

HENNEPIN COUNTY CONSORTIUM

CONSOLIDATED PLAN FY 2015-2019

and ANNUAL ACTION PLAN FY 2015

Approved by HUD
July 22, 2015



Consortium Members:
Urban Hennepin County
Bloomington · Eden Prairie
Minnetonka · Plymouth



Consolidated Plan

| | |
|--|-----|
| Executive Summary | |
| ES-05 Executive Summary..... | 4 |
| The Process | |
| PR-05 Lead & Responsible Agencies | 9 |
| PR-10 Consultation | 11 |
| PR-15 Citizen Participation..... | 29 |
| Needs Assessment | |
| NA-05 Overview | 34 |
| NA-10 Housing Needs Assessment | 35 |
| NA-15 Disproportionately Greater Need: Housing Problems | 42 |
| NA-20 Disproportionately Greater Need: Severe Housing Problems | 46 |
| NA-25 Disproportionately Greater Need: Housing Cost Burdens | 50 |
| NA-30 Disproportionately Greater Need: Discussion..... | 55 |
| NA-35 Public Housing | 56 |
| NA-40 Homeless Needs Assessment..... | 63 |
| NA-45 Non-Homeless Special Needs Assessment | 68 |
| NA-50 Non-Housing Community Development Needs..... | 71 |
| Market Analysis | |
| MA-05 Overview | 74 |
| MA-10 Number of Housing Units..... | 76 |
| MA-15 Cost of Housing | 80 |
| MA-20 Condition of Housing..... | 82 |
| MA-25 Public and Assisted Housing..... | 88 |
| MA-30 Homeless Facilities | 93 |
| MA-35 Special Needs Facilities and Services | 96 |
| MA-40 Barriers to Affordable Housing | 99 |
| MA-45 Non-Housing Community Development Assets..... | 101 |
| MA-50 Needs and Market Analysis Discussion..... | 106 |
| Strategic Plan | |
| SP-05 Overview | 109 |
| SP-10 Geographic Priorities | 110 |
| SP-25 Priority Needs | 111 |
| SP-30 Influence of Market Conditions | 118 |
| SP-35 Anticipated Resources | 119 |
| SP-40 Institutional Delivery Structure..... | 123 |
| SP-45 Goals | 129 |

| | |
|---|-----|
| SP-50 Public Housing Accessibility and Involvement..... | 138 |
| SP-55 Barriers to affordable housing | 139 |
| SP-60 Homelessness Strategy | 141 |
| SP-65 Lead based paint Hazards | 144 |
| SP-70 Anti-Poverty Strategy..... | 146 |
| SP-80 Monitoring | 148 |

Annual Action Plan

| | |
|--|-----|
| AP-15 Expected Resources..... | 150 |
| AP-20 Annual Goals and Objectives..... | 155 |
| AP-35 Projects..... | 162 |
| AP-50 Geographic Distribution | |
| AP-55 Affordable Housing..... | |
| AP-60 Public Housing | |
| AP-65 Homeless and Other Special Needs Activities..... | |
| AP-75 Barriers to affordable housing..... | |
| AP-85 Other Actions..... | |
| AP-90 Program Specific Requirements | |

This substantial amendment reallocated \$50,000 from an existing project, Village Creek Redevelopment Area, to a new Project, Zanewood Recreation Center.

Executive Summary

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

1. Introduction

The Hennepin County Consortium Consolidated Plan (Consolidated Plan) 2015-2019 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 5 entitlement jurisdictions:

- The City of Bloomington
- The City of Eden Prairie
- The City of Minnetonka
- 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, 2015-2019. 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 \$23 million dollars in CDBG (\$15 million), HOME (\$6.7 million) and ESG (\$1.1 million), including program income. (*Note: Expected CDBG allocations Bloomington, Eden Prairie, Minnetonka and Plymouth are not included in this estimate.*)

This was the first time this Consolidated Plan and Action Plans were created in the eCon Planning Suite. The process was arduous and entitlement jurisdictions appreciate the community's patience as we work through this new process with HUD.

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

The Consolidated Plan seeks to address both HUD and local objectives and outcomes for low to moderate income residents in suburban Hennepin County. 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.

Congress set forth three basic goals that are closely related to the major commitments and priorities of the HUD Programs:

First, the programs are to **provide decent housing**. Included within this broad goal are the following:

- Assisting homeless persons obtain affordable housing;
- Retaining the affordable housing stock;
- Increasing the availability of permanent housing that is affordable to low-income Americans, without discrimination; and
- Increase supportive housing that includes structural features and services to enable persons with special needs, including persons with HIV/AIDS and their families, to live in dignity and independence and provide affordable housing that is accessible to job opportunities.

Second, the programs are to **provide a suitable living environment**. This includes:

- Improving the safety and livability of neighborhoods;
- Increasing access to quality facilities and services;
- Reducing the isolation of income groups within areas by deconcentrating housing opportunities and revitalizing deteriorating neighborhoods, restoring and preserving natural and physical features of special value for historic, architectural, or aesthetic reasons.

Third, the programs are to **expand economic opportunities**. This includes:

- Creating and retaining jobs;
- Stabilizing and expanding of small business (including micro businesses);
- The provision of public services concerned with employment;
- Providing jobs involved in carrying out activities, under programs covered by the Plan, to low-income persons living in areas affected by those programs and activities;
- Providing access to credit for community development that promotes long-term economic and social viability; and
- Empowering low and moderate-income persons, in federally assisted and public housing, to achieve self-sufficiency.

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 of 2015-2019:

- 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

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 2010-2014 Consolidated Plan will not be evaluated until the fall of 2015 (the 2014 CAPER). The 2013 CAPER reported the following progress toward the 2010-2014 goals:

- **Affordable Rental Housing:** Address the need for new, rehabilitated, preserved, and stabilized affordable housing. Consortium goal = 684, Actual = 862 (126%)
- **Existing Homeowners:** Preserve single-family owner-occupied housing stock, decrease housing problems and prevent foreclosures. Consortium goal = 1,866, Actual = 1,562 (84%)
- **Homebuyers:** Address the need for an increased homeownership rate and the creation of new homeowner opportunities. Consortium goal = 1,966, Actual = 1,680 (85%)
- **The Homeless** Address homelessness. Consortium goal = 355, Actual=19 (5%)
- **Special Needs/Non Homeless:** Address the need for additional units to serve the high priority special needs populations. Consortium goal = 175, Actual=45 (26%)
- **Family Services:** Address the need for access to services for families. Consortium Goal=35,000, Actual= 22,514 (64%)
- **Senior Services:** Address the need for access to services for seniors. Consortium Goal=75,000 Actual= 44,845 (60%)
- **Youth Services:** Address the need for access to services for youth. Consortium Goal=2,500, Actual= 2,784 (111%)
- **Neighborhood Revitalization:** Address neighborhood revitalization needs. Consortium Goal=5, Actual= 2 (40%)
- **Transportation Services:** Address the need for access to transportation for seniors and disabled households through transportation services specifically for the elderly and disabled. Consortium Goal=5,000, Actual= 2,571 (51%)

- **Public Facilities:** Address the need for public facilities designed to meet the needs of families, seniors, youth, or a multi-purpose facility to support neighborhood revitalization or needs of lower-income neighborhood, including neighborhood park improvements. Consortium Goal=0, Actual= 5 (100%)

While most housing goals will be exceeded, the goals for persons with special needs and those experiencing homelessness are below projections. In both cases, while the capital funding is available, funding for service and operating subsidies is difficult to secure. The 2010-2014 Consolidated Plan covered a period of dramatic economic change which explains the variation in public service and community development goals and actual numbers.

It is important to note that the housing goals above included projects in Hennepin County funded through HUD, Minnesota Housing, and other funding sources. This 2015-2019 Consolidated Plan goals include only CDBG, HOME, and ESG funded projects through Hennepin County.

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 a number of affordable housing developers and Consortium city staff, attended community meetings, and polled nonprofit agencies and cities. In an effort to widen citizen participation, a survey for residents was made available at libraries and on the front page of the county website. Hennepin County held a public hearing on April 21 and many of the Consortium cities held public hearings regarding proposed uses of CDBG funds. Finally, the Plan was available for a 30 day public comment period (April 1-30).

5. Summary of public comments

Comments generally supported the need for additional affordable housing including large family units and housing for youth and families experiencing homelessness. Cities also voiced the need for job training and community development. Additionally, there is widespread concern about dwindling resources to support the needs of low and moderate income residents.

Mid-Minnesota Legal Aid (Legal Aid) provided written comments during the public comment period (comments attached) and testified at the public hearing. Legal Aid's primary concern is the perceived deficiency of the Analysis of Impediments (AI). As a result of this input, the Consortium plans to update the AI.

Although there are no questions related to fair housing in HUD's prescribed format, the Consortium has attempted to integrate fair housing into this document. Fair housing is a goal of the Consolidated Plan and Action Plan. Fair housing actions are reported in the CAPER each year.

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 | Community Works |
| HOME Administrator | HENNEPIN COUNTY | Community Works |
| ESG Administrator | HENNEPIN COUNTY | Community Works |

Table 1 – Responsible Agencies

Narrative

Hennepin County is the lead entity and responsibility for overseeing the development, implementation and evaluation of the Consolidated Plan for the Hennepin County Consortium.

The allocation of funds differs by program:

- CDBG: The cities of Bloomington, Eden Prairie, Minnetonka and Plymouth receive direct CDBG allocations. The balance of the CDBG resources are administered by Hennepin County Community Works Department (“Community Works”) and are allocated annually to the remaining suburban Hennepin County municipalities by applying a formula which used by HUD in its national allocation to each community: population, poverty levels (double weighted), and overcrowding. Cities which have allocations above 3.5% of the total award receive a proportional, direct allocation of funds through the county and determine, through a public process, how CDBG funds should be used in each community. The cities of Brooklyn Center, Brooklyn Park, Crystal, Edina, Hopkins, Maple Grove, New Hope, Richfield, and St. Louis Park currently fall into that category. The remaining funds are pooled (the “Consolidated Pool”) and CDBG funds are offered on a request for proposal basis for the Consolidated Pool communities.
- HOME: HOME funds are administered by Community Works and are offered on a request for proposal basis throughout suburban Hennepin County.
- ESG: ESG funds are administered by Community Works in cooperation with the county’s Human Service & Public Health Department. Historically, funds have been used for its Rapid Exit from Shelter Program, which operates in county contracted homeless shelters.

Consolidated Plan Public Contact Information

For Questions regarding the Plan, please contact:

Margo Geffen, Manager, Housing Development and Finance, Hennepin County Community Works

612-543-1965 or margo.geffen@hennepin.us

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

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 four 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(l)).

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. Hennepin County is continuing to improve the coordination between the housing and social service departments. This includes coordinating Supportive Housing Initiative Fund and Group Residential Housing (GRH) funds with the HOME request for proposals and the implementation of monthly meetings between the Hennepin County Human Services and Public Health Department and Community Works (Housing Development and Finance) departments.

The Adult Mental Health Local Advisory Council provides input into priorities around people with mental illness. For that group, housing is the highest priority.

The Funders Council of Heading Home Hennepin's Plan to End Homelessness facilitates the coordination of capital and support services funding for housing within the Continuum of Care homeless strategy. Some projects funded with HOME funds or the county's local Affordable Housing Incentive Fund include units with targeted support services for persons with special needs. County housing and human service staff reviews proposed services and funding sources. Contracts are executed between Hennepin County Human Services and Public Health Department and the housing provider that define the type and level of services to be provided.

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

Members of the Mpls/Hennepin Co Continuum of Care (CoC) & the Office to End Homelessness (OEH) help coordinate funding by participating on funding review committees and working to ensure consistent goals & data from all providers. The CoC's funding committee actively evaluates existing and proposed projects for service to the chronically homeless. Our street outreach team engages unsheltered people and works with a network of providers to find housing for families and individuals.

The CoC's Family Services Network meets monthly to identify and address issues in serving homeless families. Family services will be the first part of our CoC's Coordinated Assessment implementation, covering a continuum of services for families from prevention to permanent supportive housing. Amidst growing concern that more families were entering shelters each year and with a 25% repeat shelter stay within 2 years, a new initiative was launched in 2014 to better serve those families with longer-term rental subsidies, enhanced employment services, tighter connection to child care and more targeted use of permanent supportive housing for families with 3 episodes of homelessness in 3 years. Though still only a pilot, in January 2015, the number of families in county-contracted shelter was 24% lower than a year ago.

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

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

Veterans: OUTREACH: Annual "Stand Down" for homeless veterans by Minnesota Assistance Council for Veterans (MACV), collaboration with Minneapolis VA Mental Health Homeless Programs & VISN Coordinator to provide outreach at adult Opportunity Center, shelters & Drop-in Centers, the VA's "Front Porch Group", VA MH Homeless Mobile Outreach program, and Minneapolis VA's Community Resource & Referral Center in downtown Minneapolis. SUPPORTIVE HOUSING: in collaboration with others, the CoC will solicit & support proposals for new housing opportunities for veterans using federal, state & local resources. PREVENTION: statewide SSVF grantee serves veterans in our CoC - over 70 in 2013 with direct assistance and dozens more with referrals. VASH: to date Minneapolis Public Housing

Authority has received & put into service 205 vouchers. The CoC works closely with VA's Coordinator for homeless programs and designated staff at MPHA.

CoC staff is part of MN HIV Housing Coalition, setting priorities & direction for HOPWA funding in MN. TANF: as part of CoC, Hennepin County Human Services administers this locally, targeting funding consistent with OEH goals & priorities, including homelessness prevention & RRH; Runaway and Homeless Youth (RHY): CoC assists state recipient to review local proposals for this funding.

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

The Minneapolis/Hennepin County Continuum of Care (CoC), along with the Office to End Homelessness, consults with the community in a variety of ways and intensity. The CoC holds an annual meeting to solicit feedback from community members, providers, and policy makers on the gaps and challenges we are facing as a community, and does extensive focus groups and community conversations with people who are experiencing homelessness. The last community meeting in October 2014 had over 250 attendees from over 60 providers and other community stakeholders. The CoC also staffs multiple workgroups that identify trends and priorities for the coming years in consultation with Hennepin County research staff dedicated to homelessness trends and outcomes. Some of these CoC workgroups and committees develop performance standards and outcome measures for programs and activities that are funded with ESG, CoC, and other funding sources in the community. The CoC also regularly has members sit on funding approval committees for ESG and other funds. On behalf of this jurisdiction, the CoC is represented in the administration and implementation of the statewide HMIS.

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

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| 1 | Agency/Group/Organization | Metropolitan Consortium of Community Developers |
| | Agency/Group/Organization Type | Housing Community Development Financial Institution |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Hennepin County Staff met with representatives from community development entities to discuss current market conditions, housing needs, barriers to development, and recommendations for priorities. Entities present were Aeon, Common Bond, Habitat for Humanity, Hmong American Partnership, Hope Communities, Twin Cities Housing Development Corp., and Beacon. Many of these developers receive HOME and CDBG allocations for the development of affordable housing. General themes included need for additional large family units and removing barriers to affordable housing. Consultation will help identify Priority Needs and Goals. |
| 2 | Agency/Group/Organization | City of Robbinsdale |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Robbinsdale and Hennepin County meet periodically to discuss housing and economic development needs. In addition to information gathered through these meetings, Robbinsdale participated in the survey which was sent to cities and public service agencies. Robbinsdale staff will continue to participate in the "Consolidated Pool" CDBG selection committee. This coordination will help both agencies better target federal funding over the next five years. |
| 3 | Agency/Group/Organization | ST. LOUIS PARK EDA |
| | Agency/Group/Organization Type | PHA Other government - Local |

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| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The City of St. Louis Park and Hennepin County meet regularly to discuss housing and economic development needs. St. Louis Park is a participant in the Southwest Housing Work Group. In addition to information gathered through these meetings, St. Louis Park participated in the survey which was sent to cities and public service agencies. This coordination/consultation contributed to the development of the housing needs and goals. St. Louis Park staff will continue to participate in the selection committee for HOME projects and will continue to be a direct allocatee for CDBG through the County. This coordination will help both agencies better target federal funding over the next five years. |
| 4 | Agency/Group/Organization | City of Loretto |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Loretto participated in the survey which was sent to cities and public service agencies. This coordination helps create awareness of the Consolidated Plan priorities and needs in western Hennepin County. |
| 5 | Agency/Group/Organization | City of Champlin |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis |

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| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Champlin participated in the survey which was sent to cities and public service agencies. Champlin staff has participated in the "Consolidated Pool" CDBG selection committee. This coordination will help both agencies better target federal funding over the next five years. |
| 6 | Agency/Group/Organization | City of Edina |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Edina is a participant in the Southwest Housing Work Group. In addition to information gathered through these meetings, Edina participated in the survey which was sent to cities and public service agencies. This coordination/consultation contributed to the development of the housing needs and goals. This coordination will help both agencies better target federal funding over the next five years. |
| 7 | Agency/Group/Organization | BLOOMINGTON |
| | Agency/Group/Organization Type | Housing PHA Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Bloomington participated in the survey and contributed to public housing sections. Bloomington and Hennepin County meet regularly to discuss economic/community development and affordable housing. Bloomington is a Direct Entitlement jurisdiction for CDBG and contributed to the development of the Consolidated Plan. |
| 8 | Agency/Group/Organization | CITY OF ROCKFORD |
| | Agency/Group/Organization Type | Other government - Local |

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| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Rockford participated in the survey which was sent to cities and public service agencies. This coordination helps create awareness of the Consolidated Plan priorities and needs in western Hennepin County. |
| 9 | Agency/Group/Organization | SENIOR COMMUNITY SERVICES |
| | Agency/Group/Organization Type | Housing Services-Elderly Persons |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Senior Community Services participated in the survey and has been a recipient of CDBG funding. Consultation will help identify goals for serving seniors in Hennepin County. |
| 10 | Agency/Group/Organization | City of Excelsior |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Excelsior participated in the survey and staff participated in the "Consolidated Pool" CDBG selection committee. This coordination will help both agencies better target federal funding over the next five years. |
| 11 | Agency/Group/Organization | City of Osseo |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis |
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| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | In addition to participating in the survey, the City of Osseo and Hennepin County have regularly discussed CDBG funding. This coordination will help both agencies better target federal funding over the next five years. |
| 12 | Agency/Group/Organization | Brooklyn Center |
| | Agency/Group/Organization Type | Other government - Local Major Employer |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | In addition to responding to the survey, Brooklyn Center receives an annual CDBG allocation through Hennepin County. Brooklyn Center selects projects based on the Priority Needs and Goals which are developed as a result of this consultation. |
| 13 | Agency/Group/Organization | THE FAMILY PARTNERSHIP |
| | Agency/Group/Organization Type | Services-Education |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Family Partnership participated in the survey and has been a past recipient of CDBG funding. Consultation will help develop Priority Needs and Goals for youth and families in Hennepin County. |
| 14 | Agency/Group/Organization | INTERFAITH OUTREACH COMMUNITY PARTNERS |
| | Agency/Group/Organization Type | Services-Persons with Disabilities Other government - County |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment |

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| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The IOCP participated in the survey and has been a past recipient of CDBG funding. Consultation has helped develop Priority Needs and Goals for individuals with disabilities and related housing needs. |
| 15 | Agency/Group/Organization | NEW HOPE |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | In addition to participating in the survey, the City of New Hope and Hennepin County regularly discuss community development and housing needs. Consultation will help develop Priority Needs and Goals. |
| 16 | Agency/Group/Organization | MAPLE GROVE |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | In addition to responding to the survey, the City of Maple Grove and Hennepin County have worked on several affordable housing projects. Consultation with the city will help develop Priority Needs and Goals. |
| 17 | Agency/Group/Organization | City of Deephaven |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis |
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| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Deephaven responded to the survey. Consultation with the city will help develop Priority Needs and Goals. |
| 18 | Agency/Group/Organization | City of Eden Prairie |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Eden Prairie and Hennepin County meet regularly to discuss housing and economic development needs. Eden Prairie is a participant in the Southwest Housing Work Group. In addition to information gathered through these meetings, Eden Prairie participated in the survey which was sent to cities and public service agencies. This coordination/consultation contributed to the development of the housing needs and goals. Eden Prairie is an Entitlement Jurisdiction for CDBG and receives a direct allocation from HUD. Coordination will help both agencies better target federal funding over the next five years. |
| 19 | Agency/Group/Organization | City of Independence |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Independence participated in the survey. Consultation with the city will help develop Priority Needs and Goals. |
| 20 | Agency/Group/Organization | City of Medina |
| | Agency/Group/Organization Type | Other government - Local |

| | | |
|----|--|--|
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Medina participated in the survey. Consultation with the city will help develop Priority Needs and Goals. |
| 21 | Agency/Group/Organization | PLYMOUTH |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Plymouth is an Entitlement Jurisdiction for CDBG. Plymouth responded to the survey and participates in the HOME selection committee. Plymouth and Hennepin County staff meet regularly on the development of the Consolidated Plan. Consultation with the city will help develop Priority Needs and Goals. |
| 22 | Agency/Group/Organization | HOPKINS |
| | Agency/Group/Organization Type | PHA |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Hopkins PHA was consulted through communication regarding the PHA sections of the Plan. Consultation will help form stronger understanding of each entities needs over the next five years. |
| 23 | Agency/Group/Organization | ICA Food Shelf |
| | Agency/Group/Organization Type | Food shelf |

| | | |
|----|--|--|
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | ICA Food Shelf responded to the survey and has been a past recipient of CDBG funding. Consultation will help develop Goals for emergency services. |
| 24 | Agency/Group/Organization | CRYSTAL |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | |
| 25 | Agency/Group/Organization | HOME Line |
| | Agency/Group/Organization Type | Services - Housing Services-Education Service-Fair Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | HOME Line responded to the survey and has been a past recipient of CDBG funding. Consultation with HOME Line will contribute to tenant advocacy. |
| 26 | Agency/Group/Organization | MINNETONKA |
| | Agency/Group/Organization Type | Housing PHA Other government - Local |

| | | |
|----|--|---|
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Minnetonka and Hennepin County meet regularly to discuss housing and economic development needs. Minnetonka is a participant in the Southwest Housing Work Group. In addition to information gathered through these meetings, Minnetonka participated in the survey which was sent to cities and public service agencies. This coordination/consultation contributed to the development of the housing needs and goals. Minnetonka participates in the HOME selection committee. Minnetonka is an Entitlement Jurisdiction for CDBG and receives a direct allocation from HUD. Coordination will help both agencies better target federal funding over the next five years. |
| 27 | Agency/Group/Organization | Metropolitan Council - Metro HRA |
| | Agency/Group/Organization Type | Housing PHA Regional organization |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | 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. Goals in the Consolidated Plan may help cities reach Metropolitan Council affordable housing goals for cities. |
| 30 | Agency/Group/Organization | MINNESOTA HOUSING FINANCE AGENCY |
| | Agency/Group/Organization Type | Other government - State |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis |

| | | |
|----|--|---|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Hennepin County and Minnesota Housing are in continuous conversations about specific projects as well as ongoing policy issues and housing trends. Formally, Minnesota Housing was part of a round table discussion regarding the Consolidated Plan with the Metropolitan Consortium of Community Developers and 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. |
| 34 | Agency/Group/Organization Agency/Group/Organization Type | Office to End Homelessness 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 Planning organization Business Leaders Civic Leaders Business and Civic Leaders Foundation Neighborhood Organization |

| | | |
|----|--|--|
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | 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. |
| 35 | Agency/Group/Organization | Hennepin County Human Services and Public Health Department. |
| | Agency/Group/Organization Type | 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 |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Market Analysis |

| | |
|--|---|
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Hennepin County Human Services and Public Health Department (HSPHD) and Community Works hold monthly coordination meetings. This coordination will continue to improve as the two departments continue to exchange information. HSPHD staff participates in HOME application reviews. |
|--|---|

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 Human Services and Public Health Department, 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/Heading Home Hennepin | The Continuum of Care has adopted the goals in the Heading Home Hennepin 10 Year Plan. Of those, goal #1-(Prevent Homelessness) and goal #3 (Develop Housing Opportunities) overlap with the Priority Needs and Goals of the Consolidated Plan. |
| Housing Policy Plan | Metropolitan Council | The goal of the Metropolitan Council's Housing Policy Plan (HPP) 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. |
| 2014 Regional Analysis of Impediments to Fair Housing | HousingLink under contract to Fair Housing Implementation Council | Affirmatively furthering fair housing actions are sourced from the findings in the 2014 Analysis of Impediments to Fair Housing Choice, as updated, and build upon previous AIs. |

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|---|---|
| PHA 5-Year Annuals Plans | Metropolitan Council HRA, Mound HRA, Hopkins, St. Louis Park HRA | The missions of the PHAs in suburban Hennepin County are, in general, 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. |
| Comprehensive Economic Development (CEDS) | 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.)" |
| 2009 Regional Analysis of Impediments to Fair Housing | Western Economic Services LLC to Fair Housing Implementation Council | Affirmatively furthering fair housing actions are sourced from the 2009 and 2014 Analysis of Impediments to Fair Housing Choice, as updated. |
| 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(l))

Hennepin County is highly coordinated internally between departments and externally with public entities. Internally, Community Works coordinates with the Office to End Homelessness, Hennepin County Human Services and Public Health Department, the Hennepin Health Initiative, 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 - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The Consortium supports and encourages the participation of citizens, community groups, and other interested agencies in both the development and the evaluation of the 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. The Consortium sought feedback from area community-based organizations and agencies, obtaining input from target populations through surveys and meetings. The Consortium looked to the Public Housing Agencies (PHASs) within the jurisdiction for coordination with public housing residents. Surveys were advertised at Hennepin County libraries and on the front page of the County's website, hennepin.us. Goals were set to best serve community and population needs.

The Consolidated Plan was developed in conjunction with Hennepin County's Human Services and Public Health Department, including the Office to End Homelessness. The Continuum of Care and the Office to End Homelessness hold monthly and biannual meetings to gather information from services agencies and individuals.

The Consortium consists of Hennepin County, and the cities of Bloomington, Eden Prairie, Minnetonka and Plymouth. Hennepin County is the entitlement recipient of HUD CDBG, HOME and ESG funds. Each of these entitlement jurisdictions holds public hearings regarding the use of CDBG funds. Additionally, the "direct allocation cities" of Brooklyn Center, Brooklyn Park, Crystal, Edina, Hopkins, Maple Grove, New Hope, Richfield, and St. Louis Park held public hearings and public processes on the use of CDBG funds in those cities. 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 | Non-targeted/broad community | The public hearing was held April 21, 1:30 pm. One individual, Frank Lorenz, and one agency, Mid-Minnesota Legal Aid (Legal Aid) testified. | Mid Minnesota Legal Aid provided comments regarding the Analysis of Impediments (AI). Legal Aid believes that the AI is inadequate and asked that it be updated. Mr. Lorenz commented on the need for additional landlords to participate in the Housing Choice Voucher program. He also cited the need for additional HCVs and the need for the paperwork for landlords to be less onerous. | | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|-------------------|-------------------------|--|---|---|---|----------------------------|
| 2 | Public Meeting | Minorities Non-English Speaking - Specify other language: Somali | Approximately 40 people attended a meeting. | There is a strong need for large, multifamily affordable housing in Eden Prairie. | 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 | Non-targeted/broad community | 130 residents responded to the survey. | Rental Housing: Highest need to serve Extremely Low and Very Low populations, preserve existing housing, house seniors and frail elderly. Homeownership: Highest need for housing rehab for those at or below 80%Homeless: Highest need for emergency shelter, victim services, education, and transitional housing. Public Services: Highest need for emergency assistance, transportation services, youth counseling, and home maintenance for seniors. Public Facility Needs: Highest need for youth centers and parks. Economic Development: Highest need for job readiness training. Neighborhood Revitalization: Highest need for code enforcement. | 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) |
|-------------------|--------------------------------------|------------------------------|--|---|---|----------------------------|
| 4 | Office to End Homelessness Brown Bag | Homeless Services Providers | Approximately 50 people attended. | Additional need for service funding. | | |
| 5 | Office to End Homelessness Brown Bag | Non-targeted/broad community | The public comment period was April 1 - April 30, 2015. One set of comments was received from Mid-Minnesota Legal Aid. | Legal Aid commented on the Analysis of Impediments (AI) and fair housing related sections of the consolidated plan. Those comments are attached in full to this plan. | N/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. Hennepin County has a “shelter all” policy so shelters expand with demand. 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 and has only recently shown signs of decline. Some of the notable demographic points are the large proportion of families with children among the sheltered population (and an inversely large proportion of chronically homeless single adults in the unsheltered population), the variation in geographic background of the homeless population (including many adults who were originally from another state), and the disproportionately large representation of people of color in the homeless population (51 percent of whom are African American, compared to just 12% in the County population as a whole).

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. The results presented are based in part on a survey offered to the County's community partners in both the public and private sectors including municipalities, nonprofits, service providers, advocates, and others. These results suggest a significant need for Community Development Block Grant support for a variety of social services (such as youth and senior programming), as well as public infrastructure investments, particularly in older first ring suburbs and fully developed cities.

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

Summary of Housing Needs

| Demographics | Base Year: 2000 | Most Recent Year: 2011 | % Change |
|---------------------|------------------------|-------------------------------|-----------------|
| Population | 737,958 | 770,530 | 4% |
| Households | 295,446 | 309,783 | 5% |
| Median Income | \$0.00 | \$0.00 | |

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|---|------------------------|-----------------------------|-----------------------------|------------------------------|---------------------------|
| Total Households * | 28,358 | 31,840 | 44,924 | 31,854 | 172,795 |
| Small Family Households * | 7,982 | 9,181 | 14,231 | 12,068 | 97,100 |
| Large Family Households * | 1,832 | 2,208 | 3,061 | 2,610 | 13,984 |
| Household contains at least one person 62-74 years of age | 4,366 | 5,499 | 8,052 | 5,366 | 25,034 |
| Household contains at least one person age 75 or older | 6,765 | 7,894 | 7,396 | 3,378 | 9,310 |
| Households with one or more children 6 years old or younger * | 5,055 | 5,855 | 6,575 | 5,263 | 17,149 |

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

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 | 279 | 198 | 225 | 119 | 821 | 165 | 68 | 93 | 0 | 326 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 205 | 205 | 149 | 75 | 634 | 65 | 105 | 39 | 39 | 248 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 804 | 769 | 604 | 180 | 2,357 | 149 | 319 | 411 | 123 | 1,002 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 11,578 | 4,394 | 764 | 79 | 16,815 | 6,485 | 5,616 | 5,139 | 1,761 | 19,001 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 2,136 | 7,924 | 5,606 | 1,264 | 16,930 | 1,724 | 3,808 | 9,414 | 7,411 | 22,357 |

| | 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) | 708 | 0 | 0 | 0 | 708 | 635 | 0 | 0 | 0 | 635 |

Table 7 – Housing Problems Table

Data 2007-2011 CHAS

Source:

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 | 12,862 | 5,569 | 1,758 | 438 | 20,627 | 6,855 | 6,101 | 5,689 | 1,920 | 20,565 |
| Having none of four housing problems | 4,818 | 10,690 | 16,007 | 9,631 | 41,146 | 2,488 | 9,455 | 21,512 | 19,845 | 53,300 |
| Household has negative income, but none of the other housing problems | 708 | 0 | 0 | 0 | 708 | 635 | 0 | 0 | 0 | 635 |

Table 8 – Housing Problems 2

Data 2007-2011 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 | 5,060 | 4,715 | 2,200 | 11,975 | 1,833 | 2,699 | 5,385 | 9,917 |
| Large Related | 1,242 | 806 | 213 | 2,261 | 448 | 845 | 1,858 | 3,151 |
| Elderly | 3,866 | 3,158 | 1,583 | 8,607 | 4,579 | 4,400 | 3,568 | 12,547 |
| Other | 4,740 | 4,375 | 2,601 | 11,716 | 1,627 | 1,872 | 4,062 | 7,561 |
| Total need by income | 14,908 | 13,054 | 6,597 | 34,559 | 8,487 | 9,816 | 14,873 | 33,176 |

Table 9 – Cost Burden > 30%

Data 2007-2011 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 |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 4,257 | 1,354 | 184 | 5,795 | 1,650 | 1,962 | 2,030 | 5,642 |
| Large Related | 868 | 182 | 0 | 1,050 | 409 | 611 | 413 | 1,433 |
| Elderly | 3,027 | 2,013 | 473 | 5,513 | 3,240 | 1,890 | 1,246 | 6,376 |
| Other | 4,242 | 1,020 | 144 | 5,406 | 1,459 | 1,426 | 1,478 | 4,363 |
| Total need by income | 12,394 | 4,569 | 801 | 17,764 | 6,758 | 5,889 | 5,167 | 17,814 |

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

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 |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single family households | 924 | 889 | 673 | 175 | 2,661 | 159 | 357 | 312 | 122 | 950 |
| Multiple, unrelated family households | 79 | 90 | 35 | 60 | 264 | 55 | 64 | 131 | 40 | 290 |

| | 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 |
| Other, non-family households | 0 | 0 | 40 | 20 | 60 | 0 | 0 | 0 | 0 | 0 |
| Total need by income | 1,003 | 979 | 748 | 255 | 2,985 | 214 | 421 | 443 | 162 | 1,240 |

Table 11 – Crowding Information - 1/2

Data Source: 2007-2011 CHAS

| | 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 | | | | | | | | |

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

Single person households make up 65% of the renter households with incomes from 0<30% AMI. Among the households in that income range who are also meet the threshold for cost burden over 50%, single persons make up 59%. 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. Single adults make up the majority of the clients served through the waiver program of Human Services. Across the spectrum of special needs populations, the number of available affordable units whether for HIV/AIDS populations, mentally ill, or elderly is always the top need identified. 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 Housing Survey (5 yr est 2009-2013) 9.3% of the population has a disability, that translates into over 116,000 persons. 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 31 percent of those 65 and over. For the population 65 and over that equates to more than 100,000 in the suburban Hennepin County. For the county as a whole, 7.8% and 14.2% of this population have a self-care difficulty or independent living difficulty respectively.

From the CHAS table six data we know there are 56,460 renter and owner occupied housing units occupied by a household with at least one member with a disability (visual/hearing, cognitive, ambulatory, self-care) who are extremely low income and the unit has at least 1 of the 4 housing issues. 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. According to the ACS, there are 1800 non institutionalized persons 75 and over with a disability below the poverty level. Affordable units with specialized care is also a housing need.

The triennial Wilder study finds that 30 percent of homeless women are homeless as a direct result of domestic violence. In Hennepin, this is roughly 125 on any given night or 685 over the course of a year that are in county-funded shelter. Last year over 1800 women and men from Hennepin County called for domestic violence services for help and received stays in hotels/safe homes.

What are the most common housing problems?

The most common housing problem for individuals and families with children is affordability and availability. Hennepin County has an extremely low rental vacancy rate (currently 2.4 percent) and high rents. The average rent for a two bedroom apartment is \$1463/month and for an efficiency rents is \$803. Such low vacancy rates allow landlords to be picky. Applicants with past evictions or criminal backgrounds are declined even if they have a voucher. Larger families are especially feeling the squeeze as even less units are available for them and large family size and lower incomes are also often enough reason for rental applications to be denied. Many who enter shelter have no recent rental history as they have been doubling up or couch hopping for extended periods of time. As a result, units become overcrowded, exacerbating any deferred maintenance or substandard housing conditions of both rental and owner occupied homes. Families who enter shelter typically have incomes far below 30 percent Area Median Income. A study from 2013 found that only 29 percent of families entering shelter had any earned income during that quarter. For the 29 percent with earned income, the median amount earned was \$318/month. Many of the single adults in shelter have no earned income. Many rely on the state's General Assistance program, which provides \$203/month.

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

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

Extremely low income families at imminent risk of homelessness have similar profiles to our families in shelter. Most of our sheltered families come from a doubled up situation – the first response for many families 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. During better economic times, the relatively short rental subsidy of rapid rehousing was sufficient to launch families. Roughly 10 percent returned to shelter within a couple years. During the recession, this percent increased; at the end of the recession, about one in four families entering shelter had been there in the past two years. To combat families returning to shelter, we make sure as we assess families we focus on finding those we deem most at risk of returning to shelter and get them on longer-term rent subsidies. And with the end of the recession, we are finding more families leaving shelter with a job, which is the best protection against future homelessness.

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 answer to the previous question was based on qualitative extrapolations from the data on the families entering shelter and being served by rapid re-housing programs. Definitive numerical data on the at-risk population is not available.

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

With changes in HMIS, detailed information will be tracked to collect this data. As discussed above, families entering shelter have extremely low earned income if they have any at all. 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. 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

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 | 23,543 | 3,430 | 1,341 |
| White | 15,813 | 2,800 | 1,026 |
| Black / African American | 4,999 | 329 | 150 |
| Asian | 779 | 148 | 35 |
| American Indian, Alaska Native | 122 | 15 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 1,350 | 64 | 100 |

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 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%

| Housing Problems, 0-30% of Area Median Income | | | | | | | | |
|---|--------|-----------------|----------------------|------------|-------------|------------|------------------------------------|------------|
| Group | TOTALS | | One or More Problems | | No Problems | | No Income, but No Housing Problems | |
| | # | % of total pop. | # | % of group | # | % of group | # | % of group |
| Whole Jurisdiction | 28281 | 100.00% | 23042 | 81.48% | 3995 | 14.13% | 1244 | 4.40% |
| White | 20897 | 73.89% | 16527 | 79.09% | 3436 | 16.44% | 934 | 4.47% |
| Black/African American | 4548 | 16.08% | 3995 | 87.84% | 333 | 7.32% | 220 | 4.84% |
| Asian | 887 | 3.14% | 772 | 87.03% | 105 | 11.84% | 10 | 1.13% |
| American Indian, Alaska Native | 113 | 0.40% | 103 | 91.15% | 10 | 8.85% | 0 | 0.00% |
| Pacific Islander | 55 | 0.19% | 55 | 100.00% | 0 | 0.00% | 0 | 0.00% |
| Hispanic | 1334 | 4.72% | 1205 | 90.33% | 65 | 4.87% | 64 | 4.80% |

Source: 2007-11 CHAS Data

Housing Problems by Race, 0-30% AMI

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 | 23,425 | 8,427 | 0 |
| White | 15,739 | 7,102 | 0 |
| Black / African American | 4,343 | 619 | 0 |
| Asian | 1,110 | 227 | 0 |
| American Indian, Alaska Native | 54 | 50 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 1,788 | 359 | 0 |

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 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%

| Housing Problems, 30-50% of Area Median Income | | | | | | |
|--|--------|-----------------|----------------------|------------|-------------|------------|
| Group | TOTALS | | One or More Problems | | No Problems | |
| | # | % of total pop. | # | % of group | # | % of group |
| Whole Jurisdiction | 31214 | 100.00% | 21529 | 68.97% | 9685 | 31.03% |
| White | 23787 | 76.21% | 15401 | 64.75% | 8386 | 35.25% |
| Black/African American | 3629 | 11.63% | 3059 | 84.29% | 570 | 15.71% |
| Asian | 1347 | 4.32% | 1086 | 80.62% | 261 | 19.38% |
| American Indian, Alaska Native | 203 | 0.65% | 154 | 75.86% | 49 | 24.14% |
| Pacific Islander | 95 | 0.30% | 30 | 31.58% | 65 | 68.42% |
| Hispanic | 1757 | 5.63% | 1450 | 82.53% | 307 | 17.47% |

Source: 2007-11 CHAS Data

Housing Problems by Race, 30-50% AMI

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 | 22,464 | 22,491 | 0 |
| White | 17,659 | 18,615 | 0 |
| Black / African American | 2,115 | 1,753 | 0 |
| Asian | 1,312 | 757 | 0 |
| American Indian, Alaska Native | 50 | 143 | 0 |
| Pacific Islander | 0 | 90 | 0 |

| 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 |
|------------------|--|---------------------------------------|--|
| Hispanic | 1,002 | 840 | 0 |

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 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%

| Housing Problems, 50-80% of Area Median Income | | | | | | | | |
|--|--------|-----------------|----------------------|------------|-------------|------------|------------------------------------|------------|
| Group | TOTALS | | One or More Problems | | No Problems | | No Income, but No Housing Problems | |
| | # | % of total pop. | # | % of group | # | % of group | # | % of group |
| Whole Jurisdiction | 48188 | 100.00% | 23019 | 47.77% | 25169 | 52.23% | 0 | 0.00% |
| White | 40023 | 83.06% | 18614 | 46.51% | 21409 | 53.49% | 0 | 0.00% |
| Black/African American | 3209 | 6.66% | 1675 | 52.20% | 1534 | 47.80% | 0 | 0.00% |
| Asian | 2352 | 4.88% | 1412 | 60.03% | 940 | 39.97% | 0 | 0.00% |
| American Indian, Alaska Native | 265 | 0.55% | 160 | 60.38% | 105 | 39.62% | 0 | 0.00% |
| Pacific Islander | 40 | 0.08% | 0 | 0.00% | 40 | 100.00% | 0 | 0.00% |
| Hispanic | 1879 | 3.90% | 936 | 49.81% | 943 | 50.19% | 0 | 0.00% |

Source: 2007-11 CHAS Data

Housing Problems by Race, 50-80% AMI

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 | 11,023 | 20,803 | 0 |
| White | 9,228 | 17,188 | 0 |
| Black / African American | 649 | 1,435 | 0 |
| Asian | 708 | 969 | 0 |
| American Indian, Alaska Native | 65 | 83 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 300 | 840 | 0 |

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 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%

| Housing Problems, 80-100% of Area Median Income | | | | | | | | |
|--|---------------|-----------------|-----------------------------|------------|--------------------|------------|---|------------|
| Group | TOTALS | | One or More Problems | | No Problems | | No Income, but No Housing Problems | |
| | # | % of total pop. | # | % of group | # | % of group | # | % of group |
| Whole Jurisdiction | 33997 | 100.00% | 10792 | 31.74% | 23205 | 68.26% | 0 | 0.00% |
| White | 29077 | 85.53% | 9457 | 32.52% | 19620 | 67.48% | 0 | 0.00% |
| Black/African American | 2017 | 5.93% | 454 | 22.51% | 1563 | 77.49% | 0 | 0.00% |
| Asian | 1687 | 4.96% | 557 | 33.02% | 1130 | 66.98% | 0 | 0.00% |
| American Indian, Alaska Native | 250 | 0.74% | 45 | 18.00% | 205 | 82.00% | 0 | 0.00% |
| Pacific Islander | 0 | 0.00% | 0 | 0.00% | 0 | 0.00% | 0 | 0.00% |
| Hispanic | 722 | 2.12% | 243 | 33.66% | 479 | 66.34% | 0 | 0.00% |

Source: 2007-11 CHAS Data

Housing Problems by Race, 80-100% AMI

Discussion

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

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 | 19,688 | 7,300 | 1,341 |
| White | 12,841 | 5,774 | 1,026 |
| Black / African American | 4,314 | 1,014 | 150 |
| Asian | 739 | 194 | 35 |
| American Indian, Alaska Native | 87 | 49 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 1,265 | 154 | 100 |

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 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%

| Severe Housing Problems, 0-30% of Area Median Income | | | | | | | | |
|---|---------------|-----------------|-----------------------------|------------|--------------------|------------|---|------------|
| Group | TOTALS | | One or More Problems | | No Problems | | No Income, but No Housing Problems | |
| | # | % of total pop. | # | % of group | # | % of group | # | % of group |
| Whole Jurisdiction | 28291 | 100.00% | 18492 | 65.36% | 8555 | 30.24% | 1244 | 4.40% |
| White | 20896 | 73.86% | 12977 | 62.10% | 6985 | 33.43% | 934 | 4.47% |
| Black/African American | 4554 | 16.10% | 3450 | 75.76% | 884 | 19.41% | 220 | 4.83% |
| Asian | 886 | 3.13% | 732 | 82.62% | 144 | 16.25% | 10 | 1.13% |
| American Indian, Alaska Native | 108 | 0.38% | 54 | 50.00% | 54 | 50.00% | 0 | 0.00% |
| Pacific Islander | 55 | 0.19% | 55 | 100.00% | 0 | 0.00% | 0 | 0.00% |
| Hispanic | 1339 | 4.73% | 900 | 67.21% | 375 | 28.01% | 64 | 4.78% |

Source: 2007-11 CHAS Data

Severe Housing Problems by Race, 0-30% AMI

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 | 11,688 | 20,143 | 0 |
| White | 8,457 | 14,397 | 0 |
| Black / African American | 1,477 | 3,500 | 0 |
| Asian | 579 | 769 | 0 |
| American Indian, Alaska Native | 19 | 80 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 1,038 | 1,094 | 0 |

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 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%

| Severe Housing Problems, 30-50% of Area Median Income | | | | | | | | |
|---|--------|-----------------|----------------------|------------|-------------|------------|------------------------------------|------------|
| Group | TOTALS | | One or More Problems | | No Problems | | No Income, but No Housing Problems | |
| | # | % of total pop. | # | % of group | # | % of group | # | % of group |
| Whole Jurisdiction | 31240 | 100.00% | 10638 | 34.05% | 20602 | 65.95% | 0 | 0.00% |
| White | 23785 | 76.14% | 7692 | 32.34% | 16093 | 67.66% | 0 | 0.00% |
| Black/African American | 3624 | 11.60% | 1144 | 31.57% | 2480 | 68.43% | 0 | 0.00% |
| Asian | 1338 | 4.28% | 562 | 42.00% | 776 | 58.00% | 0 | 0.00% |
| American Indian, Alaska Native | 203 | 0.65% | 154 | 75.86% | 49 | 24.14% | 0 | 0.00% |
| Pacific Islander | 95 | 0.30% | 30 | 31.58% | 65 | 68.42% | 0 | 0.00% |
| Hispanic | 1749 | 5.60% | 866 | 49.51% | 883 | 50.49% | 0 | 0.00% |

Source: 2007-11 CHAS Data

Severe Housing Problems by Race, 30-50% AMI

50%-80% 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 | 7,425 | 37,484 | 0 |
| White | 5,485 | 30,763 | 0 |
| Black / African American | 845 | 3,028 | 0 |
| Asian | 466 | 1,612 | 0 |
| American Indian, Alaska Native | 10 | 183 | 0 |
| Pacific Islander | 0 | 90 | 0 |

| 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 |
|---------------------------------|---|--|---|
| Hispanic | 539 | 1,319 | 0 |

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 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%

| Severe Housing Problems, 50-80% of Area Median Income | | | | | | |
|--|---------------|-----------------|-----------------------------|------------|--------------------|------------|
| | TOTALS | | One or More Problems | | No Problems | |
| Group | # | % of total pop. | # | % of group | # | % of group |
| Whole Jurisdiction | 48193 | 100.00% | 6772 | 14.05% | 41421 | 85.95% |
| White | 40048 | 83.10% | 5187 | 12.95% | 34861 | 87.05% |
| Black/African American | 3214 | 6.67% | 640 | 19.91% | 2574 | 80.09% |
| Asian | 2355 | 4.89% | 631 | 26.79% | 1724 | 73.21% |
| American Indian, Alaska Native | 265 | 0.55% | 20 | 7.55% | 245 | 92.45% |
| Pacific Islander | 40 | 0.08% | 0 | 0.00% | 40 | 100.00% |
| Hispanic | 1883 | 3.91% | 251 | 13.33% | 1632 | 86.67% |

Source: 2007-11 CHAS Data

Severe Housing Problems by Race, 50-80% AMI

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 | 2,370 | 29,485 | 0 |
| White | 1,734 | 24,690 | 0 |
| Black / African American | 234 | 1,840 | 0 |
| Asian | 288 | 1,384 | 0 |
| American Indian, Alaska Native | 10 | 138 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 80 | 1,060 | 0 |

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 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%

| Severe Housing Problems, 80-100% of Area Median Income | | | | | | | | |
|---|---------------|-----------------|-----------------------------|------------|--------------------|------------|---|------------|
| | TOTALS | | One or More Problems | | No Problems | | No Income, but No Housing Problems | |
| Group | # | % of total pop. | # | % of group | # | % of group | # | % of group |
| Whole Jurisdiction | 33985 | 100.00% | 1957 | 5.76% | 32028 | 94.24% | 0 | 0.00% |
| White | 29075 | 85.55% | 1537 | 5.29% | 27538 | 94.71% | 0 | 0.00% |
| Black/African American | 2015 | 5.93% | 163 | 8.09% | 1852 | 91.91% | 0 | 0.00% |
| Asian | 1687 | 4.96% | 134 | 7.94% | 1553 | 92.06% | 0 | 0.00% |
| American Indian, Alaska Native | 250 | 0.74% | 20 | 8.00% | 230 | 92.00% | 0 | 0.00% |
| Pacific Islander | 0 | 0.00% | 0 | 0.00% | 0 | 0.00% | 0 | 0.00% |
| Hispanic | 723 | 2.13% | 105 | 14.52% | 618 | 85.48% | 0 | 0.00% |

Source: 2007-11 CHAS Data

Severe Housing Problems by Race, 80-100% AMI

Discussion

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

Housing Cost Burden

| Housing Cost Burden | <=30% | 30-50% | >50% | No / negative income (not computed) |
|--------------------------------|---------|--------|--------|-------------------------------------|
| Jurisdiction as a whole | 57,301 | 40,885 | 37,382 | 1,351 |
| White | 183,553 | 45,737 | 29,347 | 1,044 |
| Black / African American | 9,531 | 6,085 | 6,107 | 155 |
| Asian | 9,654 | 2,835 | 1,468 | 39 |
| American Indian, Alaska Native | 641 | 169 | 117 | 0 |
| Pacific Islander | 130 | 15 | 0 | 0 |
| Hispanic | 5,295 | 2,203 | 1,872 | 100 |

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

| Housing Cost Burden by Race | Total Households | Paying <= 30% | | Paying 30-50% | | Paying > 50% | | All Cost Burdened (>30%) | |
|--------------------------------|------------------|---------------|--|---------------|------------|--------------|-------|--------------------------|--|
| Group | # | % of total | | # | % of total | | # | % of total | |
| Whole Jurisdiction | 305501 | 100.00% | | 210842 | 69.02% | | 58418 | 19.12% | |
| White | 263760 | 86.34% | | 187719 | 71.17% | | 48054 | 18.22% | |
| Black/African American | 17016 | 5.57% | | 7762 | 45.62% | | 4629 | 27.20% | |
| Asian | 12996 | 4.25% | | 8850 | 68.10% | | 2658 | 20.45% | |
| American Indian, Alaska Native | 1125 | 0.37% | | 692 | 61.51% | | 225 | 20.00% | |
| Pacific Islander | 215 | 0.07% | | 130 | 60.47% | | 0 | 0.00% | |
| Hispanic | 7821 | 2.56% | | 4131 | 52.82% | | 2325 | 29.73% | |

Source: 2007-11 CHAS Data

Housing Cost Burden by Race - Percentages

| Disproportionately Greater Needs Analysis | | | | | | | | | | | |
|---|------------------|--------|--------|---------|-------------------------|--------|--------|---------|---------------------|-------|-----------|
| Group | Housing Problems | | | | Severe Housing Problems | | | | Housing Cost Burden | | |
| | 0-30% | 30-50% | 50-80% | 80-100% | 0-30% | 30-50% | 50-80% | 80-100% | 30-50% | > 50% | ALL > 30% |
| White | | | | | | | | | | | |
| Black/African American | | X | | | X | | | | | X | X |
| Asian | | X | X | | X | | X | | | | |
| American Indian, Alaska Native | | | X | | | X | | | | | |
| Pacific Islander | X | | | | X | | | | | X | |
| Hispanic | | X | | | | X | | | X | | X |

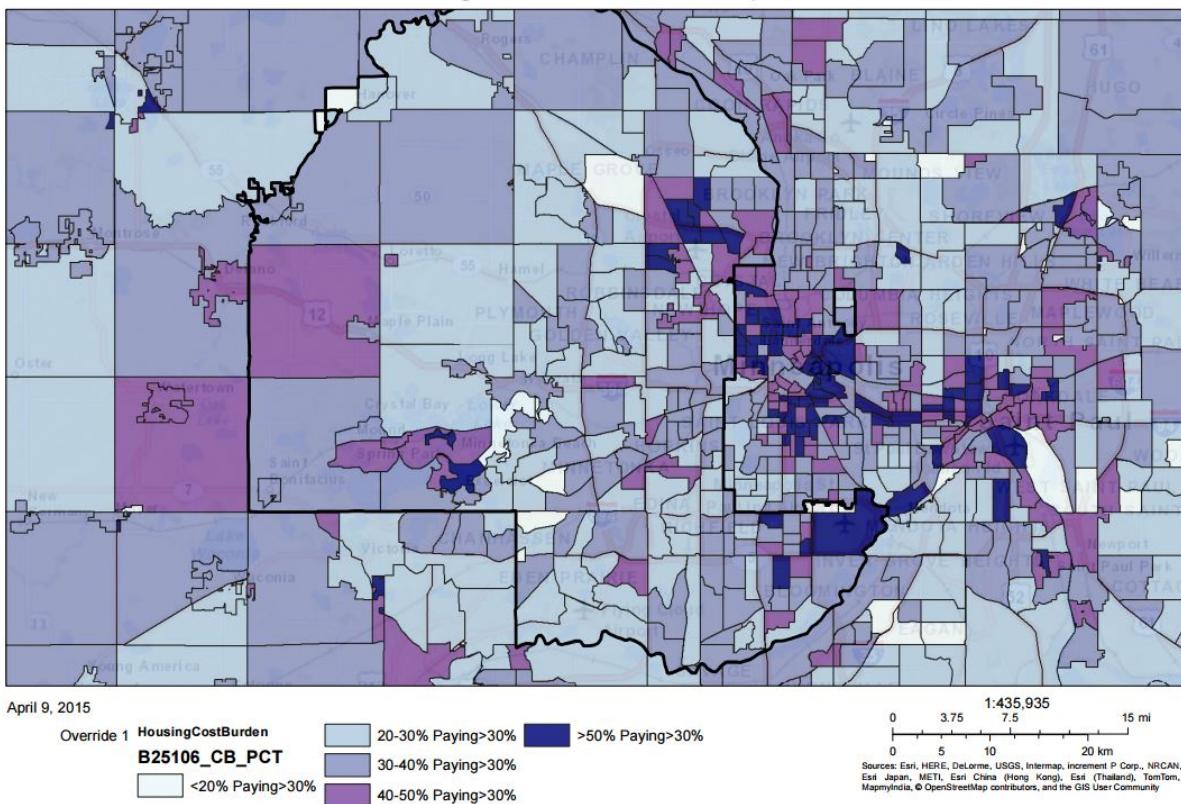
X indicates identified disproportionate need

Overall Identified Disproportionate Needs

| Race | Number | Percentage |
|---|---------|------------|
| White alone (not Hispanic) | 596,366 | 77.40 |
| Black or African American alone (not Hispanic) | 64,462 | 8.37 |
| American Indian and Alaska Native alone (not Hispanic) | 2,479 | 0.32 |
| Asian alone (not Hispanic) | 48,269 | 6.26 |
| Native Hawaiian and Other Pacific Islander alone (not Hispanic) | 323 | 0.04 |
| Some other race alone (not Hispanic) | 1,433 | 0.19 |
| Two or more races (not Hispanic) | 18,803 | 2.44 |
| Persons of Hispanic Origin | 38,395 | 4.98 |
| Total | 770,530 | |
| 2007-11 ACS | | |

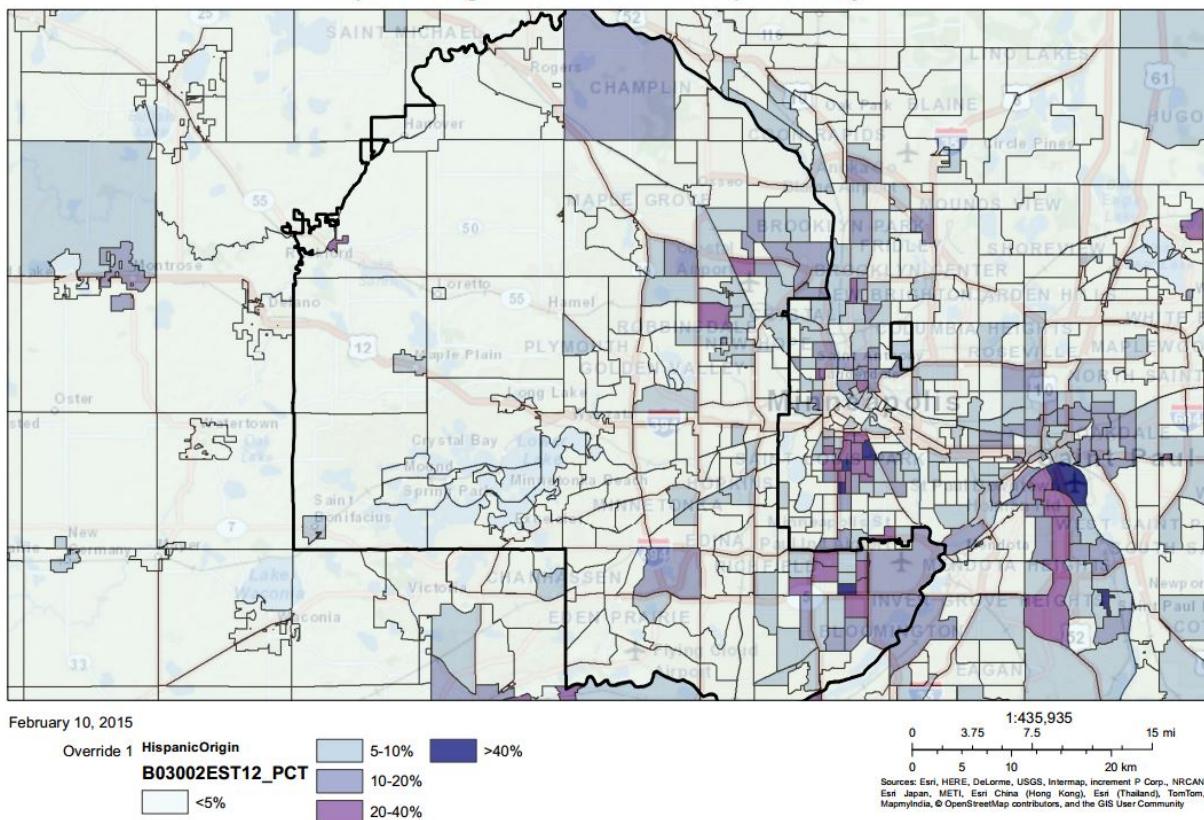
Table 22 - For HENNEPIN COUNTY (HOME Grantee) - Race

Housing Cost Burden - All Groups -



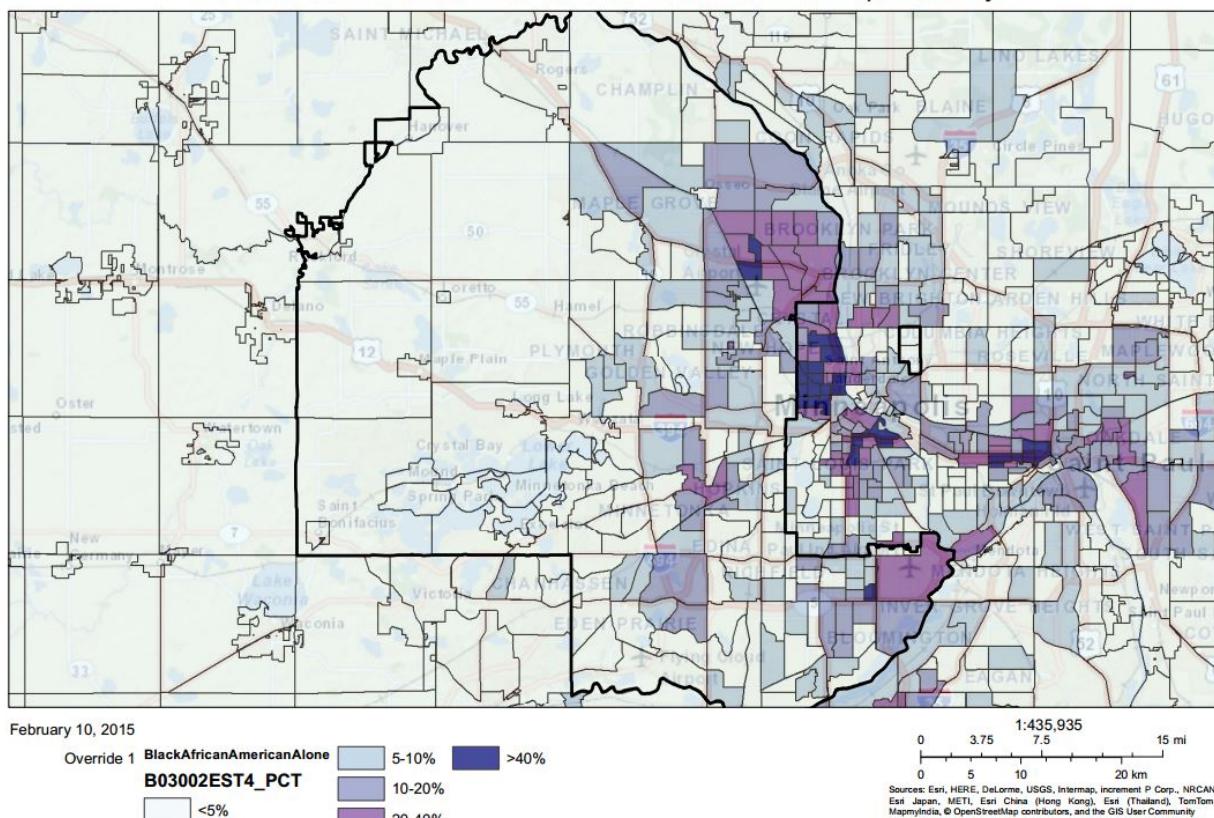
Housing Cost Burden - All Groups

Hispanic Origin - Suburban Hennepin County -



Hispanic Origin - Suburban Hennepin County

Black/African American Households - Suburban Hennepin County -



Black/African American Households - Suburban Hennepin County

Discussion

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?

- In the 0-30% AMI bracket, disproportionate needs include: Pacific Islanders (for housing problems); and African Americans, Asians, and Hispanics (for severe housing problems).
- In the 30-50% AMI bracket, disproportionate needs include: African Americans, Asians, and Hispanics (for housing problems); and American Indian/Alaska Natives and Hispanics (for severe housing problems).
- In the 50-80% AMI bracket, disproportionate needs include: American Indians/Alaska Natives (for housing problems) and Asians (for both housing problems and severe housing problems).
- In the 80-100% AMI bracket, no racial or ethnic group meets the definition of disproportionately greater need.
- For housing cost burden (which is not broken down by income group), three groups experience disproportionate need: Hispanics (cost burdened), Pacific Islanders and African Americans (severely cost burdened).

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

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

Four maps are attached above in section NA-25 displaying the spatial concentrations of black/African American, Hispanic, and Asian households, as well as the incidence of housing cost burden (for all racial groups). While there are considerable variations between the locations of these groups and several outlier census tracts throughout the area, a broad theme emerges from the comparison of these four maps: two clusters of racial minority groups near the South and Northwest of the Minneapolis city limits, which generally overlap with areas of higher cost burden. The Southern cluster includes some or all of Bloomington and Richfield, whereas the Northwest cluster includes 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.

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

Introduction

There are 8 PHAs within suburban Hennepin County: Metropolitan Council (Metro) HRA, Bloomington HRA, Hopkins HRA, Maple Grove HRA, Mound HRA, Plymouth HRA, Richfield HRA, and St. Louis Park HRA. Only three PHAs operate federally-assisted public housing programs: St. Louis Park, Hopkins, and Mound. Maple Grove HRA and Bloomington HRA also operate a small numbers of scattered site single family publicly-owned housing, independent of HUD's public housing program. None of these are "troubled" agencies as determined by HUD.

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

| | Certificate | Mod-Rehab | Public Housing | Program Type | | | | | |
|----------------------------|-------------|-----------|----------------|--------------|---------------|--------------|-------------------------------------|----------------------------|------------|
| | | | | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project-based | Tenant-based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers in use | 0 | 0 | 300 | 1,359 | 49 | 1,284 | 4 | 0 | 22 |

Table 23 - 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

| | Certificate | Mod-Rehab | Public Housing | Program Type | | | | Special Purpose Voucher | |
|---|-------------|-----------|----------------|--------------|-------|-----------------|----------------|-------------------------------------|----------------------------|
| | | | | Vouchers | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program |
| | | | | | | | | | |
| # Homeless at admission | 0 | 0 | 7 | 1 | 1 | 0 | 0 | 0 | 0 |
| # of Elderly Program Participants (>62) | 0 | 0 | 68 | 289 | 3 | 274 | 0 | 0 | 0 |
| # of Disabled Families | 0 | 0 | 146 | 449 | 13 | 423 | 3 | 0 | 0 |
| # of Families requesting accessibility features | 0 | 0 | 300 | 1,359 | 49 | 1,284 | 4 | 0 | 0 |
| # of HIV/AIDS program participants | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| # of DV victims | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

| Race | Certificate | Mod-Rehab | Public Housing | Program Type | | | | Special Purpose Voucher | | |
|------------------------|-------------|-----------|----------------|--------------|-------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | | | | Vouchers | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| | | | | | | | | | | |
| White | 0 | 0 | 185 | 683 | 22 | 638 | 2 | 0 | 21 | |
| Black/African American | 0 | 0 | 105 | 642 | 26 | 613 | 2 | 0 | 1 | * |

| Race | Certificate | Mod-Rehab | Public Housing | Program Type | | | | | | | | |
|-------------------------------|-------------|-----------|----------------|-------------------------------------|----------------------------|------------|-------|-----------------|----------------|-------------------------|--|--|
| | | | | Vouchers | | | Total | Project - based | Tenant - based | Special Purpose Voucher | | |
| | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * | | | | | | |
| Asian | 0 | 0 | 9 | 15 | 1 | 14 | 0 | 0 | 0 | 0 | | |
| American Indian/Alaska Native | 0 | 0 | 1 | 17 | 0 | 17 | 0 | 0 | 0 | 0 | | |
| Pacific Islander | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | | |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |

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

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

| Ethnicity | Certificate | Mod-Rehab | Public Housing | Program Type | | | | | | | | |
|--------------|-------------|-----------|----------------|-------------------------------------|----------------------------|------------|-------|-----------------|----------------|-------------------------|--|--|
| | | | | Vouchers | | | Total | Project - based | Tenant - based | Special Purpose Voucher | | |
| | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * | | | | | | |
| Hispanic | 0 | 0 | 7 | 15 | 0 | 15 | 0 | 0 | 0 | 0 | | |
| Not Hispanic | 0 | 0 | 293 | 1,344 | 49 | 1,269 | 4 | 0 | 0 | 22 | | |

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

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 8 Wait Lists Summary

Public Housing Wait Lists Summary

Additional Needs of Voucher Holders

| Characteristics of Section 8 Households residing in Hennepin County and within Metro HRA's Jurisdiction 12-29-2014 | | | | | | | | | |
|--|---------------|------------|-------------------------|------------|-------------------------|------------|-------|-------|-------|
| *Port Ins are included, Port Outs are excluded | ALL Section 8 | | Project Based Section 8 | | Voucher Based Section 8 | | FUP | NED | VASH |
| | Total | Percentage | Total | Percentage | Total | Percentage | Total | Total | Total |
| Households | 3,353 | | 137 | | 3,216 | | 6 | 96 | 30 |
| Male Head of Household | 472 | 14% | 25 | 18% | 447 | 14% | 0 | 26 | 23 |
| Female Head of Household | 2,881 | 86% | 112 | 82% | 2,769 | 86% | 6 | 70 | 7 |
| White Head of Household | 912 | 27% | 41 | 30% | 871 | 27% | 3 | 46 | 15 |
| Black/ African American Head of Household | 2,341 | 70% | 89 | 65% | 2,252 | 70% | 2 | 48 | 13 |
| American Indian Head of Household | 36 | 1% | 5 | 4% | 31 | 1% | 1 | 2 | 1 |
| Asian Head of Household | 58 | 2% | 2 | 1% | 56 | 2% | 0 | 0 | 0 |
| Pacific Islander Head of Household | 6 | 0% | 0 | 0% | 6 | 0% | 0 | 0 | 1 |
| Non Hispanic Head of Household (any race) | 3,309 | 99% | 132 | 96% | 3,177 | 99% | 6 | 94 | 30 |
| Hispanic Head of Household (any race) | 44 | 1% | 5 | 4% | 39 | 1% | 0 | 1 | 0 |
| Disabled Head of Household | 1,333 | 40% | 28 | 20% | 1,305 | 41% | 1 | 95 | 17 |
| Elderly Head of Household | 587 | 18% | 1 | 1% | 586 | 18% | 0 | 20 | 4 |
| | | | | | | | | | |
| | ALL Section 8 | | Project Based Section 8 | | Voucher Based Section 8 | | FUP | NED | VASH |
| | Total | Percentage | Total | Percentage | Total | Percentage | Total | Total | Total |
| Total Household Members | 9801 | | 451 | | 9350 | | 29 | 164 | 56 |
| Male Household Members | 3814 | 39% | 196 | 43% | 3618 | 39% | 11 | 62 | 37 |
| Female Household Members | 5987 | 61% | 255 | 57% | 5732 | 61% | 18 | 102 | 19 |
| White Household Members | 1369 | 14% | 90 | 20% | 1279 | 14% | 12 | 53 | 23 |
| Black/ African American Household Members | 8120 | 83% | 336 | 75% | 7784 | 83% | 15 | 107 | 26 |
| American Indian Household Members | 111 | 1% | 19 | 4% | 92 | 1% | 2 | 3 | 1 |
| Asian Household Members | 177 | 2% | 6 | 1% | 171 | 2% | 0 | 1 | 0 |
| Pacific Islander Household Members | 24 | 0% | 0 | 0% | 24 | 0% | 0 | 0 | 6 |
| Non Hispanic Household Members (any race) | 9692 | 99% | 435 | 96% | 9257 | 99% | 29 | 162 | 56 |
| Hispanic Household Members (any race) | 109 | 1% | 16 | 4% | 93 | 1% | 0 | 2 | 0 |
| Disabled Household Members | 1701 | 17% | 44 | 10% | 1657 | 18% | 6 | 106 | 21 |
| Elderly Household Members | 676 | 7% | 1 | 0% | 675 | 7% | 0 | 22 | 5 |
| Children | 4912 | 50% | 248 | 55% | 4664 | 50% | 20 | 37 | 20 |

Metro HRA Section 8 Demographics

St. Louis Park Waiting List Demographics, January 2014

St. Louis Park Waiting List Information, January 2014

Public Housing:

- 1405 individuals or families on the waiting list
- 1240 male, 2468 female, 17 no gender
- 71 elderly (1.1%), 3684 non-elderly (98.9%), 186 near elderly (5%)
- 41 families with elderly, 213 families with disabilities, 804 families with Children
- 241 disabled (6.5%), 3484 non-disabled (93.5%), 3449 non-disabled/non elderly (92.6%)
- 14.6% white, 78.1% Black/African American, 2.2% American Indian/Alaska Native, 1.9% Asian, 1% other
- Number of bedrooms:1 bedroom – 6632 bedroom – 3363 bedroom – 2264 bedroom – 1325 bedroom – 466 bedroom – 2

Section 8:

- 334 individuals or families on the waiting list
- 545 male, 814 female, 1 no gender
- 36 elderly (2.6%), 1324 non-elderly (97.4%), 47 near-elderly (3.5%)
- 35 families with elderly, 14 families with disabilities, 266 families with children
- 14 disabled (1%), 1346 non-disabled (99%), 1310 non-disabled/non-elderly (96.3%)
- Number of bedrooms:1 bedroom – 12 bedroom – 1303 bedroom – 1444 bedroom – 415 bedroom – 146 bedroom – 4Income:30 % of Median: 89.5%50% of Median: 7.8%80% of Median: 0.3%Not Low: 2.4%

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. Suburban Hennepin County PHAs were required to assess the needs of current tenants and applicants on their waiting list for accessible units. Hopkins and Mound list accessibility items in their Capital Fund action plans. The status of the agency effort to address accessibility issues can be found in the most recent five-year plan each agency has submitted to HUD.

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. However, all three units are currently occupied by long term tenants, and now have 29 individuals on their active wait list that have requested accessibility features. Mound HRA reports that a high proportion of residents are on disability, but do not request units with accessibility features. In St. Louis Park, 6.5% of the 1,405 individuals and families on the waiting list are disabled and have requested an accessible unit. Several PHAs expressed difficulty in determining the specific needs of disabled individuals on the waiting list, noting that the only information they have available is the request for an accessible unit, not a detailed explanation of individualized needs.

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?

For public housing and Section 8 Wait list information, please see the "Section 8 Wait Lists Summary" and "Public Housing Wait Lists Summary" attached above. Needs of Current Public Housing Tenants and Voucher Recipients Childcare, transportation, food assistance, mental health services, job searching venues, English Language Learner (ELL) and personal budgeting or economic self-sufficiency classes have all been mentioned by PHAs within the County as important needs for their residents. These needs are particularly acute within some of the smaller PHAs, which are limited by small budgets earmarked for necessary physical asset maintenance and are unable to provide the range of services required by

disabled and/or extremely low income tenants. Mound HRA: "The funding does not provide for the kind of support services/case workers that could serve this population and ensure better health and harmony [within] the community. Funding the bricks and mortar only invites problems such as residents falling off their medications that leads to crisis and drains local law enforcement and EMT resources." 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 servicer working with Hopkins HRA and St. Louis Park HRA through the ROSS grant program) and WeCAN (the Western Communities Action Network, which provides a variety of food, health, and employment services to many Mound public housing tenants). Metro HRA administers a Family Self-Sufficiency Program for those who participate in its Section 8 Programs, while St. Louis Park contracts for similar services for both public housing and Section 8 tenants through Resource, Inc. *For needs specific to Voucher holders, please see the "Additional Needs of Voucher Holders" section attached above.*

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

Discussion

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

Introduction:

The Wilder Research Center conducts a statewide point-in-time survey every three years to better understand the prevalence, causes, circumstances, and effects of homelessness. This includes face to face interviews with people in shelters, transitional housing programs, and unsheltered individuals.

In 2012, Wilder counted 4,316 adults and children who were homeless, 3,930 in shelters and transitional housing and 386 unsheltered. Some salient characteristics of the homeless population include:

- 739 families including 1,623 children. Children and their parents comprised 58 percent of all homeless in Hennepin County.
- Women who were homeless tended to be younger than men. Women age 18-29 were 45 percent of the adult female homeless population, while men age 18-29 were only 21 percent. Most of the women who were young and homeless were parents with their children with them. Overall, 55 percent of adults were male, 45 percent female.
- People experiencing homelessness are predominantly people of color. In Hennepin County, 51 percent are African American, whereas the population of the county as a whole is 12 percent African American. Native Americans comprise seven percent of adults who are homeless but are slightly less than one percent of the county's population.
- Almost one quarter have not completed high school. Another 42 percent have only a high school diploma or GED.
- Sixty percent grew up in another state or another country. Statewide, 48 percent of adults experiencing homelessness grew up outside of Minnesota. The largest number came from Illinois.

The Minneapolis/Hennepin County Office to End Homelessness tracks trends over time, primarily in emergency shelter. Hennepin County has a "shelter all" policy so shelters expand with demand. 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 and has only recently shown signs of decline.

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 |
|--|--|-----------|--|--|---|--|
| | Unsheltered | Sheltered | | | | |
| Persons in Households with Adult(s) and Child(ren) | 6 | 2,082 | 3,548 | 3,548 | 3,548 | 46 |
| Persons in Households with Only Children | 2 | 19 | 88 | 88 | 88 | 0 |
| Persons in Households with Only Adults | 202 | 1,418 | 7,000 | 2,190 | 2,190 | 14 |
| Chronically Homeless Individuals | 151 | 275 | 616 | 200 | 300 | 730 |
| Chronically Homeless Families | 0 | 47 | 68 | 0 | 0 | 730 |
| Veterans | 13 | 113 | 240 | 0 | 0 | 0 |
| Unaccompanied Child | 0 | 0 | 900 | 820 | 820 | 0 |
| Persons with HIV | 0 | 36 | 167 | 152 | 152 | 0 |

Table 27 - Homeless Needs Assessment

Data Source Comments: Hennepin County Office to End Homelessness estimates and PIT count

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):

The Office to End Homelessness contributed their best estimates for the above table using the PIT count and other resources. HMIS will eventually be able to calculate these statistics more accurately. Hennepin's experience is that very few families are long-term homeless and no family stays in shelter more than one year. They meet the definition of LTH due to their cyclical homelessness. There are four families that enter county-contracted shelter daily, but one in four has been in shelter before, leaving three per day that are new to our system. The average length of stay for families in shelter is 47 days; the median is 30 days.

For single adults, there are 6 new adults who come into county-contracted shelter who are unknown to our system (with a history going back almost two decades). The average length of stay for single adults in shelter is 14 days. About 9 percent of the single adult shelter population has been homeless more than one year. We find that more than half of our LTH leave shelter during the year, replaced with others who are "aging into" LTH. The overall count of LTH in single adult shelter has been declining slowly over the past few years.

Nature and Extent of Homelessness: (Optional)

| Race: | Sheltered: | Unsheltered (optional) |
|----------------------------------|------------|------------------------|
| White | 715 | 53 |
| Black or African American | 2,285 | 86 |
| Asian | 83 | 0 |
| American Indian or Alaska Native | 179 | 65 |
| Pacific Islander | 24 | 0 |
| Ethnicity: | Sheltered: | Unsheltered (optional) |
| Hispanic | 174 | 18 |
| Not Hispanic | 3,347 | 192 |

Data Source

Comments:

Continuum of Care

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

Families entering shelter often have more than one child. The average household size is over 4. On average, four families enter county-contracted shelter daily, but one in four has been in shelter before. In 2014, the average count nightly of homeless family persons was 619. The 2014 PIT count showed 381 households with children and 9 households with only children in emergency shelter. An additional 222 households were in transitional housing and 3 were unsheltered.

For veterans, the number of households and number of persons was similar in the 2014 PIT count, 44 households to 49 persons, indicating that most veteran homelessness is individuals and not families. The recent national push to end veteran homelessness is having a positive effect on this population.

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

Data shows that homelessness disproportionately affects African Americans and Native Americans in our community. Among veterans, the racial disparity between African American and White is not found. The preponderance of those experiencing homelessness are non-Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The number of unsheltered individuals has fluctuated over the past 5 years, but is generally on a downward trend. The number of unsheltered families has remained low. Among the unsheltered

adults, almost all have either a serious mental illness or substance use disorder. The number of households in emergency shelter has remained relatively flat in the last few PIT counts.

Discussion:

Hennepin County has made great progress on its ten year plan to end homelessness. Hennepin County is on track to end homelessness among veterans, working intensively with the Veterans Administration and our Housing First agencies. Our unsheltered population is nearing less than 100 on any single night. This progress is due to our robust street outreach program that works to find housing for those who are unsheltered. Coordinated Assessment/Entry will help identify people who have remained homeless a long time and prioritize them for housing opportunities. The major area where we fall far behind our goals in the ten year plan to end homelessness is in the development of affordable housing units, especially for families. Our community has developed only one third of the close to 1500 units we need. Housing for homeless families is our highest priority, followed by housing for homeless youth.

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

Introduction

Hennepin County has a need for the development and maintenance of supportive housing for special needs populations. The number of aging adults needing affordable specialty care will continue to grow. That specific population and other special needs populations are affected by the overall need for more affordable units. 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 and a criminal background, is especially lacking.

Describe the characteristics of special needs populations in your community:

According to the 2013 ACS estimate, there are over 107,000 seniors in suburban Hennepin County. Hennepin County conducts a "Survey of the Health of Adults, the Population and the Environment (SHAPE2010), referred to as SHAPE with the most recent completed in 2010. SHAPE2010 found that 6% of Hennepin's seniors reported that they needed assistance performing activities of daily living." This translates into approximately 6,400 seniors in suburban Hennepin County. SHAPE 2010 also asked whether during the past 12 months, did you miss a rent or mortgage payment because you didn't have enough money? 1.6% of the respondents answered affirmatively, which translates into 1,710 seniors in suburban Hennepin County. According to "AARP Beyond Fifty: A Report to the Nation on Trends in Health Security", 96 percent of people 85 and older do have a "chronic condition, disability or functional limitation." In suburban Hennepin County, this would translate into approximately 15,930 persons.

According to the MN Department of Health, over 8 percent of Minnesota's adult population experienced significant depressive symptoms in 2011, which translates to over 48,000 in suburban Hennepin County; and 3 percent (about 18,000 in suburban Hennepin County) had symptoms suggestive of serious psychological distress (although these groups are not mutually exclusive).

Using CHAS table 6 data, the total households with a member with a visual/hearing disability is 36,015, ambulatory disability is 40,345, cognitive disability is 34,685, and self-care disability is 37,180. Of those households, 22% are both extremely low income and have at least 1 of the 4 housing issues.

Data from the Center for Behavioral Health Statistics and Quality (CBHSQ), Substance Abuse and Mental Health Services Administration (SAMHSA), U.S. Department of Health and Human Services (HHS), and by RTI International (Research Triangle Institute), Research Triangle Park, North Carolina indicates that 8.2 percent of the U.S. population has had "dependence or abuse" problems with alcohol or drugs in 2013. Applying this percentage to the 2013 population of Hennepin County age 18 or older (918,234) yields an estimate of 75,295 individuals, who have dependence or abuse.

The 2013 Minnesota Department of Human Services Drug and Alcohol Abuse Normative Evaluation System (DAANES) reported 20,083 treatment admissions where the clients were at least partially funded

by the state; 3,983 of those were Hennepin County residents. Hennepin County had authorized chemical health treatment services to a total of 6,488 different individuals in 2013. The DAANES data showed 11.6 percent of the treatment admissions statewide were homeless at the time of admission and the rate of homeless clients from Hennepin County was 24%. There is a strong tie between chemical dependency and homelessness. Survey data from Wilder Research Center suggest that that more than half of Minnesotans without permanent housing reported serious problems with alcohol or drugs.

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

Across the special needs population, there is a strong need for additional safe, affordable housing units. The current market does not have enough units for seniors requiring supervision due to dementia, especially the aging male population. Along with the units, qualified providers are needed to address the needs of this subset of the population. Placement is compounded by a requirement of most customized living providers that a consumer private pay at least 2 years prior to transitioning to a waiver program for continue services. This provider requirement is exclusionary and presents a barrier to service access for those seniors who may not have the income reserved to pay privately for 2 years.

There is a critical need for group home or individualized housing options for adolescents with very high behavioral needs – this is by far our number one need. We also have a significant need for group homes or individualized housing options for adults with very high behavioral needs. Within the developmental disabled population we have a need for group homes or individualized housing options that are accessible for people with physical disabilities. With both our developmentally and physically disabled 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 as much as possible this should be about individualization and community integration.

There is a strong tie between chemical dependency and homelessness. Some of the most common housing problems for chronically homeless clients are overall affordability and timelines of access (too long of wait lists for people leaving treatment to obtain stable, permanent housing). Specific populations who have additional difficulty/housing needs are: those who also have a criminal background, aging populations which need assisted living settings, and housing for parents in recovery with children.

The County's Local Advisory Group of consumers, families and providers has noted the following gaps and needs for those with mental illness: 1) the need for more affordable, safe housing 2) additional support such as tenancy supports 3) there is an ongoing shortage of subsidies and long waitlists for existing subsidies and 4) the availability of properties and flexible landlords are limited. Housing and supportive housing for people who are civilly committed and/or coming out of institutional settings are needed especially for those coming out of correctional institutions who have severe mental illness or drug dependencies who need specialized housing.

Going forward, the needs of these populations will be determined based on the data on who is using Hennepin County services and by the Hennepin Housing Key. The Housing Key will track the requests for housing compared to the inventory in the Housing Key to identify unmet needs. The Heading Home Hennepin plan gathers community input which includes housing needs for people with disabilities, primarily mental health concerns.

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

As of December 31, 2013, there were 6,706 living HIV/AIDS cases 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. Fifty-two percent (52%) of prevalent cases are in the cities of Minneapolis and St. Paul. Hennepin County Human Services & Public Health Department reported 2,299 cases of HIV (non-AIDS) and 1,959 cases of AIDS countywide in 2013. Men who have sex with men make up the majority of people living with AIDS in Hennepin County (63%). Trends in new HIV infections show an increasing proportion of new diagnoses among men of color. HIV/AIDS also disproportionately affects communities of color. For example, in 2013, there were 1,572 African Americans (U.S. born) living with HIV/AIDS in the larger metropolitan area, representing a 10.8 % increase from 2011. This group accounts for 23% of prevalent cases yet comprises of only 7.3% of the area's population. (Data from the MN Department of Health and the Wisconsin Department of Health Services report.)

Discussion:

Seniors need for affordable units, especially those with specialized care for dementia, are likely to grow over the next five years and for years after. "[T]he sheer size and absolute number of this demographic create increasing challenges for housing affordability, accommodating disabilities, and independent living" (Metropolitan Council Housing Policy Plan, p. 101). Independent living concerns and community choice issues are equally important for developmentally and physically disabled youth and adults.

There is an ongoing shortage of affordable, available units for those with mental illness or chemical dependency, especially those with a criminal background. The public housing waiting lists discussed in NA-35 and wait lists for other population discussed above indicate the need far out pacing the demand. The overall need for more affordable units dwarfs needs for any individual special needs population, but the specific needs of each population for specialized services cannot be ignored and will continue to be a challenge.

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, overall priority will be given to using CDBG resources for facilities only where it serves an identifiable low-income population.

How were these needs determined?

The Consortium reviewed the city and community partner survey results as well as its experience with the results of the prior Consolidated Plan and established needs for public facilities based upon a number of criteria:

- 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 was identified as a high priority by a number of cities in the surveys, including specifically the need for street, sidewalk and sewer improvements. This was particularly a problem facing older, first-ring suburbs where the majority of roads, and sewer and water lines are nearing the end to their useful lives. This is not a problem which is limited to first-ring suburbs. Other communities will require infrastructure improvements as their facilities age. Budgetary limitations are preventing cities from addressing these problems, despite evidence that early, preventive intervention can avoid higher costs later.

How were these needs determined?

The Consortium reviewed the city and community partner survey results and held discussions with City administrators to establish the needs for public improvements. Need is based upon a number of criteria:

- 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 clients.

- Fair housing: education, advocacy, counseling, and enforcement to address impediments to housing choice for protected classes identified in the regional Analysis of Impediments.
- 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.
- Homelessness prevention: physical and mental health consultations and referrals, education, employment and job training support, independent living skills training and practice, long-term housing search support.
- Emergency assistance: mortgage and rent payments to prevent eviction/homelessness, food shelves.
- 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.
- Transportation services: assist clients, including seniors and persons with disabilities in accessing services such as medical appointments, adult day care, shopping, senior centers and dining programs.
- 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?

The Consortium reviewed the city and community partner survey results, and drew on its experience from prior Consolidated Plans to establish needs for Public Services. In addition, the need is based upon a number of criteria:

- Impact on a large number of low-income households.
- Unique needs of particular geographic areas and/or populations.
- Ability of CDBG funds to leverage other public and private funding.
- The past success of activities in meeting the needs of the community.

- The support of the community for these activities.

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 7,500 subsidized affordable rental housing units. It also estimates that as many as 4,000 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 and falling foreclosure rates 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 targeted towards homeless persons and administered by the county, including those stemming from the federal, state, and local level.

Section MA-35 describes the needs of the elderly, persons with mental and physical disabilities, the chemically dependent, 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

All residential properties by number of units

| Property Type | Number | % |
|----------------------------------|----------------|-------------|
| 1-unit detached structure | 197,481 | 60% |
| 1-unit, attached structure | 36,780 | 11% |
| 2-4 units | 7,975 | 2% |
| 5-19 units | 18,878 | 6% |
| 20 or more units | 63,729 | 20% |
| Mobile Home, boat, RV, van, etc. | 1,712 | 1% |
| Total | 326,555 | 100% |

Table 28 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

| | Owners | | Renters | |
|--------------------|----------------|-------------|----------------|-------------|
| | Number | % | Number | % |
| No bedroom | 243 | 0% | 2,460 | 3% |
| 1 bedroom | 6,213 | 3% | 33,024 | 39% |
| 2 bedrooms | 45,252 | 20% | 33,970 | 40% |
| 3 or more bedrooms | 173,823 | 77% | 14,798 | 18% |
| Total | 225,531 | 100% | 84,252 | 100% |

Table 29 – Unit Size by Tenure

Data Source: 2007-2011 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 7,502 units of subsidized affordable rental housing in suburban Hennepin County. Of these, approximately half (3,801 units) are targeted to be affordable to households earning less than 30% AMI. Slightly less than 25% each are targeted to households earning 50% and 60% AMI (1,646 units at 50% AMI, 1,782 units at 60%). The remainder are affordable at 80% AMI (321 units).

These data account for rental housing only, and may not be entirely comprehensive. Housing Link's Streams counts only rental housing targeted at 80% AMI or lower, which accounts for the vast majority of subsidized rental units. While Streams includes units produced with Low Income Housing Tax Credits, Project-Based Section 8, public housing, and a variety of other programs, it is not possible with these data to determine exactly how many of these units are the results of each specific program, due to the complex and often overlapping nature of different subsidy programs from various jurisdictions. Streams incorporates data obtained from the Minnesota Housing Finance Agency, HUD, and other agencies, as well as local governments and nonprofits. It 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.

At the County level, the major affordable homebuyer programs administered have been HOME and the Neighborhood Stabilization Program (NSP). HOME funds cannot serve households over 80% AMI, and in recent years have been focused mostly on the 30-60% AMI range through partnerships with Habitat for Humanity and the West Hennepin Affordable Housing Land Trust (WHAHLT). NSP funds can be used for households up to 120% AMI, but in practice most assisted households have been under 80% AMI. Since 1992, HOME funds have supported 295 affordable homebuyer units. NSP supported 159 affordable homebuyer units from 2009-13.

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 2,230 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 1,800) 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 the 2,230 number 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 data provided by the Minnesota Housing Finance Agency (MHFA), there are 1,361 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. However, an additional 145 LIHTC units are in developments that have terminated their extended use period (EUP) due to foreclosure or failure to find a purchaser within the 1-year period following a Qualified Contract request. A further 280 units of

varying affordability levels will be reaching the end of their minimum affordability periods as prescribed by various MHFA loan programs in the next five years.

The above figures total 4,016 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 in the unsubsidized market. The Minnesota Preservation Plus Initiative's "The Space Between" report estimated that at least 57% of all units affordable to households at or below 50% AMI in the Twin Cities metropolitan area are unsubsidized. Physical condition is an especially salient concern in this sector, as the Metropolitan Council's 2040 Housing Policy Plan identifies metro-wide "nearly 30,000 multifamily units built before 1960 [that] have aged into affordability but are at risk of functional obsolescence" (p. 9). 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. 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:

In addition to the broader need for greater affordability in housing of all types, there are several specific subpopulations that face especially large gaps between their needs and the housing available and affordable in the market: large families with children, seniors, and the disabled.

The need for more multi-bedroom, family-friendly rental housing affordable to low and moderate income households is apparent from even a cursory analysis of most Housing Choice Voucher or public housing waitlists in suburban Hennepin County. In Saint Louis Park, for example, 80% of households on the voucher waitlist are families with children, as are more than 50% of those waiting for public housing (despite the fact that there are only 37 units in St. Louis Park and fewer than 100 units of public housing in all of suburban Hennepin County that can accommodate more than 2 persons). The Mound and Hopkins HRAs, whose public housing developments contain no multi-bedroom units, report frequent requests from larger families that they are unable to accommodate.

The above table "Unit Size by Tenure" illustrates one part of the problem: whereas 77% of homeowners have three or more bedrooms, only 18% of rental units do. For larger families, this means more competition and higher rents for those larger units. Even for those fortunate enough to be voucher holders, it means landlords that have little incentive to deal with the compliance requirements that come with accepting vouchered tenants.

Seniors are another group whose needs are unlikely to be fully met by the private market over the next five years and for decades beyond. According to the Metropolitan Council, the share of households headed by a senior in the Twin Cities metro region will double between 2010 and 2040 from 17% to 33%, and the absolute number will increase from 190,000 to 490,000. This is likely to exacerbate existing affordability challenges, particularly for renters: while 30% of all households that include seniors are cost burdened, among renter senior households the proportion rises to almost two-thirds (2008-12 ACS). "[T]he sheer size and absolute number of this demographic create increasing challenges for housing affordability, accommodating disabilities, and independent living" (Metropolitan Council Housing Policy Plan, p. 101).

Accessibility in affordable units is likely to become an increasingly important issue as the population ages, but similar design principles and planning practices are equally important for developmentally and physically disabled youth and adults. The substantial capital investments required to deal with the age and potential functional obsolescence of many "naturally-occurring" affordable rental units, as noted above, may require particular attention to accessibility retrofits when possible. Additionally, many public housing and Housing Choice Voucher waitlists in suburban Hennepin County see accessibility requests and disabled household heads at rates higher than the general population, underscoring the importance of continued Section 504 compliance.

Discussion

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

Introduction

Cost of Housing

| | Base Year: 2000 | Most Recent Year: 2011 | % Change |
|----------------------|-----------------|------------------------|----------|
| Median Home Value | 0 | 0 | 0% |
| Median Contract Rent | 0 | 0 | 0% |

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

| Rent Paid | Number | % |
|-----------------|---------------|---------------|
| Less than \$500 | 9,300 | 11.0% |
| \$500-999 | 47,533 | 56.4% |
| \$1,000-1,499 | 21,550 | 25.6% |
| \$1,500-1,999 | 3,842 | 4.6% |
| \$2,000 or more | 2,027 | 2.4% |
| <i>Total</i> | <i>84,252</i> | <i>100.0%</i> |

Table 31 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

| % Units affordable to Households earning | Renter | Owner |
|--|---------------|---------------|
| 30% HAMFI | 5,063 | No Data |
| 50% HAMFI | 19,718 | 5,948 |
| 80% HAMFI | 51,101 | 26,457 |
| 100% HAMFI | No Data | 56,686 |
| <i>Total</i> | <i>75,882</i> | <i>89,091</i> |

Table 32 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent | 592 | 736 | 920 | 1,296 | 1,529 |
| High HOME Rent | 610 | 756 | 946 | 1,332 | 1,525 |

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|--------------------------|--------------------------------|------------------|------------------|------------------|------------------|
| Low HOME Rent | 610 | 756 | 945 | 1,091 | 1,217 |

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

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

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. Using HUD estimates of 50th percentile market rents, the table below displays the persistent gap between HOME rents and market rents, which increase in magnitude as unit size increases.

Home and Area Rents Compared

*These figures are the 2015 50th Percentile Rent Estimates from HUD for all of Hennepin County. Including Minneapolis' higher average rents may skew these figures upward slightly.

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” and “Substandard not Suitable for Rehabilitation” as:

Substandard Suitable for Rehabilitation: 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.

Substandard Condition not Suitable for Rehabilitation: 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 | 60,793 | 27% | 36,658 | 44% |
| With two selected Conditions | 1,136 | 1% | 2,252 | 3% |
| With three selected Conditions | 170 | 0% | 144 | 0% |
| With four selected Conditions | 0 | 0% | 0 | 0% |
| No selected Conditions | 163,432 | 72% | 45,198 | 54% |
| Total | 225,531 | 100% | 84,252 | 101% |

Table 34 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|-----------------|----------------|-------------|-----------------|-------------|
| | Number | % | Number | % |
| 2000 or later | 23,705 | 11% | 7,999 | 9% |
| 1980-1999 | 67,898 | 30% | 26,589 | 32% |
| 1950-1979 | 107,360 | 48% | 43,973 | 52% |
| Before 1950 | 26,568 | 12% | 5,691 | 7% |
| Total | 225,531 | 101% | 84,252 | 100% |

Table 35 – Year Unit Built

Data Source: 2007-2011 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 | 133,928 | 59% | 49,664 | 59% |
| Housing Units build before 1980 with children present | 16,152 | 7% | 5,811 | 7% |

Table 36 – Risk of Lead-Based Paint

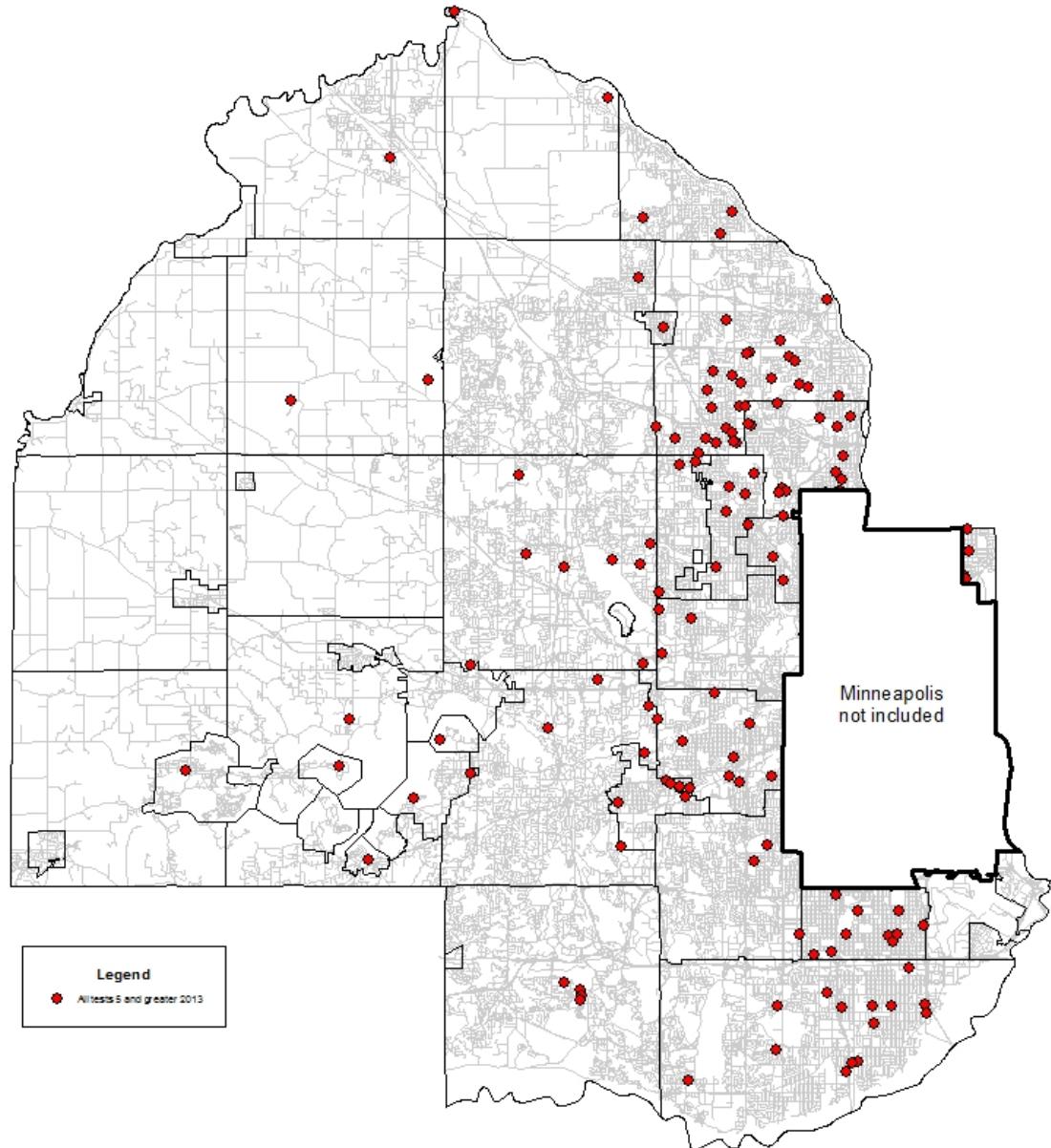
Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Low-Mod Income Households by Age of Dwelling

| | Owner Occupied | | | | Rental | | | |
|--|--------------------------------|----------|--------------------------------|-----------|---------------------------------|-----------|-------------------------------|-----|
| | 1940-1979 with Kids under 6 | Pre 1940 | Pre- 1940 with Kids under 6 | 1940-1979 | 1940 -1979 with Kids under 6 | Pre- 1940 | Pre-1940 with Kids under 6 | |
| | 31,866 | 3,639 | 3,337 | 250 | 31,072 | 6,981 | 2,010 | 537 |

Low-Mod Income Households by Age of Dwelling

Children Under Age 6 with Blood Lead level above 5ug/dl - 2013



Data Sources: Hennepin County, Metropolitan Council, MN-DNR, MN-DOT, USDA-FSA, NRCS, USGS

Disclaimer: This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness for any particular purpose, merchantability, or the accuracy and completeness of the information shown.



Hennepin County
Department of Housing,
Community Works & Transit



Children under Age 6 with Blood Lead Level Above 5ug/dl - 2013

Vacant Units

| | Suitable for Rehabilitation | Not Suitable for Rehabilitation | Total |
|--------------------------|-----------------------------|---------------------------------|--------|
| Vacant Units | 13,097 | 0 | 13,097 |
| Abandoned Vacant Units | 0 | 0 | 0 |
| REO Properties | 424 | 0 | 424 |
| Abandoned REO Properties | 0 | 0 | 0 |

Table 37 - Vacant Units

Data Source Comments: The vacancy counts noted above do not provide information on the condition of the properties or distinguish between vacant and abandoned properties. As a result, all REO and vacant properties have been listed above as suitable for rehab and not abandoned. Given the age of suburban housing, the harshness of our Minnesota's winter climate, and the condition of vacant housing as realized through the NSP program, it is assumed that approximately 75% of the vacant housing will need extensive renovations.

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

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. 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). The other two identified housing conditions are fairly rare in Hennepin County: 2013 ACS 5-year data show that 934 occupied housing units in suburban Hennepin County lack complete plumbing, and 1,576 lack complete kitchen facilities. These numbers are obviously minimally useful given the wide range of possible structural and facilities problems, and are best viewed as a very small tip of the iceberg.

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. Based on the available data, however, the need for rental and especially owner rehabilitation appears to be high. The Community Partners Survey sent as part of the Consolidated Planning process to suburban Hennepin municipalities, service agencies, and nonprofit community groups revealed a strong opinion in favor of making homeowner rehabilitation a high funding priority. Additionally, Hennepin County itself has seen high demand (in the form of a waiting list of at minimum 100 homeowners for the last 25 years) for its homeowner rehabilitation program, which it administers for most communities within County boundaries. Historically, over half of all assisted homeowners have been low and extremely low income, with approximately one-third being extremely low income.

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

HUD's Comprehensive Housing Affordability Strategy (CHAS) data for 2013, which was based on the 2007-2011 American Community Survey, contains data regarding low or moderate income families in pre-1979 housing. It is estimated that there are 35,203 pre-1979 owner occupied dwelling units and 33,082 pre-1979 rental units in suburban Hennepin County occupied by low-mod income households. The CHAS tabulation also estimates that 11,407 of these units are occupied by children under age six, who are at greatest risk from lead-based paint hazards. Not all pre-1979 dwelling units contain lead-based paint hazards. According to the Prevalence of Lead-Based Paint Hazards in U.S. Housing (D.E. Jacobs, et al. 2002), the prevalence of lead-based paint and hazards increases with age of housing and about 39% of pre-1978 housing units have lead-based paint hazards. If this percentage is applied to the total number of pre-1979 low-mod income dwelling units in suburban Hennepin County the estimated result is 26,631.

See table above titled "Low-Mod Income Households by Age of Dwelling"

Discussion

Consortium Lead Hazard Activities

The consortium has undertaken a comprehensive approach to reducing lead-based paint hazards in the jurisdiction's housing stock.

Since 1999, lead-based paint testing, temporary relocation and lead safe work practices have been integrated into all rehabilitation programs administered by the County, including state and locally funded programs. Six members of the county staff are licensed risk assessors, abatement supervisors and project designers. Rehabilitation program design changes such as project planning, inspection, and monitoring have all been modified and adjusted to incorporate the requirements pertaining to the HUD Lead Safe Housing Rule and the EPA Renovation, Repair, and Painting Rule.

Starting in 2004, Hennepin County has also administered a successful lead hazard reduction grant program funded by the HUD Office of Lead Hazard Control and Healthy Homes. Lead hazard control grants expanded efforts to educate homeowners about lead hazards, established a contractor training program, augmented rehabilitation funds with lead specific grant funds and provided temporary relocation assistance. The county has applied for and received nine HUD-funded lead hazard control grants totaling over \$29.5 million and is currently funded through December 31, 2016. Through the end of 2014, the grants have created 2,678 lead-safe units for families in Hennepin County. The grants provide funds for testing and relocation cost and up to \$8,000 in grants for lead-based paint hazard reduction. The recruitment prioritizes families with children with elevated blood lead levels. However the program also tries to make units lead-safe before children are poisoned by targeting Housing Choice Voucher rental units and low income home owners. The funds may be used throughout Hennepin County.

In 2014 the Minnesota Department of Health (MDH) revised its definition of an elevated blood lead level from 10 ug/dl to 5 ug/dl to align with the recently revised Center for Disease Control “reference value” of 5 ug/dl. According to the 2013 MDH blood lead surveillance report 481 children under age six had blood lead levels above 5 ug/dl in Hennepin County.

The county also has an ongoing relationship with its own health department to assist with lead hazard reduction and rehabilitation activities for eligible households who have children with elevated blood levels (EBL) in suburban communities.

The map above titled "Children under Age 6 with Blood Lead Level Above 5ug/dl - 2013" identifies cases of children under the age of six with elevated blood lead levels throughout Suburban Hennepin County.

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

Introduction

Totals Number of Units

| | Certificate | Mod-Rehab | Public Housing | Program Type | | | | | |
|-------------------------------|-------------|-----------|----------------|--------------|---------------|--------------|-------------------------------------|----------------------------|------------|
| | | | | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project-based | Tenant-based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers available | 0 | 0 | 311 | 1,234 | 68 | 1,166 | 0 | 0 | 270 |
| # of accessible units | | | | | | | | | |

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

Table 38 – 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.

Mound: 50 units (all single bedroom or studio)

Like Hopkins, Mound HRA has a single building that contains all of its public housing units. Indian Knoll Manor, constructed in 1970, has 16 studio and 34 single bedroom units. The HRA describes the units as "operational, but in need of updating."

Public Housing Condition

| Public Housing Development | Average Inspection Score |
|--------------------------------------|---------------------------------|
| Dow Towers (Hopkins HRA) | 86 |
| Hamilton House (Saint Louis Park HA) | 0 |
| Indian Knoll Manor (Mound HRA) | 91 |

Table 39 - Public Housing Condition

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

The specific restoration needs of each public housing development vary. However, given the age of the three developments that contain the bulk of public housing units in suburban Hennepin County, there are significant restoration and revitalization needs.

St. Louis Park

Hamilton House, the 108 unit public housing development in northern St. Louis Park, is in generally good condition but has a variety of important renovation needs: parking lot and curb replacement; two boiler pumps; upgrading the security system (including security doors, cameras and key fobs); patio doors and new windows in the elevator hallways; replacing breaker panels in the units and the main panel; upgrading bathroom fixtures; and replacing some windows.

St. Louis Park HRA lists the highest priority needs for their 37 scattered-site single family houses as energy improvements including new furnaces, water heaters, insulation and windows.

Hopkins

According to Hopkins HRA the needs for restoration and overall capital improvements to Dow Tower, the sole public housing development overseen by the HRA, is great. The 76 unit building was built in 1971. The HRA recently completed a 20-year capital plan, in which it was determined that over \$1 million in investment is needed immediately. Over the next 20 years, the HRA anticipates needing \$2 million to address ongoing needs.

Mound

The 50 units in Mound HRA's Indian Knoll Manor complex are operational, but in need of updating. The building still has the original (1970) windows, woodwork, and cabinets, all of which need replacing. Carpet, paint, and fixtures have been replaced as needed.

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. Some elements of the respective PHA plans are highlighted below:

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 40 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. According to a 2011 Met Council program evaluation and audit report, "[Metro] HRA decided to convert the housing units to Section 8 housing partly in anticipation of estimated increased revenue and lower administrative expenses. The HRA is the first large-scale conversion of public housing by a PHA in the nation to convert to Section 8 housing. The housing converted to Section 8 on January 1, 2010 in accordance with 24 C.F.R. Part 972." 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 Bloomington HRA applied to HUD in the fall of 2009 for approval for the voluntary conversion of all 26 public housing units to Section 8 project-based units. The HRA received HUD's approval of the conversion, which was completed on September 1, 2012. 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." (Bloomington HRA Annual PHA Plan, 2014)

Following a slightly different path, Mound HRA has applied and received preliminary approval for a Rental Demonstration Project (RAD) conversion of its sole public housing development to project-based Section 8. This is mostly for the purpose of streamlining management of the development and making funds available for needed upgrades. Mound HRA is near the end of the 176,000 unit national waiting

list for the RAD program, meaning that unless the 60,000 unit cap currently imposed on the program is lifted, it is unlikely that any conversion will take place in the next several years.

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) | 1,237 | 375 | 669 | 1,914 | 66 |
| Households with Only Adults | 923 | 150 | 379 | 3,382 | 109 |
| Chronically Homeless Households | 322 | 0 | 255 | 1,718 | 24 |
| Veterans | 44 | 0 | 66 | 216 | 0 |
| Unaccompanied Youth | 37 | 0 | 142 | 194 | 0 |

Table 40 - Facilities Targeted to Homeless Persons

Data Source Comments: Of the shelter beds, only 121 are located in suburban Hennepin, as shelters for battered women. There are no overflow beds in the suburbs. There are 200 transitional beds and 3,285 permanent supportive beds in suburban Hennepin for homeless individuals and families. One hundred eleven are under development.

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 Group Residential Housing), 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. Hennepin County strongly encourages all providers of homeless assistance and housing to prioritize Single Adult beds for Hennepin Health participants as they turn over. The County and other service providers are encouraged to assist participants who are eligible to obtain Hennepin Health benefits or other health care benefits, including plans that are accessible through Minnesota's ACA online system, MNSure. The County is also promoting access and navigation services for MNSure in emergency shelters and other homeless service centers.

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.

Facilities and services are listed in SP-40. 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. Many of those exiting institutions meet the definition of long-term and often also chronic homeless. 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.

In 2007 an outreach team was developed to work specifically with the Minneapolis Police Department to identify people experiencing homelessness and involved in livability crimes in Downtown Minneapolis. Hennepin County has established a homeless court for homeless offenders charged with livability offenses. Sentences are suspended as long as the defendant works with a case manager on their housing needs and other services, most often mental health counseling and chemical dependency assessments.

Hennepin County has additional outreach services provided by organizations that are funded through local government, nonprofit and for-profit agencies, and faith-based organizations. 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 (MAP) 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.

Additional discussion can be found in SP-40.

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

Introduction

Hennepin County Human Services (HS) assists special needs clients with housing needs across all service areas of the Department. Our guiding principles continue to be related to the conservation 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. HS has begun an intensive effort to become more person centered in our approach to the people we serve to ensure that their voices and preferences are driving our decisions around housing. As individuals are able to take more control of their choices, the system will need to be able to become more adept at the development of a varied pool of housing. This presents a challenge to the system as we work on issues related to flexibility of funding for housing options, as well as the appropriateness of size and settings based on the individual's choice.

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 units with qualified providers who can address the needs of seniors requiring supervision due to dementia, especially the aging male population. The current market does not have enough units to address this need. One barrier to placement for low income seniors is a common requirement that a consumer private pay at least 2 years prior to transitioning to a waiver program.

Mentally Ill: Development of an array of housing options allowing persons with serious mental illness to be as integrated into community settings as possible remains a challenge. The County's advisory group of consumers, families, and providers has noted these gaps/needs: more safe affordable housing (due to a shortage and long wait lists), more services, e.g. tenancy support, and more landlord flexibility. Housing and support for people coming out of institutions are needed, especially those coming out of correctional institutions with severe mental illness or drug dependencies that need specialized housing.

Persons with Alcohol/Drug Addictions: The 2013 MN Human Services Drug and Alcohol Abuse Normative Evaluation System (DAANES) reported 20,083 treatment admissions for clients at least partially funded by the state; 3,983 of those were Hennepin County residents. Hennepin County authorized treatment for a total of 6,488 different individuals in 2013. There is a strong tie between chemical dependency and homelessness. The DAANES data showed 11.6% of treatment admissions statewide were homeless and in Hennepin County that rate was 24%. The most common housing problems are affordability and timeliness of access (wait lists too long for people leaving treatment). Specific populations with additional difficulty/housing needs are those who have a criminal background, need assisted living, or parents in recovery with children.

Developmentally Disabled: A continuum of housing options is needed that meets the needs of different people at different points in their lives, and, as much as possible, with individualization and community integration. Hennepin County serves nearly 3,100 people through its “waiver” programs and another 2,400 people not on a waiver, but who meet the criteria for services. These individuals currently reside in various housing settings including independent living, assisted living, group homes, and independent settings. There is a critical need for group home or individualized housing options for adolescents with very high behavioral needs – by far our number one need. Options for adults with high behavioral needs are also a significant need.

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: Most supportive housing programs for persons with HIV/AIDS will openly receive referrals, but clients exiting institutions may be unable to secure permanent supportive housing due to a shortage. Often a client may remain in a skilled nursing home for example, until an opening is available. Transitional housing programs are utilized, providing time to secure permanent housing. Clare Housing, the area’s largest provider of HIV-specific supportive housing, will perform on-site assessment/intake for HIV clients being discharged. Once a client has secured supportive housing, most housing programs will hold a resident’s space if they enter a hospital, nursing home, or treatment center for up to 60 days. However some subsidy sources do not continue funding, so the provider must make a decision whether to hold the unit (unpaid) or to end the client’s lease putting clients back in the cycle of searching for housing.

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

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.

Clare Housing, the area’s largest provider of HIV-specific supportive housing, has done specific outreach to mental health institutions and will travel to perform on-site assessment/intake for HIV+ clients being discharged from ARTC, CD treatment centers, etc. Supportive housing providers will also receive referrals from large metropolitan hospitals such as HCMC, Abbot Northwestern Hospital, Methodist, University of MN Hospitals, etc. although once again housing cannot be guaranteed due to long waiting

lists. Once a client has secured supportive housing, most housing programs will “hold” a resident’s apartment/room if they enter the hospital, nursing home or treatment center for up to a 60-day period. Rental assistance funding entities such as HOPWA, Section 8, MPHA (Housing Trust Fund) will continue to provide rental assistance funding on behalf of the client (to the housing provider) during this time to help maintain the client’s housing if/when they enter an institution for treatment. GRH, however, does not stay open during these times, and so the provider must make an agency decision whether to hold the unit (unpaid) or to end the client’s lease at that time. During the time that the client is in the treatment institution, most supportive housing programs will communicate regularly with the client’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 has launched “Hennepin Housing Key” which coordinates all special needs housing in an on-line e-government tool for clients, case managers, and housing providers. Housing Key centralizes information about current vacancies and resources for community members with specialized housing needs. It provides information on real-time openings and supports appropriate referrals to available units. This tool is available to anyone in the community searching for specialized housing because of a disability. Included in the database are housing units funded through HOME and ESG funds as well as CoC funded homeless-specific units. (<http://www.hennepin.us/services/apply/housing-key>)

HIV/AIDS:

Hennepin County funds a transitional housing program for people living with HIV through Minnesota’s largest community-based AIDS service organization. Housing specialists assist PLWH who receive medical case management services to secure affordable housing. Rental assistance is provided for up to two years. Beginning in 2015, Hennepin County’s Ryan White Program will provide \$80,000 in rental assistance for Ryan White eligible clients living in the 13 County Part A transitional grant area.

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))

Hennepin County will provide capital funding assistance to development agencies in the support of new construction and rehabilitation of affordable housing stock for low income special needs households. In PY 2015, CDBG will fund the rehabilitation of 37 units of housing for individuals with special needs.

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, public policies may in some cases create impediments as well. This is particularly notable in three areas: local zoning and permitting practices, insufficient and/or declining federal funding for affordable housing, and transportation.

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.

The Metropolitan Council attempts to address these concerns in various ways, including setting affordable housing targets for individual municipalities, requiring cities to have comprehensive plans that address them, and offering grants in accordance with the Livable Communities Act to encourage development of affordable housing (among other goals). These efforts to limit restrictive zoning constitute a voluntary, incentive-based approach that may not be sufficiently appealing to cities with greater levels of local resources and less apparent need for regional funding support.

The second major public policy impediment to affordable housing is insufficient and declining funds at the federal level. Local PHAs report struggling to meet the needs of residents in federally-assisted public housing and manage aging infrastructure on minimal budgets. 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. From 2000 to 2013, the number of individuals living below the federal poverty line in

suburban Hennepin County increased from 28,292 to 60,940 and the number of cost burdened households increased from 60,124 to 210,842 (2000 Census, 2013 ACS).

Finally, 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 (see, for example, the Metropolitan Council's "Choice, Place, and Opportunity" Report). Through encouraging affordable housing synergies with projects such as the Southwest LRT Line, and through programs such as Transit-Oriented Development, the County is working to provide better solutions to the problem of spatial mismatch and improve the opportunities of low income residents.

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

Introduction

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 | 489 | 562 | 0 | 0 | 0 |
| Arts, Entertainment, Accommodations | 22,245 | 28,034 | 9 | 10 | 1 |
| Construction | 6,543 | 9,820 | 3 | 3 | 1 |
| Education and Health Care Services | 44,143 | 51,085 | 19 | 18 | -1 |
| Finance, Insurance, and Real Estate | 25,416 | 23,104 | 11 | 8 | -3 |
| Information | 6,078 | 3,864 | 3 | 1 | -1 |
| Manufacturing | 28,472 | 30,799 | 12 | 11 | -1 |
| Other Services | 8,866 | 11,082 | 4 | 4 | 0 |
| Professional, Scientific, Management Services | 30,105 | 39,949 | 13 | 14 | 1 |
| Public Administration | 0 | 0 | 0 | 0 | 0 |
| Retail Trade | 25,630 | 36,006 | 11 | 13 | 2 |
| Transportation and Warehousing | 4,353 | 5,580 | 2 | 2 | 0 |
| Wholesale Trade | 15,325 | 17,369 | 7 | 6 | 0 |
| Total | 217,665 | 257,254 | -- | -- | -- |

Table 41 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

| | |
|--|---------|
| Total Population in the Civilian Labor Force | 288,575 |
| Civilian Employed Population 16 years and over | 269,158 |
| Unemployment Rate | 6.73 |
| Unemployment Rate for Ages 16-24 | 23.95 |
| Unemployment Rate for Ages 25-65 | 4.65 |

Table 42 - Labor Force

Data Source: 2007-2011 ACS

| Occupations by Sector | Number of People |
|--|------------------|
| Management, business and financial | 82,909 |
| Farming, fisheries and forestry occupations | 10,959 |
| Service | 22,271 |
| Sales and office | 71,312 |
| Construction, extraction, maintenance and repair | 14,324 |
| Production, transportation and material moving | 13,056 |

Table 43 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

| Travel Time | Number | Percentage |
|--------------------|----------------|-------------|
| < 30 Minutes | 170,786 | 68% |
| 30-59 Minutes | 72,302 | 29% |
| 60 or More Minutes | 8,492 | 3% |
| <i>Total</i> | <i>251,580</i> | <i>100%</i> |

Table 44 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment | In Labor Force | | |
|---|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | Not in Labor Force |
| Less than high school graduate | 10,950 | 1,216 | 4,527 |
| High school graduate (includes equivalency) | 38,816 | 3,153 | 9,068 |
| Some college or Associate's degree | 73,291 | 4,700 | 11,559 |
| Bachelor's degree or higher | 106,454 | 4,037 | 13,593 |

Table 45 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

| | Age | | | | |
|---|-----------|-----------|-----------|-----------|---------|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade | 577 | 2,034 | 1,966 | 2,532 | 3,368 |
| 9th to 12th grade, no diploma | 5,616 | 3,472 | 2,622 | 4,067 | 3,332 |
| High school graduate, GED, or alternative | 10,831 | 10,860 | 9,969 | 30,212 | 20,982 |
| Some college, no degree | 13,339 | 15,206 | 14,129 | 32,540 | 13,152 |
| Associate's degree | 2,035 | 7,255 | 6,838 | 13,707 | 2,581 |
| Bachelor's degree | 5,854 | 26,198 | 23,806 | 35,786 | 11,176 |
| Graduate or professional degree | 207 | 7,482 | 11,155 | 19,732 | 6,511 |

Table 46 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate | 19,747 |
| High school graduate (includes equivalency) | 28,596 |
| Some college or Associate's degree | 37,174 |
| Bachelor's degree | 52,177 |
| Graduate or professional degree | 71,517 |

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 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 closely align with the regional areas of strength identified by Greater MSP, the regional economic development partnership.

Retail Trade and Arts, Entertainment, Accommodations are also major employment sectors, with 11% and 9% share of workers, respectively.

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.

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, which represent a public investment over \$2 billion, will stimulate private investment and create opportunities for business growth along these corridors. Hennepin County is currently working with partners to assess the improved access to jobs these investments represent and to formalize partnerships with the private sector to provide customized training for employment opportunities that will be increasingly accessible via transit.

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 (33 in all) that train the workforce for the skills needed in the future. For example, the Minnesota State Colleges and University system (MnSCU) enrolls 430,000 students each year in universities, technical and community colleges throughout the state.

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.

Additionally, information about workforce and job training funded (or potentially funded) by CDBG was shared with staff from the Workforce Improvement Board.

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.

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, will be coordinated with the Consolidated Plan and the CEDS.

Discussion

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 2007-11 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 six census racially concentrated census tracts in Brooklyn Park, five in Brooklyn Center and one in Eden Prairie. Using this definition, there are no concentrated areas of poverty in suburban Hennepin County.

It is important to note that this formula differs from that used by the Metropolitan Council which used a formula of at least 50% of the population are people of color, and at least 40% of the population have family incomes that are less than 185% of the federal poverty line. The Metropolitan Council identifies these "Areas of Concentrated Poverty where 50% or more of residents are people of color" in Choice, Place and Opportunity: An Equity Assessment of the Twin Cities Region."

The questions below reflect the HUD definition.

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

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 \$29,294-\$51,613. 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?

Brooklyn Park: Several community assets exist in this area including two elementary schools, one middle school, 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?

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 170 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.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Consortium has identified six overarching Priority Needs which include:

- 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

Assuming funding remains constant, the Consortium anticipates directing approximately \$23 million (including program income) in the following manner:

- Approximately \$8.8 million toward multifamily housing including housing for homeless and those with special needs. This includes goals such as providing capital funding to build/rehabilitate housing units including housing for residents with special needs and those who are experiencing homelessness and providing rental assistance and rapid rehousing assistance to tenants.
- Approximately \$7 million toward single family owner occupied rehabilitation, acquisition/construction/rehab of single family houses and financial assistance to homeowners, and operating support for Community Housing Development Organizations (CHDOs).
- Approximately \$1.9 million toward public services such Financial Literacy, Tenant Advocacy, Homelessness Prevention and Support Services, Emergency Assistance, Senior Center Programming, Senior Services, Youth Programming, Youth Counseling, Domestic Abuse Counseling, Transportation Services, Job Training and Fair Housing Activities.
- Approximately \$3.2 toward economic development and neighborhood revitalization.
- Approximately \$2.1 for administration.

Together, these activities will create/provide approximately 1450 rental units including special needs and homeless units, the creation or maintenance of 300 single family homes, and public service and neighborhood revitalization projects serving over 121,000 low to moderate income people.

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

Geographic Area

Table 48 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

CDBG funds are available to all cities in Urban Hennepin County. The cities of Bloomington, Eden Prairie, Minnetonka 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 RFP process. County staff works with city staff to ensure that each project is located in a low to moderate income census tract or that benefits low to moderate income people.

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

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

Priority Needs

Table 49 – Priority Needs Summary

| | | |
|----------|------------------------------------|---|
| 1 | Priority Need Name | Preserve/Create Multifamily Rental Opportunities |
| | Priority Level | High |
| | Population | Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities |
| | Geographic Areas Affected | |
| | Associated Goals | Capital Funding for Special Needs Housing Capital Funding to Build/Rehab Units Rental Assistance to Tenants |
| | Description | 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. |
| | Basis for Relative Priority | Because of the extremely low vacancy rates, and high levels of cost burdened households (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 | Priority Need Name | Preserve/Create Single Family Homeownership |
| | Priority Level | High |

| | | |
|----------|------------------------------------|--|
| | Population | Extremely Low Low Moderate Middle Large Families Families with Children Elderly |
| | Geographic Areas Affected | |
| | Associated Goals | CHDO Operating Direct Homebuyer Assistance Homeowner Rehabilitation Assistance Property Acquisition/Rehabilitation/Construction |
| | Description | <p>This need includes the following:</p> <ul style="list-style-type: none"> • Rehabilitation assistance for homeowners which provides low interest loans for the rehabilitation of owner occupied housing • Property acquisition/rehabilitation/construction of single family housing to be occupied by homeowners • Direct homebuyer assistance is financial assistance to bridge the gap between the mortgage a household can afford and the cost of the home |
| | Basis for Relative Priority | <p>The Consortium cities universally 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.</p> <p>Due to the realities of the increasing property values and the costs of homeownership, moderate-income households are the priority population.</p> <p>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.</p> |
| 3 | Priority Need Name | Housing Opportunities for Homeless Populations |
| | Priority Level | High |

| | | |
|---|------------------------------------|--|
| | Population | Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Unaccompanied Youth |
| | Geographic Areas Affected | |
| | Associated Goals | Capital Funding for Permanent Units (Homeless) Rapid Rehousing Rental Assistance (Homeless) |
| | Description | 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. |
| | Basis for Relative Priority | 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 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 of the plan. |
| 4 | Priority Need Name | Support Education, Outreach and Services |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Victims of Domestic Violence Unaccompanied Youth Elderly Victims of Domestic Violence |

| | | |
|--|----------------------------------|--|
| | Geographic Areas Affected | |
| | Associated Goals | <p>Domestic Abuse Counseling Emergency Assistance Fair Housing Activities Financial Literacy Homelessness Prevention and Support Services Job Training Senior Center Programming Senior Services Tenant Advocacy Transportation Services Youth Counseling Youth Programming</p> |
| | Description | <p>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"> • Fair housing activities • Financial literacy • Tenant advocacy • Homelessness prevention and support services • Emergency assistance • Senior center programming • Senior services • Youth programming • Youth counseling • Domestic abuse counseling • Transportation services • Job training |

| | | |
|---|------------------------------------|---|
| | Basis for Relative Priority | <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"> • Impact on a large number of low-income households • 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 their clients • The support of the community for these projects and activities <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 | Priority Need Name | Encourage Neighborhood Revitalization |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate |
| | Geographic Areas Affected | |
| | Associated Goals | Acquisition or Demolition of Structures Build or Improve Public Facilities/Infrastructure Code Enforcement |
| | Description | <p>This need includes the following:</p> <ul style="list-style-type: none"> • Acquisition or demolition of blighted properties • Code enforcement • Build or improve public facilities/infrastructure |

| | | |
|----------|------------------------------------|---|
| | Basis for Relative Priority | <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"> • Impact on a large number of low-income households • 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 their clients • The support of the community for these projects and activities <p>Neighborhood revitalization activities were deemed to be a high priority by our partners and help provide a suitable living environment.</p> |
| 6 | Priority Need Name | Stimulate Economic Development |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Non-housing Community Development |
| | Geographic Areas Affected | |
| | Associated Goals | Business Assistance |
| | Description | Economic development strategies, including business assistance, improve the local economy and expand economic opportunities. |

| | | |
|--|------------------------------------|---|
| | Basis for Relative Priority | <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"> • Impact on a large number of low-income households • 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 their clients • The support of the community for these projects and activities <p>Economic development activities were deemed to be a high priority by our partners and help expand economic opportunities.</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 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 percent of median income.
- Low-Income: Households earning between 31 percent and up to and including 50 percent of 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 and landlord acceptance will affect tenants' ability to find apartments and utilize TBRA. |
| TBRA for Non-Homeless Special Needs | Low vacancy rates and landlord acceptance 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. |
| 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 50 – Influence of Market Conditions

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

Introduction

Changing political structures 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 | 2,523,902 | 535,000 | 0 | 3,058,902 | 12,095,608 | 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 Reminder 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 | 1,253,377 | 27,100 | 400,000 | 1,680,477 | 5,093,508 | Assumes annual allocation remains constant and approximately \$20,000/year of Program Income from homeowner rehab projects. |
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 226,877 | 0 | 0 | 226,877 | 907,508 | 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: \$ | | |
| Continuum of Care | public - federal | Admin and Planning Housing Rapid re-housing (rental assistance) Rental Assistance Services TBRA Transitional housing Other | 1,545,000 | 0 | 0 | 1,545,000 | 6,416,000 | Est. average 1.5% increase per year due to changes in FMRs; 25% match required (to be provided by grantee projects) |

Table 51 - 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 publically 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 Community Works and Resident Real Estate Services (RRES) are exploring a Memorandum of Understanding for a reduction in acquisition costs for tax forfeit property when used 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 | Other |
| EDEN PRAIRIE | Government | Ownership public services | Other |
| MINNETONKA | Government | public services | Other |
| PLYMOUTH | Government | Ownership public services | Other |
| Brooklyn Center | Subrecipient | Homelessness neighborhood improvements public services | Other |
| Brooklyn Park | Subrecipient | | |
| CRYSTAL | Subrecipient | | Other |
| EDINA | Subrecipient | Ownership public services | Other |
| HOPKINS | Subrecipient | public services | Other |
| MAPLE GROVE | Subrecipient | Ownership Rental public services | Other |
| NEW HOPE | Subrecipient | Homelessness Ownership public services | Other |
| RICHFIELD | Subrecipient | public facilities public services | |
| ST. LOUIS PARK EDA | Subrecipient | Public Housing Rental public services | Other |
| WEST HENNEPIN AFFORDABLE HOUSING LAND TRUST | CHDO | Ownership | Other |
| TWIN CITIES HABITAT FOR HUMANITY | Non-profit organizations | Ownership | Other |
| MID-MINNESOTA LEGAL ASSISTANCE | Non-profit organizations | Planning | Other |

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|---|--------------------------------|---|-------------------------------|
| WESTERN COMMUNITY ACTION NETWORK | Non-profit organizations | public services | |
| INTERCONGREGATIONAL COMMUNITIES ASSOCIATION | Non-profit organizations | public services | |
| FAMILY HOPE SERVICES INCORPORATED | Non-profit organizations | public services | |
| THE FAMILY PARTNERSHIP | Non-profit organizations | public services | |
| Senior Community Services (SCS) | Non-profit organizations | Ownership public services | |
| SOJOURNER PROJECT, INC. | Non-profit organizations | public services | |
| INTERFAITH OUTREACH COMMUNITY PARTNERS | Non-profit organizations | public services | |
| COMMUNITY EMERGENCY ASSISTANCE PROGRAM INC | Non-profit organizations | Economic Development public services | |
| COMMUNITY ACTION PARTNERSHIP OF SUBURBAN HENNEPIN | Non-profit organizations | public services | |
| HOME Line | Non-profit organizations | public services | |
| Avenues for Homeless Youth | Non-profit organizations | Homelessness | |

Table 52 - 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 |
|---|----------------------------|----------------------|-----------------------------|
| Homelessness Prevention Services | | | |
| Counseling/Advocacy | X | X | X |
| Legal Assistance | X | X | X |
| Mortgage Assistance | X | | |
| Rental Assistance | X | X | X |
| Utilities Assistance | X | X | X |
| Street Outreach Services | | | |
| Law Enforcement | X | X | |
| Mobile Clinics | X | X | X |
| Other Street Outreach Services | X | X | X |
| Supportive Services | | | |
| Alcohol & Drug Abuse | X | X | X |
| Child Care | X | X | |
| Education | X | X | |
| Employment and Employment Training | | | |
| Healthcare | X | X | X |
| HIV/AIDS | X | X | X |
| Life Skills | X | X | |
| Mental Health Counseling | X | X | X |
| Transportation | X | X | X |
| Other | | | |
| | | | |

Table 53 - 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)

Prevention is the first goal in the Heading Home Hennepin plan to end homelessness. Prevention includes keeping people in the housing they have and ensuring people do not become homeless when leaving public institutions. 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.

Street Outreach Services: 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.

In 2007 an outreach team was developed to work specifically with the Minneapolis Police Department to identify people experiencing homelessness and involved in livability crimes in Downtown Minneapolis. This effort has continued to be funded with Minneapolis ESG funds and has expanded in geographic scope and hours since its inception, with some outreach into suburban Hennepin, including the Mall of America. Heading Home Hennepin has also partnered with Minneapolis Police on a “Downtown 100” project targeting the top 100 offenders of livability crimes in the downtown area. Those who are homeless are offered assistance with housing. Hennepin County has established a homeless court for homeless offenders charged with livability offenses. Sentences are suspended as long as the defendant works with a case manager on their housing needs and other services, most often mental health counseling and chemical dependency assessments.

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.
- 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 /Entry 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. Within that work will be the continuation and expansion of collaborations with domestic and sexual violence service providers. These providers have been and continue to be an integral part to the planning process including such topics as entry point designation, assessment tool development, waiting list prioritizations, referral procedures, trauma informed data sharing, and allocation of resources.

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 | Capital Funding to Build/Rehab Units | 2015 | 2019 | Affordable Housing Public Housing | | Preserve/Create Multifamily Rental Opportunities | CDBG: \$1,600,000 HOME: \$2,456,790 | Rental units constructed: 490 Household Housing Unit Rental units rehabilitated: 345 Household Housing Unit |
| 2 | Capital Funding for Special Needs Housing | 2015 | 2019 | Affordable Housing Non-Homeless Special Needs | | Preserve/Create Multifamily Rental Opportunities | CDBG: \$600,000 | Rental units rehabilitated: 180 Household Housing Unit |
| 3 | Rental Assistance to Tenants | 2015 | 2019 | Affordable Housing Non-Homeless Special Needs | | Preserve/Create Multifamily Rental Opportunities | CDBG: \$120,000 | Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted |
| 4 | Homeowner Rehabilitation Assistance | 2015 | 2019 | Affordable Housing Non-Homeless Special Needs | | Preserve/Create Single Family Homeownership | CDBG: \$3,200,000 | Homeowner Housing Rehabilitated: 180 Household Housing Unit |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|---|-----------------|--|-------------------------------------|---|
| 5 | Property Acquisition/Rehabilitation/Construction | 2015 | 2019 | Affordable Housing | | Preserve/Create Single Family Homeownership | CDBG: \$2,155,170 HOME: \$1,200,000 | Homeowner Housing Added: 100 Household Housing Unit |
| 6 | Direct Homebuyer Assistance | 2015 | 2019 | Affordable Housing Non-Homeless Special Needs | | Preserve/Create Single Family Homeownership | CDBG: \$200,000 | Direct Financial Assistance to Homebuyers: 20 Households Assisted |
| 7 | CHDO Operating | 2015 | 2019 | Affordable Housing | | Preserve/Create Single Family Homeownership | HOME: \$250,000 | Other: 0 Other |
| 8 | Capital Funding for Permanent Units (Homeless) | 2015 | 2019 | Homeless | | Housing Opportunities for Homeless Populations | CDBG: \$600,000 HOME: \$800,000 | Housing for Homeless added: 120 Household Housing Unit |
| 9 | Rapid Rehousing | 2015 | 2019 | Homeless | | Housing Opportunities for Homeless Populations | ESG: \$1,134,385 | Tenant-based rental assistance / Rapid Rehousing: 112 Households Assisted |
| 10 | Rental Assistance (Homeless) | 2015 | 2019 | Homeless | | Housing Opportunities for Homeless Populations | HOME: \$740,000 | Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted |
| 11 | Fair Housing Activities | 2015 | 2019 | Non-Housing Community Development | | Support Education, Outreach and Services | CDBG: \$130,000 | |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|-----------------------------------|-----------------|--|-----------------|--|
| 12 | Financial Literacy | 2015 | 2019 | Non-Housing Community Development | | Support Education, Outreach and Services | CDBG: \$175,000 | Public service activities other than Low/Moderate Income Housing Benefit: 2640 Persons Assisted |
| 13 | Tenant Advocacy | 2015 | 2019 | 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 |
| 14 | Homelessness Prevention and Support Services | 2015 | 2019 | Homeless | | Support Education, Outreach and Services | CDBG: \$190,000 | Homelessness Prevention: 400 Persons Assisted |
| 15 | Emergency Assistance | 2015 | 2019 | 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 |
| 16 | Senior Center Programming | 2015 | 2019 | Non-Housing Community Development | | Support Education, Outreach and Services | CDBG: \$50,000 | Public service activities other than Low/Moderate Income Housing Benefit: 37000 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---------------------------|------------|----------|-----------------------------------|-----------------|--|-----------------|---|
| 17 | Senior Services | 2015 | 2019 | Non-Housing Community Development | | Support Education, Outreach and Services | CDBG: \$400,000 | Public service activities other than Low/Moderate Income Housing Benefit: 2800 Persons Assisted |
| 18 | Youth Programming | 2015 | 2019 | Non-Housing Community Development | | Support Education, Outreach and Services | CDBG: \$40,000 | Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted |
| 19 | Youth Counseling | 2015 | 2019 | Non-Housing Community Development | | Support Education, Outreach and Services | CDBG: \$210,000 | Public service activities other than Low/Moderate Income Housing Benefit: 1600 Persons Assisted |
| 20 | Domestic Abuse Counseling | 2015 | 2019 | Non-Housing Community Development | | Support Education, Outreach and Services | CDBG: \$25,000 | Public service activities other than Low/Moderate Income Housing Benefit: 1700 Persons Assisted |
| 21 | Transportation Services | 2015 | 2019 | Non-Housing Community Development | | Support Education, Outreach and Services | CDBG: \$120,000 | Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|-----------------------------------|-----------------|--|-------------------|---|
| 22 | Job Training | 2015 | 2019 | Non-Housing Community Development | | Support Education, Outreach and Services | CDBG: \$110,000 | Jobs created/retained: 1180 Jobs |
| 23 | Acquisition or Demolition of Structures | 2015 | 2019 | Non-Housing Community Development | | Encourage Neighborhood Revitalization | CDBG: \$1,000,000 | Buildings Demolished: 25 Buildings |
| 24 | Code Enforcement | 2015 | 2019 | Non-Housing Community Development | | Encourage Neighborhood Revitalization | CDBG: \$925,000 | Housing Code Enforcement/Foreclosed Property Care: 9500 Household Housing Unit |
| 25 | Build or Improve Public Facilities/Infrastructure | 2015 | 2019 | Non-Housing Community Development | | Encourage Neighborhood Revitalization | CDBG: \$1,100,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 29000 Persons Assisted |
| 26 | Business Assistance | 2015 | 2019 | Non-Housing Community Development | | Stimulate Economic Development | CDBG: \$200,000 | Businesses assisted: 20 Businesses Assisted |

Table 54 – Goals Summary

Goal Descriptions

| | | |
|----------|-------------------------|--|
| 1 | Goal Name | Capital Funding to Build/Rehab Units |
| | Goal Description | Provide low interest loans/grants to developers for property acquisition, multi-family rehab, new construction, and related site improvements to increase and preserve affordable rental housing stock. |
| 2 | Goal Name | Capital Funding for Special Needs Housing |
| | Goal Description | Provide capital funding assistance to development agencies in the support of new construction and rehabilitation of affordable housing stock for low income special needs households. |
| 3 | Goal Name | Rental Assistance to Tenants |
| | Goal Description | Provide Tenant Based Rental Assistance (TBRA) to expedite delivery of affordable housing assistance, producing stable housing, and furthering sustainable living goals. |
| 4 | Goal Name | Homeowner Rehabilitation Assistance |
| | Goal Description | 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.) |
| 5 | Goal Name | Property Acquisition/Rehabilitation/Construction |
| | Goal Description | 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. (Note that Program Income is often recycled in this goal.) |
| 6 | Goal Name | Direct Homebuyer Assistance |
| | Goal Description | Provide financial assistance to income eligible households, bridging the gap between the mortgage and household affordability, based on the home purchase price. |

| | | |
|-----------|-------------------------|--|
| 7 | Goal Name | CHDO Operating |
| | Goal Description | Operating support to foster the growth of Community Housing Development Organization(s). |
| 8 | Goal Name | Capital Funding for Permanent Units (Homeless) |
| | Goal Description | Provide capital funding for additional permanent supportive housing to the homeless population. Note that that 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 homeless individuals/families. |
| 9 | Goal Name | Rapid Rehousing |
| | Goal Description | 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. |
| 10 | Goal Name | Rental Assistance (Homeless) |
| | Goal Description | Provide rent subsidies to low-income households to move from homelessness or temporary emergency housing into more permanent housing that evolves into self-sufficient living. |
| 11 | Goal Name | Fair Housing Activities |
| | Goal Description | The jurisdiction will affirmatively further fair housing, conducting an 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. |
| 12 | Goal Name | Financial Literacy |
| | Goal Description | Provide counseling services to homeowners for foreclosure prevention, consumer education and awareness, and homeowner purchase counseling for low to moderate income households. |
| 13 | Goal Name | Tenant Advocacy |
| | Goal Description | Provide assistance to agencies that provide legal advice to renters regarding tenant law. |

| | | |
|-----------|-------------------------|--|
| 14 | Goal Name | Homelessness Prevention and Support Services |
| | Goal Description | In collaboration with Hennepin County departments and initiatives, and other appropriate organizations, identify and implement housing and supportive services required to house homeless or at-risk households. |
| 15 | Goal Name | Emergency Assistance |
| | Goal Description | Provide emergency assistance services to low income household for basic needs, resources or information. |
| 16 | Goal Name | Senior Center Programming |
| | Goal Description | Provide ongoing support through senior centers outreach and education on topics of interest to seniors such as health and wellness, recreation activities, associated transportation programs and coordination of meals programs. |
| 17 | Goal Name | Senior Services |
| | Goal Description | Collaborate with supportive service agencies to assist income eligible senior citizens with chore services to remain independent in their homes as long as possible, cope with stress and adjustments correlated with retirement and aging. |
| 18 | Goal Name | Youth Programming |
| | Goal Description | Provide assistance in funding youth programming with focus on providing a healthy and positive atmosphere. |
| 19 | Goal Name | Youth Counseling |
| | Goal Description | Provide youth counseling interventions for at-risk teens to address serious current or potential issue. |
| 20 | Goal Name | Domestic Abuse Counseling |
| | Goal Description | 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. |

| | | |
|-----------|-------------------------|--|
| 21 | Goal Name | Transportation Services |
| | Goal Description | Provide affordable transportation for elderly or special needs persons. The target clientele are older adults who are of low to moderately low income who have limited transportation availability. Transportation will meet the needs of this clientele via transport to local shopping, banking, medical amenities or social gathering. |
| 22 | Goal Name | Job Training |
| | Goal Description | 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. |
| 23 | Goal Name | Acquisition or Demolition of Structures |
| | Goal Description | Provide funding for activities associated with blighted, deteriorated, undeveloped, or inappropriately developed real property that prevents sound community development and growth. (Note that Program Income is often recycled in this goal.) |
| 24 | Goal Name | Code Enforcement |
| | Goal Description | Provide targeted code enforcement in low and moderate income areas to complement strategic efforts that abate neighborhood decline and preserve affordable housing stock. |
| 25 | Goal Name | Build or Improve Public Facilities/Infrastructure |
| | Goal Description | Provide financing for public facility new construction, rehabilitation, infrastructure and streetscape improvements. |
| 26 | Goal Name | Business Assistance |
| | Goal Description | <p>Facilitate economic development through:</p> <ul style="list-style-type: none"> • Micro enterprise assistance: financially or technically assisting a business with five or fewer employees. • Assistance to private for-profit entities: grants, loans, loan guarantees, interest supplements, technical assistance. • Commercial or industrial improvements. |

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)

Below is an estimate of the number of extremely low-income, low-income, and moderate-income families, and homeless persons to whom the jurisdiction will provide affordable housing as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership over the 2015-2019 Consolidated Plan period. The HOME regulations referred to above are very particular. We are assuming that other programs, like LIHTC, while not as specific as HOME, and would meet the requirements of the HOME Program.

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

N/A

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, public policies may in some cases create impediments as well. This is particularly notable in three areas: local zoning and permitting practices, insufficient and/or declining federal funding for affordable housing, and transportation.

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.

The Metropolitan Council attempts to address these concerns in various ways, including setting affordable housing targets for individual municipalities, requiring cities to have comprehensive plans that address them, and offering grants in accordance with the Livable Communities Act to encourage development of affordable housing (among other goals). These efforts to limit restrictive zoning constitute a voluntary, incentive-based approach that may not be sufficiently appealing to cities with greater levels of local resources and less apparent need for regional funding support.

The second major public policy impediment to affordable housing is insufficient and declining funds at the federal level. Local PHAs report struggling to meet the needs of residents in federally-assisted public housing and manage aging infrastructure on minimal budgets. 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. From 2000 to 2013, the number of individuals living below the federal poverty line in suburban Hennepin County increased from 28,292 to 60,940 and the number of cost burdened households increased from 60,124 to 210,842 (2000 Census, 2013 ACS).Â

Finally, 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 (see, for example, the Metropolitan Council's "Choice, Place, and Opportunity" Report). Through encouraging affordable housing synergies with projects such as the Southwest LRT Line, and through programs such as Transit-Oriented Development, the County is working to provide better solutions to the problem of spatial mismatch and improve the opportunities of low income residents.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Although Hennepin County does not have land use control, it is working in several capacities to examine ways in which cities can overcome barriers to affordable housing. For instance, the county, along with partner cities, is developing a "Southwest LRT Corridor-wide Housing Strategy" with the goal of "providing a full range of housing choices – positioning the Southwest LRT communities as a place for all to live." In addition to including goals for the development and preservation of affordable housing, this plan seeks to "Modify regulatory tools to support housing development and preservation" by:

- Develop mixed income (Inclusionary Housing) policy language, Evaluate corridor cities interest in exploring the cost/benefits, mechanics and legislative authority for joint financing mechanisms such as corridor-wide TIF, fiscal disparities sharing, and other forms of value capture,
- Develop and adopt a clear and consistent vision, goals and affordability targets for housing development within ½ mile of station areas.
- Maintain and enhance policies around station areas to promote increased density and include a mix of uses consistent with federal and regional transportation policies.

Strategies to ameliorate barriers to fair housing are not equivalent to those for affordable housing but are not entirely separate. The provision of affordable housing is often important to classes protected in the Fair Housing Act because they may be disproportionately represented among those that would benefit from affordable housing.

Hennepin County is also committed to ameliorating barriers to fair housing so that housing is fully available to all residents of the community, regardless of race, color, religion, national origin, gender, handicap, or familial status. Multiple strategies will be employed to affirmatively further fair housing and overcome impediments in the regional Analysis of Impediments (AI). Strategies include providing education and outreach such as tenant advocacy and foreclosure counseling, housing discrimination testing and enforcement, and fair housing counseling. These strategies are sourced, in part, from all of the County's AI planning documents, and will continue to change as fair housing impediments evolve as reflected in updates to the AI. Funding sources 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, CDBG, and Hennepin County through its HRA. The Urban County sets aside 1% of its CDBG allocation for fair housing activities.

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 has a robust street outreach program funded by ESG. Its primary focus is downtown Minneapolis, where most unsheltered people spend the night under bridges and overpasses, in the skyway, or camping along the Mississippi River. Street Outreach also works in suburban Hennepin upon request, and has responded to phone calls about unsheltered people sleeping in cars in retail parking lots, or Park and Ride lots, as well as behind retail establishments. Street Outreach has connections with the Minneapolis Police Department, and the Hennepin County mental health access unit for specialized help for those in crisis.

Addressing the emergency and transitional housing needs of homeless persons

Hennepin County has a policy of providing emergency shelter to all who have no alternative housing. Families receive a voucher for an emergency shelter room for each family seeking assistance. The shelter provides three meals a day, child care, and after school programming. Each family gets their own room with a bath. When demand exceeds shelter capacity in Hennepin, a local hotel provides rooms for the increased demand. Singles are sheltered in one of seven emergency shelters throughout Minneapolis. Shelter capacity is expanded during the winter months to ensure there is room for everyone seeking shelter. Youth-specific shelters are extremely limited in Hennepin County. Most young people are served in the adult shelter system. A new youth shelter, the first in suburban Hennepin, opened February 1st in Brooklyn Center with room for ten transitional living rooms and two emergency shelter beds.

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.

Hennepin County has placed an emphasis on chronically homeless individuals and families during the span of the ten year plan. Most chronically homeless individuals are assisted with Group Residential Housing, which is a state-funded program to permanently house long-term homeless individuals with disabilities. The primary strategy for families is rapid rehousing, with a new emphasis in the past year on a more intensive rehousing program for families who come back to shelter. This strategy, called Stable Families Initiative, pairs HUD-funded HOME subsidies and Minnesota Housing Finance Agency subsidies with service dollars to support young families who have cycled through shelter twice in the past two

years. Older long-term homeless families are targeted for Permanent Supportive Housing, and are a primary target for Coordinated Entry.

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

Low-income individuals and families receive prevention services first from Hennepin County through the Emergency Assistance program, which can pay rent arrears, utility arrears, damage deposits, and first month's rent. That program is available once a year. If a family or individual needs assistance a second time in a year, they can apply for homeless prevention assistance through many community agencies that receive state funding through Family Homeless Prevention and Assistance Program (FHPAP). For families who have repeated shelter stays in Hennepin County, the Stable Families Initiative (described above) offers additional housing support to maintain current housing, and avoid another shelter entry. Hennepin County has two "opportunity centers" that bring together housing resources, government benefit programs, employment and education resources, and case management for adults and youth in our community. Services for families are coordinated through the County's social service office and the "shelter team".

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 integrated lead-based paint testing, hazard remediation, temporary relocation, and clearance testing into its procedural manual for the rehabilitation program regardless of funding source. Several staff members are licensed lead-based paint risk assessors and ensure lead-safe work practices and all requirements of the Lead Safe Housing Rule and Renovation, Repair, and Painting Rule are followed in all federally funded activities.

Starting in 2004, Hennepin County has also successfully applied for and implemented lead-based paint hazard reduction grants funded by the HUD Office of Lead Hazard Control and Healthy Homes. These grants expand Hennepin County's efforts to educate homeowners, establish and maintain a trained contractor pool, augment rehabilitation funds with lead specific grant funds and provide temporary relocation assistance. Since 2004, nine lead-based paint hazard control grants have been secured totaling over \$29.5 million. Hennepin County is currently funded through December 31, 2016. Through the end of 2014, the grants have created 2,678 lead-safe units for families in Hennepin County. The funds may be used throughout Hennepin County, but the recruitment prioritizes families with children with elevated blood lead levels. Additionally, the funds create lead safe units before children are poisoned by targeting Housing Choice Voucher rental units and low income home owners.

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, 481 children in Hennepin County had elevated blood lead levels (MDH 2013 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. Now with the new reference value, the jurisdiction still has a ways to go to eliminate childhood lead poisoning. Hennepin County continues to actively pursue resources to make homes, whether they be owner occupied or rental, lead-safe for families to give children their best chance to succeed.

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:

- 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?

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. In late 2015, the County Board will have a "Housing Board Briefing" to ensure that this coordination among County departments is meeting the housing needs of county clients.

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 (the county) monitoring standards and procedures are in place to fulfill the requirements and intent of the CDBG and HOME programs by taking actions to monitor performance in meeting goals and objectives set forth in its Consolidated Plan, Action Plan and written agreements, by ensuring compliance by our **partners** (*subrecipients, third-party subrecipient, recipients, developers and others that are awarded HOME or CDBG*) with rules and regulations, and to ensure timely expenditure of funds. Monitoring is an ongoing process and is achieved through multiple steps from the publication of the annual Request for Proposals (RFP) through any required compliance period. Written agreements containing a scope of work specifies tasks to be undertaken and identifies applicable Federal requirements are executed by both parties defining regulations, expectations, and responsibilities. Training and technical assistance to funded partners are provided on an on-going basis, at the request of the partner or as needed by discretion of county staff. The County engages our partners in the delivery of community development programs, which means creating a culture of communication, trust, and mutual support. Significant effort is made at the front-end of activities management including but not limited to; activities selected for funding, contracting, providing technical assistance and oversight during implementation, ensuring all applicable federal compliance requirements have been met before reimbursement and performance outcomes are appropriately documented. Housing Division staff is always ready, willing and able to provide guidance and direction for the successful implementation of HOME and CDBG funded projects and programs. On-site and/or remote monitoring is completed for every activity and program and/or client files may also be reviewed on a 'sample' basis. Ongoing occupancy monitoring for homeownership units is handled by reviewing insurance certificates and county records at least annually. If there are any discrepancies, a letter is sent to the owner requesting verification and/or an explanation. Then, follow-up is done based on the submitted information. For Tenant Based Rental Assistance (TBRA) is administered by our subrecipient Administrator. Annually, the county staff will give reasonable notice to request, files and documents related to the Stable HOME program to be reviewed. During the Period of Affordability (POA), we will monitor or contract with an experienced agency to monitor compliance and provide clarification and technical assistance. ESG Program monitoring is done by the county's Human Service & Public Health Department. Subgrantee requirements are spelled out in a subrecipient funding agreement. Typically there is only one subrecipient (subgrantee) in each program year. The agreement identifies program reporting and payment requirements including specific services to be provided, documentation and monthly reporting of client case records, along with other requirements of the ESG program and county agreements.

Minority Business Outreach: 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 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 | 2,523,902 | 535,000 | 0 | 3,058,902 | 12,095,608 | 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 Reminder 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 | 1,253,377 | 27,100 | 400,000 | 1,680,477 | 5,093,508 | Assumes annual allocation remains constant and approximately \$20,000/year of Program Income from homeowner rehab projects. |
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 226,877 | 0 | 0 | 226,877 | 907,508 | 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: \$ | | |
| Continuum of Care | public - federal | Admin and Planning Housing Rapid re-housing (rental assistance) Rental Assistance Services TBRA Transitional housing Other | 1,545,000 | 0 | 0 | 1,545,000 | 6,416,000 | Est. average 1.5% increase per year due to changes in FMRs; 25% match required (to be provided by grantee projects) |

Table 55 - 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 publically 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 Community Works and Resident Real Estate Services (RRES) are exploring a Memorandum of Understanding for a reduction in acquisition costs for tax forfeit property when used 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 | Capital Funding to Build/Rehab Units | 2015 | 2019 | Affordable Housing Public Housing | | Preserve/Create Multifamily Rental Opportunities | CDBG: \$153,796 HOME: \$755,000 | Rental units constructed: 159 Household Housing Unit Rental units rehabilitated: 4 Household Housing Unit Housing for Homeless added: 0 Household Housing Unit |
| 2 | Capital Funding for Special Needs Housing | 2014 | 2019 | Affordable Housing Non-Homeless Special Needs | | Preserve/Create Multifamily Rental Opportunities | CDBG: \$108,296 | Rental units rehabilitated: 37 Household Housing Unit |
| 3 | Homeowner Rehabilitation Assistance | 2014 | 2019 | Affordable Housing Non-Homeless Special Needs | | Preserve/Create Single Family Homeownership | CDBG: \$905,512 | Homeowner Housing Rehabilitated: 33 Household Housing Unit |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|-----------------------------------|-----------------|--|------------------------------------|---|
| 4 | Property Acquisition/Rehabilitation/Construction | 2014 | 2019 | Affordable Housing | | Preserve/Create Single Family Homeownership | CDBG: \$401,507 HOME: \$300,000 | Homeowner Housing Added: 16 Household Housing Unit |
| 5 | CHDO Operating | 2015 | 2019 | Affordable Housing | | Preserve/Create Single Family Homeownership | HOME: \$50,000 | Other: 0 Other |
| 6 | Capital Funding for Permanent Units (Homeless) | 2014 | 2019 | Homeless | | Housing Opportunities for Homeless Populations | HOME: \$300,000 | Housing for Homeless added: 4 Household Housing Unit |
| 7 | Rental Assistance (Homeless) | 2015 | 2019 | Homeless | | Housing Opportunities for Homeless Populations | HOME: \$150,139 | Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted |
| 8 | Fair Housing Activities | 2015 | 2019 | Non-Housing Community Development | | Support Education, Outreach and Services | CDBG: \$25,239 | Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted |
| 9 | Financial Literacy | 2015 | 2019 | Non-Housing Community Development | | Support Education, Outreach and Services | CDBG: \$34,683 | Public service activities other than Low/Moderate Income Housing Benefit: 528 Persons Assisted |
| 10 | Tenant Advocacy | 2015 | 2019 | Non-Housing Community Development | | Support Education, Outreach and Services | CDBG: \$47,587 | Public service activities other than Low/Moderate Income Housing Benefit: 3770 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|-----------------------------------|-----------------|--|----------------|---|
| 11 | Homelessness Prevention and Support Services | 2015 | 2019 | Homeless | | Support Education, Outreach and Services | CDBG: \$28,934 | Homelessness Prevention: 80 Persons Assisted |
| 12 | Emergency Assistance | 2015 | 2019 | Non-Housing Community Development | | Support Education, Outreach and Services | CDBG: \$41,022 | Public service activities other than Low/Moderate Income Housing Benefit: 1951 Persons Assisted |
| 13 | Senior Center Programming | 2015 | 2019 | Non-Housing Community Development | | Support Education, Outreach and Services | CDBG: \$8,455 | Public service activities other than Low/Moderate Income Housing Benefit: 7453 Persons Assisted |
| 14 | Senior Services | 2014 | 2019 | Non-Housing Community Development | | Support Education, Outreach and Services | CDBG: \$60,136 | Public service activities other than Low/Moderate Income Housing Benefit: 564 Persons Assisted |
| 15 | Youth Programming | 2015 | 2019 | Non-Housing Community Development | | Support Education, Outreach and Services | CDBG: \$6,731 | Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted |
| 16 | Youth Counseling | 2015 | 2019 | Non-Housing Community Development | | Support Education, Outreach and Services | CDBG: \$40,033 | Public service activities other than Low/Moderate Income Housing Benefit: 333 Persons Assisted |
| 17 | Domestic Abuse Counseling | 2015 | 2019 | Non-Housing Community Development | | Support Education, Outreach and Services | CDBG: \$4,262 | Public service activities other than Low/Moderate Income Housing Benefit: 349 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|-----------------------------------|-----------------|--|-----------------|--|
| 18 | Job Training | 2015 | 2019 | Non-Housing Community Development | | Support Education, Outreach and Services | CDBG: \$19,934 | Jobs created/retained: 236 Jobs |
| 19 | Acquisition or Demolition of Structures | 2015 | 2019 | Non-Housing Community Development | | Encourage Neighborhood Revitalization | CDBG: \$409,200 | Buildings Demolished: 5 Buildings |
| 20 | Code Enforcement | 2015 | 2019 | Non-Housing Community Development | | Encourage Neighborhood Revitalization | CDBG: \$185,000 | Housing Code Enforcement/Foreclosed Property Care: 1922 Household Housing Unit |
| 21 | Build or Improve Public Facilities/Infrastructure | 2015 | 2019 | Non-Housing Community Development | | Encourage Neighborhood Revitalization | CDBG: \$220,643 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5990 Persons Assisted |

Table 56 – Goals Summary

Goal Descriptions

| | | |
|---|------------------|---|
| 1 | Goal Name | Capital Funding to Build/Rehab Units |
| | Goal Description | Provide low interest loans/grants to developers for property acquisition, multi-family rehab, new construction, and related site improvements to increase and preserve affordable rental housing stock. |

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| 2 | Goal Name | Capital Funding for Special Needs Housing |
| | Goal Description | Provide capital funding assistance to development agencies in the support of new construction and rehabilitation of affordable housing stock for low income special needs households. |
| 3 | Goal Name | Homeowner Rehabilitation Assistance |
| | Goal Description | Provide loans to low to moderate income homeowners for necessary home improvements or emergency repairs. |
| 4 | Goal Name | Property Acquisition/Rehabilitation/Construction |
| | Goal Description | 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. |
| 5 | Goal Name | CHDO Operating |
| | Goal Description | Operating support to foster the growth of Community Housing Development Organization West Hennepin Affordable Housing Land Trust (WHAHLT). |
| 6 | Goal Name | Capital Funding for Permanent Units (Homeless) |
| | Goal Description | Provide capital funding for additional permanent supportive housing to the homeless population. Please note funding for mixed-income affordable housing projects, which include homeless units, is accounted for in capital funding to build/rehab units. |
| 7 | Goal Name | Rental Assistance (Homeless) |
| | Goal Description | |
| 8 | Goal Name | Fair Housing Activities |
| | Goal Description | The jurisdiction will affirmatively further fair housing, conducting an 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. |

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| 9 | Goal Name | Financial Literacy |
| | Goal Description | Provide counseling services to homeowners for foreclosure prevention, consumer education and awareness, and homeowner purchase counseling for low to moderate income households. |
| 10 | Goal Name | Tenant Advocacy |
| | Goal Description | Provide assistance to agencies that provide legal advice to renters regarding tenant law. |
| 11 | Goal Name | Homelessness Prevention and Support Services |
| | Goal Description | In collaboration with Hennepin County departments and initiatives, and other appropriate organizations, identify and implement housing and supportive services required to house homeless or at-risk households. |
| 12 | Goal Name | Emergency Assistance |
| | Goal Description | Provide emergency assistance services to low income household for basic needs, resources or information. |
| 13 | Goal Name | Senior Center Programming |
| | Goal Description | Provide ongoing support through senior centers outreach and education on topics of interest to seniors such as health and wellness, recreation activities, associated transportation programs and coordination of meals programs. |
| 14 | Goal Name | Senior Services |
| | Goal Description | Collaborate with supportive service agencies to assist income eligible senior citizens with chore services to remain independent in their homes as long as possible, cope with stress and adjustments correlated with retirement and aging. |
| 15 | Goal Name | Youth Programming |
| | Goal Description | Provide assistance in funding youth programming with a focus on providing a healthy and positive atmosphere. |
| 16 | Goal Name | Youth Counseling |
| | Goal Description | Provide youth counseling interventions for at-risk teens to address serious current or potential issue. |

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|-----------|-------------------------|--|
| 17 | Goal Name | Domestic Abuse Counseling |
| | Goal Description | 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 | Goal Name | Job Training |
| | Goal Description | 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 | Goal Name | Acquisition or Demolition of Structures |
| | Goal Description | Provide funding for activities associated with blighted, deteriorated, undeveloped, or inappropriately developed real property that prevents sound community development and growth. |
| 20 | Goal Name | Code Enforcement |
| | Goal Description | Provide targeted code enforcement in low and moderate income areas to complement strategic efforts that abate neighborhood decline and preserve affordable housing stock. |
| 21 | Goal Name | Build or Improve Public Facilities/Infrastructure |
| | Goal Description | Provide financing for public facility new construction, rehabilitation, infrastructure and streetscape improvements. |

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Needs identified in the Consolidated Plan are to:

- Preserve/Create Multifamily Rental Opportunities,
- Preserve/Create Single Family Homeownership Opportunities,
- Housing Opportunities for Homeless Populations,
- Support Education, Outreach and Services,
- Encourage Neighborhood Revitalization, and
- Stimulate Economic Development.

Projects are selected based on the population served and the needs and goals identified in the Consolidated Plan.

| # | Project Name |
|----|---|
| 7 | Administration |
| 8 | Dayton Apartments |
| 9 | HOME Line Tenant Hotline |
| 10 | Senior Community Services Household and Outside Maintenance for Elderly |
| 11 | CEAP Meals on Wheels |
| 12 | Homeowner Rehabilitation Assistance |
| 13 | Avenues for Homeless Youth |
| 15 | Penn Avenue Streetscape Improvements |
| 16 | Code Enforcement |
| 17 | Pesch Place Rehabilitation |
| 18 | CAPSH Full-Cycle Homeownership Services |
| 19 | Maple Grove Senior Center |
| 20 | CAPI USA Immigrant Career Pathways |
| 21 | GMCC Job Training |
| 22 | Elimination of Blight Funding Pool |
| 23 | Village Creek Streetscape Improvements |
| 24 | Resource West Emergency Assistance |
| 25 | Sojourner Domestic Abuse Support/Shelter |
| 26 | Fair Housing Outreach and Enforcement |
| 27 | WeCAN Emergency Assistance |
| 28 | Meadowbrook Summer Youth Program |
| 29 | Treehouse Youth Counseling |
| 30 | The Family Partnership Youth Services |
| 31 | Pro USA Youth Life Skills |

| # | Project Name |
|----|---|
| 32 | IOCP Emergency Assistance |
| 33 | Acquisition/Scattered Site Homeownership Program |
| 34 | Osseo Property Acquisition |
| 35 | West Hennepin Affordable Housing Land Trust (WHAHLT) |
| 36 | Wayside Supportive Housing Rehabilitation |
| 37 | Perspectives Louisiana Court Rehabilitation |
| 39 | Senior Community Services Gillespie Center |
| 40 | Acquisition/Scattered Site Blight Removal |
| 42 | Maple Grove HRA Scattered Site Rehab |
| 43 | Existing Homeowners Emergency Housing Rehab - CAPSH |
| 44 | ICA Emergency Assistance |
| 45 | Existing Homeowners Housing Rehab - CEE |
| 46 | CHDO Operating |
| 47 | 66 West Apartments--Beacon |
| 48 | Bottineau Ridge Phase II--Duffy |
| 49 | Oxford Village Apartments-- PPL |
| 50 | TENANT based Tenant Based Rental Assistance (TBRA) -- STABLE HOME |
| 51 | ESG Rapid Re-Housing |
| 52 | Zanewood Recreation Center |

Table 57 – Project Information

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

All underserved needs are not able to be met due to a lack of sufficient funding. Those projects that are selected meet the highest needs identified by the Consolidated Plan and the needs in the communities.