

2018 Draft Consolidated Annual Performance and Evaluation Report

City of Eden Prairie

September 3, 2019

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CR-05 - Goals and Outcomes

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

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

- \$163,956 of the City's CDBG allocation and \$100,000 in program income was budgeted for the city's Rehab program and affordable housing programs to help provide decent housing, while maintaining affordability and sustainability. These funds were used in the rehabilitation of eighteen low/mod income owner-occupied homes and two emergency repairs. Three homeowners used both the rehab program and the emergency rehab program. Down payment assistance was provided to three low/mod income first time homebuyers to purchase their first home.
- \$55,000 of the City's CDBG allocation was budgeted for public service programs that provide assistance to low/moderate income seniors, families and individuals. These funds helped provide access to suitable living environments, maintain affordability, availability and accessibility to housing activities. Seventy-seven low/mod income Eden Prairie households received assistance during 2018.
- \$2,000 of the City's CDBG allocation was used for fair housing activities carried out by the Fair Housing Implementation Council, FHIC. The FHIC recently selected a local consortium of non-profits to work with underserved populations in a wide swath of communities in the Twin Cities, including Eden Prairie. Their effort will include identifying communities of need and providing education to residents in the area of fair and equitable housing.
- \$23,000 of the City's CDBG allocation and \$20,000 in prior year program income was budgeted for administration of the CDBG program.

In 2018, the City of Eden Prairie received \$243,956 in CDBG funding and \$161,938.08 in CDBG program income.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Administration	CDBG: \$	Other	Other	0	0		1	1	100.00%
Direct Homebuyer Assistance	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	5	4	80.00%	1	0	0.00%
Direct Homebuyer Assistance	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	5	13	260.00%	1	3	300.00%
Emergency Services	Affordable Housing Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	86	86.00%	15	22	146.67%
Emergency Services	Affordable Housing Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	100	77	77.00%	20	22	110.00%
Emergency Services	Affordable Housing Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted				0		
Fair Housing	Fair Housing	CDBG: \$	Other	Other	0	0		1	1	100.00%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Homeowner Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	30	58	193.33%	8	20	250.00%
Rehab Grants	Non-Homeless Special Needs	CDBG: \$	Facade treatment/business building rehabilitation	Business	10	8	80.00%	0	0	
Senior Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	165	165.00%	35	33	94.29%
Senior Services	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Youth Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	73	73.00%			

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

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

All activities undertaken by the City of Eden Prairie have a high ranking in the Five Year strategic plan. Their priority in the strategic plan was high serving those households who were at or below 80% Median Family Income. Of the activities undertaken, the majority met their goal; Homeless Prevention (PROP), Senior Community Services, Car Repair (PROP), First Time Homebuyer and Housing Rehab. The YMCA no longer provides child care to Eden Prairie residents which is why the city did not fund child care in 2018. The city will once again fund childcare in 2019 with CDBG funds. West Hennepin Affordable Housing Land Trust (WHAHLT) was unable to purchase a home in Eden Prairie during 2018 due to rising home costs. WHAHLT was unable to find an affordable home in Eden Prairie with the funding sources they had available. In 2019, the city hopes to alleviate this problem by providing additional funding to WHAHLT in order to make a home more affordable. Since decent, affordable housing is of the highest priority for the city, it is very important that Housing Rehab, Homeless Prevention (PROP), First Time Homebuyer and WHAHLT meet their goal. The city strives to provide and maintain it's affordable housing stock.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	73
Black or African American	15
Asian	2
American Indian or American Native	2
Native Hawaiian or Other Pacific Islander	0
Total	92
Hispanic	13
Not Hispanic	87

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

Narrative

Eden Prairie served 100 households during 2018. The majority of clients served were white (73), but other races were also served including Black/African American (15), Asian (2) African American and White (6), American Indian (2), Asian and White (1) and those reporting more than one race (1). Thirteen of the 100 households were Hispanic.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	627,146	449,205

Table 3 - Resources Made Available

Narrative

\$221,251.95 – Unexpended CDBG funds at end of previous program year

\$243,956.00 - 2018 Entitlement Grant

\$161,938.08 - 2018 Program Income

\$627,146.03 - Total funds available in 2018

\$286,993.39 – Expended for Single Family Rehab

\$ 45,000.00 – Expended for Affordable Housing

\$ 55,000.00 – Expended for Public Services

\$ 2,000.00 – Expended for Fair Housing Activities

\$ 60,211.66 – Expended for Program Administration

\$449,205.05 – Total expended during 2018

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	

Table 4 – Identify the geographic distribution and location of investments

Narrative

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

Leveraging

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

The CDBG funds that the City receives go towards leveraging other government and private funds by the subrecipients. The city does not use these funds to leverage funds that benefit the city directly. Many of the public service subrecipients who receive City of Eden Prairie CDBG funds use these funds to leverage other funds, including those from private foundations, private individual donors, as well as other City funds. PROP and Senior Community Services together leverage the following amounts:

Federal Funds - \$140,000

Local Funds - \$221,300

Other Funds - \$7,500

Total Leveraged Funds - \$368,800

No public owned land or property located within the jurisdiction were used to address the needs identified in the plan.

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	2	3
Number of Special-Needs households to be provided affordable housing units	0	0
Total	2	3

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	20	22
Number of households supported through The Production of New Units	1	3
Number of households supported through Rehab of Existing Units	8	20
Number of households supported through Acquisition of Existing Units	1	0
Total	30	45

Table 6 – Number of Households Supported

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

The city of Eden Prairie met their affordable housing unit goal this year. The current trend of lower mortgage rates makes affordable homeownership an attainable goal for many low/mod income families, but finding affordable housing in Eden Prairie has become more difficult due to rising home costs. The city provided down payment assistance to three first time home buyers, exceeding its goal of one family purchasing a home through its First Time Homebuyer program during 2018. WHAHLT was unable to acquire a property in Eden Prairie during 2018 due to rising home costs. Twenty two people

received rental and mortgage assistance through PROP which helped the families avoid homelessness through eviction and foreclosure. The city's housing rehab program also exceeded its goal by rehabilitating twenty homes during 2018. Of these twenty homes, two were part of the Emergency Rehab program and three households used both programs. Through the rehab program, sustainability and affordability are maintained.

Discuss how these outcomes will impact future annual action plans.

The city's First Time Homebuyer and Rehab programs continue to have positive outcomes. The city would like to increase the number of households served with these programs. Currently, the city of Eden Prairie is able to use prior year program income to fund the facility rehab, First Time Homebuyer and Housing Rehab programs which will help increase our outcomes in 2019. If after 2019, these funds are no longer available, the city will look to support it through our CDBG Entitlement Grant funds which may result in lower outcomes due to less funding.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	12	0
Low-income	16	0
Moderate-income	17	0
Total	45	0

Table 7 – Number of Households Served

Narrative Information

The City of Eden Prairie is continually trying to add new affordable housing units and maintain the condition of existing units. The City works with developers as they come into the City with a new development to add affordable units. In order to maintain the housing stock, the City offers a Deferred Housing Rehabilitation loan using its CDBG funds. The loans assist those individuals whose income is at or below 80 percent of the area median income, many of whom live in the more affordable housing stock in the City, to maintain the quality of home.

Eden Prairie seeks ways to make affordable housing a reality for families of low/moderate income. 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. Financial assistance was provided up to \$15,000.

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

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

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

Hennepin County has implemented Coordinated Entry for families, which assesses families in shelter after one week in shelter. The community has launched a Coordinated Entry system for singles, assessing people in shelter with the VI-SPDAT assessment forms. This fall, the County will launch a more coordinated shelter entry system for single adults, and implement the VI-SPDAT assessment for all single adults after a month in shelter. People who score into the Permanent Supportive Housing range are triaged through a Housing Referral Coordinator to available PSH units within Hennepin County. Those who score in the Rapid Rehousing range are assigned a rapid rehousing service provider. St. Stephens Street Outreach conducts VI-SPDAT assessments on people who are unsheltered and their referrals also go through the Housing Referral Coordinator. Individuals will need to visit the Adult Shelter Connect (ASC) for an assessment and placement at one of the five Minneapolis shelters and referrals to other services.

The five Minneapolis shelters serving single adults in Hennepin County have formed the Single Adult Shelter Collaborative. In the fall of 2017, the Collaborative launched the Adult Shelter Connect in order to assist single adults experiencing homelessness in accessing and navigating the single adult shelter system in a more logical and dignified way.

Eden Prairie is collaborating with Onward Eden Prairie to provide housing to youth who are homeless or at risk of homelessness. 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. MoveFwd, funded through City of Eden Prairie General Funds, provides homeless teens with safe housing. MoveFwd has launched a Host Home program in Eden Prairie that matches a homeless teen with a volunteer family to provide a longer term safe housing environment for the teen.

Addressing the emergency shelter and transitional housing needs of homeless persons

Hennepin County has a board policy to shelter all families and all disabled adults. Our shelter system is robust and expands to meet demand, essentially sheltering all people who request emergency shelter. The family shelter system is coordinated by Hennepin County staff. The single adult shelter system is coordinated by a consortium of five single adult shelter providers. Youth can either enter a youth-specific shelter system or can access single adult or family shelter. Transitional housing is accessed through the Housing Referral Coordinator. Most of the transitional housing in Hennepin County has changed their programming to either be Permanent Supportive Housing or Rapid Rehousing.

The City of Eden Prairie has worked extensively with other agencies to respond to homelessness issues.

Programs through PROP and HOME Line, provide services to help with housing related issues, such as tenant-landlord issues and emergency housing assistance. MoveFwd, funded through City of Eden Prairie General Funds, provides homeless teens with safe housing. MoveFwd has launched a Host Home program in Eden Prairie that matches a homeless teen with a volunteer family to provide a longer term safe housing environment for the teen. Immanuel Lutheran has purchased a property in Eden Prairie to serve as a youth homeless shelter. The city invested CDBG Program Income funds into the rehabilitation of the property because the city recognizes the need for a youth homeless shelter in the city. This will be a valuable resource to Eden Prairie youth who are displaced.

ESTHER Homes moved into a CDBG funded home in 2018. ESTHER Homes exists to support pregnant women, single mothers, and children through crisis by providing transitional housing, social support, and access to tools and resources for families to take steps towards stability.

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

To the extent possible, people who are not literally homeless are first directed to “non-homeless” resources to assist in housing stability. Hennepin County offers “emergency assistance” for rent or utility bill arrears to keep people in their current housing. Treatment programs are encouraged to find housing for their clients upon discharge, rather than discharging them into homelessness. This is an area for improvement, however. Because of the extremely low vacancy rate, many people are still discharged from systems into homelessness. As our community’s Coordinated Entry system expands, the county will reach out to those systems of care to assess people before discharge into appropriate homeless-specific and mainstream funding sources for housing support. The county uses state dollars from Family Homeless Prevention and Assistance Program (FHPAP) as a second tier of prevention funds for families and singles that have already used emergency assistance within the past year.

In 2019 Broadmoor, an affordable apartment complex in Eden Prairie, announced it would be closing at the end of June. Eden Prairie's Office of Housing & Community Services, OHCS, helped organize a resident group at Broadmoor that conducted a survey to identify the most vulnerable residents. Residents identified as most vulnerable were seniors, people living with disabilities, Housing Choice Voucher holders and low income families. They were provided with additional resources and support to prevent an episode of homelessness as Broadmoor closed. In collaboration with PROP, OHCS met 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. Assistance was available in English, Spanish and Somali. Over 50 families were served during the clinics.

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.

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

For all of our populations, our focus is on making homelessness rare, brief, and non-recurring. Families experiencing homelessness are guaranteed entry into our county-contracted shelter system. They are assessed via the VI-F-SPDAT within a week of shelter entry. The VI-F-SPDAT assesses their vulnerability and need for supports to end their homelessness. Families are then offered Permanent Supportive Housing or Rapid Rehousing serviced, as their vulnerability warrants. The focus in family shelter is on making the experience as brief as possible, but with sufficient supports in place upon housing to make a recurrence of homelessness rare. Our RRH program has flexible rental and social service supports, so that supports can continue up to two years, as needed by the family. Hennepin County implemented a “Single Point of Entry” system for single adults accessing emergency shelter. In this system, all single adults will be briefly assessed upon entry into shelter. Those who do not self-resolve within a few weeks will be given the VI-SPDAT and a housing plan will be developed, with Permanent Supportive Housing or Rapid Rehousing services offered, depending on vulnerability. Currently, most youth are served through our family or single adult system. Some youth are served in youth-specific shelter and housing. Youth are given a choice as to which system to enter. We are currently more intentionally wrapping youth into the adult system, so that youth who enter the homeless system and get assessed can choose to either enter youth-focused housing or more general adult housing options, again based on their vulnerability, as determined by the VI-TAE-SPDAT.

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

Actions taken to address the needs of public housing

There are a variety of housing options and choices in Eden Prairie, from Section 8 rental housing for low income residents, to “executive estates” with large single family homes, and many life cycle housing options in between. Of the approximately 25,000 total housing units, 73% are ownership and 27% are rental. There are 953 subsidized rental units located throughout Eden Prairie, including three Section 8 Project-Based complexes with 355 units.

Eden Prairie has used a “scattered site” approach to providing affordable housing which requires developers who are seeking financial assistance from the City to set aside 20% 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.

The City is in the process of formalizing an inclusionary housing policy, aiming to secure affordability in all City developments. The policy currently offers developers a choice model by which they can elect to do 5 percent of units as affordable at 30 percent of AMI, 10 percent at 50 percent, or 15 percent at 60 percent of AMI, and requires units to be kept affordable in perpetuity, even surviving sale of the property to subsequent ownership. City staff has been soliciting comment from the City Council, Planning Commission, housing advocates, and the newly formed Housing Task Force described below to help shape the draft policy.

Eden Prairie has a large Somali immigrant population, estimated to number approximately 4,000 people. While most Somali families live in apartment complexes, including the Project Based Section 8 complexes, there is a trend toward Somali ownership and rentals of single family homes.

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. There is no estimate available on the number of abandoned buildings or their prospect for rehabilitation.

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

The city encourages low/mod income residents to participate in homeownership by providing a First Time Homebuyer Program that offers downpayment assistance to low/mod income first time homebuyers. Eden Prairie partners with Community Action Partnership – Hennepin County (CAP-HC) to provide the Home Stretch course, which provides the certification necessary for applicants to be included with Eden Prairie homeownership programs.

Actions taken to provide assistance to troubled PHAs

The city of Eden Prairie does not have Public Housing. Although we do not have public housing, maintaining, preserving, and adding to the City's affordable housing stock has been a priority for the City for many years. Through the use of CDBG funds, a housing rehabilitation program has allowed low/mod income homeowners to stay in their homes, yet maintain the quality of the unit, many of which are affordable. Additionally, the City has initiated a First Time Homebuyer Program to assist low/mod income people with purchasing their first home. Finally, the City and developers of new housing work together to include affordable housing in their developments and also to maintain the long-term affordability of these units. The City offers a Housing Improvement Area (HIA) program to assist homeowner associations in making necessary structural improvements to keep the properties viable. HIA's are offered as "last resort" financing to homeowners associations who are unable to secure bank financing to pay for the improvements. HIA's are structured to assess the amount of the loan to the individual homeowner's property tax and repaid over a period of 15 years. The City uses Tax Increment Financing (TIF) Agreements when possible as an incentive to housing developers to include affordable housing in their developments and also to maintain the long-term affordability of these units. TIF pooled housing funds were used to assist first time home buyers and housing rehabilitation clients whose incomes exceeded the CDBG guidelines but were within the AMI guidelines.

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City is in the process of refining an inclusionary housing policy, aiming to secure affordability in all City developments. Until recently, the policy required developers for both rental and for-sale projects to set aside 5 percent of units at 50 percent of AMI and 5 percent at or below 80 percent of AMI, but, recognizing both the need to target lower levels of affordability and to provide developers with more choice, the City has moved to a choice model by which a developer can elect to do 5% at 30 percent of AMI, 10 percent at 50 percent, or 15 percent at 60 percent of AMI. Any of these options requires units to be kept affordable in perpetuity.

Under the inclusionary policy, the City has secured affordability in multiple projects over the couple years. Prairie Bluffs is a 138-unit market rate senior housing facility that will feature 14 affordable units, and Southview Senior Living, another market rate project, includes 116 units 12 of which will remain affordable in perpetuity. Another recent project is Cascade at Lincoln Parc, a primarily rental development with retail space where the developer plans to convert a portion of the commercial space into 16 studio apartments. The City has also been integrally involved in the Trail Pointe Ridge/Smith Village proposal, which includes an affordable housing complex—Trail Pointe Ridge—as well as a senior coop and several luxury townhomes as part of the larger Smith Village. Trail Pointe Ridge, proposed by well-regarded local developer and property manager CommonBond Communities, is a 58-unit mixed-income project including several deeply affordable (30% of AMI) units, units at 50% and 60% of AMI as well as a small number of market rate units. The City has provided a commitment of TIF for the project (approx. \$750,000), pending all approvals, and received a grant from the Metropolitan Council's Livable Communities Demonstration Account program on behalf of the project of more than \$900,000. Eden Prairie also worked with the developers of the senior coop to secure affordable prices as part of the initial sale.

In summer 2019, at the direction of the City Council, a Housing Task Force was formed with the charge of researching various housing policies and making recommendations to City officials on steps they might take to support the construction, rehabilitation, and preservation of affordable and mixed-income housing in Eden Prairie. The eleven member task force is made up of community members, developers, business owners and nonprofit representatives. The first major policy the Task Force will tackle is the Inclusionary Housing strategy, as establishing this evolving practice into a formal policy will provide more predictability and consistency for both the City and developers.

The City has an active rental licensing program that allows inspections of rental properties on a scheduled basis and as needed in emergency situations. This program has prevented the eviction of low income families by forcing landlords to comply with fair housing laws and building codes. This program

has also helped to keep families and individuals in affordable, safe and decent housing. New licensees are required to complete a Fair Housing training in order to receive their rental license.

The City funds and participates in the Fair Housing Implementation Council (FHIC), a regional housing consortium that works on region-wide fair housing strategies. This group recently selected a local consortium of non-profits to work with underserved populations in a wide swath of communities in the Twin Cities, including Eden Prairie. Their effort will include identifying communities of need and providing education to residents in the area of fair and equitable housing.

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

The City is in contact on a regular basis with a number of non-profit agencies, which coordinate and provide assistance for those that have underserved needs. Some of those agencies, such as PROP and Senior Community Services, are funded with CDBG funds from the City.

The City conducted a program called “Community Connections” at two project-based Section 8 developments. The six-week program brings together community members and residents of the developments, most of whom are immigrants from Somalia, to learn about each other’s cultures and offer educational opportunities on life skills such as personal finance, home safety, cooking, etc. In 2018, the program consisted of a series of four classes that addressed financial literacy training. Through Community Connections, it was found that there was a need for tutoring. Because of the cultural and language barriers, parents are not always able to help students with their school work. Volunteers will tutor students twice a week at the development.

The city continues to partner with the YMCA and Briarhill, the project-based Section 8 development, to offer a summer program for youth residing in the complex. At the onset, this program offered half day programming two times a week at no cost to the families. During 2018, the program had grown to a full day program, meeting three days a week, that includes field trips. The program was so successful that the YMCA continued it as an after school program during the school year. As they age out of the program, many of the youth who started in the program as participants are now helping as counselors. This program has brought an educational, fun program to over thirty youth who otherwise would not have been able to participate in a summer program due to financial and transportation constraints.

The City annually partners with a local pediatric clinic to host an annual meeting for immigrant parents to learn about treating childhood illnesses, vaccinations, and other topics of concern to parents. The City provides interpretive services and other assistance to make this annual event very successful.

Eden Prairie’s Office of Housing & Community Services has Somali and Spanish speaking staff 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 City provides employment assistance to job seekers with limited English skills and computer competencies. Staff assist with on-line job applications and resume building.

The City participates in the Regional Housing Preservation Work Group. This is a group comprised by local city staffs, housing advocacy groups, and others including the Minnesota Housing Finance Agency and the Metropolitan Council. The group is working on strategies to promote and actively preserve affordable housing, particularly in key areas threatened by gentrification such as communities along the proposed Southwest Light Rail Transit (SWLRT) line.

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

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

The City works to reduce the number of persons living below the poverty level in several ways. First, the City contributes 15 percent of its total annual CDBG allocation to public services. Some of these public services, including PROP, directly work towards reducing the number of persons living below the poverty level. Secondly, the City provides financial assistance to WHAHLT, to provide permanently affordable owner-occupied housing. The City also provides financial assistance (outside of CDBG funds) for community education programs that occur at Briar Hill and Prairie Meadows Apartments—both of which are site based Section 8 properties and provide critical programming and services aimed at helping residents become more self-sufficient.

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

The City of Eden Prairie works in collaboration with local faith based initiatives and social services programs to help newly arriving immigrants navigate the “systems” such as the school system, the park & rec programs available, etc, to help them take full advantage of the services that are offered. This enhanced coordination of efforts helps immigrants and people who are new to the low/mod income status make better choices for themselves and their families.

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

The Office of Housing and Community Services (OHCS) is a division of the Community Development Department of the City of Eden Prairie. Within that Division, housing staff administer First Time Home Buyer and Housing Land Trust programs which help low-moderate income individuals and families attain homeownership. These staff also administer the housing rehabilitation program which makes structural and energy enhancements and repairs to the homes of low-moderate income people. The Community Services Coordinator position in this Division works closely with the 35 multi-family rental properties. These staff also work with the local emergency service providers and members of the faith community to match the needs to the resources available in the community and the region.

The City provides annual grant funding to a local emergency services provider, PROP, to help people who are at risk of homelessness. The City works in collaboration with the PROP social worker and managers of multi-family developments to locate and secure affordable units to house families and individuals at risk of homelessness. In collaboration with PROP, OHCS met 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 Metro HRA, Minneapolis PHA and St Paul PHA wait list for the Housing Choice Voucher program. Assistance was available in English, Spanish and Somali. Over 50 families (200 individuals) were served during the two walk in clinics. Residents were encouraged to return to our office to check their status of their application and complete any other tasks required by the HRA or PHA.

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

Homeownership perceived as unattainable by some households of color.

This impediment is addressed by the City by actively marketing the First Time Home Buyer Program, and the Housing Land Trust program. Eden Prairie partners with Community Action Partnership – Hennepin County (CAP-HC) to provide the Home Stretch course, which provides the certification necessary for applicants to be included with Eden Prairie homeownership programs. In 2018, 1/3 of the participants who have become home owners through the programs are households of color and the remaining 2/3 were of Hispanic ethnicity, representing a variety of ethnicities and races.

NIMBY-ism with regard to siting and placement of affordable housing.

The City uses a “scattered-site” housing strategy to avoid the concentration of affordable housing developments. The City requires all developers who seek financial assistance from the City to set-aside 20% of the units as affordable, and the units must be scattered throughout the development. The City engages residents in discussions about potential housing developments early on in the process, through many community meetings and social media outlets.

CR-40 - Monitoring 91.220 and 91.230

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

In addition to receiving reports, the City also conducts an on-site monitoring visit of each subrecipient. These on-site 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 reviews all of its active files quarterly to make certain subrecipients are expending their funds in a timely manner. On-site monitoring is completed biannually and will be carried out during the 2019 grant year. No concerns were found during monitoring in 2017 or with quarterly reports that were submitted to the city.

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

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

The City of Eden Prairie is part of the Hennepin County Consortium. 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. For the 2018 program year, the Eden Prairie City Council held their own public hearing on March 6, 2018 and allowed the public to comment on the proposed activities. Notice of the public hearing was published in the Eden Prairie News on February 1, 2018. Representatives from PROP and Senior Community Services addressed the City Council during the Public Hearing to express their gratitude for past funding and to answer any questions the Council members may have. No citizens participated in the public hearing and no comments were received prior to the meeting.

The public notice for the CAPER was published on August 29, 2019 in the Eden Prairie News and Finance and Commerce. Copies of the draft CAPER were available at three libraries (Southdale, Brookdale, and Golden Valley) as well as Eden Prairie city hall, from September 3-18, 2019. Translation of the CAPER was/is available upon request. Hennepin County held a public hearing on September 17, 2019 at 1:30 at the Government Center located at 300 South Sixth Street, Minneapolis, MN 55487. Notice of the public hearing and public comment period was published in Finance and Commerce, sent via e-gov delivery to interested parties, distributed to cities for social media, and listed on the Hennepin County Board and Community Works web pages. No comments were received

Current Action Plans and CAPER reports are available to the public.

CR-45 - CDBG 91.520(c)

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

The City of Eden Prairie continues to utilize its CDBG funds in a variety of ways to create and maintain affordable housing. The City believes that the variety of activities it offers is well balanced and serves the needs of the community. Our goals are to allow people the opportunity to remain in their homes. The Rehabilitation Loan Program, H.O.M.E. program, and PROP Homeless Prevention Program met this goal.

Currently, the City has no plans to significantly change the activities it offers and believes our goals are on target as to the number of people served by each activity. The City has been persistent in using CDBG and local funds to the maximum capacity.

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

No

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

PR 26 CDBG Financial Summary Report



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
 Program Year 2018
 EDEN PRAIRIE , MN

DATE: 08-12-19
 TIME: 13:45
 PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	221,251.95
02 ENTITLEMENT GRANT	243,956.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	161,938.08
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	627,146.03
PART II: SUMMARY OF CDBG EXPENDITURES	
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	377,768.39
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	377,768.39
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	62,211.66
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	439,980.05
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	187,165.98
PART III: LOWMOD BENEFIT THIS REPORTING PERIOD	
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	377,768.39
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	377,768.39
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS	
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS	
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	55,000.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	55,000.00
32 ENTITLEMENT GRANT	243,956.00
33 PRIOR YEAR PROGRAM INCOME	233,466.75
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	477,422.75
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	11.52%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	62,211.66
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	62,211.66
42 ENTITLEMENT GRANT	243,956.00
43 CURRENT YEAR PROGRAM INCOME	161,938.08
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	405,894.08
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	15.33%



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
 Program Year 2018
 EDEN PRAIRIE , MN

DATE: 08-12-19
 TIME: 13:45
 PAGE: 2

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17
 Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18
 Report returned no data.

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	4	206	6207105	Senior HOME Program 2018	05A	LMC	\$2,817.43
2018	4	206	6241029	Senior HOME Program 2018	05A	LMC	\$2,091.84
2018	4	206	6272242	Senior HOME Program 2018	05A	LMC	\$2,896.43
2018	4	206	6292366	Senior HOME Program 2018	05A	LMC	\$4,194.30
					05A	Matrix Code	\$12,000.00
2018	3	207	6207105	PROP Car Repair	05E	LMC	\$4,368.06
2018	3	207	6230576	PROP Car Repair	05E	LMC	\$4,797.75
2018	3	207	6261886	PROP Car Repair	05E	LMC	\$1,446.57
2018	3	207	6283741	PROP Car Repair	05E	LMC	\$4,387.62
					05E	Matrix Code	\$15,000.00
2018	3	206	6207105	PROP Emergency Housing 2018	05Q	LMC	\$7,642.10
2018	3	206	6230576	PROP Emergency Housing 2018	05Q	LMC	\$8,758.00
2018	3	206	6261886	PROP Emergency Housing 2018	05Q	LMC	\$8,188.50
2018	3	206	6283741	PROP Emergency Housing 2018	05Q	LMC	\$3,411.40
					05Q	Matrix Code	\$28,000.00
2018	2	209	6207105	First Time Homebuyer 2018	13B	LMH	\$45,000.00
					13B	Matrix Code	\$45,000.00
2017	1	192	6196411	Housing Rehab 2017	14A	LMH	\$1,996.00
2017	1	192	6207105	Housing Rehab 2017	14A	LMH	\$2,320.50
2018	1	204	6179423	Housing Rehab 2018	14A	LMH	\$23,463.00
2018	1	204	6187025	Housing Rehab 2018	14A	LMH	\$12,350.00
2018	1	204	6196411	Housing Rehab 2018	14A	LMH	\$24,537.42
2018	1	204	6207105	Housing Rehab 2018	14A	LMH	\$39,387.56
2018	1	204	6213530	Housing Rehab 2018	14A	LMH	\$59,170.29
2018	1	204	6230576	Housing Rehab 2018	14A	LMH	\$44,688.42
2018	1	204	6241029	Housing Rehab 2018	14A	LMH	\$4,915.00
2018	1	204	6251067	Housing Rehab 2018	14A	LMH	\$28,710.00
2018	1	204	6261886	Housing Rehab 2018	14A	LMH	\$2,800.00
2018	1	204	6272242	Housing Rehab 2018	14A	LMH	\$13,376.20
2018	1	204	6283741	Housing Rehab 2018	14A	LMH	\$15,000.00
2018	1	204	6292366	Housing Rehab 2018	14A	LMH	\$5,054.00
					14A	Matrix Code	\$277,768.39
Total							\$377,768.39

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	4	206	6207105	Senior HOME Program 2018	05A	LMC	\$2,817.43
2018	4	206	6241029	Senior HOME Program 2018	05A	LMC	\$2,091.84
2018	4	206	6272242	Senior HOME Program 2018	05A	LMC	\$2,896.43
2018	4	206	6292366	Senior HOME Program 2018	05A	LMC	\$4,194.30
					05A	Matrix Code	\$12,000.00
2018	3	207	6207105	PROP Car Repair	05E	LMC	\$4,368.06
2018	3	207	6230576	PROP Car Repair	05E	LMC	\$4,797.75
2018	3	207	6261886	PROP Car Repair	05E	LMC	\$1,446.57
2018	3	207	6283741	PROP Car Repair	05E	LMC	\$4,387.62



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
 Program Year 2018
 EDEN PRAIRIE, MN

DATE: 08-12-19
 TIME: 13:45
 PAGE: 3

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
					05E	Matrix Code	\$15,000.00
2018	3	206	6207105	PROP Emergency Housing 2018	05Q	LMC	\$7,642.10
2018	3	206	6230576	PROP Emergency Housing 2018	05Q	LMC	\$8,758.00
2018	3	206	6261886	PROP Emergency Housing 2018	05Q	LMC	\$8,188.50
2018	3	206	6283741	PROP Emergency Housing 2018	05Q	LMC	\$3,411.40
					05Q	Matrix Code	\$28,000.00
Total							\$55,000.00

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	6	203	6179423	Program Administration 2018	21A		\$9,437.33
2018	6	203	6187025	Program Administration 2018	21A		\$4,349.74
2018	6	203	6196411	Program Administration 2018	21A		\$3,571.61
2018	6	203	6207105	Program Administration 2018	21A		\$5,509.83
2018	6	203	6213530	Program Administration 2018	21A		\$3,771.61
2018	6	203	6230576	Program Administration 2018	21A		\$8,320.36
2018	6	203	6241029	Program Administration 2018	21A		\$4,099.69
2018	6	203	6251067	Program Administration 2018	21A		\$3,859.78
2018	6	203	6261886	Program Administration 2018	21A		\$4,886.19
2018	6	203	6272242	Program Administration 2018	21A		\$5,883.37
2018	6	203	6283741	Program Administration 2018	21A		\$6,522.15
					21A	Matrix Code	\$60,211.66
2018	5	210	6251067	Fair Housing 2018	21D		\$2,000.00
					21D	Matrix Code	\$2,000.00
Total							\$62,211.66

