in current housing while allowing the City to maintain a stable affordable housing base. The City and HRA make every effort to create affordable rental and owner-occupied housing opportunities as well as provide provisions that new developments remain affordable for years to come.

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

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

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

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

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

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

The City of Plymouth has and will continue to coordinate with other institutions in the delivery of housing and community development programs. When possible, the City seeks to leverage its CDBG funds by coordinating with other state and local programs. For example, Plymouth has coordinated with

Hennepin County to obtain Healthy Homes grant funding for lead-based paint hazard reduction for clients using our CDBG Housing Rehabilitation Loan Program. This allows households to remove lead-based paint hazards from the home while utilizing the CDBG funding to make other needed repairs, resulting in a greater impact to the living environment for the household.

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

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

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

### **Discussion**

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

## Program Specific Requirements

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

#### Introduction

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

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

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

#### Other CDBG Requirements

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

## Discussion

Program Income (PI) is occasionally received through the repayment of deferred zero interest loans made in previous years through the First Time Homebuyer and Housing Rehabilitation programs. When PI is received it is typically immediately reprogrammed to support current First Time Homebuyer and Housing Rehabilitation loan activities (depending on where the need/activity is greatest at the time the PI is received). The receipt of PI is somewhat unpredictable as it is generally triggered when previous loan recipients sell or refinance their homes. All PI received to date has been reprogrammed to support First Time Homebuyer and Housing Rehabilitation activities during the 2019 program year. The HRA anticipates receiving approximately \$40,000 in PI during the 2020 program year that will be reprogrammed to support projects during the program year. This estimate is based on loan repayment trends over the past five years.

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

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

## Attachments

## Citizen Participation Comments

From: [James Barnes](#)  
To: [Matt Lucini](#)  
Subject: Fwd: Hammer Residences, Inc. - thank you for keeping our most vulnerable citizens safe and secure!  
Date: Wednesday, March 25, 2020 2:58:12 PM

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James Barnes

Begin forwarded message:

From: Ellen Timmerman-Borer <Ellen@hammer.org>  
Date: March 25, 2020 at 2:45:05 PM CDT  
To: James Barnes <JBarnes@plymouthmn.gov>  
Subject: Hammer Residences, Inc. - thank you for keeping our most vulnerable citizens safe and secure!



Jim,

Please share my comments below at your meeting. [Edit as you see fit.](#)

- First and foremost, I hope that you and your family members are safe and healthy in your homes. This is no doubt an uncertain time for all of us. At Hammer, one thing is certain. **We cannot close.** Many businesses and non-profits have closed or reduced their hours of service. At Hammer our staffing needs and program costs have dramatically increased.
- The employment programs where those we serve typically work are closing, as they should. That means that 285 individuals are at their Hammer homes, 24/7 being cared for by 375 essential healthcare workers, our Direct Support Professionals.
- **We are not funded for these daytime hours.** Hammer caregivers are making incredible sacrifices like so many of you, to care for both their own families and our Hammer family.

We are spending whatever is needed on **medical supplies** and **personal protections equipment** to keep those we serve and our caregivers safe and feeling secure.

- No matter how long this lasts, we will continue to care for individuals living in our homes and apartments.
- Your CDBG funds have supported Hammer homes in Plymouth since 2003. Thank you.
- The three projects that we are planning to complete this year include:
  - An accessible bathroom for 4 women who are aging and use wheelchairs or walkers to get around and require hands on assistance for personal cares. An accessible bathroom is critical for the women who live in this home and for their caregivers too.
  - Two Hammer homes need deck replacement or deck repairs. Individuals and their caregivers will value a deck that they can use and allows them to enjoy their wooded lot. The new deck will also be a benefit to their neighbors, improving their views from their homes.
- Thank you for supporting our most vulnerable citizens and helping financially especially as our unexpected costs continue to increase. We are better together.

Jim, If you have any questions or need something different from me. Please let me know.

Be well,  
Ellen

Sensitivity: Internal

Ellen Timmerman-Borer | Chief Development Officer  
Ellen@hammer.org | 952-277-2433 (o) | 952-473-8629 (f)  
1909 Wayzata Blvd | Wayzata, MN 55391 | [www.hammer.org](http://www.hammer.org)



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## Matt Lupini

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**From:** Eric Hauge <erich@homelinemn.org>  
**Sent:** Thursday, March 26, 2020 8:11 AM  
**To:** James Barnes; Matt Lupini  
**Subject:** Comment for CDBG public hearing



Jim & Matt,

Just wanted to submit the below brief comment from HOME Line for tonight's meeting. I apologize for not getting this to you sooner. It is not necessary for the comment to be read at the meeting. Thanks.

On behalf of HOME Line, I want to thank the City of Plymouth for your longstanding and continued support. The CDBG resources directed to our tenant hotline help to provide free and confidential legal advice for hundreds of Plymouth renter households each year regarding important housing issues such as repairs, evictions, security deposits, lease questions and much more.

While our world is currently all-consumed with the response to COVID-19, we want to assure you that our hotline remains open to serve your residents and many more throughout the state. We urge city staff to send tenants with questions or concerns our way as we continue to keep apprised of all the rapidly changing legal developments for renters. Our hotline is 612-728-5767 and tenants can submit a legal question on our website as well: [homelinemn.org](http://homelinemn.org)

Again, thank you for your support.

--  
Eric Hauge (he, him, his)  
Executive Director  
HOME Line  
612-255-8863  
[homelinemn.org](http://homelinemn.org)



# Memo

**To:** Matt Lupini  
**From:** Janet Lindbo  
**Date:** March 17, 2020  
**Re:** CDBG Public Hearing

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West Hennepin Affordable Housing Land Trust doing business as Homes Within Reach (HWR) a nonprofit organization is seeking financial support from the City of Plymouth to accompany other matching funding sources to implement to the Community Land Trust practice in Plymouth, a tool to assist work-force families in becoming homeowners. For further detail regarding the program's description it is summarized in the CDBG application.

The Community's need for the program is that in today's market, many suburban communities are confronted with the fact that entry-level properties are overpriced for the majority of work-force households who work or live in the suburban communities of Hennepin County and provide essential community services. Increased home values have taken place because of a reduction in supply and increase in demand, while wages have not increased accordingly and cannot keep pace with increases in housing costs.

Homes Within Reach supports work-force families providing essential services to the community and surrounding suburbs who typically cannot afford to purchase an entry-level home in Plymouth; such as custodians, teachers, municipal workers, retail staff, office personnel, food prep staff, customer service representatives and many more.

Housing is a multiplier, a basic need that impacts every part of life: education, health, economic success. HWR is motivated to create affordable homeownership for work-force households, which in turn we know stabilizes the family unit, adds value to the suburban community and protects the investment of the subsidy made possible by multiple funders.

As of December 31, 2019, HWR has assisted 183 households become homeowners in 12 Hennepin County suburban communities, who would not have been able to purchase a home without HWR assistance over the past 17 years.

Homes Within Reach benefits to suburban communities where the program is implemented are as follows.

**1. Expands Homeownership Opportunities:**

HWR's CLT program expands homeownership opportunities and the three principals of the program continues to appeal and offer options to the targeted market, which include the cost of homes, the quality of home and their location. Homeownership for HWR buyers stabilizes lives, enables greater community and economic participation, and builds assets to pass on to the next generation.

2. **Retains Community Wealth:**

The HWR program makes maximum use of existing buildings and community's infrastructure. Plymouth's infrastructure would be a major selling point to the buyer, and in return, the new family provides value and benefits with respect to the community's growth, delivery of services, increasing the labor pool available to local businesses and adding younger households to the community and providing the mechanism to invest in long-term affordable housing.

3. **Enhances Residential Stability:**

HWR like other CLT organizations support homeowners before and after the purchase of the home. Homeowners are required to attend a homebuyer education class before purchasing their home. Furthermore, HWR support homeowners after they move into their home, especially during times of crisis and change in their lives.

Providing a long-term practice for families to become homeowners, stabilizes families and in turn, adds value to the community, where they work and or live.

4. **Preserves Housing Affordability:**

Community Land Trust homes remain affordable between consecutive generations of homeowners. This recycling of funds from owner to owner ensures the home remains affordable for low-to-moderate income families over a long period.

From: [Valorie Klemz](#)  
To: [James Barnes](#)  
Cc: [Matt Luoni](#)  
Subject: Interfaith Outreach CDBG Public Hearing Comments  
Date: Tuesday, March 24, 2020 4:43:05 PM  
Attachments: [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Jim,

On behalf of our clients enrolled in Project Success, please accept our thanks for your support for the past three years. As our proposal notes, Plymouth CDBG funding has been used to help seven formerly homeless families (41 individuals, many of whom are children) achieve housing stability in two years through Project Success. Wilder Research prepared an extensive study on the ROI of supportive housing programs such as Project Success, and found a significant \$6 return for every \$1 invested.

Your support for these seven families has helped create total estimated lifetime benefits of \$2.3M in higher wages, plus another \$310K in additional taxes paid. Harder-to-quantify benefits of housing stability are school success for kids who know where they'll sleep at night, reduced crime, reduced household stress, and improved physical and mental health.

We hope you will support this effective program for another year. Six additional Plymouth families are enrolled and currently benefiting from Plymouth CDBG funds, with additional clients applying to join Project Success. We sincerely appreciate your partnership in this work!

Please let me know if you have any questions.

Stay safe,

Val

**Valorie Klemz**  
Grant Specialist  
She/her/hers | 763-489-7527 | [iocp.org](http://iocp.org)  
1605 County Road 101 N, Plymouth, MN 55447



From: [James Barnes](#)  
To: [Matt Luoni](#)  
Subject: FW: HRA Meeting Public Comment  
Date: Monday, March 23, 2020 3:24:28 PM

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For the file.

**James Barnes | HRA Manager**  
**City of Plymouth**  
3400 Plymouth Boulevard  
Plymouth, MN 55447  
Phone: 763-509-5412 - Fax: 763-509-5407

**From:** slim possible [mailto:[lamminenlori@gmail.com](mailto:lamminenlori@gmail.com)]  
**Sent:** Monday, March 23, 2020 2:54 PM  
**To:** James Barnes <[JBarnes@plymouthmn.gov](mailto:JBarnes@plymouthmn.gov)>  
**Subject:** Re: HRA Meeting Public Comment



Thank you for your response.

On Mon, Mar 23, 2020, 2:49 PM James Barnes <[JBarnes@plymouthmn.gov](mailto:JBarnes@plymouthmn.gov)> wrote:

We will accept written comments up until 6:00pm the night of the meeting in order to get them in front of the HRA board. You can also send an email to [jbarnes@plymouthmn.gov](mailto:jbarnes@plymouthmn.gov) between 7:00pm – 7:20pm the night of the meeting (March 26, 2020) in we will read it allowed during the public hearing.

Any comment received will be incorporated into our Plans along with our response that is submitted to HUD during the approval process.

The HRA meets on the fourth Thursday of every month @ 7:00pm at the Plymouth City Hall.

**James Barnes | HRA Manager**  
**City of Plymouth**  
3400 Plymouth Boulevard  
Plymouth, MN 55447  
Phone: 763-509-5412 - Fax: 763-509-5407

**From:** slim possible [mailto:[lamminenlori@gmail.com](mailto:lamminenlori@gmail.com)]  
**Sent:** Monday, March 23, 2020 2:42 PM  
**To:** James Barnes <[JBarnes@plymouthmn.gov](mailto:JBarnes@plymouthmn.gov)>  
**Subject:** HRA Meeting Public Comment

Hi,  
I was wondering if the deadline for accepting letters was changed or if the deadline was still March 26th?  
I have yet to submit it.

Also... Will the information or letter that I submit...will be forwarded to HUD?  
When is the meeting?  
In April?  
Appreciate a timely response.  
Thank you,  
Lori Lamminen

## Matt Lupini

---

**From:** James Barnes  
**Sent:** Wednesday, March 25, 2020 1:02 PM  
**To:** Matt Lupini  
**Subject:** Fwd: LSS comments for CDBG Annual Action Plan public hearing on Thursday, March 26th

**Categories:** Green Category

James Barnes

Begin forwarded message:

**From:** Sandi Kleist <Sandi.Kleist@lssmn.org>  
**Date:** March 25, 2020 at 11:52:47 AM CDT  
**To:** James Barnes <JBarnes@plymouthmn.gov>  
**Subject:** LSS comments for CDBG Annual Action Plan public hearing on Thursday, March 26th



*Please read this comment during the above referenced meeting. Thank you.*

With a \$6000 CDBG award from the City of Plymouth, LSS Financial Counseling will provide financial coaching and counseling services and financial education to 64 low to moderate income residents of Plymouth, helping them move toward improved financial health and building/maintaining wealth. LSS will have a special focus on coaching and counseling for aspiring homeowners, current homeowners expressing concerns about their mortgage or property tax, and homeowners interested in a reverse mortgage. Services will be provided by certified credit counselors who will connect clients to the tools and resources they need. Our approach focuses on behavior changes and empowerment through individual coaching and education, especially regarding the tools to manage a household budget. Specific topics include asset building and savings, improving and wisely using credit and managing debt, and consumer protection.

Thank you for this opportunity to support the people of Plymouth.

LSS Financial Counseling

**Sandi Kleist**  
**Housing Counseling Program Director**  
LSS Financial Counseling  
sandi.kleist@lssmn.org | 218-316-3954  
716 E Street NE | Brainerd, MN 56401  
[LSSFinancialCounseling.org](http://LSSFinancialCounseling.org) | [Blog](http://Blog) | 888-577-2227



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1220 Zane Avenue North  
Golden Valley, MN 55422  
763.529.1350  
prismmpls.org

Plymouth City Hall  
Attn: Plymouth Housing & Redevelopment Authority  
3400 Plymouth Blvd.  
Plymouth, MN 55447

March 25, 2020

Dear Members of the Plymouth Housing & Redevelopment Authority:

Thank you for allowing PRISM to deliver our public comment regarding our CDBG application in writing. We appreciate your flexibility as we continue to respond to the effects of Corona Virus (COVID-19) outbreak.

The effects of COVID-19 are not yet clear; however, the first week of schools, restaurants, bars, and retail store closures, we have seen our numbers of participants served almost doubled. Our participants are in free-fall, as many of their jobs are gone or the hours are drastically reduced. These people do not know how they will continue to feed their families and if they will be able to maintain their housing. **In short, the lives they have worked hard to build have been shattered.** Mass displacements and evictions in Plymouth caused by this pandemic will be disastrous both to these individuals and to our public safety, as doubling up or staying in shelters could further spread this disease.

**PRISM's Homelessness Prevention Program was designed to be a short term solution for households with a resolvable, one-time issue, such as losing one's job due to COVID-19.** Last year (June 2018 to July 2019), PRISM kept 15 Plymouth households housed by providing emergency assistance. PRISM's case managers insured that these households remained stably housed by providing referrals to community resources. We also advocated and negotiated with landlords to help participants avoid costly housing court proceedings, obtain security deposits to allow timely move-ins, assist in applying for emergency assistance programs, provide referrals for community resources, and more.

By funding PRISM's request of \$16,000, the city of Plymouth will help residents weather this crisis by keeping the roof over their head, food on their table, and clothing on their backs.

With warm regards,

Michelle Ness, MSW, LISW  
Executive Director

**BUILDING HEALTHY, STABLE LIVES**

Good evening,

My name is Jon Burkhow and I am the HOME Program Director. Thank you for having me here tonight!

In 2019, we helped 66 Plymouth residents with 872 hours of service. This is an increase over 2018 when we worked with 55 Plymouth residents, totaling about 550 hours.

As a reminder of what we do, we help older adults age in place by helping with the upkeep of their homes. This includes minor repairs, cleaning, snow removal, lawn mowing, painting and various yard projects. We also offer free safety checks to keep people safe in their homes and help prevent falls.

I want to report the results of our 2019 annual survey. Our overall participant satisfaction rate came in at 96%. Participants responded to the question, did HOME services help you to remain in your home? 97% reported that it did. 98% of HOME participants would recommend the HOME Program to other seniors. Participant referrals remain a top way that new clients hear about the HOME Program.

I wanted to share one story of a Plymouth senior that we assisted. She reported on her registration form that she learned of our services through the city. She had a volunteer raking group in June and asked them if in addition to raking they could help her repair her deck. They agreed to try but after finishing the raking and removing a few deck boards they realized that it was beyond their skillset. Fortunately, we have a volunteer handyperson who lives in Plymouth and is actually a senior himself. We let him know about the deck situation and he was able to complete the repairs to make her deck safe again. Since then she has logged almost 30 hours of repair work so she had found plenty of things that she needs help with. This is just one example of how through partnership with the city, our volunteers and paid field staff we are able to help Plymouth seniors remain in their homes, stay connected to their community and be safe.

Thank you again for your partnership with us and the ways that you assist us in creating community connections.

## Matt Lupini

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**From:** Christa Troup <ctroup@treehousehope.org>  
**Sent:** Tuesday, March 17, 2020 11:50 AM  
**To:** Matt Lupini  
**Subject:** Re: Plymouth CDBG Public Hearing Update



Hi Matt,

Thank you for this opportunity as TreeHouse has gone virtual to help stop the spreading of Covid-19 at such a high rate. I'll be sad to not see you all of you this year, but hope we can see each other in the future! Please share the following with the HRA Board.

Thank you for the continued support from the CDBG funds supporting social services, TreeHouse is truly grateful! With PLymouth CDBG funds we have been able to pursue our mission of ending hopelessness among teens. With the Plymouth CDBG fund we are able to assist low socio-economic residents of Plymouth to attend Plymouth TreeHouse at no cost and barrier free! Last year, TreeHouse served 89 Plymouth residents, and 85% of those teens served last year came from low-income backgrounds. TreeHouse provides benefits to low-to-moderate income youth by teaching them the skills and capabilities they need to overcome the challenges they face due to poverty. TreeHouse also provides essential emotional support as TreeHouse teens gain maturity and work toward long-term goals that will help them eliminate the cycle of poverty they grew up within.

Even at a time where teens may feel hopeless without being in school or physically present at TreeHouse, we are working hard to connect via virtual connection i.e. social media platforms, google hangouts for support group, and more 1:1 check ins throughout these days. We are working hard to be active on these platforms so that teens know that they are not alone and feel lovable, capable, & worthwhile. I'd be happy to answer any questions at the time of the meeting. You can call my cell phone at 763.607.1809, or at a later time if necessary.

Thank you again for your support to help the teens in your community!

Christa

On Mon, Mar 16, 2020 at 12:59 PM Matt Lupini <[mlupini@plymouthmn.gov](mailto:mlupini@plymouthmn.gov)> wrote:  
Good afternoon,

As you are no doubt aware, the spread of COVID-19 is impacting everyone in our community, and the City of Plymouth is undertaking a review of many of its public-facing functions to ensure the proper precautions are in place. As of right now, the plan is still to hold the CDBG Annual Action Plan public hearing next Thursday, March 26th at 7:00pm, at which time the HRA Board will accept public comments in regards to the funding plan.

I know in years past city staff has requested agencies send a staff member to the public hearing in order to speak on behalf of their organization, specifically around how the CDBG funds would be used. However, I'd like to recommend that you consider submitting written comments in lieu of attending the hearing. Those comments will be accepted and considered at the public hearing, and will still absolutely remain part of the

public record.

If you'd like to submit written comments, I'll just need those by next Wednesday, March 25th at 4:30pm. Feel free to send them directly to me.

Finally, just a quick timeframe update. The draft Action Plan is currently undergoing review at the staff level, and I expect that to be completed by mid-week. At that point, it will be posted on the City website for review. The draft plan will include funding recommendations, which the HRA Board is currently slated to consider and recommend approval for next Thursday.

Please let me know if you have any questions. I will be sending updates as they are available.

-Matt

Matt Lupini, AICP Candidate | Community Development Coordinator  
City of Plymouth  
Phone: 763.509.5413  
[www.plymouthmn.gov](http://www.plymouthmn.gov)<<http://www.plymouthmn.gov/>>

Plymouth, Minnesota | Adding Quality to Life

--

CHRISTA TROUP

Grants Manager

C: 763.607.1809 | O: 952.238.1010

TreeHouseHope.org | @TreeHouseHope





## Appendix - Alternate/Local Data Sources

<b>1</b>	<p><b>Data Source Name</b></p> <p>2018 ACS Five Year Dataset</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>American Community Survey - United States Census Bureau 2013 to 2017 (2018)</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>This is the standard American Community Survey Data that is more recent than what was automatically populated as the default data source. This data is more relevant and accurate to the present day.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The data set is standard practice in the United States Census Bureau and the American Community Survey is conducted on an annual basis to supplement the United States Census that is conducted every ten years.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>The data is collected on a rolling basis from 2013 to 2017 and presented as a five-year aggregate in 2018.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>The methodology is the standard accepted practices within the United States Census Bureau.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown in this dataset is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to non-sampling error (for a discussion of non-sampling variability, see Accuracy of the Data). The effect of non-sampling error is not represented in the data.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The demographics are representative of Hennepin County given the methodological rigor of the American Community Survey methodologies accepted and practiced by the United States Census Bureau.</p>

# The City of Bloomington Hennepin County Consortium 2020-2024 Consolidated Plan and 2020 Annual Action Plan

Approved by HUD July 1, 2020

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

## Consortium Members:

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



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

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



## Executive Summary

### ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

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

#### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

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

The activity to receive the largest amount of funding is the single-family rehabilitation program which serves low/moderate income homeowners with low interest loans to repair/update their homes. The rehabilitation loan program is coupled with the lead-based paint activity to assist in the abatement of lead hazards in pre-1978 homes utilizing CDBG funds. In this way, the City is ensuring that no threats remain to the health of occupants from lead paint. This activity serves low/moderate income households at or below 80% median.

The City will provide CDBG funds to Senior Community Service's Household and Maintenance for the Elderly (H.O.M.E.) Program to provide outside maintenance and home making services to low/moderate income seniors. This is an important service that allows seniors to continue to reside in their homes.

The City will also fund the West Hennepin Affordable Housing Land Trust (WHAHLT), dba: Home within Reach, to complete two purchase two homes per program year to rehab and re-ell to an income qualified first-time homebuyer.

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

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

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

In addition, the has a City's long-standing commitment to serving its' senior population. The CDBG funded H.O.M.E. program through Senior Community services has been a very successful and important part of these efforts. The City will continue this activity given the strong need in the community and the past performance of Senior Community Services.

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

### **4. Summary of citizen participation process and consultation process**

The Bloomington Plan is part of the Hennepin County Consortium Plan. Bloomington's Plan will be made available for public comment 30 days prior to going before the Hennepin County Board for a public hearing. In addition, prior to the County's hearing, the Bloomington City Council will hold a public hearing for approval of the plan and to receive any public comments.

The Consortium Action Plan provides the complete Citizen Participation Plan for all members to follow, including Bloomington. The Citizen Participation Plan details the efforts to broaden public participation in the development of the Action Plan. In addition to the Consortium's hearing and comment period, the City of Bloomington provides two opportunities for public comments. The City's Action Plan is a subject of public hearings at both the City's HRA and Council prior to adoption and submission to be included in the Hennepin County Consortium Action Plan.

Please note that all citizens and all other interested parties are also able to comment on Bloomington's Action Plan through the Hennepin County Consortium's public comment and hearing process.

In an ongoing effort to determine the best use of this limited resource, City staff may meet with interested businesses, developers, community and faith-based organizations to review specific proposals for utilization of the City's CDBG funds. Unfortunately, the City is unable to fund most of the proposals due to decreasing annual CDBG funds from HUD and the need to fund existing high-impact activities (such as single-family rehabilitation and H.O.M.E. maintenance for the elderly).

The City's Community Outreach and Engagement Division has staff that has been trained by the local United Way to assess the need of homeless persons within the City and make recommendations to the

City Council on how to best utilize City resources to respond to found needs. Human Services also operates a help line which connects people with needed services, including homeless, at the City and County level. These organizations and service providers receive over \$130,000 in funding. The primary source of these public service funds is the City's own General Fund.

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

No comments received at this time.

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

## **7. Summary**

In summary, the City continues to serve as many low/moderate income households as possible, while given that the funding for the City's grant has been relatively flat since the early 2000's This limited funding, could impact the City's ability to keep up with the needs of low/moderate income households in the City. The City is hopeful that funding will soon be increased, so it may initiate new projects and services to low- and moderate-income households.

## The Process

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

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

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

Agency Role	Name	Department/Agency
CDBG Administrator	BLOOMINGTON	Housing and Redevelopment Authority (HRA)

**Table 85– Responsible Agencies**

### Narrative

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

### Consolidated Plan Public Contact Information

Bryan Hartman

City of Bloomington

1800 West Old Shakopee road

Bloomington, MN 55431

952-563-8943

bhartman@bloomingtonmn.gov

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

### **1. Introduction**

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

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

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

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

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

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

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

Not applicable Bloomington does not receive ESG funds. Please refer to the Hennepin County section on this.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 86– Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Senior Community Services (SCS)
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency's Executive Director and other staff participated in work groups on the plan coordinated by Hennepin County.

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

Bloomington was actively involved in the Consortium consultation, development, and citizen participation process led by Hennepin County. Three public meetings were held with over 100 attendees, 25% of whom were people of color. Outreach was undertaken to engage local non-profits, minority residents of suburban Hennepin County and other interested parties to attend these sessions. All agency types were consulted through the Consortium's Consolidated Plan development and goal-setting process.

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

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

**Table 87– Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City of Bloomington works closely with Hennepin County Consortium in the implementation of the Consolidated Plan. The Consortium includes Hennepin County and several units of local government, including Minnetonka and Eden Prairie. Staff representing each member of the Consortium meet regularly to coordinate the creation and implementation of the Consolidated Plan, and to share outcomes from each of the cities' housing and economic development programs. The City of Bloomington also works with a variety of State Agencies on different aspects of the plan, such as the Minnesota Housing Finance Agency, the Department of Employment and Economic Development (DEED) and the Minnesota Department of Health (MDH). Coordination with the State may include utilizing state funding programs for economic development, consulting with state agencies on data and regulations for lead-based paint and environmental review.

### **Narrative**

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

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

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

The City of Bloomington participated in the Consortium's efforts in outreach to citizens and interested agencies to broaden public participation in the development and approval of the Plan. Including three public comment meetings with over 100 attendees. See the Hennepin County section for more information on the Consortium's outreach efforts. In addition to the Consortium outreach, the City sought input through its own process to develop the plan through the solicitation of comments and public hearings.

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

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

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

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

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	The City of Bloomington's City Council held a public hearing at 7:00 p.m. on April 6, 2020 to accept comments on development of the plan and to recommend the plan for approval to HUD and Hennepin County, the lead agency of the consortium. Notice of the hearing was published ten or more days prior to the hearing. The City Council's meeting dates, times and agendas are made available on the City's website: <a href="http://www.BloomingtonMN.gov">www.BloomingtonMN.gov</a> , including the plan or summary of the plan.	No Comments were received.	Not applicable. No comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Newspaper Ad	Non-targeted/broad community	The City of Bloomington's City Council held a public hearing at 7:00 p.m. on April 6, 2020 to accept comments on the development of the plan and to recommend the plan for approval to HUD and Hennepin County, the lead agency of the consortium. Notice of the hearing was published ten or more days prior to the hearing. The City Council's meeting dates, times and agendas are made available on the City's website: <a href="http://www.BloomingtonMN.gov">www.BloomingtonMN.gov</a> , including the plan or summary of the plan.	No comments were received.	No comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	The City of Bloomington's Housing and Redevelopment Authority held a public meeting at 5:30 p.m. on April 14, 2020 to accept comments and recommend the plan for submission to HUD. The HRA's agenda and meeting schedule is posted on the City's website, including the plan or summary of the plan. Comments received on the plan will be considered for this or future plans.	No comments were received.	No comments were received.	
4	Public Hearing	Non-targeted/broad community	As the lead agency, Hennepin County hosting a public hearing before its Board of Commissioners on April 14, 2020. this hearing was held virtually due to the COVID-19 pandemic.	No comments on the Bloomington section of the plan were received.	No comments received.	

**Table 88– Citizen Participation Outreach**



## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

The city, through its own Comprehensive Plan, Housing Goals/Housing Action Plan with the Metropolitan Council, and annual CDBG funding, is regularly reviewing the community's needs for low to moderate income persons.

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

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

Due to the limited funding available through its' CDBG grant, the City of Bloomington has determined that Public Facilities are not a high need for these limited funds.

### **How were these needs determined?**

The City of Bloomington has chosen over many years to focus the limited funds available from CDBG on the activities described in this plan.

### **Describe the jurisdiction's need for Public Improvements:**

Due to the limited funding available through its' CDBG grant, the City of Bloomington has determined that Public Improvements are not a high need for these limited funds.

### **How were these needs determined?**

Due to the limited funding available through its' CDBG grant, the City of Bloomington has determined that Public Improvements are not a high need for these limited funds.

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

Due to the limited funding available though it's CDBG grant, the City of Bloomington has long focused its' CDBG Public Service funding on serving the growing needs of seniors in the community.

### **How were these needs determined?**

The City of Bloomington has chosen over many years to focus the limited funds available from CDBG on the Household and Outside Maintenance for Elderly (H.O.M.E.) program to serve the growing senior community in Bloomington.

### **Based on the needs analysis above, describe the State's needs in Colonias**

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The city, through its Comprehensive Plan and Housing Goals/Housing Action Plan with the Metropolitan Council, to regularly review the market. The review helps the city to determine what areas it needs to focus on in order to make housing and other services available to all residents of the community.

## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

This section relates to non-housing community development assets. Cities seeking assistance under the Community Development Block Grant (CDBG) program are required to provide a concise summary of the priority non-housing community development needs eligible for assistance under CDBG eligibility categories, in accordance with a table prescribed by HUD.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	77	2	0	0	0
Arts, Entertainment, Accommodations	4,042	9,987	11	13	2
Construction	1,181	1,930	3	2	-1
Education and Health Care Services	7,352	9,626	20	12	-8
Finance, Insurance, and Real Estate	4,098	9,011	11	12	1
Information	975	1,525	3	2	-1
Manufacturing	3,675	5,661	10	7	-3
Other Services	1,582	2,062	4	3	-1
Professional, Scientific, Management Services	5,662	16,235	15	21	6
Public Administration	0	0	0	0	0
Retail Trade	4,630	11,263	13	15	2
Transportation and Warehousing	1,099	974	3	1	-2
Wholesale Trade	2,626	9,276	7	12	5
Total	36,999	77,552	--	--	--

**Table 89 - Business Activity**

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

#### Labor Force

Total Population in the Civilian Labor Force	49,110
Civilian Employed Population 16 years and over	46,195
Unemployment Rate	5.91
Unemployment Rate for Ages 16-24	20.38

Unemployment Rate for Ages 25-65	4.55
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**Table 90 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector		Number of People
Management, business and financial	12,945	
Farming, fisheries and forestry occupations	2,215	
Service	3,900	
Sales and office	12,415	
Construction, extraction, maintenance and repair	2,400	
Production, transportation and material moving	2,465	

**Table 91 – Occupations by Sector**

Data Source: 2011-2015 ACS

### Travel Time

Travel Time	Number	Percentage
< 30 Minutes	32,215	74%
30-59 Minutes	9,845	23%
60 or More Minutes	1,360	3%
<b>Total</b>	<b>43,420</b>	<b>100%</b>

**Table 92 - Travel Time**

Data Source: 2011-2015 ACS

### Education:

#### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,985	260	805
High school graduate (includes equivalency)	6,895	520	1,515
Some college or Associate's degree	12,635	730	2,075
Bachelor's degree or higher	16,755	640	2,295

**Table 93 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	54	255	335	595	635
9th to 12th grade, no diploma	725	635	415	820	650
High school graduate, GED, or alternative	1,855	1,930	1,785	5,235	4,485
Some college, no degree	1,950	2,730	2,125	5,460	3,645
Associate's degree	355	1,140	1,435	2,585	820
Bachelor's degree	1,360	4,035	2,815	6,765	3,475
Graduate or professional degree	55	1,605	1,355	3,110	2,205

**Table 94 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,362
High school graduate (includes equivalency)	30,384
Some college or Associate's degree	36,983
Bachelor's degree	50,110
Graduate or professional degree	71,525

**Table 95 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in the city of Bloomington, both by percentage of jobs, as well as percentage of workers are:

- Education & Healthcare Services
- Professional, Scientific, Management Services
- Retail Trade
- Finance, Insurance, and Real Estate
- Arts, Entertainment, Accommodations

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

Due to the limited funding available through its' CDBG grant, the City of Bloomington has determined that economic development, education, etc., are not a high need for these limited funds.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Due to the limited funding available through its' CDBG grant, the City of Bloomington has determined that economic development, education, etc., are not a high need for these limited funds.

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

The City of Bloomington is home to the second largest employment base in the Twin Cities metro, offering positions at every skill and education level.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

None.

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

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City of Bloomington has several plans that impact economic growth. First, the City's Comprehensive Plan is the overall plan that guides development within the City. This important plan is revised every 10 years. The City also has several district plans that help to focus economic growth. These plans include the South Loop District Plan, Normandale Lake District Plan, Gateway District and the Penn American District Plan. The plans help to focus and attract development and economic development.

## **Discussion**

The City of Bloomington is located in the second largest employment base in the Twin Cities metro (the 494 Corridor), offering positions at every skill and education level.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

For the purposes of this section "concentration" is defined as census tracts where more than 10% of low- and moderate-income (LMI) households experience multiple housing problems. The most common housing problem among LMI households in Bloomington is cost burden (paying more than 30% of income), which is common to LMI households across the City. A review of the Comprehensive Housing Affordability Strategy (CHAS) 2012-2016 data provided by HUD, 30% or more of LMI households experience cost burden in every census tract in Bloomington. Problems of overcrowding and substandard housing are not common in Bloomington. The only census tracts in Bloomington where more than 5% of LMI households experience overcrowding or substandard housing is Census Tract 243.01.

However, further review with local data suggests the CHAS dataset is incorrect regarding substandard conditions. In Census Tract 253.01 the CHAS dataset estimates 35 rental households in the 30%-50% HAMFI range and 35 rental households in the 50-80% HAMFI range are lacking complete plumbing or kitchen facilities. The margin of error is 29 households for 30%-50% HAMFI range and 20 households for 50%-80% HAMFI range. Adjusting those down to 21 LMI households [FJ4] results in 3.9% of LMI households, which is less than 5% of LMI households. This is likely more accurate because in this census tract there are only two apartment buildings and two senior living facilities. [FJ5] These properties comprise almost all the rental households. The two apartment buildings have been identified by the City as Naturally Occurring Affordable Housing and comprise 221 units. This matches well with the 215 LMI rental households identified for the Census tract from the CHAS dataset. The buildings were built in 1969 and 1973 and are regularly inspected by the City of Bloomington for the annual rental license. The buildings would not be issued a rental license if they lacked plumbing or complete kitchen facilities. The buildings are larger comprising of 81 and 140 units and the time at which they were constructed [FJ6] suggests that 70 households lacking a complete kitchen or plumbing is incorrect. The senior living facilities located in the Census Tract are not income restricted and likely have few or no LMI households.

For this reason, it is assumed there are no areas in Bloomington that meet the definition of concentration of multiple housing problems. Rather the problem of cost-burden is prevalent among LMI households in all areas of the City and is not specific to any particular geographic area.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The Consolidated Plan requires that grantees define the term "area of minority concentration" and then identify and describe those areas in the jurisdiction that meet the definition. For the purposes of this section "area of minority concentration" is defined as a census tract having more than 40% of households which are of racial or ethnic minorities. A review of the Comprehensive Housing

Affordability Strategy (CHAS) 2012-2016 dataset provided by HUD, Census Tract 252.01 is the only Census tract in Bloomington that is an area of racial or ethnic minority concentration.

However, using the 2014-2018 American Community Survey data by the US Census Bureau shows Census Tracts 254.01, Census Tract 254.03, and Census Tract 252.01 all having a total population of over 40% racial or ethnic minority. This data suggests a quick change in demographics; an issue that will continue to grow over the next 5-year cycle.

The Consolidated Plan also requires that grantees define the term "area of low-income concentration" and then identify and describe those areas in the jurisdiction that meet the definition. For the purposes of this section "area of low-income concentration" is defined as a census tract having more than 40% of households which are low-income. A review of the Comprehensive Housing Affordability Strategy (CHAS) 2012-2016 dataset provided by HUD, Census Tract 252.01 is the only Census tract in Bloomington that is an area where low-income families are concentrated.

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

The census tracts noted above are located in the east part of Bloomington, with most of the housing developed from the 1950's to 1960's. These tracts are next to one another and are well serviced by public transportation.

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

These census tracts are near the second largest employment base outside of downtown Minneapolis. Located near Interstate 494, this area employs over 100,000 people. The availability of jobs range from service sector to professional positions. The Mall of America, one of the region's largest employers is within 1/2 mile.

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

The area is well serviced by parks and the programming provided by the City of Bloomington. The school district serving these areas is well regarded with a strong emphasis on meeting the needs of their diverse student population.

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Bloomington is a fully developed city within a large metropolitan area. Broadband wiring and connections are available to all from several providers.

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

Bloomington is a fully developed city within a large metropolitan area. Broadband wiring and connections are available to all from several providers.

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

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

Bloomington is a fully developed city within a large metropolitan area. It doesn't have any areas subject to flooding from climate change or other such risks.

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

Bloomington is a fully developed city within a large metropolitan area. It doesn't have any areas subject to flooding from climate change or other such risks.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

## **SP-10 Geographic Priorities - 91.415, 91.215(a)(1)**

### **Geographic Area**

**Table 96 - Geographic Priority Areas**

#### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

The Bloomington CDBG program activities will be available to low/moderate income persons city-wide and will not be geographically targeted. Bloomington's CDBG activities are provided on a limited clientele basis (available to all qualifying households in the City) rather than on an area-benefit basis (principally benefiting or available to persons within a specific area). Because the housing problems or needs, such as cost-burden are experienced by LMI households across the City and not concentrated in any particular area, Bloomington makes its CDBG activities available to LMI households city-wide.

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 97 – Priority Needs Summary

1	<b>Priority Need Name</b>	Rehabilitation of Existing Units
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Preserve and Create Single Family Home Ownership
	<b>Description</b>	Rehabilitation loans of up to \$35,000 for owner occupied dwelling units. Includes testing for lead-based paint for applicable homes in the rehab program.
	<b>Basis for Relative Priority</b>	
2	<b>Priority Need Name</b>	West Hennepin Affordable Housing Land Trust
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Preserve and Create Single Family Home Ownership
	<b>Description</b>	Purchase and rehabilitation of existing homes to provide homeownership opportunities to income qualified first-time homeowners.
	<b>Basis for Relative Priority</b>	

3	<b>Priority Need Name</b>	Creation and Preservation of Affordable Rental
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Create and Preserve Affordable Rental Housing
	<b>Description</b>	The HRA will apply for a Section 108 Loan from HUD to develop a loan pool for the creation and preservation of rental housing in the City. HUD has estimated that the City could receive approximately \$2,000,000 for the loan pool once the City's application is approved.
	<b>Basis for Relative Priority</b>	
4	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Senior Services Fair Housing Activities

	<b>Description</b>	<ul style="list-style-type: none"> <li>• Funding for the H.O.M.E. program for seniors for outside maintenance and chores services.</li> <li>• Fair housing activities coordinated through Hennepin County.</li> <li>• Other public services to extremely low, low and moderate income individuals in the City.</li> </ul>
	<b>Basis for Relative Priority</b>	

**Narrative (Optional)**

## SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The City of Bloomington intends to pursue all resources available to address its planned 2020 program year activities. The following list provides information on CDBG and other funds used for community development and housing programs within the City.

### 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	458,068	400,000	100,000	958,068	3,832,272	The City of Bloomington is an entitlement jurisdiction for the Community Development Block Grant Program. Program income is from the repayment of single-family rehabilitation loans.

Table 98 - Anticipated Resources

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

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

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

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

**Discussion**

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

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Bloomington	Government	Non-homeless special needs neighborhood improvements public services	Jurisdiction
Senior Community Services (SCS)	Subrecipient	Non-homeless special needs public services	Jurisdiction

**Table 99 - Institutional Delivery Structure**

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

Hennepin County is the lead agency of the Hennepin County Consortium. Hennepin County is recognized as a capable administrator in delivering a housing and community development system that aligns with federal and county priorities with the assistance of our partnering agencies and municipalities. The City of Bloomington is also an experienced administrator of its CDBG programs and has existing partnerships with agencies to deliver a wide range of housing and social services in order to stretch limited funding to meet as many needs as possible.

A significant gap in the institutional delivery system is the need for the additional private and/or non-profit developers of new affordable housing in Bloomington. In order to make the most impact given limited funding and the high cost of new housing construction, Bloomington has historically targeted its CDBG funding to the rehabilitation of homes owned by low/moderate income homeowners. When possible, Bloomington has partnered with private and non-profit housing developers to provide assistance for the construction of new affordable housing through local funding sources such as Tax Increment Financing, Housing Revenue Bonds, and local tax levies. Because available funding sources are not sufficient to cover the entire costs of new construction the City must rely on such partners in the private and non-profit sector. In order to address this gap, the City will work with private and non-profit developers to find new opportunities to partner in the creation of new affordable housing, and will pursue all available local, state, and federal funding sources to provide such assistance when possible.

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

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

**Table 100 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Hennepin County is the principal provider of these services within the Consortium jurisdictions. The County's Family Homeless Prevention and Assistance Program (FHPAP) partners with other funding sources to coordinate service delivery and ensure families gain stable housing whether they need short term rental assistance, financial counseling, job counseling, or legal help. Prevention programs connect people with mainstream services and local nonprofit agencies that work in the area where the family lives. In particular, suburban prevention programs funded by ESG and FHPAP work with specific cities and their food shelves to ensure that families can get support in their local communities. Hennepin County social services are dispersed to "service hubs" in the northwest, west, and south suburbs.

The Office to End Homelessness employed a full-time Adult Discharge Planning Coordinator to work directly with Hennepin County Corrections and the Hennepin County Medical Center to improve discharge strategies and outcomes. As a result, and the advent of the Affordable Care Act, Hennepin County has implemented Hennepin Health, which provides health insurance and wrap around social services, including housing, to Medicaid-eligible single adults. Hennepin County participates in hospital to home programming, so that homeless individuals being discharged from a hospital are provided with housing during their recuperation and help locating permanent housing. Heading Home Hennepin has also worked with County Corrections on a Transition from Jail to Community pilot to help people exiting our Adult Correctional Facility find appropriate and affordable housing.

Hennepin County is committed to outreach and engagement and has a robust street outreach program. Outreach is provided at locations where homeless individuals are known to congregate, including parks, overpasses, abandoned structures, and other places not meant for human habitation. Through outreach efforts, professionals are able to develop relationships with individuals, understand their service and housing preferences, create "best practices," and recommend policy changes and resource development priorities.

The bulk of outreach services to the unsheltered homeless populations are provided by: St. Stephen's Street Outreach Program, People Incorporated - Metro Homeless Outreach Program, Hennepin County - PATH/Access, Minnesota AIDS Project and the StreetWorks Collaborative for Youth. Hennepin County has provided funding for the creation of two Opportunity Centers, which serve as one-stop-shop services centers for single adults and youth. Both centers opened in 2010 and each have over twenty agencies co-located on site.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Within the homeless population, special niche populations receive services that are tailored to their specific needs. Veterans are offered veteran-specific housing as well as being eligible for permanent supportive housing if they are chronically homeless.

- Within the Consortium's area, specific programming has been developed for the refugee population, which experiences unique challenges to housing, in part because of their trauma, large family size, lack of English skills, lack of recognized credentials and schooling, and barriers to integrating into American society.
- Chemically-dependent single adults have both sober housing and "wet housing" available, depending on their needs and ability to maintain sobriety.

- While Native Americans are less than one percent of the county’s population, they are seven percent of the homeless population and more than one quarter of the unsheltered population. Several Native American focused programs address these specific needs.
- Families homeless grew dramatically during the Great Recession while single adult homelessness grew much more slowly. Funding for family homelessness has responded by redirecting some funds to rapid rehousing services, focusing on repeat shelter users, and expanding capacity to meet this

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The strengths of the delivery system include a diverse and experienced base of housing, community development, and social service providers and organizations. Coordination among the state, the county, and regional and local governments has resulted in significant planning initiatives and working policy groups, such as the Hennepin County and City of Minneapolis Commission to End Homelessness, and the City County Task Force on Lead Hazard Control. One result of this coordination has been the consolidated request for proposal (RFP) issued by public and private funders statewide, including Hennepin County. Annually, the county issues its Coordinated Request for Proposals (CRFP) that includes funding from the county’s Affordable Housing Incentive Fund (AHIF), Transit Oriented Development (TOD), Supportive Housing Initiative Fund (SHIF), and Group Residential Housing (GRH), and federal funding from the HOME program and Continuum of Care of the Homeless program. These funding opportunities are further coordinated with federal Community Development Block Grant (CDBG) and Emergency Shelter Grant (ESG) programs. Another example of the effectiveness of the coordination between the Consortium partners is the success of the Consortium in meeting the majority of the Consolidated Plan 2005-2009 goals.

Hennepin County and Minneapolis’ 10-year plan to end homelessness, Heading Home Hennepin, has been a collaborative effort driven in large part by the efforts of social service agencies and faith-based organizations who have taken the lead in providing services for the chronically homeless in our community. The City and Hennepin County collaborate to identify the needs and coordinate implementation of the ESG funding through the City-County Office to End Homelessness and Heading Home Hennepin. Over the next five years, Hennepin County will implement a Coordinated Assessment process, bringing together all aspects of the continuum of homeless services into a unified process. Each person seeking homeless services will be assessed within one week for their vulnerability and people will be triaged to the most appropriate level of intervention needed to end their homelessness.

The gaps that do remain in housing delivery result from the shortages of local, state and federal funding, such as rental assistance. Other gaps include remaining fragmentation of certain programs serving special needs populations. Although the consolidated RFP was noted above, a number of other funding sources continue to have separate submission requirements and deadlines. Each funding source also continues to have variations in program complexity and requirements.

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve and Create Single Family Home Ownership	2020	2024	Affordable Housing		Rehabilitation of Existing Units West Hennepin Affordable Housing Land Trust	CDBG: \$318,068	Homeowner Housing Added: 6 Household Housing Unit  Homeowner Housing Rehabilitated: 150 Household Housing Unit
2	Create and Preserve Affordable Rental Housing	2020	2024	Affordable Housing		Creation and Preservation of Affordable Rental	CDBG: \$2,000,000	Rental units constructed: 100 Household Housing Unit  Rental units rehabilitated: 100 Household Housing Unit
3	Senior Services	2020	2024	Non-Homeless Special Needs		Public Services	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
4	Fair Housing Activities	2020	2024	Fair Housing Activities		Public Services	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted

**Table 101 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Preserve and Create Single Family Home Ownership
	<b>Goal Description</b>	
2	<b>Goal Name</b>	Create and Preserve Affordable Rental Housing
	<b>Goal Description</b>	The HRA will apply for a Section 108 Loan from HUD to develop a loan pool for the creation and preservation of rental housing in the City. HUD has estimated that the City could receive approximately \$2,000,000 for the loan pool once the City's application is approved.
3	<b>Goal Name</b>	Senior Services
	<b>Goal Description</b>	In order to assist seniors living in Bloomington, the City's CDBG will fund the Home Maintenance Program (H.O.M.E.), a program of Senior Community Service. This service provides for household and outside maintenance chore services for elderly and persons with disabilities who are presumed to be low and moderate income. This program is offered citywide and will benefit approximately 100 households during each year of the plan. This program's accomplishment is to allow seniors and disabled persons to remain in their homes.
4	<b>Goal Name</b>	Fair Housing Activities
	<b>Goal Description</b>	This activity is to further fair housing initiatives, including as part of the metro-wide Fair Housing Implementation Council (FHIC). Activities may include enforcement, training, education and outreach.

### **Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The HOME Investment Partnerships Program (HOME) provides grants to states and localities that communities use to fund buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct assistance to low-income people. Bloomington is not HOME recipient. Rather, HOME funds are allocated to and coordinated by Hennepin County for affordable projects county-wide, excluding the City of Minneapolis.

Bloomington's CDBG housing programs are generally oriented towards the rehabilitation of the city's existing owner-occupied housing stock. During the 2020-2025 Consolidated Plan cycle, Bloomington expects to assist approximately 150 low- and moderate-income families through the program each year. The City estimates that of the 150 families to be assisted in PY2020 15 will be extremely low-income, 60

will be low-income and 75 will be moderate-income. the City will also add two new affordable homeownership opportunities each year (six total) through a partnership with a land trust.

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

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

All participants in Bloomington's CDBG housing programs receive an EPA pamphlet "How to Protect Your Family from Lead in the Home". Recipients of CDBG assistance through Bloomington's Housing Rehabilitation Loan are required to conduct a lead risk assessment if the home was built before 1978. In all cases, the home must receive lead clearance. If lead hazards are identified in a Housing Rehab loan project, they must either be fully abated or reduced with interim controls and/or safe work practices, depending on the amount of rehab funding being provided. Additionally, the City, using CDBG funds, will pay for initial and clearance testing for lead hazards. Rehab loan clients receive loan funding in order to help cover the costs of any required lead hazard reduction work. This funding for testing is also made available to owners of rental units and are renting to a Housing Choice Voucher program participant.

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

Requirements for lead hazard testing, lead hazard reduction, and clearance are fully integrated into Bloomington's CDBG housing programs. Applicants to the Housing Rehab Loan program are provided with an EPA lead pamphlet. Clients approved to participate in the Housing Rehab loan programs are informed of all relevant testing and hazard reduction requirements associated with the program they are using. The written program guidelines (which are provided to participants) specify the policies and procedures regarding testing, hazard reduction, and clearance. Lastly, HRA staff gather documentation for all projects to record that the procedural guidelines were followed.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

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

The City of Bloomington actively works with the goal to reduce the number of poverty-level families through policies and programs aimed to assist those families. The City coordinates its services to poverty-level families through its programs offered by its Public Health Division (i.e.: WIC, public health nurses, etc.), its HRA (i.e.: affordable housing, including Section 8 Vouchers) and its Parks and Recreation Department (i.e.: low-income elderly services, free evening meals). The City also coordinates efforts with the local school district and offers reduced participation fees for its activities offered through its Park and Recreation Division.

As a member of the Hennepin County Consortium, the City of Bloomington adopts the goals and policies of the Hennepin County anti-poverty strategy. As the City of Bloomington resides in Hennepin County, residents are able to receive assistance through anti-poverty programs coordinated at the County level. Hennepin County assists individuals and families access resources that help them move into self-sufficiency. Hennepin County Human Services delivers a variety of services to individuals or families that assists with basic needs or encourages client change around specific objectives. Efforts include:

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

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

- Workforce Activities Alignment - Creation of workforce coordinator position
- Workforce Entry Program (WEP) - Meeting the demand for skilled trade persons while developing the county's economic resources by providing unemployed individuals the means to earn a better living.
- A-GRAD Initiative - Improving high school graduation rates
- Workforce Investment Network - Partnerships to create workforce opportunities for targeted communities and reducing economic disparities
- Step-Up Program - High school internships at the county

- Employment Pays Program - Employment supports for individuals with high behavioral health needs
- NorthPoint/Urban League - Training and employment partnership

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

Anti-poverty programs in suburban Hennepin County (including the City of Bloomington) are coordinated by Hennepin County. In addition, the City, through its Housing and Redevelopment Authority (HRA) works to provide affordable housing opportunities to poverty-level families. Affordable housing is a high community priority.

The HRA operates a Housing Choice Voucher program of 551 units and it is the primary method to house poverty-level families within Bloomington. The HRA also works to attract new affordable housing development to the City. The most recent effort was assisting the development of 42 new Low-Income Housing Tax-Credit (LIHTC) units in 2020. The HRA provided a land value write-down to reduce land costs for the project. The HRA is actively looking to find another opportunity to serve poverty-level families through the development of affordable housing. However, being a fully developed City, locating land to be developed (or redeveloped) is extremely challenging. To that end, the City and HRA are looking for new ways to serve poverty-level families. The City, in 2019, passed an Opportunity Housing Ordinance that requires a percentage of affordable units in all new multi-family developments. This strategy will allow poverty-level families to reside in market-rate development that would otherwise be beyond their means. The HRA has also created a Naturally Occurring Affordable Housing (NOAH) fund to preserve existing affordable rental units. This fund was utilized in 2017 to save over 400 NOAH units in the city.

## **SP-80 Monitoring - 91.230**

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

The City of Bloomington will execute an annual contract with any sub-recipient receiving funds through the Action Plan. The City will be the responsible entity to ensure contract administration and compliance for activities funded out of Bloomington CDBG funds. Staff has extensive experience in monitoring such activities. The City staff will ensure compliance of sub-recipients through annual on-site monitoring for compliance with program regulations, procedures and meeting goals and objectives of the program and Action Plan. Such monitoring will include random file reviews, review of financial documentation and annual performance reports. In addition to the monitoring of sub-recipients, the City has developed extensive internal control procedures to ensure the funds are utilized in compliance with program guidelines and prudent financial practices.

## Expected Resources

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

#### Introduction

The City of Bloomington intends to pursue all resources available to address its planned 2020 program year activities. The following list provides information on CDBG and other funds used for community development and housing programs within the City.

#### 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	458,068	400,000	100,000	958,068	3,832,272	The City of Bloomington is an entitlement jurisdiction for the Community Development Block Grant Program. Program income is from the repayment of single-family rehabilitation loans.

Table 102 - Expected Resources – Priority Table

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

The City of Bloomington intends to pursue all possible resources to address its Consolidated Plan goals.

There are no specific matching requirements associated with Bloomington's CDBG program, although any opportunities to provide/obtain matching funding will be pursued

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

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

**Discussion**

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

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve and Create Single Family Home Ownership	2020	2024	Affordable Housing		Rehabilitation of Existing Units West Hennepin Affordable Housing Land Trust	CDBG: \$318,068	Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 30 Household Housing Unit
2	Create and Preserve Affordable Rental Housing	2020	2024	Affordable Housing		Creation and Preservation of Affordable Rental	CDBG: \$2,000,000	Rental units constructed: 100 Household Housing Unit Rental units rehabilitated: 100 Household Housing Unit

**Table 103 – Goals Summary**

#### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Preserve and Create Single Family Home Ownership
	<b>Goal Description</b>	
<b>2</b>	<b>Goal Name</b>	Create and Preserve Affordable Rental Housing
	<b>Goal Description</b>	The HRA will apply for a Section 108 Loan from HUD to develop a loan pool for the creation and preservation of rental housing in the City. HUD has estimated that the City could receive approximately \$2,000,000 for the loan pool once the City's application is approved.

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

### Introduction

Activities that will be undertaken during 2020 will address priority needs and local objectives. The activities that are part of the 2020 Action Plan are to be completed within the program year. Of the total grant of \$458,068 the City will use \$363,068 or 77% to serve low- and moderate-income activities. The balance of funds is used for Fair Housing activities and administration expenses.

#	Project Name
1	Administration
2	Single-Family Rehabilitation Loans
3	Lead-Based Paint
4	Fair Housing
5	HOME - Senior Community Services
6	West Hennepin Affordable Housing Land Trust (WHAHLT)

**Table 104 – Project Information**

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

# AP-38 Project Summary

## Project Summary Information

1	<b>Project Name</b>	Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	General administrative expenses including fair housing activities.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
2	<b>Project Name</b>	Single-Family Rehabilitation Loans
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Rehabilitation loans to low/moderate income homeowners city-wide.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
3	<b>Project Name</b>	Lead-Based Paint
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	

	<b>Funding</b>	:
	<b>Description</b>	Lead-based paint testing and clearance testing for recipients of CDBG single-family loans.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>4</b>	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Fair housing activities coordinated with the regional Fair Housing Implementation Council (FHIC).
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>5</b>	<b>Project Name</b>	HOME - Senior Community Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Public service provided by Senior Community Services (SCS) to provide outside maintenance and chore services to seniors in Bloomington.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>6</b>	<b>Project Name</b>	West Hennepin Affordable Housing Land Trust (WHAHLT)
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Home ownership program for low/moderate income families in Bloomington coordinated by the West Hennepin Affordable Housing Land Trust (WHAHLT)
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	

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

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

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

**Geographic Distribution**

Target Area	Percentage of Funds

**Table 105 - Geographic Distribution**

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

**Discussion**

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

### **Introduction**

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

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

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

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

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

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

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

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

this federal program was necessary as a result of several years of reduced funding by HUD. The HRA received approval from HUD to terminate its Public Housing program and transfer the units to the Section 8 Housing Choice Voucher program.

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

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

The HRA used its own levy funds to assist in funding the land acquisition for the development of 42 new units of affordable tax-credit rentals. The HRA sold the land at a reduced cost to MWF to increase the affordability of the project. The affordability of these tax-credit apartments will provide additional needed workforce housing in the City. The project will be completed lease up in 2020.

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

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

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

The City will continue to comply with all requirements of Title X-Residential Paint Hazard Reduction Act of 1992. Additionally, the Bloomington HRA is using a portion of the CDBG funds for lead abatement activities in its Section 8 Rent Assistance Program and CDBG Single Family Rehabilitation Loan Program. The Bloomington HRA also informs all tenants participating in the Section 8 Program, public housing and rental home program of potential hazards of lead paint.

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

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

The Bloomington HRA has two staff people who are trained lead inspectors and risk assessors. The

Bloomington HRA provides CDBG funding to owners of rental property with Section 8 households with children below the age of six where the units will have to be tested for lead. Also, all of their Single-Family rehabilitation activities (approximately 35 units) through the CDBG Program will have to be assessed and abated of lead paint.

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

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

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

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

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

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

The city of Bloomington has its own Housing and Redevelopment Authority. The HRA manages the CDBG program for the City and the two entities work closely together to achieve shared goals. In addition, the HRA manages 551 units of affordable housing through its Housing Choice Voucher program. This important community resources assists 551 families every month. These families include elderly, disabled and single-parent households.

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

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

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

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

## **Discussion**

# Program Specific Requirements

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

### Introduction

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

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

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

#### Other CDBG Requirements

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

## Discussion

## Appendix - Alternate/Local Data Sources

# The City of Eden Prairie Hennepin County Consortium 2020-2024 Consolidated Plan and 2020 Annual Action Plan

Approved by HUD July 1, 2020

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

## Consortium Members:

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



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

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



## Executive Summary

### ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

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

The city held its public hearing on March 17, 2020, to determine how to allocate its \$285,678 in 2020 CDBG funding. The city's Human Services Review Committee met on January 13, 2020, to determine their recommendations that were brought to the council during the public hearing for approval.

#### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

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

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

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

If excess program income funds are available, the city may use a portion of these funds to provide rehab grants to nonprofits 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 homebuyer program to assist one low/mod income household 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. During 2020, it is anticipated that 76 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.

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

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

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 clientele specified in their funding request. If a grantee is falling behind in their spending or accomplishments, the city works closely with them to come up with solutions. The city feels as though communication is an important tool to make sure the funded programs are successful.

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

### **4. Summary of citizen participation process and consultation process**

The City of Eden Prairie is part of the Hennepin County Consortium, and therefore the City's Consolidated Plan is part of the Hennepin County Consortium Consolidated Plan. The City follows Hennepin County's Citizen Participation Plan, which calls for the Hennepin County Consortium Action

Plan to be available for public comment 30 days prior to a public hearing before the Hennepin County Board. The Eden Prairie City Council holds their own public hearing before the Hennepin County comment period and allows the public to comment on the proposed activities. 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 allocation amount of \$285,678 along with \$95,000 in program income funds to make the funding recommendations to the city council. For the 2020 program year, the public notice was published on February 6, 2020 and public comments were solicited from February 14, 2020 until March 16, 2020. The Eden Prairie city council held a public hearing on March 17, 2020 to approve the city's Five-year Consolidated Plan and 2020 Action plan. The public was unable to attend the public hearing in person due to Covid-19 shutdowns, but they were given the opportunity to speak during the virtual meeting. No residents spoke during the meeting and three grantees submitted letters of appreciation for funding to the council. These letters talked about the positive difference CDBG funds have made in their programs. No citizens participated in Eden Prairie's public hearing and no comments were received prior to the meeting. After the city's public hearing, Hennepin County held a 30-day public comment period for the Consortium's Five-Year Consolidated Plan and 2020 Action Plan from April 9, 2020-May 8, 2020. The county's public hearing was held on April 14, 2020 and no comments were received regarding Eden Prairie's plan.

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

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

As part of the city's Comprehensive Plan, *Aspire Eden Prairie 2040*, the City assembled a number of focus groups to address housing, specifically to determine how to meet housing needs going into the future. The information gathered 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 childcare, affordable housing and transportation. The city plans to fund programs that address these barriers in 2020.

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. The marketing of these programs through social media increased the number of residents served during 2019.

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

N/A

**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 its residents.

The activities to be undertaken during the 2020 fiscal year address the priority needs and local objectives as set forth in the Consolidated Plan. The activities that are part of the 2020 Action Plan are to be completed within 12 months from the time funds are allocated to the City of Eden Prairie.

## The Process

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

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

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

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

Table 106– 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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## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

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

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

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

The City uses its CDBG funding, pooled TIF funds and general fund monies to coordinate services with a host of agencies serving households at a variety of low- and moderate-income levels. The Southwest Rail Light Rail Transit (SWLRT) project has begun. The City's investment in the Elevate project, a 222-unit apartment complex, is complete and has 20% affordable units. 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. The City completed its Comp Plan update, *Aspire 2040*, which articulates the City's vision for housing, examines needs within the specified income bands of <30%, <50% and <80% AMI, and describes the financial and technical tools it can use to help achieve its vision and reach its goals. *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 community service agencies to provide services to seniors, individuals, children and families. Coordination of the grants takes place within the City's Office of Housing and Community Services (OHCS). Many of these services are provided on-site to residents living in the three Section 8 project-based housing developments in Eden Prairie. OHCS staff coordinate outreach strategies with the local emergency service provider, PROP, to property managers to ensure they know about the programs and services that are available to the tenants living in their buildings.

OHCS staff partner with local pediatricians to hold an annual meeting for immigrant parents to hear about health care, including immunizations, children's mental health and drug use. Staff also works with

the National Alliance on Mental Illness (NAMI) to provide workshops focused on specific populations to address mental health issues. OHCS staff provide an annual training called Navigating the Waters that instructs service providers how to navigate the state and county programs available to help those in need find affordable housing, mental health care, food and financial assistance. Eden Prairie is collaborating with Onward Eden Prairie to provide housing to youth who are homeless. The program offers supportive housing with supervision and case management to help young people get the education and job skills to lift them out of poverty. During 2019, seniors living in Edendale, a section 8 senior living facility, were faced with a cut in programming due to new ownership. Eden Prairie' OHCS is collaborating with Edendale Residence and PROP to provide program opportunities and services at Edendale.

In collaboration with PROP, OHCS meets with Metro HRA representatives to discuss barriers to landlord participation in the Housing Choice Voucher program and identify opportunities for collaboration. OHCS hosted walk in clinics for residents interested in applying for the wait list for the Housing Choice Voucher program and will continue to do this in the future if waiting lists are opened. Assistance is available in English, Spanish and Somali.

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

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

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

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

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

Our community has very few homeless families that meet the HUD definition of chronic homelessness due to a shelter-all policy for families and access to rapid rehousing and permanent supportive housing through CES. Hennepin CoC has reduced family homelessness overall by 36% over the last five years

The youth-specific crisis response system in Hennepin CoC consists of access points (crisis line, website and mobile app), prevention services, street and school outreach (18 FTE), three drop-in centers, 61 Emergency Shelter (ES) beds, 260 Rapid ReHousing (RRH) / Transitional Housing (TH) beds, 30 Host Homes (30) and 269 Permanent Supportive Housing units (PSH). These are spread across providers who receive a combination of federal, state, county and private funds.

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

Eden Prairie does not receive ESG funds.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 107– Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	EDEN PRAIRIE
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Senior Community Services (SCS)
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>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 are 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><b>Agency/Group/Organization</b></p>	<p>People Reaching out to Other People</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Housing Services-Children Transportation</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs</p>

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>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. In 2019, PROP implemented a Child Care program that provides short term assistance to residents who are beginning a new job or training program.</p>
4	<p><b>Agency/Group/Organization</b></p>	<p>WEST HENNEPIN AFFORDABLE HOUSING LAND TRUST</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment</p>
	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>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.</p>

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

All agencies listed above were consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Hennepin county	The Eden Prairie CDBG Action Plan identified homeless prevention activities as important goals. This includes direct homeless prevention housing assistance as well as affordable housing programs.
Aspire 2040	City of Eden Prairie	Aspire 2040 lays out development of the city for the next 20 years. It also identifies affordable housing efforts within the city, which may be impacted by the city's CDBG efforts.
Metropolitan Council	Metropolitan Council	The Eden Prairie CDBG Action Plan has overlap with the Housing Policy Plan. Both plans identify priorities related to maintaining existing affordable housing stock and providing a mix of affordable housing options for households of all life stages and economic means.

**Table 108– Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

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

**Narrative**

Hennepin County in coordination with the consortium held three listening sessions as well as conducted an online survey in October 2019 to determine goals for the five-year plan. These goals were developed in consultations with residents, public, non-profit and private sector partners and agencies who participated in the survey and listening sessions during the 2020-2024 Consolidated Plan process and throughout the annual Action Plan process.

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

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

The Consortium supports and encourages the participation of citizens, community groups, and other interested agencies in both the development and the evaluation of the Plan's programs and activities. The citizen participation process is designed to encourage all residents, including non-English-speaking and minority populations. Extremely low and low-income persons are encouraged to participate in the process. Attempts are made to include residents of areas where CDBG-funded projects currently exist. The Consortium worked with area community-based organizations, obtaining input from residents through surveys and listening sessions. Eden Prairie advertised the survey and listening sessions through its website, social media and email.

The City of Eden Prairie's citizen participation process includes an RFP process that allows non-profit agencies to apply for CDBG funding. Through this process, the City engages with social service providers, the faith community and school district staff to learn about the needs in the community and how to best allocate public service funds in the most effective manner. The city solicited public comments from February 14, 2020 – March 16, 2020. This 30-day comment period was published in the Eden Prairie News on February 6, 2020 and the goal was to solicit comments from the public regarding the Annual Action Plan. The plan was made available on the city's website and a copy of the plan was available for review at Eden Prairie City Center. No comments were received during the citizen participation process. Any resulting changes to Plan goals would be made in accordance with the procedures outlined in the Consortium's Citizen Participation Plan. The Eden Prairie city council held a public hearing on March 17, 2020 to approve the city's Five-year Consolidated Plan and 2020 Action plan. After the city's public hearing, Hennepin County held a 30-day public comment period for the Consortium's Five-Year Consolidated Plan and 2020 Action Plan from April 9, 2020-May 8, 2020. The public hearing was held on April 14, 2020 and no comments were received regarding Eden Prairie's plan.

The city began a Housing Task Force to address lifecycle housing, inclusive and affordable housing and other housing options in Eden Prairie. This group is made up of residents, business owners and nonprofit representatives with city staff acting as a liaison to the group. The Housing Task Force will focus on gathering data and formulating a list of recommendations to present to the City Council.

The OHCS plans events such as Community Connections, Coffee with a Cop and Kickin' it with a Cop to engage the non-English speaking population. OHCS has Somali and Spanish speaking staff available to allow residents to express the needs of their community in their preferred language. This allows residents to participate personally instead of requiring the use of a translator or family member. The Eden Prairie Human Rights and Diversity Commission is made up of volunteer residents. They serve as an advisory commission to the City Council and give input on items including Bias Incident Response, ADA compliance policy, etc. The commission invites community organizations to present at each

meeting. Community groups have used this opportunity to give input about city policy and community needs.

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 resident’s needs and wants. The city will continue to explore new avenues to provide affordable housing in Eden Prairie.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	Two public service providers and one grantee responded by email due to Covid-19.	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	City Website	Non-targeted/broad community	N/A	No comments received	N/A	<a href="http://www.edenprairie.org/city-government/departments/community-development/housing-and-community-services">http://www.edenprairie.org/city-government/departments/community-development/housing-and-community-services</a>

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	
4	Public Meeting	Non-targeted/broad community	100 residents and community partners attended the public meetings/listening sessions.	Increase affordable housing, emergency assistance and senior services.	N/A	
5	City Website	Non-targeted/broad community	100 residents and community partners attended listening sessions. Over 2000 people completed the survey.	Increase affordable housing, emergency assistance and senior services.	N/A	

**Table 109– Citizen Participation Outreach**

## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

The city, through its Aspire 2040, Housing Goals/Housing Action Plan with the Metropolitan Council, and the CDBG Annual Action plan, regularly reviews the city's housing and community development needs for extremely low, low/moderate income persons.

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

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

Public facility maintenance is determined through a Capital Improvement Program process.

### **How were these needs determined?**

A ten-year CIP plan is established and reviewed every two years to make modifications as necessary. Department directors and staff determine need, based on factors, such as future growth expectations, age of equipment and building technology.

### **Describe the jurisdiction's need for Public Improvements:**

The city's infrastructure including streets, trails, utilities, public spaces are included in the CIP process.

### **How were these needs determined?**

Department directors and staff determine need, based on factors, such as future growth expectations, age of equipment and building technology.

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

The city of Eden Prairie's need for public services is high. Low/mod income residents have a high need for reliable transportation, homeless prevention, childcare and home maintenance for the elderly. Because of a decrease in Naturally Occurring Affordable Housing (NOAH) in Eden Prairie over the past two years, the city is working with PROP to provide emergency housing assistance to Eden Prairie residents who find themselves in danger of becoming homeless.

### **How were these needs determined?**

Social service organizations and agencies serving residents of Eden Prairie were consulted regarding the current and future need for Public Services. Because these organizations interact with persons and households in need of public services on a daily basis, they have first-hand knowledge of the need present in the community as well as insight on trends in how needs in the community are changing.

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 during the 2020-2024 Consolidated Plan.

**Based on the needs analysis above, describe the State's needs in Colonias**

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

There are a variety of housing options and choices in Eden Prairie, from Project-Based Section 8 rental housing for low income residents to executive estates with large single-family homes, and many life cycle housing options in between. Approximately 73 percent of the total housing units are ownership and 27 percent are rental. There are 1,185 subsidized rental units spread across 17 properties in Eden Prairie. Of these subsidized units, 617 are affordable at 30 percent of AMI, 322 at 50% of AMI, and 246 are affordable 60% of AMI. These numbers of affordable units, particularly at the 50% level, are expected to rise dramatically in the coming years with several tax increment financing (TIF) supported developments coming online. Still, projections show a pronounced need for more affordable rentals in the City between now and 2040, particularly at the 30% of AMI level; this is one reason its draft inclusionary housing policy attempts to stimulate production at this difficult to produce AMI level.

Eden Prairie has a large Somali immigrant population, estimated to number approximately 5,000 residents. While most Somali families live in apartment complexes, including the Project-Based Section 8 properties, there is a trend toward Somali ownership and rentals of single-family homes.

Seniors are also a growing demographic, with many looking to downsize their housing and many others looking to age in place. The City is at once looking to develop new affordable and market rate senior housing, with hundreds of new units just opened and more on the way and looking for policy and programmatic strategies to allow those who wish to stay in their homes to do so.

Eden Prairie has used a “scattered-site” approach to providing affordable housing which requires developers who are seeking financial assistance (typically TIF) from the City to set aside 20 percent of their units for low/moderate income people. This approach has prevented the concentration of low-income housing in any one part of the City.

Eden Prairie has a large number of group homes that provide supportive care for developmentally delayed adults, aftercare treatment for teens with chemical addictions, and memory care support for elderly people. A residential treatment facility for people with HIV/AIDS has existed in Eden Prairie for nearly 20 years, and a new facility recently opened housing teens facing homelessness or housing instability.

Abandoned properties rarely occur in Eden Prairie. Unoccupied properties may be empty and awaiting redevelopment, but they are still on the tax roll and are not considered abandoned. Eden Prairie has a robust Economic Development unit within the Community Development Department that actively

monitors businesses moving in and out of the community and works to get properties into productive use.

The City of Eden Prairie does not have a Public Housing Authority, but through an agreement with the Minneapolis Public Housing Authority we do have 19 scattered-site public housing units managed by the Metropolitan Housing and Redevelopment Authority (HRA). The City of Eden Prairie does not have any oversight or involvement in the operation of the units.

## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

The City of Eden Prairie is generally characterized by low unemployment rates and stable, diverse, and growing business/employment across a variety of industry types. Due to a limited annual CDBG allocation and the extensive regulatory requirements associated with federally assisted economic development activities, the City of Eden Prairie has prioritized utilizing its CDBG resources for activities which improve housing and provide public services for low/mod income households, rather than for economic development activities. However, the City of Eden Prairie does pursue other resources to achieve its economic development goals.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	53	16	0	0	0
Arts, Entertainment, Accommodations	2,358	2,827	9	6	-3
Construction	788	1,459	3	3	0
Education and Health Care Services	4,391	3,743	16	8	-8
Finance, Insurance, and Real Estate	3,942	10,050	14	21	7
Information	893	1,710	3	4	1
Manufacturing	2,968	8,025	11	17	6
Other Services	945	1,246	3	3	0
Professional, Scientific, Management Services	5,259	7,005	19	15	-4
Public Administration	0	0	0	0	0
Retail Trade	2,822	5,620	10	12	2
Transportation and Warehousing	546	699	2	1	-1
Wholesale Trade	2,271	5,836	8	12	4
Total	27,236	48,236	--	--	--

**Table 110 - Business Activity**

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

#### Labor Force

Total Population in the Civilian Labor Force	36,090
Civilian Employed Population 16 years and over	34,610

Unemployment Rate	4.11
Unemployment Rate for Ages 16-24	13.18
Unemployment Rate for Ages 25-65	2.78

**Table 111 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector		Number of People
Management, business and financial	15,215	
Farming, fisheries and forestry occupations	1,095	
Service	2,300	
Sales and office	7,875	
Construction, extraction, maintenance and repair	955	
Production, transportation and material moving	985	

**Table 112 – Occupations by Sector**

Data Source: 2011-2015 ACS

### Travel Time

Travel Time	Number	Percentage
< 30 Minutes	22,890	72%
30-59 Minutes	7,805	24%
60 or More Minutes	1,170	4%
<b>Total</b>	<b>31,865</b>	<b>100%</b>

**Table 113 - Travel Time**

Data Source: 2011-2015 ACS

### Education:

#### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	470	130	340
High school graduate (includes equivalency)	2,625	140	620
Some college or Associate's degree	7,320	350	1,325

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	19,650	390	3,115

**Table 114 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	155	155	45	165	145
9th to 12th grade, no diploma	575	85	195	295	175
High school graduate, GED, or alternative	905	705	535	2,145	1,165
Some college, no degree	1,290	1,220	1,305	3,235	1,470
Associate's degree	220	775	790	1,705	415
Bachelor's degree	1,000	4,085	3,310	7,570	1,675
Graduate or professional degree	24	1,850	1,990	4,340	1,220

**Table 115 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,323
High school graduate (includes equivalency)	30,813
Some college or Associate's degree	40,807
Bachelor's degree	70,983
Graduate or professional degree	84,250

**Table 116 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Major Employment Sectors: Health Care, Service, Finance, Technology, Manufacturing.

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

Workforce Needs: With unemployment currently at about 2.5%, some businesses are experiencing difficulties filling positions.

Infrastructure Needs: LRT is needed to bring workers to the area. There are a variety of transportation improvements planned.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Major Changes: LRT expected to help stimulate development around station areas.

Covid-19 has impacted the economy in Eden Prairie. It is too soon to understand the long-term effects of Covid-19 on job and business growth opportunities.

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

Eden Prairie is home to many large companies and approximately 48,000 jobs. The residents of Eden Prairie are highly educated, with more than 64% having a bachelor's degree or higher level of education. This fits well into the city's corporate and professional jobs. A significant portion of the jobs require highly technical IT skills. Many of the employees who fill these positions come from countries such as India and China. These employees, for the most part, choose to live and raise their families in Eden Prairie, enhancing the cultural vibrancy of the community. 35% of Eden Prairie residents have two years or less of college education. Approximately 32% of the city's total jobs are retail, manufacturing and construction, which usually do not require a degree, providing another employment type.

The Southwest Light Rail Transit which is currently under construction in Eden Prairie with an expectation of service to begin in 2023, provides opportunities for economic development, particularly surrounding the station areas. Part of the planning includes a "Business Advisory Committee" (BAC) which represents the voice of employers who need transit to get employees to Eden Prairie. Current existing bus routes are not efficient for employees and many require transfers to get to an Eden Prairie destination.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The city partners with DEED to offer work force training to help build a skilled work force in Eden Prairie. Many programs exist to assist employers find the non-profession skilled labor employees they need. For example, Hennepin Technical College which is located in Eden Prairie is a prime provider of skilled trades training in areas such as Certified Nursing Assistant, construction, HVAC and culinary arts.

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

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

No

**Discussion**

The City of Eden Prairie is generally characterized by low unemployment rates and stable, diverse, and growing business/employment across a variety of industry types. Due to a limited annual CDBG allocation and the extensive regulatory requirements associated with federally-assisted economic development activities, the City of Eden Prairie has prioritized utilizing its CDBG resources for activities which improve housing and provide public services for low/mod income households, rather than for economic development activities. However, the City of Eden Prairie does pursue other resources to achieve its economic development goals.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

For the purposes of this section "concentration" is defined as census tracts where more than 40% of LMI households experience multiple housing problems. The most common housing problem among low- and moderate-income (LMI) households in Eden Prairie is housing cost burden (paying more than 30% of income), which is common to LMI households across the City. A review of the American Community Survey data provided by HUD, 30% or more of LMI households experience cost burden in every census tract in Eden Prairie. Problems of overcrowding and substandard housing, however, are not common in Eden Prairie. There are no census tracts in Eden Prairie where more than 40% of LMI households experience overcrowding or substandard housing. Thus, there are no areas that meet the definition of concentration of multiple housing problems. The problem of cost-burden is prevalent among LMI households in all areas of the City and is not specific to any particular geographic area.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The City of Eden Prairie does not have any areas where racial or ethnic minorities or low-income families are concentrated.

The Consolidated Plan regulations require that grantees define the term "area of minority concentration" and then identify and describe those areas in the jurisdiction that meet the definition. For the purposes of this section "area of minority concentration" is defined as a census tract having more than 40% of households which are of racial or ethnic minorities. A review of the American Community Survey data provided by HUD, no census tracts in Eden Prairie have areas of minority concentration.

The Consolidated Plan regulations also require that grantees define the term "area of low-income concentration" and then identify and describe those areas in the jurisdiction that meet the definition. For the purposes of this section "area of low-income concentration" is defined as a census tract having more than 40% of households which are low-income. A review of the American Community Survey data provided by HUD, Eden Prairie does not have any areas where low-income families are concentrated.

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

N/A - There are no areas in Eden Prairie where households with multiple housing problems are concentrated, nor any areas where racial/ethnic minorities or low-income families are concentrated.

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

N/A - There are no areas in Eden Prairie where households with multiple housing problems are concentrated, nor any areas where racial/ethnic minorities or low-income families are concentrated.

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

N/A - There are no areas in Eden Prairie where households with multiple housing problems are concentrated, nor any areas where racial/ethnic minorities or low-income families are concentrated.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Broadband connections are considered critical and in fact typical in today's world. Broadband provides low- and moderate-income households with the resilience to overcome hardship by giving them the opportunity to stay connected to job resources, work from home, and enjoy the same network opportunities nearly all others enjoy. All developments in Eden Prairie are encouraged to include broadband wiring and services in their projects, and in fact nearly all do of their own accord.

In 2007, The Eden Prairie Technology Task Force, made up of residents, business leaders and community partners, was appointed by the City Council to study the technology needs of Eden Prairie residents and businesses. The task force studied digital inclusion in Eden Prairie. Digital inclusion focuses on ensuring that all citizens have access to the broadband services that are increasingly required to participate in today's society. Digital inclusion means having access to computers connected to the Internet and it includes having the skills necessary to use the computer and access online resources and information.

Broadband access, electronic hardware and technological literacy are all necessary so that every Eden Prairie citizen and organization can participate and succeed in the global community. Eden Prairie Schools and the Hennepin County Library System are the community pillars of providing technology access and training, especially to those without access. Private sector collaboration must be an integral part of the digital inclusion solution. The task force had the following recommendations regarding broadband access for the community:

- Increase collaboration between the city, library, school district, and the private sector on broadband and electronics access, training issues and collaboration space.
- Identify areas within the community with concentrations of people without affordable broadband access and promote low-cost solutions.
- Provide free computers and Internet access at community meeting places, including the senior and city community centers, the Education Center and other public places.
- Increase the number of low-cost or free computers available through the school district so that all qualifying families can participate by involving public and private sector partners.

The city continues to build on these recommendations in order to attain resiliency for low- and moderate-income households in Eden Prairie.

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

Broadband service in Eden Prairie is provided by Comcast and CenturyLink under franchise agreements with the city. The franchise agreements give Comcast and CenturyLink various rights and responsibilities for the providers of broadband service to residents. The franchise agreements guarantee Broadband consumer rights for Eden Prairie Subscribers. By having two options for residents, this brings competition to the service. The city would be open to more options for residents to lower costs and make broadband accessible for all low/mod income residents. Comcast has an Internet Essentials Program that provides affordable internet to low income households.

Under federal law, the City and the Federal Communications Commission (FCC) are prevented from regulating cable rates. It would take federal legislation to change that situation. The FCC believes that as competition and choices expand, consumers will have access to more services and that prices will eventually be controlled by competition.

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

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

Situated where it is geographically, an increased natural hazard risk faced by Eden Prairie would be possible tornadic activity. Though the linkage between climate change and tornadoes is not yet well understood. Another natural hazard could possibly be changes to the water table and flooding, as Eden Prairie is a relatively wet City with several high and low spots, 15 lakes, 500 wetlands, and 250 storm water ponds. Weather changes could cause possible flooding in areas that were not previously at risk.

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

Water as a resource has critical importance in guaranteeing a high quality of life. Coordination regarding decisions about supply, surface water management, handling of wastewater, and related issues in land use, transportation, and housing necessitate a holistic approach to water management. While the City has not performed a formal analysis of the impact of climate change on low/mod income housing, it is very proactive, collaborative, and forward thinking in water management planning and execution, and quickly reactive when conditions become a problem for any residential facility.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Consortium has identified overarching Priority Needs which include:

- Create Affordable Rental Housing
- Preserve and Create Multifamily Rental Opportunities
- Preserve and Create Single Family Homeownership Opportunities
- Create Housing Opportunities for Homeless Populations
- Promote Education, Outreach, and Services
- Support Neighborhood Revitalization
- Stimulate Economic Development

To address these Priority Needs, the city of Eden Prairie has identified a series of Goals which include the following:

#### Preserve and Create Single Family Homeownership Opportunities

- Provide direct homebuyer assistance by providing down payment assistance to First Time Homebuyers to purchase affordable housing in Eden Prairie
- Acquisition of Affordable Housing
- Provide capital to acquire and/or renovate owner occupied housing

#### Promote Education, Outreach, and Services

- Provide a variety of public services including Homelessness Prevention and Support Services, Emergency Assistance, Senior Services, Youth Services, Transportation Services, and Fair Housing Activities.

Provide rehab grants to local non-profit organizations that serve low/mod Eden Prairie residents.

#### Preserve and Create Multifamily Rental Opportunities

- Provide capital to acquire and/or renovate affordable rental housing

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 117 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Citywide
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The activities selected by the City of Eden Prairie are primarily offered on a city-wide basis to extremely low, low/mod income residents to ensure equal opportunity to all interested, income qualified participants.

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 118 – Priority Needs Summary

1	<b>Priority Need Name</b>	Preserve/Create Multifamily Rental Opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Acquisition Rental Housing Rehabilitation
	<b>Description</b>	The city has many multi-family rental housing buildings (both subsidized and market rate) that are aging and are in need of rehabilitation. Additionally, with a low vacancy rate and high rents, the need for new affordable units is in demand.
	<b>Basis for Relative Priority</b>	Because of the extremely low vacancy rates, and high levels of cost burdened households, the development of affordable multifamily housing is a high priority.
	2	<b>Priority Need Name</b>
<b>Priority Level</b>		High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Homeowner Rehabilitation Direct Homebuyer Assistance Acquisition
	<b>Description</b>	Homeowner Rehabilitation Assistance  Property Acquisition/Rehabilitation  Direct Homebuyer Assistance
	<b>Basis for Relative Priority</b>	Preserving existing ownership housing is a high priority need for the city of Eden Prairie. Affordable homeownership housing is also rated as a high priority need by the city.  Due to the realities of the increasing property values and the costs of homeownership, low moderate-income households are the priority population. A significant need for affordable assistance to owners to remain in their homes and maintain the housing stock was wholly recognized by the Consortium as a Priority Need into the 2020-2024 Plan.
3	<b>Priority Need Name</b>	Housing Opportunities for Homeless Populations
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Large Families Families with Children Elderly Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Unaccompanied Youth

	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Acquisition
	<b>Description</b>	Create housing opportunities for homeless populations.
	<b>Basis for Relative Priority</b>	The City of Eden Prairie does not have a chronically homeless population. However, we recognize that there are residents <i>at risk</i> of becoming homeless. These residents are served by PROP and MoveFwd to prevent them from becoming homeless.
4	<b>Priority Need Name</b>	Education, Outreach and Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Senior Services Public Services Youth Services Fair Housing

	<b>Description</b>	Senior Services, Child Care Services, emergency housing assistance and vehicle repair. Emergency Assistance and family services Fair housing
	<b>Basis for Relative Priority</b>	The needs are based upon the annual application for funds by non-profits as well as data analysis and input received from local social service agencies that serve Eden Prairie residents.
5	<b>Priority Need Name</b>	Neighborhood Revitalization
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Homeowner Rehabilitation Rehab Grants Acquisition
	<b>Description</b>	Neighborhood revitalization.
	<b>Basis for Relative Priority</b>	Eden Prairie does not currently have blighted areas. As Eden Prairie ages, areas that need revitalization may arise.
6	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Rehab Grants Acquisition

	<b>Description</b>	Economic development strategies, including business assistance, improve the local economy and expand economic opportunities.
	<b>Basis for Relative Priority</b>	<p>The Consortium reviewed data and city/community partner economic development survey results. Economic development priorities established by HUD were also considered. Goals were established based upon a number of criteria, including:</p> <ul style="list-style-type: none"> <li>• Impact on a large number of low-income households</li> <li>• Unique needs of particular geographic areas and/or populations</li> <li>• Ability of CDBG funds to leverage other public and private funding</li> <li>• The absence (or loss) of other funding sources and/or "costs" of discontinuing funding</li> <li>• The past success of projects and activities in meeting the needs of their clients</li> <li>• The support of the community for these projects and activities</li> </ul> <p>Economic development activities were deemed to be a high priority by our partners and help expand economic opportunities.</p>
7	<b>Priority Need Name</b>	Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Administration
	<b>Description</b>	Administer the CDBG program and coordinate funding for all activities that receive funding through the City of Eden Prairie.
	<b>Basis for Relative Priority</b>	The priority for program administration is high due to the high need of coordination of the city's CDBG program
8	<b>Priority Need Name</b>	Rehab Grants
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Rehab Grants
	<b>Description</b>	Provide grants to local nonprofits and organizations that serve low mod income Eden Prairie residents.
	<b>Basis for Relative Priority</b>	Organizations and nonprofits have rehabilitation needs for their buildings that are used to serve low/mod income Eden Prairie residents.
9	<b>Priority Need Name</b>	Fair Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Public Housing Residents
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Fair Housing

<p><b>Description</b></p>	<p>The City of Eden Prairie continues to participate in and fund fair housing activities through the 11-member regional Fair Housing Implementation Council (FHIC), which provides support for fair housing activities, most notably publishing the regional Analysis of Impediments (AI) to Fair Housing. The Council is now in the process of preparing the next AI. The 2014-2019 AI was approved February 13, 2014 and was amended in May 2017. The FHIC has contracted for its 2020-2024 AI and the draft is currently under review by the FHIC</p> <p>Notably since the City submitted its last Action Plan, it has adopted a local Fair Housing Policy that articulates how the City will handle fair housing complaints, designating a fair housing officer, explaining how the City will train staff in fair housing affairs and more. The policy is now prominently displayed on the City’s website along with contact information, information on getting fair housing resources translated and more.</p> <p>The city’s Rental Housing Inspection Program and the Apartment Property Managers Group are two strategies the city uses to address these impediments.</p> <p>The city partners with Housing Link and HOMEline to provide education for property managers on Fair Housing.</p>
<p><b>Basis for Relative Priority</b></p>	<p>Fair Housing is a high priority for the city due to the many issues that low/mod income renters face.</p>

**Narrative (Optional)**

The Consortium set five-year Priority Needs based on:

- Data described throughout the plan
- Regional Analysis of Impediments
- Resources available to meet the priorities
- Input from the Citizen Participation/consultation processes
- Consideration of the high priorities already established by HUD and Consortium members, such as the Continuum of Care.

The Plan uses the CDBG definitions as described below.

- Extremely/Very Low-Income: Households earning up to and including 30 percent of median income.
- Low-Income: Households earning between 31 percent and up to and including 50 percent median income.

- Moderate-Income: Households earning between 51 percent and up to and including 80 percent of median income.

The Consortium has established goals based on current funding resource allocations remaining constant over the 5-year period.

The Priority Levels for the Needs listed above were established based on the community consultation, needs assessment, and market analysis processes described within this plan. Additionally, the historical outcomes of the City's CDBG and other housing and economic development programs. The activities that are part of the 2020 Action Plan are to be completed within 12 months from the time funds are allocated to the City of Eden Prairie.

## SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The city anticipates receiving its annual allocation of \$285,678 along with \$95,000 in program income. During 2020, the city's allocation amount is \$285,678 for a total available amount of \$380,678.

The city expects to receive approximately \$345,000 per year in CDBG funds from 2020-2024. This includes an estimated \$250,000 allocation and \$95,000 of program income.

### 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	285,678	95,000	0	380,678	1,200,000	The city expects to receive approximately \$345,000 per year in CDBG funds. This includes an estimated \$250,000 allocation and \$95,000 in program income. During 2020, the city's allocation amount is \$285,678 for a total available amount of \$380,678.

Table 119 - Anticipated Resources

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

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

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

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

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

N/A

**Discussion**

The city anticipates receiving its annual allocation of \$285,678 along with \$95,000 in program income for a total available amount of \$380,678.

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

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
EDEN PRAIRIE	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
HENNEPIN COUNTY	Government	Homelessness Ownership Planning Rental	Region
People Reaching out to Other People	Subrecipient	Homelessness Non-homeless special needs public services	Jurisdiction
Senior Community Services (SCS)	Subrecipient	Non-homeless special needs public services	Jurisdiction
WEST HENNEPIN AFFORDABLE HOUSING LAND TRUST	Subrecipient	Ownership	Region

Table 120 - Institutional Delivery Structure

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

Hennepin County is the lead agency of the Hennepin County Consortium. Hennepin County is recognized as a capable administrator in delivering a housing and community development system that aligns with federal and county priorities with the assistance of our partner agencies and municipalities. The City of Eden Prairie is also an experienced administrator of its CDBG programs and has existing partnerships

with agencies to deliver a wide range of housing and social services in order to stretch limited funding to meet as many needs as possible.

A significant gap in the institutional delivery system is the need for additional private and/or non-profit developers of new affordable housing in Eden Prairie. In order to make the most impact given limited funding and the high cost of new housing construction, Eden Prairie has historically targeted its CDBG funding to the rehabilitation of affordable housing units and its First Time Homebuyer program so that a larger number of households may be assisted. When possible, Eden Prairie has partnered with private and non-profit housing developers to provide assistance for the construction of new affordable housing through local funding sources such as Tax Increment Financing, Tax Credits and Met Council LCDA grants. Because available funding sources are not sufficient to cover the entire costs of new construction, the City must rely on such partners in the private and non-profit sector. In order to address this gap, the City will continue to work with private and non-profit developers in order to find new opportunities to partner in the creation of new affordable housing, and will pursue all available local, state and federal funding sources to provide such assistance when possible.

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

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

Supportive Services			
Transportation	X		
Other			
Senior Services	X		

**Table 121 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Hennepin County is the principal provider of these services within the Consortium jurisdictions. The County’s Family Homeless Prevention and Assistance Program (FHPAP) partners with other funding sources to coordinate service delivery and ensure families gain stable housing whether they need short term rental assistance, financial counseling, job counseling, or legal help. Prevention programs connect people with mainstream services and local nonprofit agencies that work in the area where the family lives. In particular, suburban prevention programs funded by ESG and FHPAP work with specific cities and their food shelves to ensure that families can get support in their local communities. Hennepin County social services are dispersed to "service hubs" in the northwest, west, and south suburbs.

The Office to End Homelessness employed a full-time Adult Discharge Planning Coordinator to work directly with Hennepin County Corrections and the Hennepin County Medical Center to improve discharge strategies and outcomes. As a result, and the advent of the Affordable Care Act, Hennepin County has implemented Hennepin Health, which provides health insurance and wrap around social services, including housing, to Medicaid-eligible single adults. Hennepin County participates in hospital to home programming, so that homeless individuals being discharged from a hospital are provided with housing during their recuperation and help locating permanent housing. Heading Home Hennepin has also worked with County Corrections on a Transition from Jail to Community pilot to help people exiting our Adult Correctional Facility find appropriate and affordable housing.

Hennepin County is committed to outreach and engagement and has a robust street outreach program. Outreach is provided at locations where homeless individuals are known to congregate, including parks, overpasses, abandoned structures, and other places not meant for human habitation. Through outreach efforts, professionals are able to develop relationships with individuals, understand their service and housing preferences, create "best practices," and recommend policy changes and resource development priorities.

The bulk of outreach services to the unsheltered homeless populations are provided by: St. Stephen’s Street Outreach Program, People Incorporated - Metro Homeless Outreach Program, Hennepin County - PATH/Access, Minnesota AIDS Project and the StreetWorks Collaborative for Youth. Hennepin County has provided funding for the creation of two Opportunity Centers, which serve as one-stop-shop

services centers for single adults and youth. Both centers opened in 2010 and each have over twenty agencies co-located on site.

Finally, the City of Eden Prairie's partnership with organizations like PROP, MoveFWD and Onward Eden Prairie address the needs of homeless persons in Eden Prairie. PROP helps homeless and imminently homeless families achieve housing stability through rent support, emergency assistance, case management, and employment services. PROP's Homelessness Prevention program provides assistance to families in financial crisis to help maintain stable housing. PROP also provides wraparound services such as financial literacy education, counseling, and transportation.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The city of Eden Prairie has a strong coalition of service providers who work together to identify precariously housed youth, families, and individuals; and to find safe and decent housing that will prevent homelessness.

- Within the homeless population, special niche populations receive services that are tailored to their specific needs. Veterans are offered veteran-specific housing as well as being eligible for permanent supportive housing if they are chronically homeless.
- Our community has developed specific programming for our refugee population, which experiences unique challenges to housing, in part because of their trauma, large family size, lack of English skills, lack of recognized credentials and schooling, and barriers to integrating into American society.
- Chemically-dependent single adults have both sober housing and "wet housing" available, depending on their needs and ability to maintain sobriety.
- While Native Americans are less than one percent of the county's population, they are seven percent of the homeless population and more than one quarter of the unsheltered population. Several Native American focused programs address these specific needs.
- Families homeless grew dramatically during the Great Recession while single adult homelessness grew much more slowly. Funding for family homelessness has responded by redirecting some funds to rapid rehousing services, focusing on repeat shelter users, and expanding capacity to meet this need. Additional rent subsidies have become available for chronically homeless families.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The strengths of the delivery system include a diverse and experienced base of housing, community development, and social service providers and organizations. Coordination among the state, the county, and regional and local governments has resulted in significant planning initiatives and working policy groups, such as the Hennepin County and City of Minneapolis Commission to End Homelessness, and the City County Task Force on Lead Hazard Control. One result of this coordination has been the consolidated request for proposal (RFP) issued by public and private funders statewide, including Hennepin County. Annually, the county issues its Coordinated Request for Proposals (CRFP) that includes funding from the county's Affordable Housing Incentive Fund (AHIF), Transit Oriented Development (TOD), Supportive Housing Initiative Fund (SHIF), and Group Residential Housing (GRH), and federal funding from the HOME program and Continuum of Care of the Homeless program. These funding opportunities are further coordinated with federal Community Development Block Grant (CDBG) and Emergency Shelter Grant (ESG) programs. Another example of the effectiveness of the coordination between the Consortium partners is the success of the Consortium in meeting the majority of the Consolidated Plan 2005-2009 goals.

Hennepin County and Minneapolis' 10-year plan to end homelessness, Heading Home Hennepin, has been a collaborative effort driven in large part by the efforts of social service agencies and faith-based organizations who have taken the lead in providing services for the chronically homeless in our community. The City and Hennepin County collaborate to identify the needs and coordinate implementation of the ESG funding through the City-County Office to End Homelessness and Heading Home Hennepin. Over the next five years, Hennepin County will implement a Coordinated Assessment process, bringing together all aspects of the continuum of homeless services into a unified process. Each person seeking homeless services will be assessed within one week for their vulnerability and people will be triaged to the most appropriate level of intervention needed to end their homelessness.

The gaps that do remain in housing delivery result from the shortages of local, state and federal funding, such as rental assistance. Other gaps include remaining fragmentation of certain programs serving special needs populations. Although the consolidated RFP was noted above, a number of other funding sources continue to have separate submission requirements and deadlines. Each funding source also continues to have variations in program complexity and requirements.

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Rehabilitation	2020	2024	Affordable Housing	Citywide	Preserve/Create Single Family Homeownership Neighborhood Revitalization	CDBG: \$500,000	Homeowner Housing Rehabilitated: 30 Household Housing Unit
2	Direct Homebuyer Assistance	2020	2024	Affordable Housing	Citywide	Preserve/Create Single Family Homeownership	CDBG: \$500,000	Homeowner Housing Added: 5 Household Housing Unit
3	Senior Services	2020	2024	Non-Homeless Special Needs Non-Housing Community Development Senior Public Service	Citywide	Education, Outreach and Services	CDBG: \$60,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
4	Public Services	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Education, Outreach and Services	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 75 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Youth Services	2020	2024	Non-Housing Community Development	Citywide	Education, Outreach and Services	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted
6	Administration	2020	2024	Administration	Citywide	Administration	CDBG: \$200,000	Other: 1 Other
7	Fair Housing	2020	2024	Fair Housing	Citywide	Education, Outreach and Services Fair Housing	CDBG: \$10,000	Other: 1 Other
8	Rehab Grants	2020	2024	Non-Homeless Special Needs	Citywide	Neighborhood Revitalization Economic Development Rehab Grants	CDBG: \$150,000	Facade treatment/business building rehabilitation: 6 Business
9	Acquisition	2020	2024	Affordable Housing	Citywide	Preserve/Create Multifamily Rental Opportunities Preserve/Create Single Family Homeownership Housing Opportunities for Homeless Populations Neighborhood Revitalization Economic Development	CDBG: \$400,000	Homeowner Housing Added: 5 Household Housing Unit
10	Rental Housing Rehabilitation	2020	2024	Affordable Housing Non-Homeless Special Needs	Citywide	Preserve/Create Multifamily Rental Opportunities	CDBG: \$0	Rental units rehabilitated: 1 Household Housing Unit

**Table 122 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Homeowner Rehabilitation
	<b>Goal Description</b>	The City of Eden Prairie expects to rehabilitate six owner-occupied homes through the Housing Rehabilitation Loan Program. The program is funded using CDBG formula funds and program income. The program provides up to \$30,000, depending on availability of funds, 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	<b>Goal Name</b>	Direct Homebuyer Assistance
	<b>Goal Description</b>	Create single family homeownership through the First Time Homebuyer program. The city assists first time homebuyers through a down payment assistance program. The city expects to provide two First Time Homebuyer down payment assistance loans for the purchase of an affordable property in Eden Prairie. Down payment assistance is an interest free deferred loan up to \$15,000 that provides 50% of the required down payment, \$5000 in closing costs and 10% principle reduction.
3	<b>Goal Name</b>	Senior Services
	<b>Goal Description</b>	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	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provide assistance to households that need emergency assistance for housing costs (rent/mortgage) and transportation. 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.
5	<b>Goal Name</b>	Youth Services
	<b>Goal Description</b>	Provide childcare assistance for low/mod Eden Prairie residents.

6	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	The program administration funds will be used to implement the CDBG Program for the city of Eden Prairie.
7	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Activities to promote fair housing choice, enforcement, testing, outreach, information and referral in Eden Prairie and throughout suburban Hennepin County. 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.
8	<b>Goal Name</b>	Rehab Grants
	<b>Goal Description</b>	Provide rehabilitation grants to nonprofits that serve low mod income Eden Prairie residents. This goal will be funded if excess program income is available.
9	<b>Goal Name</b>	Acquisition
	<b>Goal Description</b>	Acquisition of land or property for affordable housing projects. CDBG funds are used for acquisition of affordable properties 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.
10	<b>Goal Name</b>	Rental Housing Rehabilitation
	<b>Goal Description</b>	Capital funding for the rehabilitation of rental housing, including special needs rental housing.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The HOME Investment Partnerships Program (HOME) provides formula grants to states and localities that communities use to fund building, buying, and rehabilitating affordable housing for rent or homeownership. HOME funds are also used to provide direct rental assistance to low-income people. Eden Prairie is not a HOME recipient. Rather, HOME funds are allocated to and coordinated by Hennepin County for affordable housing projects county-wide.

Eden Prairie's CDBG housing programs are generally oriented towards the rehabilitation of the city's existing owner-occupied housing stock and first-time homebuyer programs. During the 2020-2024 Consolidated Plan cycle, Eden Prairie expects to assist approximately 30 low/mod income families through the housing rehabilitation program. Of this, it is expected that 5 will be extremely low income, 10 will be low income, and 15 will be moderate income.

Eden Prairie's First Time Homebuyer Program and West Hennepin Affordable Housing Land Trust are two affordable housing programs the city offers first time homebuyers to purchase an affordable housing unit in Eden Prairie. During the 2020-2024 Consolidated Plan cycle, Eden Prairie expects to assist approximately 10 families through these programs. Of this, it is expected that all 10 will be moderate income.

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

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

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

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

In order to comply with the Lead-Safe Housing Rule, all homes built prior to 1978 will be tested for lead through the Hennepin County Housing, Community Works and Transit Lead Hazard Control. If lead hazards are found, they must be corrected, and a clearance report must be completed. This process is completed following HUD regulations and guidelines.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

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

As a member of the Hennepin County Consortium, the City of Eden Prairie adopts the goals and policies of the Hennepin County anti-poverty strategy. As the City of Eden Prairie resides in Hennepin County, residents are able to receive assistance through anti-poverty programs coordinated at the County level.

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.
- Pursuing microenterprise pilot program to assist poverty level families in launching 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

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

Eden Prairie believes in reducing poverty by investing in families, family development and education. Its investments in human service delivery organizations and programming evidence this. For example, we invest in an emergency car repair programming recognizing the vital need of being able to sustain and hold on to a job as a key to build wealth and be able to maintain an address. We invest in first-time homebuyers, recognizing that owning a home is perhaps the primary way of obtaining wealth for families and individuals. We provide assistance for individuals in building resumes and finding jobs, recognizing that without quality employment stable housing is impossible.

## **SP-80 Monitoring - 91.230**

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

For activities carried out by subrecipients, the City enters into a subrecipient agreement with the organization. This agreement covers several items, including: a scope of services, a term for expenditure of the funds, compliance with federal regulations and record keeping.

In addition to receiving reports, City staff from the office of Housing and Community Services also conduct an onsite biennial monitoring visit of each subrecipient. These onsite monitoring visits consist of review of files for compliance with federal regulations, general program review with the subrecipient, and follow-up after to ensure any problems found are being resolved. In addition to on-site monitoring, the City periodically reviews all of its active files to make certain subrecipients are expending their funds in a timely manner. As new projects and subrecipients are added the same staff from Housing and Community Services will conduct the monitoring. The primary goals of monitoring subrecipients are to:

- 1) Ensure production and accountability,
- 2) Ensure compliance with CDBG and other state and federal requirements and the subrecipient agreement, and
- 3) Evaluate organizational and project performance
- 4) Gain a better understanding of the organization

The monitoring consists of review of files for compliance with federal regulations, general program review with the subrecipient, and follow-up after to ensure any problems found are being resolved. The City conducts a desk review at least two weeks prior to the site visit. All reviews, conclusions, and follow up are finalized within one month of the on-site visit, through written correspondence in order to have permanent documentation.

In addition to the desk review and on-site monitoring, the City periodically reviews all of its active files to make certain subrecipients are expending their funds in a timely manner. If they are not expending their funds in a timely manner, the City provides a written letter to the subrecipient reminding them of their responsibilities to timely spend the funds.

During any part of the subrecipient monitoring process, if there is a deficiency found then it is noted and included as part of the final monitoring report issued. If the deficiency arises during the program year, and not during the monitoring period, written notice is given to the subrecipient of the deficiency. In both cases a timeframe for correcting the deficiency is given (usually 30 days) at which time the City will

re-review the deficiency. If there are continued problems or a serious problem, then further review is done, and recommendations are made for City council action.

Monitoring of all subrecipients is completed every two years, unless a subrecipient is underperforming or other concerns arise. This may cause the office of Housing and Community Services to conduct an earlier monitoring. All public service subrecipients will be monitored during FY2020.

The City uses the Monitoring Checklist to ensure that all parts of the monitoring process are followed. The City uses a Subrecipient Monitoring Program On Site Review form during the monitoring. Both forms are kept in the subrecipients file at the City.

On a monthly basis, the City monitors it's CDBG allocation to ensure that it is meeting its timeliness compliance. Each program year, the City develops a spreadsheet so that it can monitor the funds it expends on a monthly basis making it easy to see how much money must be spent in order to remain in compliance.

## Expected Resources

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

#### Introduction

The city anticipates receiving its annual allocation of \$285,678 along with \$95,000 in program income. During 2020, the city's allocation amount is \$285,678 for a total available amount of \$380,678.

The city expects to receive approximately \$345,000 per year in CDBG funds from 2020-2024. This includes an estimated \$250,000 allocation and \$95,000 of program income.

#### 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	285,678	95,000	0	380,678	1,200,000	The city expects to receive approximately \$345,000 per year in CDBG funds. This includes an estimated \$250,000 allocation and \$95,000 in program income. During 2020, the city's allocation amount is \$285,678 for a total available amount of \$380,678.

**Table 123 - Expected Resources – Priority Table**

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

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

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

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

**If appropriate, describe publicly 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 its annual allocation of \$285,678 along with \$95,000 in program income for a total available amount of \$380,678.

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

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Rehabilitation	2020	2024	Affordable Housing	Citywide	Preserve/Create Single Family Homeownership	CDBG: \$163,678	Homeowner Housing Rehabilitated: 8 Household Housing Unit
2	Direct Homebuyer Assistance	2020	2024	Affordable Housing	Citywide	Preserve/Create Single Family Homeownership	CDBG: \$20,000	Homeowner Housing Added: 1 Household Housing Unit
3	Senior Services	2020	2024	Non-Homeless Special Needs Non-Housing Community Development Senior Public Service	Citywide	Education, Outreach and Services	CDBG: \$12,000	Public service activities other than Low/Moderate Income Housing Benefit: 38 Persons Assisted
4	Public Services	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Education, Outreach and Services	CDBG: \$45,000	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 15 Households Assisted
5	Fair Housing	2020	2024	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	2020	2024	Administration	Citywide	Administration	CDBG: \$54,000	Other: 1 Other
7	Rehab Grants	2020	2024	Non-Homeless Special Needs	Citywide	Rehab Grants	CDBG: \$0	Facade treatment/business building rehabilitation: 1 Business
8	Youth Services	2020	2024	Non-Housing Community Development	Citywide	Education, Outreach and Services	CDBG: \$4,000	Public service activities other than Low/Moderate Income Housing Benefit: 3 Persons Assisted
9	Acquisition	2020	2024	Affordable Housing	Citywide	Preserve/Create Single Family Homeownership	CDBG: \$80,000	Homeowner Housing Added: 1 Household Housing Unit

Table 124 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Homeowner Rehabilitation
	<b>Goal Description</b>	The City of Eden Prairie expects to rehabilitate six owner-occupied homes through the Housing Rehabilitation Loan Program. The program is funded using CDBG formula funds and program income. The program provides up to \$30,000, depending on availability of funds, 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	<b>Goal Name</b>	Direct Homebuyer Assistance
	<b>Goal Description</b>	The city assists first time homebuyers through a down payment assistance program. The city expects to provide one First Time Homebuyer loan. Down payment assistance is an interest free deferred loan up to \$15,000 that provides 50% of the required down payment, \$5000 in closing costs and 10% principle reduction.
3	<b>Goal Name</b>	Senior Services
	<b>Goal Description</b>	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	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	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.
5	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Fair Housing activities include education for property managers, staff training, community outreach, and referral to Legal Aid. Funds are provided to Hennepin County for implementation of the Fair Housing activity.
6	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Implementation of the CDBG program for the city of Eden Prairie.
7	<b>Goal Name</b>	Rehab Grants
	<b>Goal Description</b>	Provide rehabilitation grants to non-profits that serve low/mod income Eden Prairie residents to update their facilities. This goal will be funded if excess program income is available.
8	<b>Goal Name</b>	Youth Services
	<b>Goal Description</b>	Provide low-income Eden Prairie parents, who may be working or attending school, with childcare fee assistance.
9	<b>Goal Name</b>	Acquisition
	<b>Goal Description</b>	CDBG funds are used for acquisition of affordable properties 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.

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

### Introduction

As determined at the March 17, 2020 public hearing, and adopted by Eden Prairie City Council Resolution No. 2020-43, the city of Eden Prairie will undertake activities related to housing rehabilitation, homebuyer assistance, public services, fair housing and program administration.

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

Table 125 – Project Information

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

The allocation priorities above were established based on the priorities and needs identified in the 2020-2024 Consolidated Plan.

At a public hearing held by the Eden Prairie City Council on March 17, 2020 and through Eden Prairie Resolution No. 2020-43, the city has allocated its 2020 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 \$200,000 to \$250,000. 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	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeowner Rehabilitation
	<b>Needs Addressed</b>	Preserve/Create Single Family Homeownership
	<b>Funding</b>	CDBG: \$163,678
	<b>Description</b>	Housing rehabilitation including energy efficiency repairs for low/mod income Eden Prairie homeowners. The rehabilitation loan program provides up to \$30,000, depending on availability of funds, for eligible repairs through an interest free, deferred loan that is forgiven after twenty years. These loans are offered in an effort to help maintain the condition of housing and neighborhoods in Eden Prairie. An emergency rehab grant program will also be available for seniors to receive grants up to \$5,000 to make emergency repairs which to their homes
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that six low/mod income Eden Prairie families will benefit from the Housing Rehab program and two low/mod income seniors will benefit from the emergency rehab program.
	<b>Location Description</b>	This is a city-wide program.
	<b>Planned Activities</b>	Housing Rehabilitation
2	<b>Project Name</b>	Affordable Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Direct Homebuyer Assistance Acquisition
	<b>Needs Addressed</b>	Preserve/Create Single Family Homeownership
	<b>Funding</b>	CDBG: \$100,000

	<b>Description</b>	Funding for down payment assistance for low/mod income first time home buyers. The Eden Prairie First Time Homebuyer Program offers a zero interest, deferred loan with the city of Eden Prairie holding a second mortgage on the property. The deferred loan helps first time homebuyers offset the cost of purchasing a home by providing assistance with down payment, closing costs, and mortgage principle reduction. Repayment of the loan is required when the home is sold or no longer homesteaded within the first 30 years. After 30 years, the loan becomes due and payable. CDBG funds are used for acquisition of 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.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One moderate income household will benefit with first time homebuyer assistance. One moderate income household will benefit with the acquisition of affordable housing.
	<b>Location Description</b>	This is a citywide program.
	<b>Planned Activities</b>	First time homebuyer down payment assistance for one low/mod income household WHAHLT - affordable housing acquisition to be sold to one low/mod income first time homebuyer household
<b>3</b>	<b>Project Name</b>	Family Public Service
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Youth Services
	<b>Needs Addressed</b>	Education, Outreach and Services
	<b>Funding</b>	CDBG: \$49,000

	<b>Description</b>	The Homeless Prevention program provides one to three months of emergency mortgage and rent payments for low/mod income Eden Prairie families facing a housing crisis. The goal of the program is to prevent homelessness and to stabilize families in their homes and alleviate a financial crisis. The Car Repair program helps low/mod income Eden Prairie residents maintain self-sufficiency by assisting with the costs of repairs to their vehicles. The car repair program will pay 75% of eligible safety repairs up to \$1000. This enables residents to maintain their transportation and continue working. Provide short term childcare assistance for residents starting a new job or job training.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Emergency housing - 15 households Emergency Car Repair - 20 individuals Child Care - 3 families
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Emergency rent/mortgage assistance, emergency car repair assistance and short-term childcare assistance
<b>4</b>	<b>Project Name</b>	Senior Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Senior Services
	<b>Needs Addressed</b>	Education, Outreach and Services
	<b>Funding</b>	CDBG: \$12,000
	<b>Description</b>	Senior Community Services helps maintain independence for elders and avoid premature nursing home placement by providing homemaker, maintenance and chore services through their HOME program.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	38 low/mod income seniors will receive chore service benefits
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide maintenance and chore assistance to seniors
<b>5</b>	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$2,000
	<b>Description</b>	The City is an active member of the Fair Housing Implementation Council (FHIC), a coalition comprised of the counties of Anoka, Dakota, Hennepin, Ramsey and Washington; the Metro HRA (Metropolitan Council); the Community Development Agencies of Scott and Carver counties; and the cities of Bloomington, Eden Prairie, Minneapolis, Minnetonka, Plymouth, Coon Rapids, Saint Paul and Woodbury. A second coalition, the Fair Housing Advisory Committee (FHAC), was formed to incorporate feedback from the community and a HUD technical services provider to inform and improve the regional Analysis of Impediments. The scope of work includes both informing those most likely to experience discrimination of their fair housing rights, and also connecting them with government decision-makers to address barriers to fair housing.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Low/mod income Eden Prairie residents will benefit from the Fair Housing Implementation Council's (FHIC) work to identify and eliminate barriers to Fair Housing. The FHIC's work includes outreach, education and enforcement activities. This work is not measured in number of people served but is designed to help as many people as possible experience a better quality of life.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	The city of Eden Prairie will participate in and help to fund fair housing activities through the Fair Housing Implementation Council, which provides support for fair housing activities. Activities include education for property managers, staff training community outreach and referral to Legal Aid. Funds are provided to Hennepin County for implementation of the fair housing activity.
<b>6</b>	<b>Project Name</b>	Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$54,000
	<b>Description</b>	Implement and coordinate the CDBG program.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Coordinate and administer the CDBG program for Eden Prairie.
7	<b>Project Name</b>	Rehab Grants
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Rehab Grants
	<b>Needs Addressed</b>	Rehab Grants
	<b>Funding</b>	:
	<b>Description</b>	Provide grants to non-profits that serve low/mod Eden Prairie residents for rehabilitation of facilities
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	If excess program income funds are available, the city may use a portion of these funds to provide rehab grants to non-profits who serve low mod income Eden Prairie residents to make needed repairs to their facilities.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide grants to non-profits that serve low/mod income Eden Prairie residents to rehab their facilities.

## **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**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	100

**Table 126 - 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-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

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

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

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**

For the past nine months, the City has at the Council's direction been sponsoring a Housing Task Force charged with presenting a range of program and policy options to City leadership. Representing a wide range of disciplines, the Task Force will make recommendations on inclusionary housing and the preservation of naturally occurring affordable housing (NOAH) among other items. The City has already been actively negotiating inclusionary housing into its developments, as mentioned, but formalizing a policy will provide a more streamlined and predictable process for developers. While TIF is a commonly used tool in multifamily developments in the City, we have also built up a substantial reserve of flexible 'pooled TIF' dollars and have slated them for use for preserving NOAH properties or for development around one of our four new transit stations to be built in conjunction with expansion of the green line light rail transit line which terminates in Eden Prairie.

On the single-family side, the City plans to continue to invest 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. By using the land trust model, these properties remain affordable for 99 years. The City also will use pooled TIF housing funds and CDBG funds for its first-time homebuyer

program. This program is structured to allow an interest-free loan with deferred repayment of up to \$15,000 to help low and moderate homebuyers get their start in the community.

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. Eden Prairie 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. If lead is found in the home and children are present, the city will work with the county to help the family apply for county grants in order to address the lead hazards. These grants will provide for temporary housing of the family while the work is being performed as well as paying for a portion of the lead abatement work. Once the home has passed a clearance test, the family will be allowed to move back home. The housing stock in Eden Prairie is newer and there are not many households that participate in the housing rehabilitation program that are built prior to 1978.

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

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

- Collaborating with and funding 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**

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

## Program Specific Requirements

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

#### Introduction

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

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

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	45,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>45,000</b>

#### Other CDBG Requirements

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

#### Discussion

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

## Attachments

## Citizen Participation Comments

### City of Eden Prairie Citizen Participation Comments

**Public Comment Period**

February 14, 2020-March 16, 2020

**Comments Received**

No Comments Received

## Affidavit of Publication Southwest Newspapers

State of Minnesota )  
 )SS.  
 County of Hennepin )

Laurie A. Harlman, being duly sworn, on oath says that she is the publisher or the authorized agent of the publisher of the newspaper known as the Eden Prairie News and Lakeshore Weekly News and has full knowledge of the facts herein stated as follows:

(A) This newspaper has complied with the requirements constituting qualification as a legal newspaper, as provided by Minnesota Statutes 531A.02, 531A.07, and other applicable laws, as amended.

(B) The printed public notice that is attached to this Affidavit and identified as No. 3635 was published on the date or dates and in the newspaper stated in the attached Notice and said Notice is hereby incorporated as part of this Affidavit. Said notice was cut from the columns of the newspaper specified. Enclosed below is a copy of the power case alphabet from A to Z, both inclusive, and is hereby acknowledged as being the kind and size of type used in the composition and publication of the Notice:

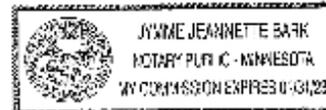
abcdefghijklmnopqrstuvwxyz

By: Laurie A. Harlman  
 Laurie A. Harlman

Subscribed and sworn before me on

this 21<sup>st</sup> day of November, 2019

Joyce J. Bork  
 Notary Public



### RATE INFORMATION

Lowest classified rate paid by commercial users for comparable space... \$31.20 per column inch  
 Maximum rate allowed by law for the above matter..... \$31.20 per column inch  
 Rate actually charged for the above matter..... \$15.63 per column inch

**2020 Community Development Block Grant Requests**  
 The City of Eden Prairie is now accepting requests for 2020 Community Development Block Grant (CDBG) funding. Funding request forms and cover letters are due back to the City of Eden Prairie by December 20, 2019.  
 Funding Request Forms may be obtained on the City website, [www.edenprairie.org](http://www.edenprairie.org) or by contacting Jeanne Karschuk at [jkarschuk@edenprairie.org](mailto:jkarschuk@edenprairie.org) or 952-448-1636.  
 A public hearing and review of the CDBG funding requests will be held before the Eden Prairie City Council on Tuesday, March 4, 2020, at 7:00 pm in the Eden Prairie City Council Chamber, 1150 Mitchell Road, Eden Prairie, MN 55424.  
 Email completed forms to [jkarschuk@edenprairie.org](mailto:jkarschuk@edenprairie.org).  
 (Published in the Eden Prairie News on Thursday, November 21, 2019, No. 3635)

# Affidavit of Publication Southwest News Media

State of Minnesota )  
)SS.  
of Hennepin )

**NOTICE OF PUBLIC HEARING  
PUBLIC COMMENTS SOLICITED  
2020 CITY OF EDEN PRAIRIE  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

Notice is hereby given that the City of Eden Prairie, pursuant to Title 1 of the Housing and Community Development Act of 1974, as amended, is holding a public hearing on March 17, 2020 at 7:00 p.m. in the Eden Prairie City Council Chambers, 8080 Mitchell Road, Eden Prairie, Minnesota. The public hearing is on the housing and community development needs of the city and the City's proposed use of the 2020 Community Development Block Grant Program estimated allocation of \$245,000. The Eden Prairie City Council will act on the proposed allocation of funds at its March 17, 2020 meeting.

The City of Eden Prairie is soliciting public comments on its 2020 Community Development Block Grant Action Plan which will be submitted to the U.S. Department of Housing and Urban Development (HUD) in May 2020. Written Comments will be accepted beginning February 16, 2020 and ending March 20, 2020. Written comments must be submitted by 4:30 p.m., March 16, 2020 and be addressed to: Jeanne Karschula, Housing and Community Services, City of Eden Prairie, 8790 Mitchell Rd, Eden Prairie, MN 55424 or jkarschula@edenprairie.org. A copy of the comment letter will be included in the documents submitted to HUD. Copies of the draft action plan will also be available for review at: Eden Prairie City Center, 8080 Mitchell Rd, Eden Prairie, MN 55424 until March 16, 2020.

Please note that the Public Service and Single Family Rehabilitation activities will be adjusted to reflect any differences in the actual CDHG grant when finalized by HUD. Any program income received will be used to cover expenses generated in an ongoing CDHG Program or activity and not just expenses related to the activity generating the income, as authorized by the City Council. The City of Eden Prairie is proposing to undertake the following activities with 2020 CDHG funds on or about July 1, 2020.

ACTIVITIES	BUDGET
Public Services	\$58,000
Affordable Housing	\$75,000
Housing Rehab Loan Program	\$86,000
Fair Housing Initiative	\$2,000
Program Administration	\$24,000
<b>Total</b>	<b>\$245,000</b>

For additional information on the proposed activities, level of funding, program objectives and performance, contact the City of Eden Prairie at 952-946-8649. This material can be provided to you in different forms on request, such as large print. If you call 952-946-8800 (voice) or 952-946-8305 (TDD/TTY). The public hearing is being held pursuant to MS 471.09.  
(Published in the Eden Prairie News on Thursday, February 6, 2020; No. 267)

I, \_\_\_\_\_, being duly sworn, do oath that she is the General Manager of the news- as the Eden Prairie News and Lakeshore Weekly News and has full knowledge of its stated as follows:

paper has complied with the requirements constituting qualification as a legal provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as

a public notice that is attached to this Affidavit and identified as No. 3667 on the date or dates and at the newspaper stated in the attached Notice and said y incorporated as part of this Affidavit. Said notice was cut from the columns of specified. Printed below is a copy of the lower case alphabet from A to Z, both is hereby acknowledged as being the kind and size of type used in the composition n of the Notice:

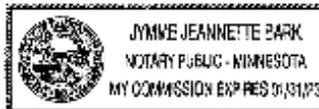
abcdefghijklmnopqrstuvwxyz

By: Leiris A. Harrison  
Leiris A. Harrison

sworn before me on

of February, 2020

J. Bader



### RATE INFORMATION

I rate paid by commercial users for comparable space... \$31.20 per column inch  
 \_\_\_\_\_ as allowed by law for the above matter... \$31.20 per column inch  
 Rate actually charged for the above matter... \$14.93 per column inch

<b>CITY COUNCIL AGENDA</b>		<b>DATE:</b>
SECTION: Public Hearing		March 17, 2020
<b>DEPARTMENT/DIVISION:</b> Community Development Janet Jeremiah, Director; Jonathan Stanley, Housing and Community Services Manager	<b>ITEM DESCRIPTION:</b> 2020 CDBG Funding Recommendations	<b>ITEM NO.:</b> IX.C.

**Requested Action**

Move to: Adopt Resolution approving the use of 2020 CDBG funds as recommended by the Eden Prairie Human Services Review Committee.

**Synopsis**

The office of Housing and Urban Development (HUD) has announced Eden Prairie's 2020 CDBG allocation to be \$285,678. Federal regulations stipulate that public service funding may not exceed 15 percent of the City's total allocation (\$285,678), plus 15 percent of the previous year's program income (\$150,000). \$95,000 in prior year program income will be used for 2020 activities which will bring the total funding amount to \$380,678. Any additional program income received will be used to cover expenses generated in an existing CDBG Program or activity and not just expenses related to the activity generating the income. The Human Services Review Committee reviewed the 2020 CDBG proposals and recommended the following activities be funded.

Public Service Activities	Funding Level
PROP (Housing Support Services)	\$30,000
PROP (Emergency Vehicle Repair)	\$15,000
PROP (Child Care)	\$4,000
HOME (Household & Outside Maintenance for the Elderly)	\$12,000
Subtotal	\$61,000
Housing Activities	Funding Level
Housing Rehabilitation Deferred Loan Program	\$163,678
Affordable Housing - WIAHLT	\$80,000
Affordable Housing - First Time Homebuyer	\$20,000
Pair Housing Initiative	\$2,000
Program Administration	\$54,000
<b>Total</b>	<b>\$380,678</b>

**Background Information**

2020 Allocation Process

The discussion of how to distribute the 2020 CDBG funds through the Human Services Review Committee included a complete review of all "Request for Funding" applications and the distribution percentage of funds in 2019. The Committee's goals were to have the best and highest use of these funds for human services that demonstrated the most direct benefit to the community.

**Attachments**

- 2020 CDBG Summary of Proposals
- 2020 CDBG Resolution for Funding
- 2020 CDBG Action Plan

**CITY OF EDEN PRAIRIE  
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION NO. 2020-43**

**RESOLUTION APPROVING USE OF FUNDS FOR 2020  
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS**

**WHEREAS**, the City of Eden Prairie, as an entitlement community, participates in the Community Development Block Grant Program; and

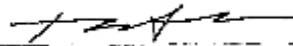
**WHEREAS**, the City of Eden Prairie has developed a proposal for the use of CDBG funds, and held a public hearing on March 17, 2020, to obtain the views of citizens on the proposed use of \$285,678 in grant funding plus \$95,000 in program income funds for the 2020 Community Development Block Grant Program. Any additional program income received will be used to cover expenses generated in an existing CDBG Program or activity and not just expenses related to the activity generating the income.

**BE IT RESOLVED** that the City Council of the City of Eden Prairie approves the following activities for funding from the Block Grant program, and authorizes and directs the Mayor and the City Manager to execute Sub recipient and Third Party Agreements on behalf of the City.

Public Service Activities	Funding Level
PROP (Housing Support Services)	\$30,000
PROP (Emergency Vehicle Repair)	\$15,000
PROP (Child Care)	\$4,000
HOME (Household & Outside Maintenance for the Elderly)	\$12,000
<b>Subtotal</b>	<b>\$61,000</b>
Housing Activities	Funding Level
Housing Rehabilitation Deferred Loan Program	\$163,678
Affordable Housing - WHAHLT	\$80,000
Affordable Housing - First Time Homebuyer	\$20,000
Fair Housing Initiative	\$2,000
Program Administration	\$54,000
<b>Total</b>	<b>\$380,678</b>

**BE IT FURTHER RESOLVED** that the City Manager is authorized to execute on behalf of the City, the Application for Federal Assistance, Form SF424 submitted with the Action Plan, the HUD Funding/Approval form and all Certifications and other documents required in connection therewith.

**ADOPTED** by the City Council of the City of Eden Prairie this 17th day of March, 2020.

  
Ronald A. Case, Mayor

**ATTEST:**  
  
Kathleen Porta, City Clerk

**APPROVED MINUTES**

**EDEN PRAIRIE CITY COUNCIL MEETING**

**TUESDAY, MARCH 17, 2020**

**7:00 PM, CITY CENTER  
Council Chamber  
8080 Mitchell Road**

**CITY COUNCIL:**

Mayor Ron Case, Council Members Brad Aho, Mark Freiberg, P G Narayanan, and Kathy Nelson

**CITY STAFF:**

City Manager Rick Getschow, Public Works Director Robert Ellis, Community Development Director Janet Jeremiah, Parks and Recreation Director Jay Lothammer, City Attorney Maggie Neville, and Council Recorder Jan Curielli

**I. CALL THE MEETING TO ORDER**

Mayor Case called the meeting to order at 7:00 PM. Council Member Nelson was absent.

**II. PLEDGE OF ALLEGIANCE**

**III. OPEN PODIUM INVITATION**

Mayor Case issued the following statement:

The meeting tonight is being conducted under unprecedented circumstances within a state of national emergency. This will be the last Council meeting this month and, quite likely, through the end of April, but we have not made that call yet. We have taken nationally recommended precautions for the meeting this evening to ensure social distancing and a minimal number of people in the Council Chamber at any one time. Although there are very few people in the audience this evening, we are asking that you leave the meeting as soon as the issue for which you are here has been cleared. If you wish to stay longer, please go out to the lobby area. For all of our residents, please know that our City staff will continue to work throughout the next several weeks, taking all necessary precautions to limit the spread of the virus. Our public safety will stay in full force. All of our permitting and planning, required inspections and essential services will continue on a virtual and remote process where at all possible. There will be more about our declaration of an emergency later in the meeting, but I wanted to offer an explanation for any differences you may notice during this meeting.

**IV. PROCLAMATIONS / PRESENTATIONS**

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**A. PROP FOOD SHELF COLLECTION ON BEHALF OF EDEN PRAIRIE LIQUOR**

Getschow reported during the month of November the Eden Prairie liquor stores partnered with People Reaching Out to People (PROP) to invite customers to bring donations to the liquor stores. In addition, the liquor operations hosted a "Happy Hour for Hunger" event. He was proud that the efforts raised \$4,669.80 and 282 pounds of food for the PROP food shelves.

**B. ACCEPT DONATION OF \$500 FROM SOUTHWEST TRANSIT FOR SENIOR CENTER PROGRAMS (Resolution No. 2020-33)**

Lothammer reported Southwest Transit has donated \$500 for Senior Center programs.

**MOTION:** Narayanan moved, seconded by Freiberg, to adopt Resolution No. 2020-33 accepting the donation of \$500 from SouthWest Transit towards the Senior Center programs. **Motion carried 4-0.**

**C. ACCEPT DONATION OF \$150 FROM OASIS SENIOR ADVISORS FOR SENIOR CENTER SUMMER BBQ AND THE HOUSING TOUR (Resolution No. 2020-34)**

Lothammer announced Oasis Senior Advisors have donated \$150 for programs at the Senior Center.

**MOTION:** Aho moved, seconded by Narayanan, to adopt Resolution No.2020-34 accepting the donation of \$150 from Oasis Senior Advisors towards the Senior Center Summer BBQ (\$100) and the Housing Tour (\$50). **Motion carried 4-0.**

**D. ACCEPT DONATION OF \$8,500 FROM EDEN PRAIRIE LIONS CLUB FOR FIRE DEPARTMENT EQUIPMENT (Resolution No. 2020-35)**

Fire Chief Gerber reported Gary Walkins, President of the Eden Prairie Lions Club, is here tonight with a check for \$8,500 to purchase emergency services equipment for the Eden Prairie Fire Department.

**MOTION:** Aho moved, seconded by Freiberg, to adopt Resolution No. 2020-35 accepting the donation of \$8,500 from the Eden Prairie Lions Club towards the purchase of emergency services equipment including airway management mannequins for the Fire Department. **Motion carried 4-0.**

**E. EDEN PRAIRIE COMMUNITY FOUNDATION FUND FOR NON-PROFITS**

Case reported we are fortunate to have so many non-profits here in Eden Prairie. The Eden Prairie Community Foundation is an umbrella non-profit organization that brings together residents who wish to help the community. The foundation has been asked to

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set up a fund to accept contributions to go to other non-profits who serve on the front lines for supplementing food, housing and transportation assistance in the City.

Mark Weber, Executive Director of the Eden Prairie Community Foundation, noted we were concerned about the non-profits serving the homeless and others before the corona virus hit and now the need is even more critical. He asked individuals, families and companies in the community to contribute to the fund so there can be a quick response to the crisis over the next few weeks. Further information is available on the Foundation's website, [www.epcommunityfoundation.org](http://www.epcommunityfoundation.org).

Case thanked Mr. Weber and the Foundation for the rapid response. The need for help has been great, and we anticipate such needs will escalate quickly.

**V. APPROVAL OF AGENDA AND OTHER ITEMS OF BUSINESS**

Getschow said Item XIV.A.J. Mayor's Water Challenge, should be removed from tonight's agenda and Item XIV.A.I, should be added.

**MOTION:** Freiberg moved, seconded by Narayanan, to approve the agenda as amended. **Motion carried 4-0.**

**VI. MINUTES**

**A. COUNCIL WORKSHOP HELD TUESDAY, FEBRUARY 18, 2020**

**B. CITY COUNCIL MEETING HELD TUESDAY, FEBRUARY 18, 2020**

**MOTION:** Narayanan moved, seconded by Aho, to approve the minutes of the Council Workshop held Tuesday, February 18, 2020, and the City Council meeting held Tuesday, February 18, 2020, as published. **Motion carried 4-0.**

**VII. REPORTS OF ADVISORY BOARDS AND COMMISSIONS**

**VIII. CONSENT CALENDAR**

**A. CLERK'S LICENSE LIST**

**B. CENTRAL MIDDLE SCHOOL ADDITIONS AND REMODEL, 2020 by Eden Prairie Public Schools. Second Reading of Ordinance 5-2020-PUD-2-2020 for PUD District review with waivers and zoning district change from Industrial, Rural, and R1-22 to Public on 57.4 acres; Resolution 2020-36 for Site Plan review on 57.4 acres (**Ordinance No. 5-2020-PUD-2-2020 for PUD District review and Zoning District change; Resolution No. 2020-36 for Site Plan**)**

**C. AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR PARAVEL First Amendment to Development Agreement**

CITY COUNCIL MINUTES

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- D. HEULER PROPERTY DEVELOPMENT AGREEMENT AMENDMENT by Kelli Heuler. First Amendment to Development Agreement
- E. ADOPT RESOLUTION NO. 2020-37 APPROVING FINAL PLAT OF CASTLE RIDGE 4<sup>TH</sup> ADDITION
- F. AWARD CONTRACT FOR COUNCIL CHAMBERS CONTROL ROOM SWITCHER REPLACEMENT TO AVI SYSTEMS, INC.
- G. APPROVE USE OF \$5,000 IN CDBG PROGRAM INCOME FUNDS FOR THE HOMELESS PREVENTION PROGRAM ADMINISTERED BY PROP
- H. AWARD CONTRACT FOR 168<sup>TH</sup> AVENUE SIDEWALK IMPROVEMENT PROJECT TO BKJ EXCAVATING
- I. AWARD CONTRACT FOR PURCHASE OF PLAY STRUCTURES AT FRANLO AND CRESTWOOD PARKS TO MIDWEST PLAYSAPES
- J. AWARD CONTRACT FOR ASPHALT PROJECTS AT MILLER, SMETANA AND CARMEL PARKS TO MINNESOTA ROADWAYS
- K. AWARD CONTRACT FOR ANDERSON LAKES PARKWAYS SIDEWALK IMPROVEMENT PROJECT TO ODESSA II
- L. APPROVE AGREEMENT FOR 2020 DROP OFF DAY EVENT MATERIAL DISPOSAL WITH REPUBLIC SERVICES
- M. AWARD CONTRACT FOR ENTRY MONUMENT SIGN AT CSAH 5 AND DELL ROAD TO BLACKSTONE CONTRACTORS
- N. ADOPT RESOLUTION NO. 2020-38 APPROVING AGREEMENT FOR COST PARTICIPATION IN CONSTRUCTION OF EDEN PRAIRIE TOWN CENTER STATION WITH HENNEPIN COUNTY
- O. AMEND SUBRECIPIENT AGREEMENT FOR EDEN PRAIRIE TOWN CENTER STATION WITH METROPOLITAN COUNCIL
- P. AWARD CONTRACT FOR 2020 CRACKSEAL PROJECT TO ASTECH CORPORATION
- Q. AWARD CONTRACT FOR 2020 STREET STRIPING PROJECT TO SIR LINES-A-LOT
- R. APPROVE AGREEMENT FOR CONDUCTING WATERCRAFT INSPECTIONS WITH WATERFRONT RESTORATION

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- S. APPROVE AGREEMENT FOR WEED HARVESTING IN MITCHELL AND RED ROCK LAKES WITH J&N WEED HARVESTING
- T. APPROVE AGREEMENT FOR LOWER RILEY CREEK WATERSHED OUTLET MONITORING WITH WENCK ASSOCIATES
- U. AWARD CONTRACT FOR QUIET ZONE IMPROVEMENTS TO THOMAS & SONS CONSTRUCTION
- V. AMEND AGREEMENT FOR PRESERVE BOULEVARD RECONSTRUCTION PROJECT WITH SRF
- W. AWARD CONTRACT FOR 2020 OVERLAY CURB TO CURB MASTERS

Freiberg asked if Item VIII.G will be administered by PROP. Getschow replied PROP will administer the Community Development Block Grant (CDBG) funds.

**MOTION:** Aho moved, seconded by Freiberg, to approve Items A-W on the Consent Calendar. **Motion carried 4-0.**

**IX. PUBLIC HEARINGS / MEETINGS**

- A. EDEN RIDGE, LLC by Eden Ridge, LLC. Resolution 2020-39 for PUD Concept Review on 4.3 acres; First Reading of an Ordinance for PUD District Review with waivers and zoning district change from Rural to R1-9.5 on 4.3 acres; Resolution 2020-40 for Preliminary Plat on 4.3 acres (**Resolution No. 2020-39 for PUD Concept; Ordinance for PUD district amendment and zoning change; Resolution No. 2020-40 for Preliminary Plat**)

Getschow explained the applicant is requesting approval to develop 15807 and 15817 Valley View Road into 10 single-family lots. The property is located about ¼ mile east of Eden Prairie Road on the south side of Valley View Road. The property contains two parcels for a total of 4.3 acres. Each parcel currently contains a single-family home that will be razed before construction begins. The property is surrounded by single-family homes.

Ralph Murphy, representing Homestead Partners, gave a PowerPoint presentation about the development. He noted there are two outlots at the entrance to the development which will include stormwater management facilities. All the homes are proposed to be green path certified, energy efficient, and will typically be single family homes. He displayed the site map and elevations of the development. They are proposing to place one street light at the intersection of Valley View Road. In addition, all homeowners will be required to have solar-switched lighting on the exterior of their homes.

Narayanan asked about the maintenance provided by the homeowners' association.

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Mr. Murphy replied the development does not include sidewalks and the homeowners' association would provide driveway plowing so the homeowners would not have to shovel sidewalks or driveways. The City would plow the street. Narayanan asked how close the homes will be to each other. Mr. Murphy said there will be 15 feet between houses. Narayanan then asked if they considered adding charging stations in the garages or at least providing the correct electrical service. Mr. Murphy responded that would be an action for the buyers.

Case asked if Mr. Murphy had any sense of the additional cost to run the power needed for a charging station into the garage because he would like to see them include the additional type of line needed to have a charging station. Mr. Murphy said he hasn't researched that. Aho explained a 240-volt service would be needed in the garage to provide the higher amperage required for the charging station.

Case said he would like to see the City Council move forward with a push to make the 240 voltage available for charging stations in every development coming in. Eden Prairie is looking to be completely carbon neutral by 2050. He also believed 240-volt service would be a good marketing tool for the developer. Mr. Murphy replied they will pursue that for second reading.

Freiberg asked if this is the same way it was presented to the Planning Commission as to price because the prices appear to be higher in the information provided tonight. Mr. Murphy replied the costs for the lots as well as construction costs have gone up.

Case noted there have been a lot of water issues on that property, especially in the area to the east. It looked like the development would actually enhance the water situation in that area. Aaron Carroll, representing Homestead Partners, said they followed the rules of the City and the Watershed District regarding drainage and have done the best job possible to improve drainage on the property. Case asked if the development will take care of the water on site. Mr. Carroll replied the project has addressed handling all the drainage issues on site.

There were no comments from the audience.

**MOTION:** Aho moved, seconded by Freiberg, to close the public hearing; to adopt Resolution No. 020-39 for a Planned Unit Development concept review on 4.3 acres; to approve the first reading of the ordinance for a Planned Unit Development District review with waivers and a Zoning District change from Rural to R1-9.5 on 4.3 acres; to adopt Resolution No. 2020-40 for a preliminary plat to divide 2 lots into 10 lots on and two outlots on 4.3 acres; to direct staff to prepare a development agreement incorporating staff and commission recommendations and Council conditions; and to authorize the issuance of an early land alteration permit for Eden Ridge Estates at the request of the developer subject to the conditions outlined in the permit. **Motion carried 4-0.**

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- B. GOLDEN TRIANGLE INDUSTRIAL DEVELOPMENT by Opus Development Company LLC. Resolution 2020-41 for PUD Concept review on 10.258 acres; first reading of an ordinance for PUD District review with waivers and zoning district change from Rural and I-2 and Parks and Open Space on 10.258 acres; Resolution 2020-42 for Preliminary Plat on 10.258 acres (**Resolution No. 2020-41 for PUD Concept; Ordinance for PUD district review and zoning change; Resolution No. 2020-42 for Preliminary Plat**)**

Getschow reported the applicant is requesting to construct an approximately 130,130 square foot, single story industrial building on the southwest corner of Valley View Road and Golden Triangle Drive. The building is designed to be flexible to accommodate a range of tenant needs. He noted the development is proposing to have one electric vehicle charging station.

Kit Bennett, Opus Development Company, gave a PowerPoint presentation reviewing the development plans. He reviewed the site plan, the building elevations, the updated landscaping plan. He noted they plan to have crosswalks into the rear of the building and additional bike parking on the site.

Narayanan commented this is the first time we have seen a proponent include charging stations in a development, and it is nice to see that change. He asked how many tenants will be included in the development. Mr. Bennett replied there will be three to five.

There were no comments from the audience.

**MOTION:** Narayanan moved, seconded by Freiberg, to close the public hearing; to adopt Resolution No. 2020-41 for Planned Unit Development concept review on approximately 10.258 acres; to approve the first reading of the ordinance for Planned Unit Development District review with waivers and a Zoning District change from Rural to Industrial I-2 and Parks and Open Space on 10.258 acres; to adopt Resolution No. 2020-42 for a preliminary plat of one lot into one lot and one outlot on 10.258 acres; and to direct staff to prepare a development agreement incorporating staff and commission recommendations and Council conditions. **Motion carried 4-0.**

- C. 2020 CDBG FUNDS (Resolution No. 2020-43)**

Getschow reported the office of Housing and Urban Development (HUD) has announced Eden Prairie's 2020 CDBG allocation to be \$285,678. The City's Human Services Review Committee reviewed the 2020 CDBG proposals and made funding recommendations. The majority of the funds go to housing programs such as housing rehabilitation, the first-time home buyer program, and the West Hennepin Housing Trust. In addition, funds are proposed for two social services providers, PROP and Household and Outside Maintenance for the Elderly (HOMR). The recommended amounts are very close to the requests the agencies made.

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Freiberg asked if the funding has been used up from previous years. Getschow replied there are many applications for the funds, and we might be doing more loans this year. There is always a demand. Jeremiah added the housing funds are in great demand because new construction costs are extremely high and affordability is challenging. There was some reduction in the demand from first time home buyers, but that may be because of the high prices of homes in Eden Prairie. Freiberg asked if Ms Jeremiah felt comfortable with the levels. Jeremiah replied there are other resources available for such funding.

Aho asked how the amount of money received as CDBG funds related to the amount received last year. Jeremiah replied this year we received a little more than anticipated, but generally we have seen reductions in recent years.

There were no comments from the audience.

Case reminded people this funding is federal pass-through money and is incredibly needed in the community. The funds allow non-profits to provide what the City can't do.

Aho explained the City acts as a conduit to determine what organizations need money the most, so control of the funds is given to the local government to administer.

**MOTION:** Aho moved, seconded by Narayanan, to close the public hearing and to adopt Resolution No. 2020-43 approving the use of 2020 CDBG funds as recommended by the Eden Prairie Human Services Review Committee. **Motion carried 4-0.**

**D. VACATION OF BELLERIEVE EASEMENTS (Resolution No. 2020-44)**

Getschow said the property owners of Lot 9 and 10, Block 1, Bellerieve, have requested the vacation of a part of the drainage and utility easements over the lots to facilitate the building of a new home.

There were no comments from the audience.

**MOTION:** Narayanan moved, seconded by Aho, to close the public hearing and to adopt Resolution No. 2020-44 vacating drainage and utility easements. **Motion carried 4-0.**

**X. PAYMENT OF CLAIMS**

**MOTION:** Aho moved, seconded by Freiberg, to approve the payment of claims as submitted. **Motion was approved on a roll call vote, with Aho, Freiberg, Narayanan and Case voting "aye."**

**XI. ORDINANCES AND RESOLUTIONS**

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**A. CLIMATE ACTION PLAN (Resolution No. 2020-45)**

Getschow stated at the last Council meeting staff brought forward a draft of the Climate Action Plan for City Council review. The draft was the result of a year's worth of study and review. We are now asking for a final adoption of the plan. We received two emails in support of the plan since the last meeting when the draft plan was reviewed. There has also been quite a bit of discussion in the community about moving towards approving a community climate action plan.

Ellis briefly reviewed the Climate Action Plan, stating the plan sets out strategy to bring carbon emissions to zero by 2050. The plan tracks progress and will be reviewed every two years to make sure we are on track.

Case explained the Council held a workshop on the plan, and Council Members have spent a lot of time reviewing the plan. He asked where the public could find a copy of the plan. Getschow replied the plan is in tonight's City Council meeting packet; however, following the adoption of the plan, staff will issue the news of approval to the community with information as to where the approved plan can be found on the City's website.

Dr. Scott Adams, member of the Citizens' Climate Lobby, thanked the City Council for being so proactive. He was happy to see the focus on energy-efficient transportation during the meeting tonight.

**MOTION:** Narayanan moved, seconded by Freiberg, to adopt Resolution No. 2020-45 approving the Eden Prairie Climate Action Plan. **Motion carried 4-0.**

Case commented this is one of the most exciting accomplishments since he has been on the City Council. Time flies, and right now 2050 seems so far away, but it really isn't. This plan is based on things set in place by former Eden Prairie City Councils.

**B. FIRST AND SECOND READING OF ORDINANCE NO. 6-2020 AMENDING CITY CODE SECTION 2.23 RELATING TO RENAMING CITIZEN ADVISORY CONSERVATION COMMISSION TO CITIZEN ADVISORY SUSTAINABILITY COMMISSION**

Getschow explained the request is to rename the Citizen Advisory Conservation Commission to Citizen Advisory Sustainability Commission. In order to change the name or number serving on a commission, it is necessary to approve an ordinance. The first and second reading of the ordinance require a unanimous vote of the Council.

**MOTION:** Freiberg moved, seconded by Aho, to approve first and second reading of Ordinance 6-2020 amending City Code Section 2.23, relating to renaming the Citizen Advisory Conservation Commission to the Citizen Advisory Sustainability Commission. **Motion carried 4-0.**

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**XII. PETITIONS, REQUESTS, AND COMMUNICATIONS**

**XIII. APPOINTMENTS**

**A. 2020 COMMISSIONS**

Case explained the City commissions help the Council with needed expertise and vetting of issues. Commission members are appointed each year after an application and interview process has been completed.

Getschow reiterated not all cities interview all applicants like Eden Prairie does. Again this year we have had more people apply than we have room for, and some people who applied last year but were not appointed reapplied and will be appointed this year.

**MOTION:** Narayanan moved to appoint to the Conservation Commission Daniel Katzenberger, Bruce Schaepe, and Nik Sell with terms ending March 31, 2023; Aho moved to appoint to the Flying Cloud Airport Advisory Commission Daniel Dorson, Andrew Kleinfehn, and Dave Rosa, with terms ending March 31, 2023, and Keith Tschold with a term ending March 31, 2022; Freiberg moved to appoint to the Heritage Preservation Commission Rod Fisher with a term ending March 31, 2023; Narayanan moved to appoint to the Human Rights and Diversity Commission Anjali Limayc and Katherine Lucht with terms ending March 31, 2023; Aho moved to appoint to the Parks, Recreation & Natural Resources Commission Cecilia Cervantes, Patrice Erickson, Andrew McGlasson, Tom Poul, and Shanti Shah with terms ending March 31, 2023; and Freiberg moved to appoint to the Planning Commission William Gooding, Rachel Markos, Andrew Pieper, and Lisa Toomey with terms ending March 31, 2023, and Michael DeSanctis and John Kirk with terms ending March 31, 2022. Seconded by Aho. **Motion carried 4-0.**

Getschow said normally commissions start up in April, but there is a strong possibility they won't start until May this year in light of the Corona virus issue. The Commission member orientation session will be pushed out as well.

**B. 2020 COMMISSION CHAIRS & VICE CHAIRS**

Getschow explained Chairs and Vice Chairs are appointed annually by the City Council following the appointment of members to City commissions.

**MOTION:** Narayanan moved to appoint Cindy Hoffman Chair and Aaron Pooch Vice Chair of the Conservation Commission; Aho moved to appoint Bob Barker Chair and Daniel Dorson Vice Chair of the Flying Cloud Airport Advisory Commission; Freiberg moved to appoint Steve Olson Chair and Tara Kalar Vice Chair of the Heritage Preservation Commission; Narayanan moved to appoint Gregory Leeper Chair and Shuhram Missaghi Vice Chair of the Human Rights and Diversity Commission; Aho moved to appoint Larry Link Chair and Patrice Erickson Vice Chair of the Parks, Recreation and Natural Resources Commission; and Freiberg

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moved to appoint Andrew Pieper Chair and Ed Farr Vice Chair of the Planning Commission. Seconded by Narayanan. **Motion carried 4-0.**

**C. 2020 BOARD OF APPEAL AND EQUALIZATION**

Getschow stated the Board of Appeal and Equalization is a specialized group of residents appointed to hear appeals of property values in Eden Prairie. Each of the appointees is in the real estate profession. He noted the Board of Appeal and Equalization would normally be appointed for the period of March 1, 2020 through May 31, 2020, but this year staff suggests the time period be March 1, 2020 to July 31, 2020.

**MOTION:** Aho moved, seconded by Narayanan, to appoint to the Board of Appeal and Equalization Lyndon Moquist, Annette O'Connor, Todd L. Walker, Nate Thompson, and Kristin Rial for the period of March 1, 2020 through July 31, 2020, or until the Board of Appeal and Equalization completes its work. **Motion carried 4-0.**

**XIV. REPORTS**

**A. REPORTS OF COUNCIL MEMBERS**

1. **Mavor's Water Challenge (Resolution)** (Item removed from tonight's agenda)
2. **Resolution No. 2020-47 Extending the Period of a Local Emergency**

Case explained we need to rely on the recommendations of our scientific and medical experts, so we are taking collective action to isolate ourselves in order to isolate the virus for at least the next 15 days. The period of time could be extended if necessary. The experts say we must try to slow down the spread of the virus so they can take care of the situation and keep the virus away from vulnerable members of the community. This declaration will also allow us to request State and Federal assistance and will give us time to look into reallocating staff time to assist the most needy and vulnerable. The City Council is being asked to extend the declaration of a state of emergency indefinitely until the City Council chooses to rescind it.

Getschow added the action allows the City to keep functioning in a state of emergency.

Aho believed we are taking the appropriate action needed at this time. This is an unusual and unsafe time that we have not experienced in the past, and he would wholeheartedly support the resolution.

Narayanan assured residents the Council is concerned about this and have discussed this with City staff.

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Case reported the City is very well prepared, and we have an amazing public safety staff. Our Police and Fire Departments are the best. We could not be better prepared for this and will go into this very sound fiscally. The State of Minnesota operates on a stable tax basis. We need everyone's help to be as good as we can be in isolation. This resolution allows us to activate everything within the City. He cautioned climate change predicts more of these types of disasters.

Aho explained City services will be moving forward, and we just ask that people needing a service make the request electronically or by phone rather than coming into the City Hall. City staff will be working, but City Hall will not be open.

Case said information about City services can be found online and will be posted on the doors of City Hall as we try to limit people's exposure.

Narayanan noted residents should follow the CDC's guidelines to stay home, do not travel, and maintain social distances.

**MOTION:** Freiberg moved, seconded by Aho, to adopt Resolution No. 2020-47 enacted pursuant to Minnesota Statutes Section 12.29 extending the period of a local emergency. **Motion carried 4-0.**

**B. REPORT OF CITY MANAGER**

**C. REPORT OF COMMUNITY DEVELOPMENT DIRECTOR**

**D. REPORT OF PARKS AND RECREATION DIRECTOR**

**E. REPORT OF PUBLIC WORKS DIRECTOR**

**F. REPORT OF POLICE CHIEF**

**G. REPORT OF FIRE CHIEF**

**H. REPORT OF CITY ATTORNEY**

**XV. OTHER BUSINESS**

**XVI. ADJOURNMENT**

**MOTION:** Narayanan moved, seconded by Aho, to adjourn the meeting. **Motion carried 4-0.** Mayor Case adjourned the meeting at 8:25 p.m.

## Appendix - Alternate/Local Data Sources