

# Hennepin County Consortium DRAFT 2024 Annual Action Plan

March 27, 2024

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

## Consortium Members:

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



Website

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



# Executive Summary

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

### 1. Introduction

The Hennepin County Consortium 2024 Action Plan 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), and Emergency Solutions Grant (ESG) Program. The 2020-2024 Consolidated Plan set community development and affordable housing goals for the use of CDBG, HOME, and ESG for five program years, 2020-2024. The Consolidated Plan can be found at <https://www.hennepin.us/your-government/research-data/housing-plans-accomplishments>.

The 2024 Action Plan outlines the specific ways in which CDBG, HOME, and ESG funding will be used in the 2024 Program Year, following the goals in the Consolidated Plan. The 2024 program year starts July 1, 2024 and ends June 30, 2025.

The Hennepin County Consortium is comprised of four entitlement jurisdictions - the Cities of Bloomington, Eden Prairie, and Plymouth – and all but one of the remaining suburban cities in Hennepin County. Hennepin County’s Housing and Economic Development Department is the Consortium’s lead agency responsible for the Plan’s development.

### 2. Summarize the objectives and outcomes identified in the Plan

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

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

Objectives:

- Provide decent housing
- Provide a suitable living environment

- Expand economic opportunities

Outcomes:

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

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

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

Goals were developed to meet these Priority Needs. Proposed program year 2024 Projects are in alignment with the identified Goals and Needs.

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

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

Each year the Consortium evaluates its performance relative to the Consolidated Plan through Consolidated Annual Performance Evaluation Report (CAPER). The 2023 Program Year will not be evaluated until the fall of 2024. The most recent CAPER evaluated the 2022 Program Year against the 2020-2024 Consolidated Plan goals.

One of the primary goals of Hennepin County is to reduce disparities in housing, employment, education, income, transportation, health, and criminal justice outcomes between households of color and white households. With this in mind, Hennepin County has focused on investment in activities that serve the more low-income and extremely low-income households, who are disproportionately people of color. Further, Hennepin County has taken action to invest meaningfully in these activities, which

means fewer contracts, less administrative burden, and more focused impact. As an example, we funded Homebuyer Assistance and property acquisition in 2021, which are resource-intensive and help only a few households, yet make a deeper personal impact. This has resulted in serving fewer households than previous years, but having strong outcomes on community.

In 2022, we more than doubled our investment in emergency rental assistance. The County expended \$3.5 million in emergency assistance from CDBG-CV, specifically rental assistance for 153 households and mortgage assistance for 133 households to resolve their emergencies, and expended \$3.509 million ESG-CV on homeless diversion and assistance.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The seven cities that receive a "direct allocation" of CDBG funding through Hennepin County (Brooklyn Park, Brooklyn Center, Edina, Maple Grove, Minnetonka, Richfield and St. Louis Park) held public hearings and provided council resolutions of support for the funding allocations in those cities. The Hennepin County Board of Commissioners held a public hearing on Tuesday, April 25, 2023 at 1:30 virtually with an in-person option. The public hearing will be live streamed on the internet with closed caption, and residents may call in to provide prerecorded or real-time public comment during the hearing. They can also attend in person to testify live.

A copy of the 2024 Draft Action Plan was available for 30 days beginning March 27 through April 30, 2024 on the Hennepin County website: [www.hennepin.us/housing-plans](http://www.hennepin.us/housing-plans).

Notice of the public comment period and public hearing were sent to the Hennepin County egov list and emailed to cities within Hennepin County for city newsletters and social media. The published public notices included the following language: " If you need help to make it possible for you to be active in the public hearing such as sign language interpreter or assisted hearing equipment, this help can be provided if you ask. To ask for help, please call 612-543-4342 at least three days prior to the hearing."

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

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

Hennepin County received comments from three parties, and responded to each. Public comments received were not of a nature to warrant changes to the 2024 Draft Action Plan. All submitted comments are provided as a part of this plan.

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

N/A.

## **7. Summary**

The projects in the 2024 Action Plan will advance our objectives to provide decent housing, provide a suitable living environment, and expand economic opportunities by:

- Provide social services to more than 2,800 households
- Preserve 116 affordable rental housing units by financing essential repairs
- Construct 82 affordable rental units: 31 in the Community Corner project in Brooklyn Center, 51 in the Tessman Ridge II project in Brooklyn Park
- Create 23 affordable homeownership opportunities through construction, acquisition and rehabilitation, and down-payment assistance
- Preserve homeownership for 54 families with home repair assistance
- Support 55 homeless households with rapid rehousing assistance and 40 homeless households with tenant based rental assistance

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

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

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

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

**Table 1 – Responsible Agencies**

**Narrative**

Hennepin County is the lead entity and responsible for overseeing the development, implementation, and evaluation of the Consolidated Plan for the Hennepin County Consortium of suburban cities. The allocation of funds differs by program.

The City of Minneapolis receives direct allocations of CDBG, HOME & ESG.

*Community Development Block Grant (CDBG)*

The Cities of Bloomington, Eden Prairie, and Plymouth are entitlement jurisdictions which receive CDBG directly from HUD.

Hennepin County Housing and Economic Development administers the balance of the CDBG resources.

- **Public Services:** The County sets aside the maximum allowed amount of CDBG for public services (15%) and offers these funds throughout the balance of suburban communities with a request for proposals process.

- Direct allocation cities: The County currently provides a proportional direct allocation of CDBG to cities with over 3.5% of the need using HUD’s allocation formula (population, poverty levels (double weighted), and overcrowding). Eligible cities utilize a public process to determine how to use CDBG funds in their community. The cities of Brooklyn Center, Brooklyn Park, Edina, Maple Grove, Minnetonka, Richfield, and St. Louis Park fall into this category for the 2024 program year.
- Consolidated Pool: Cities eligible for less than \$100,000 of CDBG after the administration and public services set aside are placed into the Consolidated Pool. The remaining funds are offered using a competitive request for proposal basis to projects serving the remaining suburban communities.

*HOME Investment Partnership (HOME)*

Hennepin County Housing and Economic Development administers HOME resources on behalf of the Hennepin Consortium of suburban cities (including and in partnership with Bloomington, Eden Prairie, and Plymouth).

The County offers HOME funds in a competitive request for proposal basis for projects located throughout suburban Hennepin County.

*Emergency Solutions Grant (ESG)*

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

**Consolidated Plan Public Contact Information**

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

### **1. Introduction**

Hennepin County leads the coordination for the Consolidated Plan and Action Plans. The cities of Bloomington, Eden Prairie, and Plymouth have created portions of the plan specific to those cities, which are part of the Hennepin County Consortium Consolidated Plan. These three cities are also responsible for the development of annual plans and reports for the respective CDBG programs. The Consolidated Plan and Action 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 resident 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.

Every year, County staff again consult with cities and community partners, local reports, and updated Census data.

### **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 Housing and Economic Development (HED) department works closely with partners in and outside of the County to coordinate the delivery and impact of housing and services.

HED has developed shared priorities and performance metrics with Hennepin County Human Services' Housing Stability department and works to align strategies for greatest impact. The departments coordinate timing and goals in requests for housing capital and services funding proposals. This includes HOME funds, the Hennepin County Housing and Redevelopment Authority's Affordable Housing Initiative Fund (AHIF) and Supportive Housing Strategy, state Housing Support funds, and federal McKinney-Vento (CoC) funds. Similarly, Housing Stability implements the County's ESG funds with state Family Homeless Prevention and Assistance Program (FHPAP) funds for competitive selection and oversight.

The County developed the Supportive Housing Strategy specifically to increase this type of coordination and alignment across internal and external partners. The Strategy provides capital financing for supportive housing projects meeting criteria developed by the intended tenants and the agencies that support them. HED has partnered with the County's "Built for Zero" team to end chronic homelessness and broader Office to End Homelessness / Continuum of Care, Adult Behavioral Health department,



Child Welfare department, Healthcare for the Homeless FQHC, Ryan White HIV program, Long-Term Supports and Services (disability services) department, and No Wrong Door program for sexually exploited youth, together with those groups' external service partners, to develop highly targeted supportive housing.

Hennepin County works closely with several PHAs. The county developed a referral process from the Coordinated Entry System with some PHAs with a homeless preference for some specialty tenant-based Housing Choice Vouchers. The county also worked with Minneapolis PHA to launch a locally funded voucher program in which McKinney Vento liaisons connect up to 300 families and children at-risk of or experiencing homelessness with housing assistance and support services.

Finally, the County also partnered with our two largest PHAs to administer the pandemic recovery Emergency Housing Voucher program. Hennepin County Human Services and partner non-profits entered into MOUs with the PHAs, ensuring that every voucher was allocated to an individual or household that was 'literally' homeless (in shelter or on the streets) through the local Coordinated Entry System (CES), and guaranteeing a minimum one year of services for all voucher recipients. The two PHAs were successful in leasing 100% of vouchers within the allowed timeframe, thereby moving more than 350 people out of homelessness.

The most recent public documents of our coordination are found in the 2020-2024 Five Year Consolidated Plan at <https://www.hennepin.us/your-government/research-data/housing-plans-accomplishments>.

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

The Minneapolis/Hennepin County Continuum of Care (CoC) & Hennepin's Housing Stability department convene CoC members around specific target populations and intervention types to coordinate and develop new collective strategies to make homelessness rare, brief and non-recurring. The CoC's Lived Experience Advisory Group (LEAG) and Youth Action Board (YAB) bring together people with lived experience of homelessness to weigh in on strategies. The CoC's Executive Committee supports these strategies, and the Funding Committee evaluates existing and proposed projects for service and reallocates funds to meet emerging needs. Both LEAG and YAB participate in funding decisions relating to Federal, State and County funds and hiring decisions within Hennepin County's Housing Stability Area.

All homeless designated housing programs that receive public funding are required to fill all vacancies through the Coordinated Entry System (CES). The CES system prioritizes veterans, chronically homeless persons and families, people with disabilities and those who have the longest histories of homelessness and medical fragilities. The process also assesses household preferences, including preferences for culturally specific services, to support the best match between person and program.

Hennepin County has very few homeless families that meet the HUD definition of chronic homelessness due to successes of our system. During the pandemic, the County saw significant fluctuation in family shelter demand. In response, Hennepin County has expanded family shelter capacity, created a new team of housing focused case workers for families and invested in a 'surge' of additional rapid rehousing in response to these pressures.

For single adults, Housing Stability has developed a by-name list of those who meet requirements of chronic homeless status. Since June 2017, when this approach began, over 1,600 chronically homeless people – with an average experience of four years homelessness each – were housed with a 93% retention rate. Hennepin County has been selected to participate in the Big City Last Mile project with Community Solutions Built for Zero, recognizing and amplifying local progress in addressing chronic homelessness.

The State of Minnesota adopted a by-name registry for veterans in 2015 and Hennepin County CoC actively participates in registry meetings and a by-name approach with a view to achieving functional zero for veteran homelessness in 2024. Since the beginning of the registry, 1,487 veterans have been stably housed in Hennepin (as of December 2023). Outreach is provided at several strategic locations and mobile programs, the Minnesota Department of Veterans Affairs funds three housing focused social workers at Hennepin County to focus solely on housing homeless veterans, and CES includes an accelerated prioritization process for veterans with no other resources.

The youth-specific crisis response system in Hennepin CoC consists of multiple access points (crisis line, website and mobile app, drop-in centers, and street and school outreach), prevention services, youth-specific Emergency Shelter beds, Rapid ReHousing / Transitional Housing beds, Host Homes and Permanent Supportive Housing units. HUD selected Hennepin County as a youth Homeless Demonstration Program site in 2021 to leverage an additional \$3.5m in HUD Continuum of Care funding over a two-year period in support of the vision and goals developed with leadership from our Youth Action Board.

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

The Housing Stability department is the Collaborative Applicant for the Minneapolis/Hennepin County Continuum of Care (CoC). The Continuum of Care Coordinator and CoC planning staff work with HED's ESG staff to comply with the CoC regulations set forth in 578.7 & 578.95 by: 1) Establishing a CoC Governing board with both Hennepin CoC and ESG staff included in the membership. 2) Conduct an annual Needs & Gaps Analysis to establish priority populations and needs based on data to inform funding decisions. 3) Establish CoC Written Standards for providing CoC assistance. 4) Designate and Operate an HMIS system. 5) Established working committees that focus on all 6 components of our

homeless response system to assure alignment across CoC and ESG resources for each. In addition, Hennepin County has research staff dedicated to monitoring homelessness trends and outcomes.

ESG funds are awarded based on a request for proposal process that is combined with other homeless assistance funds to maximize coordination and results. CoC Committees members regularly sit on funding approval committees for ESG and other funds. The CoC funds the administration and works closely with the

HMIS system administrator to implement HMIS data standards. The CoC and ESG jurisdictions contribute a minimum of 2% to the statewide HMIS system to assist with HMIS Data Standards compliance for CoC and ESG funded projects. The CoC holds an annual meeting to solicit feedback from community members, providers, and policy makers on the gaps and challenges facing the community and hosts extensive focus groups and community conversations with people who are experiencing homelessness.

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

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

1	<b>Agency/Group/Organization</b>	Minneapolis/Hennepin Continuum of Care
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Publicly Funded Institution/System of Care Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The CoC has played a key role in the development of all housing and homeless-related sections of the plan. Coordination will continue throughout the plan.
2	<b>Agency/Group/Organization</b>	MINNESOTA HOUSING FINANCE AGENCY
	<b>Agency/Group/Organization Type</b>	Other government - State

<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Public Housing Needs  Homeless Needs - Chronically homeless  Homeless Needs - Families with children  Homelessness Needs - Veterans  Homelessness Needs - Unaccompanied youth  Homelessness Strategy  Market Analysis  Anti-poverty Strategy</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>MN Housing is a tax credit allocator and plays a critical role in the funding of new affordable housing projects. They also host the State's Office to Prevent and End Homelessness.</p>

3	<b>Agency/Group/Organization</b>	Hennepin County Human Services and Public Health Department
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Health Agency Child Welfare Agency Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - County Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy IT and Resiliency

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	We consulted with our Environment and Energy and Climate Resiliency departments (climate resiliency), Emergency Management department (resiliency for natural disasters, acts of terrorism, or other man-made disasters), Office of Broadband and Digital Inclusion (digital inclusion), and Human Services and Public Health Department (Services, Child Welfare, Health). Outcomes for all are integration and coordination of county responses, and alignment with this Action Plan.
4	<b>Agency/Group/Organization</b>	City of Maple Grove
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The city is a Direct Allocation city and plays a critical role in the decisions made within Hennepin County's CDBG program especially in its own jurisdiction.
5	<b>Agency/Group/Organization</b>	Brooklyn Center
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The city is a Direct Allocation city and plays a critical role in the decisions made within Hennepin County's CDBG program especially in its own jurisdiction.
6	<b>Agency/Group/Organization</b>	Brooklyn Park
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The city is a Direct Allocation city and plays a critical role in the decisions made within Hennepin County's CDBG program especially in its own jurisdiction.
7	<b>Agency/Group/Organization</b>	RICHFIELD
	<b>Agency/Group/Organization Type</b>	Other government - Local



	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The city is a Direct Allocation city and plays a critical role in the decisions made within Hennepin County's CDBG program especially in its own jurisdiction.
8	<b>Agency/Group/Organization</b>	City of St. Louis Park
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The city is a Direct Allocation city and plays a critical role in the decisions made within Hennepin County's CDBG program especially in its own jurisdiction.
9	<b>Agency/Group/Organization</b>	MINNETONKA
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The city is a Direct Allocation city and plays a critical role in the decisions made within Hennepin County's CDBG program especially in its own jurisdiction.
10	<b>Agency/Group/Organization</b>	City of Edina
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The city is a Direct Allocation city and plays a critical role in the decisions made within Hennepin County's CDBG program especially in its own jurisdiction.

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

N/A

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

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

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

**Narrative**

The above consultations and planning efforts were undertaken in preparation for the 2020-2024 Consolidated Plan. These consultations are continually reviewed and updated during the course of implementing the five year strategy through the development of annual HUD performance reports, development of County strategy and policy, and inter-governmental and community planning efforts such as request for proposal reviews, light-rail planning, and COVID-19 emergency response.

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

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

The Hennepin County Consortium hosted a robust community participation process to develop the 2020-2024 Consolidated Plan. The engagement process was designed to encourage all residents, especially non-English-speaking, Black, Indigenous and People of Color, and low-income communities to participate. First, Hennepin County Housing and Economic Development (HED) facilitated three listening sessions attended by nearly 100 residents who lived or worked in suburban Hennepin County, approximately 25% were people of color. Second, HED hosted a web-based survey, and targeted it to neighborhoods with highest concentrations of people with lowest incomes on platforms such as “Next Door”. More than 2,000 people completed the survey, and responses from low-income households and households of color were prioritized in analysis.

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

The 2023 Action Plan’s goals and activities were developed to meet the 2020-2024 Consolidated Plan priorities and objectives. The 2023 Action Plan activities are also responsive to the new and elevated needs raised by residents due to the economic impacts of COVID-19. Throughout the pandemic, HED’s community partners have shared the sustained high need for any financial support to bridge unemployment, including emergency housing and utilities assistance, food assistance, and affordable housing; and for further tenant advocacy and housing services to help people new to housing instability navigate complex systems.

Each entitlement jurisdiction and direct allocation city held public hearings regarding the use of CDBG funds. Public hearings allowed residents to provide comment and ask questions to elected officials in real time, and provided accessibility for persons with disabilities and limited English proficiency.

The Hennepin County Consortium is required to develop and follow a detailed Citizen Participation Plan. The Citizen Participation Plan sets forth the process to be followed at the community and county levels through the duration of the Consolidated Plan. The Citizen Participation Plan, together with the full overview of our 2020-2024 community engagement, is available as part of our Five Year Consolidated Plan at <https://www.hennepin.us/your-government/research-data/housing-plans-accomplishments>. The county continuously accepts and evaluates public comments. Any resulting changes to the Action Plan would be made in accordance with the Citizen Participation Plan.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	The public hearing was held April 23, 2024 at 1:30 pm.	N/A	N/A	<a href="https://www.hennepin.us/your-government/leadership/county-board-meetings">https://www.hennepin.us/your-government/leadership/county-board-meetings</a>
2	Newspaper Ad	Non-targeted/broad community	Public notice of the Public comment draft and period were available March 27-April 30, 2024	N/A	N/A	
3	Internet Outreach	Non-targeted/broad community	Public notice of the Public comment draft and period was emailed to the Department's egov distribution list March 27, 2024, and available on the County's website March 27-April 30, 2024	N/A	N/A	<a href="https://www.hennepin.us/your-government/research-data/housing-plans-accomplishments">https://www.hennepin.us/your-government/research-data/housing-plans-accomplishments</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

Below is an estimate of expected resources based on the allocations and amounts approved by Congress and provided by HUD. If more or less CDBG is allocated than anticipated, HED will increase or decrease admin commensurately, maintain a 15% allocation for public services, and change each public service project’s funding proportionately. HED will then increase or decrease homeowner rehab to reflect increases or decreases in our overall CDBG funding.

If HED receives more or less HOME than anticipated, either admin or the Land Trust activity will be increased or decreased as necessary.

If HED receives more or less ESG than anticipated, the amount made available in HHS’s request for proposals will be increased or decreased.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,918,805	250,000	0	3,168,805	0	Assumes \$250,000 per year of Program Income which would go to homeowner rehab.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,571,452	1,874,319	0	3,445,771	0	Includes funds repaid from prior projects.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	255,581	0	0	255,581	0	

**Table 2 - 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 Housing and Redevelopment Authority's Affordable Housing Incentive Funds and Supportive Housing Strategy (local), developer equity, and philanthropic sources such as the Family Housing Fund or the Local Initiatives Support Corporation.

Required Consolidated Plan formula matches will be obtained in this way:

- 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 come from state and local funds used to support the homelessness response. Match is expected to largely be achieved through the state and local funds that are also awarded in Hennepin County's RFP for Rapid Rehousing.

**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 Housing and Economic Development regularly works with Land Information and Tax Services in leveraging tax forfeit property for affordable housing. Hennepin County will continue to work with cities to explore potential sites for future affordable housing projects.

**Discussion**

N/A

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Develop or Rehab Affordable Rental Housing	2020	2024	Affordable Housing Public Housing		Preserve & Create Rental Opportunities	CDBG: \$480,942 HOME: \$1,900,000	Rental units constructed: 82 Household Housing Unit Rental units rehabilitated: 44 Household Housing Unit
2	Tenant Based Rental Assistance	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs		Preserve & Create Rental Opportunities	HOME: \$450,000	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted
3	Develop homes for homeownership	2020	2024	Affordable Housing		Preserve & Create Homeownership Opportunities	CDBG: \$145,755 HOME: \$1,045,771	Homeowner Housing Added: 15 Household Housing Unit
4	Direct Homebuyer Assistance	2020	2024	Affordable Housing		Preserve & Create Homeownership Opportunities	CDBG: \$138,615	Direct Financial Assistance to Homebuyers: 6 Households Assisted
5	Homeowner Rehabilitation Assistance	2020	2024	Affordable Housing Non-Homeless Special Needs		Preserve & Create Homeownership Opportunities	CDBG: \$1,122,598	Homeowner Housing Rehabilitated: 54 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Rapid Rehousing for People who are Homeless	2020	2024	Homeless		Housing Opportunities for Homeless Populations	ESG: \$255,581	Tenant-based rental assistance / Rapid Rehousing: 55 Households Assisted
7	Emergency Assistance	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services	CDBG: \$266,198	Public service activities other than Low/Moderate Income Housing Benefit: 142 Persons Assisted
8	Homelessness Prevention and Support Services	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services	CDBG: \$45,000	Public service activities other than Low/Moderate Income Housing Benefit: 45 Persons Assisted
9	Tenant Advocacy	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services	CDBG: \$85,000	Public service activities other than Low/Moderate Income Housing Benefit: 2395 Persons Assisted
10	Senior Services	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services	CDBG: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
11	Code Enforcement	2020	2024	Non-Housing Community Development		Encourage Neighborhood Revitalization	CDBG: \$17,500	Housing Code Enforcement/Foreclosed Property Care: 375 Household Housing Unit
12	Build/Improve Public Facilities or Infrastructure	2020	2024	Non-Housing Community Development		Encourage Neighborhood Revitalization	CDBG: \$380,179	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9261 Persons Assisted
13	Administration	2020	2024	Administration		Administration	CDBG: \$447,018	
14	CHDO Operating	2020	2024	CHDO		Administration	HOME: \$50,000	Other: 1 Other

**Table 3 – Goals Summary**

Annual Action Plan  
2024

## Goal Descriptions

1	<b>Goal Name</b>	Develop or Rehab Affordable Rental Housing
	<b>Goal Description</b>	Provide low interest loans/grants to developers for property acquisition, multi-family rehab, new construction, and related site improvements to increase and preserve rental housing opportunities affordable to households at or below 60% of the area median income (AMI), with highest priority for units affordable to households at or below 30% AMI.
2	<b>Goal Name</b>	Tenant Based Rental Assistance
	<b>Goal Description</b>	Tenant Based Rental Assistance to preserve housing or to move from homelessness into permanent housing. The priority populations are households who are homeless, formerly homeless, or at imminent risk of homelessness with initial income at or below 50% AMI with the highest priority for units affordable to households at or below 30% AMI.
3	<b>Goal Name</b>	Develop homes for homeownership
	<b>Goal Description</b>	Provide loans to developers for 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 at or below 80% AMI, with highest priority for below 60% AMI. Program Income is often recycled in this goal.
4	<b>Goal Name</b>	Direct Homebuyer Assistance
	<b>Goal Description</b>	Provide financial assistance to income eligible households, bridging the gap between the mortgage and household affordability, based on the home purchase price. Homebuyers must be at or below 80% AMI, with 60% AMI as highest priority.
5	<b>Goal Name</b>	Homeowner Rehabilitation Assistance
	<b>Goal Description</b>	Provide loans to low to moderate income homeowners for necessary home improvements or emergency repairs. Program Income is often recycled in this goal.

6	<b>Goal Name</b>	Rapid Rehousing for People who are Homeless
	<b>Goal Description</b>	Provide housing relocation and stabilization services, short- and medium-term rental assistance, to transition households living in shelters or inhabitable living conditions into permanent housing.
7	<b>Goal Name</b>	Emergency Assistance
	<b>Goal Description</b>	Provide emergency financial assistance for basic needs to households with incomes below 80% AMI, with highest priority for households below 30% AMI.
8	<b>Goal Name</b>	Homelessness Prevention and Support Services
	<b>Goal Description</b>	Provide housing and supportive services to prevent homelessness. 30% AMI is the priority.
9	<b>Goal Name</b>	Tenant Advocacy
	<b>Goal Description</b>	Provide assistance to agencies that provide legal advice to renters regarding tenant law.
10	<b>Goal Name</b>	Senior Services
	<b>Goal Description</b>	Collaborate with supportive service agencies to assist seniors with food insecurity and another with chore services to remain independent in their homes as long as possible, and cope with stress and adjustments correlated with retirement and aging.
11	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	Provide targeted code enforcement in low- and moderate-income areas to complement strategic efforts that abate neighborhood decline and preserve housing stock and encourage neighborhood revitalization.
12	<b>Goal Name</b>	Build/Improve Public Facilities or Infrastructure
	<b>Goal Description</b>	Provide financing for public facility new construction, rehabilitation, infrastructure and streetscape improvements.

<b>13</b>	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Fifteen percent of CDBG program funds will be used to help defray the costs incurred by Hennepin County for general program administration costs (planning, general management, oversight, coordination, evaluation and reporting) and Fair Housing (to affirmatively further fair housing as identified in the Analysis of Impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions).
<b>14</b>	<b>Goal Name</b>	CHDO Operating
	<b>Goal Description</b>	Operating support to foster and maintain our Community Housing Development Organization as required by the HOME statute.

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

### Introduction

Projects to be funded for the 2024 Program Year.

#	Project Name
1	Rental Property Rehab
2	Affordable Rental Housing Development
3	Stable HOME
4	Homeowner Rehab
5	Affordable Homeownership Development
6	Home Buyer Assistance
7	Emergency Assistance
8	Homeless Prevention
9	Senior Services
10	Tenant Advocacy
11	Public Facility Improvements
12	Code Enforcement
13	Program Administration
14	CHDO Operating
15	Rapid Rehousing (ESG)

Table 4 – Project Information

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

Allocation priorities follow the needs identified in the community engagement, consultations, and data analysis for the 2020-2024 Consolidated Plan. They support the development and preservation of affordable housing, creating housing opportunities for homeless persons, promotion of public services, revitalization of neighborhood, stimulating economic development, and supporting Fair Housing, CHDOs, and administration.

Throughout, efforts were made to prioritize activities impacting residents with lowest incomes.



**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Rental Property Rehab
	<b>Target Area</b>	
	<b>Goals Supported</b>	Develop or Rehab Affordable Rental Housing
	<b>Needs Addressed</b>	Preserve & Create Rental Opportunities
	<b>Funding</b>	CDBG: \$480,942
	<b>Description</b>	Provide funds to improve living conditions in affordable rental housing properties: \$400,000 to The Robin Hotel (Metropolitan Assistance Council for Veterans) to rehabilitate 16 units of deeply affordable housing, and \$80,942 to the Maple Grove Housing and Redevelopment Authority to rehabilitate 28 units of affordable housing.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	44 Households at or below 80% AMI.
	<b>Location Description</b>	Maple Grove and Robbinsdale
	<b>Planned Activities</b>	Rehabilitation at affordable rental housing properties.
<b>2</b>	<b>Project Name</b>	Affordable Rental Housing Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	Develop or Rehab Affordable Rental Housing
	<b>Needs Addressed</b>	Preserve & Create Rental Opportunities
	<b>Funding</b>	HOME: \$1,900,000
	<b>Description</b>	Construction of new multifamily housing projects: \$600,000 to The Community Corner in Brooklyn Center to create 31 units of deeply affordable housing, and Tessman Ridge II in Brooklyn Park to create 51 units of affordable housing.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	When complete, the project will create a total of 82 units affordable to households <50% AMI. This will total 47 affordable from 31-50% AMI, including 8 units set aside for people experiencing homelessness, and 35 affordable <30% AMI, and xx units aside for people experiencing homelessness.
	<b>Location Description</b>	Brooklyn Center, Brooklyn Park

	<b>Planned Activities</b>	Construction of affordable multifamily housing projects in Brooklyn Center and Brooklyn Park. Includes PI.
<b>3</b>	<b>Project Name</b>	Stable HOME
	<b>Target Area</b>	
	<b>Goals Supported</b>	Tenant Based Rental Assistance
	<b>Needs Addressed</b>	Preserve & Create Rental Opportunities
	<b>Funding</b>	HOME: \$450,000
	<b>Description</b>	Tenant Based Rental Assistance
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 households at or below 50% AMI.
	<b>Location Description</b>	Suburban Hennepin County
	<b>Planned Activities</b>	Rental Assistance. Includes PI.
<b>4</b>	<b>Project Name</b>	Homeowner Rehab
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeowner Rehabilitation Assistance
	<b>Needs Addressed</b>	Preserve & Create Homeownership Opportunities
	<b>Funding</b>	CDBG: \$1,122,598
	<b>Description</b>	Provide loans to low to moderate income homeowners for necessary home improvements or emergency repairs. (Note that the estimated Program Income (\$250,000) is included in this, as it is typically recycled in this project.)
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	54 low income and moderate-income households
	<b>Location Description</b>	Suburban Hennepin County
	<b>Planned Activities</b>	Homeowner rehabilitation – includes PI and Rehab administration
<b>5</b>	<b>Project Name</b>	Affordable Homeownership Development
	<b>Target Area</b>	

	<b>Goals Supported</b>	Develop homes for homeownership
	<b>Needs Addressed</b>	Preserve & Create Homeownership Opportunities
	<b>Funding</b>	CDBG: \$145,755 HOME: \$1,045,771
	<b>Description</b>	Funding to assist with the acquisition of the land or the construction and/or rehabilitation to create homeownership opportunities: several scattered site projects by Western Hennepin Affordable Housing Land Trust (WHAHLT), a nonprofit and a Community Housing Development Organization (CHDO), through its program Homes Within Reach (land trust model); the Minnetonka Mills project (Twin Cities Habitat for Humanity) in Minnetonka, and the Rowland Twin Homes project (Amani Construction and Development) in Minnetonka. Total amount of HOME funds, including cents, is: \$1,045,770.94
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	17 households at or below 80% AMI
	<b>Location Description</b>	CDBG: Edina and Maple Grove HOME: Suburban Hennepin County
	<b>Planned Activities</b>	Acquisition and Rehabilitation and/or New Construction of properties to create homeownership opportunities.
<b>6</b>	<b>Project Name</b>	Home Buyer Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Direct Homebuyer Assistance
	<b>Needs Addressed</b>	Preserve & Create Homeownership Opportunities
	<b>Funding</b>	CDBG: \$138,615
	<b>Description</b>	Homebuyer Assistance
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 households at or below 80% AMI
	<b>Location Description</b>	Richfield and the suburban Hennepin County

	<b>Planned Activities</b>	Buyer Assistance to homebuyers
7	<b>Project Name</b>	Emergency Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Emergency Assistance
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$266,198
	<b>Description</b>	Emergency assistance programs provide one-to-three months of emergency rent assistance prevent eviction. Providing emergency rental assistance enables neighbors to get back on track and continue living in their current homes.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	142 low income and moderate-income households
	<b>Location Description</b>	Suburban Hennepin County
	<b>Planned Activities</b>	Emergency rental assistance
8	<b>Project Name</b>	Homeless Prevention
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homelessness Prevention and Support Services
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$45,000
	<b>Description</b>	Supports Brooklyn Avenues, a 12-bed shelter/transitional housing with intensive support services for youth ages 16 to 21 who are experiencing homelessness.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	45 low income or moderate-income youth experiencing homelessness
	<b>Location Description</b>	NW Suburbs of Hennepin County, including Brooklyn Park, Brooklyn Center, Robbinsdale, New Hope, Crystal, Osseo, Maple Grove and Golden Valley

	<b>Planned Activities</b>	Emergency shelter for youth, services, and transitional housing
9	<b>Project Name</b>	Senior Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Senior Services
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	Senior Community Services (SCS) provides low-income older adults with high-quality chore and home maintenance services on a slide-fee scale delivered by trusted professionals and community volunteers.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 low income and moderate-income seniors
	<b>Location Description</b>	Brooklyn Center, Brooklyn Park, Crystal, Deephaven, Edina, Excelsior, Golden Valley, Greenwood, Hanover, Hopkins, Long Lake, Maple Grove, Minnetonka, Minnetonka Beach, Mound, New Hope, Orono, Osseo, Richfield, Robbinsdale, Shorewood, Spring Park, St. Louis Park, Tonka Bay, Wayzata, & Woodland, Champlin, Medicine Lake, Rockford, & Rogers.
	<b>Planned Activities</b>	Chore and home maintenance services to Seniors
10	<b>Project Name</b>	Tenant Advocacy
	<b>Target Area</b>	
	<b>Goals Supported</b>	Tenant Advocacy
	<b>Needs Addressed</b>	Support Education, Outreach, and Services
	<b>Funding</b>	CDBG: \$85,000
	<b>Description</b>	HOME Line provides renters with the tools necessary to keep their homes safe, in good repair and affordable. HOME Line's Tenant Hotline provides free legal advice to tenants about landlord/tenant law. These services prevent problems ranging from homelessness to illness from unsafe living conditions, and result in reducing the use of city emergency resources.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,395 low income and moderate-income tenants
	<b>Location Description</b>	Suburban Hennepin County
	<b>Planned Activities</b>	Tenant Hotline providing free legal advice to tenants about landlord/tenant law
<b>11</b>	<b>Project Name</b>	Public Facility Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Build/Improve Public Facilities or Infrastructure
	<b>Needs Addressed</b>	Encourage Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$380,179
	<b>Description</b>	Teen Center expansion and improvement at Zanewood Recreation Center, Crystal Twin Oaks, in order to serve a broader population and provide additional comprehensive and holistic services to at-risk youth and families in the area.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 9,261 people will benefit from improvements to these two sites.
	<b>Location Description</b>	Brooklyn Center, Crystal
	<b>Planned Activities</b>	Improvements and expansion of the teen center at Zanewood Rec Center, and at Twin Oaks Park in Crystal.
<b>12</b>	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Code Enforcement
	<b>Needs Addressed</b>	Encourage Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$17,500
	<b>Description</b>	The Brooklyn Park Code Enforcement Program and Public Health Division continue to handle high levels of code violations in specific neighborhoods with aging housing stock and subsequent vacant homes.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	375 code enforcement properties inspected.
	<b>Location Description</b>	Brooklyn Park
	<b>Planned Activities</b>	Code enforcement staff will manage code violations, and track and monitor any foreclosed, aged and vacant properties.
<b>13</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$447,018
	<b>Description</b>	Fifteen percent of Urban Hennepin County CDBG program funds will be used to help defray the costs incurred by Hennepin County for general program administration costs (planning, general management, oversight, coordination, evaluation and reporting) and the ongoing Fair Housing activities of the Hennepin County Consortium.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	
	<b>Planned Activities</b>	General Administration and Fair Housing for the CDBG and HOME programs.
<b>14</b>	<b>Project Name</b>	CHDO Operating
	<b>Target Area</b>	
	<b>Goals Supported</b>	CHDO Operating
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	HOME: \$50,000
	<b>Description</b>	CHDO operating
	<b>Target Date</b>	6/30/2025



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	
	<b>Planned Activities</b>	CHDO operating
<b>15</b>	<b>Project Name</b>	Rapid Rehousing (ESG)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rapid Rehousing for People who are Homeless
	<b>Needs Addressed</b>	Housing Opportunities for Homeless Populations
	<b>Funding</b>	ESG: \$255,581
	<b>Description</b>	Rapid rehousing is Tenant Based Rental Assistance and supportive services to help people exit homelessness. In the last couple of years of pandemic and tight rental market, the need for a longer period of support has grown. To accommodate that need, the County will serve slightly fewer households than in the past.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	55 households <30% AMI experiencing homelessness.
	<b>Location Description</b>	TBD - scattered site units for rapid rehousing
	<b>Planned Activities</b>	Rapid rehousing and HMIS

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

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

Assistance is directed to all cities in suburban Hennepin County. The City of Woodland opted not to participate in these programs. The cities of Bloomington, Eden Prairie, and Plymouth receive CDBG directly from HUD. Hennepin County Housing and Economic Development distributes its CDBG allocation through public services, direct allocations, and a consolidated pool.

- Public Services: The County sets aside the maximum allowed amount of CDBG for public services (15%, or est. \$436,000), and offers these funds throughout the balance of suburban communities
- Direct allocation cities: The County offers a proportional direct allocation of CDBG to cities with over 3.5% of the need using HUD’s allocation formula (population, poverty levels (double weighted), and overcrowding). Using this year's allocation and this calculation, the following will receive direct allocations of funding: Brooklyn Center: \$205,674; Brooklyn Park: \$385,172; Edina: \$125,381; Maple Grove: \$163,917; Minnetonka: \$126,599; Richfield: \$170,132; St. Louis Park: \$143,099
- Consolidated pool: The remaining \$715,616 was offered in an RFP for projects serving the remaining 33 participating suburban communities.

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

HOME funds are allocated in response to a request for proposals. In 2024, the selected new construction rental projects are located in Medina, Brooklyn Center, and Rockford. Homeownership projects are located throughout suburban Hennepin County.

ESG funds are available throughout suburban Hennepin County.

### Geographic Distribution

Target Area	Percentage of Funds

Table 5 - Geographic Distribution

## **Rationale for the priorities for allocating investments geographically**

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

## **Discussion**

N/A

## Affordable Housing

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

#### Introduction

The Consortium ranks affordable housing as a high priority. This is evidenced, in part, by the resources dedicated to affordable housing. More than \$5 million of anticipated allocation and program income will be used in suburban Hennepin County, together with program income from HOME, to assist in the development of new affordable units, rehabilitating existing affordable single and multifamily housing units, rental assistance and rapid rehousing.

One Year Goals for the Number of Households to be Supported	
Homeless	94
Non-Homeless	572
Special-Needs	0
Total	666

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	95
The Production of New Units	87
Rehab of Existing Units	98
Acquisition of Existing Units	16
Total	296

**Table 7 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Homeless and Rental Assistance goals above include the estimated number of households served by ESG rapid rehousing (55) and by the HOME tenant based rental assistance program (Stable Home) (40). Hennepin County will continue to fund activities that have been effective such as homeowner rehabilitation and the creation of new homeownership opportunities through affordable housing land trusts, while at the same time working to increase investment in activities that support households with lowest incomes.

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

### **Introduction**

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

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

The capital needs of the PHAs will be addressed through funding sources outside of CDBG and HOME, including formula-allocated Capital Improvement grants from HUD and state allocation rehab funds from the Minnesota Housing Finance Agency.

The needs of public housing residents as identified by the PHAs are addressed, in part, through the public service contracts made possible by CDBG grants. While these services are not specifically targeted at public housing residents, residents may make use of CDBG-funded emergency assistance programs and job training, to name a few.

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

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

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

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

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

### **Discussion**

N/A

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

### **Introduction**

Hennepin County has a shelter-all policy for families with children. As noted in AP-10, the number of families using Hennepin County shelter decreased significantly from 2014 to 2022. These reductions are attributed to four primary causes:

- Increased investment in prevention measures including new programs to prevent evictions and to problem-solve in advance of shelter entry
- Integration with employment services to support families to increase their income
- Increased capacity and better targeting of homeless designated housing programs through the Coordinated Entry System that was implemented during this period.
- The eviction moratorium and Federal Emergency Rental Assistance in 2020-2021.

At the end of those emergency pandemic measures, a surge in demand occurred. This was compounded when, starting November 2022, an increasing number of families newly arrived to Minnesota who lacked the supports and infrastructure to move quickly into stable housing. These challenges have required significant use of overflow sites to shelter up to 490 families at any one time (410% of regular capacity).

Pre-pandemic, single adult homelessness increased by 11% (from 1,620 in the 2014 PIT Count to 1,794 in the 2020 PIT Count). This has driven an increase in unsheltered homelessness that is predominantly experienced by single adults. Contrary to the trajectory with families, unsheltered homelessness subsequently decreased 27% from 2020 to 2023 and single adult homelessness decreased by 11% over the same period.

The below sections outline recent and planned actions – and progress - to strategically address this increase.

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

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

Hennepin County will continue to coordinate its robust street outreach services to support the unsheltered homeless populations, which are operated by County staff and nonprofit organizations, including extensive specialist youth outreach connected to Sexually Exploited Youth programming and other youth specific services. Outreach is provided at locations where people experiencing homelessness are known to congregate in the evening, including parks, overpasses, abandoned structures, public transit, and other places not meant for human habitation. During the day, outreach

staff focus on locations where unsheltered individuals gather – encampments, free meal sites, the downtown library, and drop-in centers. Through outreach efforts, professionals are able to develop relationships with individuals, understand their service and housing preferences, utilize best practices in engagement, assess individuals for the Coordinated Entry System and support them through housing placement.

Hennepin County will continue to support two daytime Opportunity Centers, which serve as one-stop shop service centers for single adults and youth. The Opportunity Centers are a key component to engage people into the shelter and Coordinated Entry system and also host Healthcare for the Homeless clinics.

The County will continue to operate its new ‘housing focused case management team’. Since launching in November 2021, the team has moved more than 750 people into permanent housing with over half for people experiencing unsheltered homelessness.

A new system planner and a 2-year encampment response project aims to increase quality data collection, to know who is outside, and where and who they are working with. The intent is to create infrastructure within the homeless response system to quickly engage with an encampment, identify occupant’s needs and housing barriers and swiftly working to connect with services and housing options to organically close down encampments due to housing all occupants. The team began operations in late 2022 and has since moved 217 people to permanent housing and more than 150 to shelter or other temporary indoor options.

To address the disproportionate number of unsheltered Native Americans in the community, Hennepin County will continue to support culturally-relevant outreach and housing, including four ‘Kola’ housing programs offering a total of 72 units of non-time limited supportive housing for people coming directly from the streets with chemical dependency issues and desiring culturally specific services, and the first year-round, 24/7 culturally specific 50-bed shelter.

The combined impact of these measures has been to accelerate housing outcomes across the whole system reduce unsheltered homelessness, a 27% reduction from 2020 (642 individuals unsheltered) to 2023 (469 individuals unsheltered).

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

Hennepin County is the primary funder of single adult, family, and youth-specific shelters in the community. At present the community provides 115 consistent family shelter rooms, with overflow provided as needed for the shelter-all commitment (i.e. 490 families in shelter in early 2024), ~900 shelter beds for single adults (mostly congregate and mostly 24/7), and ~80 youth-specific shelter beds. The Adult Shelter Connect bed reservation system and shared HMIS allow efficient resource allocation, and reduces the level of daily trauma and stress experienced by people experiencing homelessness.

In response to the increases in single adult and unsheltered homelessness, Hennepin County increased the ongoing single adult shelter budget. This funded new case management services in the larger shelter, converted shelters to accommodate couples together, provided more systematic training, and established a new small-scale women-only shelter. The County then invested federal pandemic response in the single adult homeless response system in order to better meet the needs of shelter guests, to quickly connect people to housing resources and to create best practices such as 24/7 shelter, access to storage, housing focused case management and new culturally specific and low barrier shelters for Indigenous individuals. The county will continue these services as long as funding allows, always focusing on housing as the tool to end homelessness.

The expansion of quantity, quality and variety of services in single adult shelter – and the expansion of family shelter to meet demand – has seen the annual cost to the County go from less than \$15m to more than \$40m per year for shelter and related services.

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

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

The Coordinated Entry System (CES) identifies people most appropriate for permanent supportive housing and those who can benefit from rapid rehousing or transitional. The CES prioritizes veterans, chronically homeless persons and families, people with disabilities and those who have the longest histories of homelessness and medical fragilities. The process also assesses household preferences, including preferences for culturally specific services, to support the best match between person and program.

The family shelter system offers additional supports, and uses a case conferencing model, for families not eligible for housing interventions from CES and to families in shelter past 45 days. System planners are working with community providers to implement better HMIS workflows for both sheltered and unsheltered settings to more accurately capture chronic data. Inflow and outflow is tracked monthly.

Hennepin County makes extensive use of by-name lists and case conferencing to problem solve for difficult households. Using this approach, almost 1,500 veterans have been stably housed since 2015, and over 1,600 chronically homeless individuals have been housed since June 2017 (with a 93% housing retention rate). Today, there are 120 homeless Veterans in the county actively engaged on the Homeless



Registry in the Hennepin CoC.

Finally, Hennepin continues to leverage State and Federal funding to expand housing programs, including five consecutive years of being awarded bonus programs through HUD Continuum of Care (CoC) funding and the reallocations of upwards of ~\$2.5m in annually renewable CoC funds towards new housing programs for people experiencing chronic homelessness and families.

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

Hennepin County works across departments and with local providers and foundations to coordinate homeless prevention programs and move homeless prevention assistance upstream to the point before an eviction is filed in civil court. This collaboration supports a Tenant Resource Center which offers phone- and web-based coordinated financial assistance, mediation, legal aid and homelessness prevention services such as the County's Emergency Assistance and Emergency General Assistance as well as homeless prevention dollars from Minnesota (Family Homeless Prevention and Assistance Program).

The County successfully allocated significant resources to eviction prevention during the pandemic, and has operationalized many of these resources. From 2020-2022, Hennepin County allocated and distributed its first round of CDBG-CV and \$16.2 million of CARES Act CRF to emergency rental assistance, then distributed \$58 million in Emergency Rental Assistance allocations. These funds were successfully distributed to households at highest risk of housing instability and of COVID-19 impacts. This support, together with the state's emergency eviction moratorium, led to cutting the number of families using shelter in half. In 2022, a partnership between Hennepin County Adult Representation Services and Human Services ensured that 100% of low-income tenants facing eviction in Housing Court receive free legal representation and human service support. Of the clients represented in court, the majority have had a favorable outcome which often includes a settlement that expunges the filing from the client's record to remove barriers for future rentals. Clients with representation have consistently improved outcomes. The county will continue these services as long as funding allows.

Many people exiting institutions meet the definition of long-term and often also chronic homelessness. The Corrections Department includes stable housing as part of the discharge planning from jail for those with serious behavioral health needs, and connects people with serious mental illness in jail with mental health in-reach prior to release. Hennepin County's Healthcare for the Homeless team has developed expertise and capacity to work on preventing discharges from the Hennepin County Medical Center to homelessness, and launched a 30-bed respite shelter program for people experiencing homelessness in

partnership with a local shelter provider and funding from Hennepin County in June of 2022.

## **Discussion**

Our priority goals over the coming years are:

- Building off lessons learned through the pandemic to continue strengthening homeless prevention efforts.
- Lowering barriers and increasing capacity for under-served populations in the shelter system, continuing to target the most vulnerable and longest-term homeless residents as a priority for housing interventions, and developing more culturally specific programming in response to the disproportionate impact of homelessness on communities of color.
- Investing not only in ‘places for people to go’ but also in the ‘people to help them get there’ to increase outflow from homelessness into permanent housing.
- Leveraging all available funds, including CDBG, HOME, and ESG, to increasing the quantity, quality, and variety of housing programs to assist more people in exiting homelessness and avoiding returns to homelessness.
- Working with the State and other funders to offset a potential fiscal cliff in 2025 when pandemic recovery funds end.

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

### **Introduction**

In the 2024 program year, the Consortium will assist in the development of new affordable units, rehabilitating existing affordable single and multi-family housing units, and rapid rehousing in suburban Hennepin County.

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

### **Funding affordable housing**

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

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

Although Hennepin County does not have authority over land use or rental licenses, it does work with partner cities to develop housing strategies. For the Southwest LRT and Bottineau Corridors, for example, plans include goals for the development and preservation of affordable housing, as well as to modify regulatory tools to support housing development and preservation (i.e. Inclusionary Zoning, corridor-wide TIF, fiscal disparities sharing, affordability targets). In addition, the Metropolitan Council requires cities to have comprehensive plans that address affordable housing targets, and offers grants in accordance with the Livable Communities Act to encourage development of affordable housing (among other goals). Finally, Hennepin County also Completed a created Single Room Occupancy Task Force Report to develop recommendations to incent and facilitate the development of SRO housing. The recommendations included options to modify City zoning and ordinances to make room for SROs, as well as design methodologies to meet existing policies.

### **Tenant screening practices**

The Consortium continues to fund activities recommended by the regional Analysis of Impediments (AI), including providing tenant advocacy, housing discrimination testing and enforcement, and fair housing counseling. In addition, starting in 2020, Hennepin County is prioritizing affordable housing finance

dollars for projects which demonstrate inclusive tenant screening criteria.

### **Fair Housing**

Funding to affirmatively further fair housing comes from the Fair Housing Implementation Council (FHIC), a metro wide collaboration of HUD entitlement jurisdictions working together to expand housing choice, which Hennepin County will fund from its General Administration project. The FHIC and Hennepin County will direct fair housing funding toward overcoming these barriers identified in the 2020 Analysis of Impediments for Fair Housing.

### **Discussion**

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

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

### **Introduction**

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

Hennepin County aims to reduce disparities and address obstacles at each level across the housing continuum. In recent years, the Housing and Redevelopment Authority (HRA) and Housing and Economic Development department (HED) has advanced three new housing focus areas to meet underserved needs:

- Launched a strategy to create 1,000 units of deeply affordable supportive housing over 10 years by committing \$50M in capital and almost as much for services and operating costs
- Created single single-room occupancy housing affordable to working adults with who have minimal income but and lacking housing options affordable at their income level
- Introduced a new capital fund specifically for addressing the homeownership gap between racial and ethnic groups

Similarly, Hennepin County’s Continuum of Care committees review data from shelter, housing programs, the Coordinated Entry System, and other community sources to assess unmet needs and where programs fall short of performance outcomes. Using that information, Hennepin County shifts resources to meet those underserved needs:

- Using data demonstrating that people experiencing chronic homelessness are the biggest user of shelter, and major users of other expensive systems, the County shifted resources to focus on housing this group as a priority through our Coordinated Entry System in 2017.
- In 2019 Hennepin County re-visioned our homeless response system, identifying the need for more culturally specific emergency services (shelter, outreach) given the disproportionate impact of unsheltered homelessness on our native American community members. This strategy provided a roadmap that was implemented when pandemic recovery funds were made available.
- In early 2020, Hennepin County became the first community in the State of Minnesota to move away from using the VI-SPDAT for prioritization in the Coordinated Entry System. This followed a study by C4 – with whom Hennepin County partnered for the Supporting Partnerships for Anti-Racist Communities action research project – that found the VI-SPDAT did not allocate resources in lines with our racial equity goals. The County has worked with C4 to iterate a bespoke assessment – centering input from people with lived experience of homelessness – and most recently added a medical fragility prioritization in partnership with our Public Health department.
- In 2021, Committees identified that people at imminent risk of homelessness had deeper needs than the services offered by homeless prevention providers typically allowed for. In response,

Hennepin County relaxed rules to create greater access while increasing expectations for service intensity.

And finally, the most prevalent housing need in Hennepin County is the lack of affordability and availability. We will target HOME, CDBG, ESG, and local resources to people with the highest needs by prioritizing projects that set aside units for county clients and people experiencing homelessness, and providing rapid rehousing and rental assistance to homeless households.

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

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

- Hennepin County's Housing and Redevelopment Authority (HCHRA) annually awards \$5 million for rental housing, and – starting in 2022 - \$1.245 million for homeownership projects.
- HCHRA's Supportive Housing Strategy awards \$5 million in capital funding annually to create supportive housing. The goal of this strategy is to develop 1,000 units of supportive housing for our lowest income and most vulnerable residents.
- HCHRA invested \$2M in a "first loss" position in Greater Minnesota Housing Fund's Phase II fund to preserve naturally occurring affordable housing. Phase I preserved over 700 units of affordable housing, 560 of which are located in Hennepin County.
- The Environmental Response Fund addresses environmental assessment and clean-up of property
- Resident Real Estate Services has the ability to reduce the cost of land for affordable housing purposes.

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

Hennepin County has two departments that address lead-based paint issues. The Hennepin County Human Services and Public Health Department case manage elevated blood-lead referrals from the Minnesota Department of Health (except in Bloomington and Richfield). All blood lead tests in the state must be reported to the Minnesota Department of Health who in turn informs the jurisdiction responsible for investigating cases where children have been poisoned. When a child's blood lead level is over 5 µg/dl the Minnesota Department of Health performs a lead risk assessment inspection and, where needed, corrective orders are issued to fix lead-based paint hazards. Hennepin Public Health then monitors the case to ensure completion of the work. Hennepin County Housing continues to use funds from the Centers for Disease Control to augment our efforts to reduce childhood lead poisoning. With those funds, Hennepin County now offers additional risk assessments to families with children testing a between 3.5-5 µg/dl and above as well as product and spice testing to help identify non-paint sources of lead exposure. The funds also support contracts with community based partners that help us reach high risk populations to provide education for families and encourage blood lead testing. When a family is

income eligible, that family is referred to the Housing and Economic Development Department for grant assistance with the lead orders.

In addition to the public health response, Hennepin County Housing and Economic Development actively engages in primary prevention of childhood lead poisoning through a multifaceted approach that includes community outreach and education, lead-based paint inspection/risk assessments, training for contractors, and lead hazard reduction. We continue to follow the lead-safe housing rule in all its federally-funded activities. We address lead-based paint hazards when using federal and state funds toward housing activities including CDBG and HOME funded activities and through federally funded Lead Hazard Control Grants.

Hennepin County has been awarded multiple HUD Office of Lead Hazard Control and Healthy Homes Grants and two Healthy Homes Production Grants. As of January 2024, the lead grants have completed over 5,330 lead-safe units for families in the jurisdictions joined in the grant applications, 3,930 in Hennepin County.

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

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

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

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

- Workforce Activities Alignment - Creation of workforce coordinator position
- Workforce Entry Program (WEP) - Meeting the demand for skilled trade persons while developing the county's economic resources by providing unemployed individuals the means to earn a better living.

- Hennepin Pathways programs -- training and paid internships for marginalized communities
- Workforce Investment Network - Partnerships to create workforce opportunities for targeted communities and reducing economic disparities
- Step-Up Program - High school internships at the county
- Employment Pays Program - Employment supports for individuals with high behavioral health needs
- Training and employment partnerships -- with NorthPoint, Urban League, Summit OIC and others
- Employment and training services for people exiting homelessness – a dedicated pandemic recovery funded pilot that launched in 2022 offering training and paid work placements through two training and employment agencies, including culturally specific options

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

Hennepin County and Minneapolis’ community effort to end homelessness, initially built on the 10 year plan to end homelessness, has been a collaborative effort driven by the efforts of the County, cities, and social service agencies who have provided services for those experiencing homelessness. Minneapolis and Hennepin County will continue to collaborate to identify needs, coordinate implementation of the ESG funding, refine the Coordinated Entry process, and bring together all aspects of the continuum of homeless services into a unified process.

Hennepin County’s service delivery has met incredible outcomes through its coordination. Hennepin County’s 2022 Point-In-Time Count was the lowest on record and included a 24% decrease in unsheltered homelessness. Those successes stemmed from strong community partnerships supporting shifts to prioritizing the most vulnerable residents. Due to partnerships across the County in developing the Supportive Housing Strategy, Hennepin is poised to create 1000 new units of supportive housing for the County’s priority population of residents.

Hennepin County will continue to build on the strengths of the delivery system which include a diverse and experienced base of housing, community development, and social service providers and organizations.

Coordination among the state, the county, and regional and local governments has resulted in significant new policy and funding.

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

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



(CRFP) that includes funding from the county's Affordable Housing Incentive Fund (AHIF), Transit Oriented Development (TOD), and HOME funds. There is also purposeful coordination with staff who manage the Housing Support, and federal funding from the Continuum of Care program.

## **Discussion**

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

## Program Specific Requirements

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

#### Introduction

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	250,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>250,000</b>

#### Other CDBG Requirements

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

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

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

The Consortium will only assist the HUD approved forms of homeownership as defined in 24 CFR § 92.2. Homeownership means: as ownership in fee simple title, a 99-year leasehold interest,

ownership in a cooperative or mutual housing unit, or an equivalent form of ownership approved by HUD, in a one to four unit dwelling, a condominium unit, a manufactured unit, or a cooperative or mutual housing unit.

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

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

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

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

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

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

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

### **Emergency Solutions Grant (ESG)**

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

Projects must provide formal termination notice and have an appeal process. Providers may not transfer households from one service intervention to another.

**Data:** Subrecipients that deliver ESG-funded rapid re-housing services will be required to ensure that data on all persons served and all activities assisted under ESG are entered in the Minnesota HMIS system. If the subrecipient is a victim service provider or a legal services provider, it may use a comparable database that collects client-level data over time and generates unduplicated aggregate reports based on the data. Information entered into a comparable database must not be entered directly into or provide to an HMIS.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Hennepin County CoC's Coordinated Entry System (CES) is the process by which households experiencing literal homelessness access, are assessed, and are prioritized for homeless-dedicated supportive housing programs. Hennepin has separate but coordinated CES's for families and singles. Both CES's:

- Cover and serve all of the Hennepin County CoC; use mobile outreach services, partnerships with geographically and culturally focused agencies, and after-hours crisis lines to assure easy access by households; and are promoted widely.

- Follow policies to address needs of households fleeing domestic violence, including privacy and confidentiality, safety planning, emergency management, and appropriate referrals.
  - Employ standardized access and assessment. Trained assessors follow written policies to assess households. Households prioritized for supportive housing also complete a standard supplemental assessment of housing preferences.
  - Use a uniform referral process to refer households to participating projects, which include rapid rehousing (including ESG-funded projects), transitional housing, and permanent supportive housing. Housing Referral Coordinators employ a standard process which prioritizes households with the longest periods of homelessness and households who are chronically homeless.
  - Offer referral denial protocol for both projects and households.
  - Require housing providers to limit barriers to enrollment, such as income, disability status, substance use, and criminal history.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

ESG-funded services will be provided by subrecipients that are selected via a Request for Proposals (RFP) process. Following a community needs assessment and prioritization process, the County distributes an RFP through public distribution lists. The County also hosts a pre-proposal meeting to clearly convey requirements and responsibilities as a subrecipient of ESG funds. Provider agencies can propose new or expanded re-housing services. The County convenes a review panel with representatives from homeless shelters, housing programs, and other community organizations, which rates proposals based upon the provider’s qualifications and past performance, the perceived effectiveness and efficiency of the proposal, cost factors, prospects for successful outcome delivery, timeline for implementation, fit with community needs and priorities, and cultural competence. The County executes contract agreements with projects selected through the RFP process. Contracts contain a scope of work, applicable ESG requirements, and performance standards.

Hennepin County provides a higher level of oversight to newer programs, including training, technical assistance and monitoring. The County completes on-site monitoring of each subrecipient annually, which includes technical assistance and individualized assistance.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

N/A

5. Describe performance standards for evaluating ESG.

Of households served by rapid rehousing programs:

- Participants will obtain housing in at average of 54 days from program start
- 41% of adult participants will increase or maintain income through employment from program entry to exit
- 53% of adult participants will increase or maintain non-employment income from program entry to exit
- 78% of adult participants will increase or maintain total income from program entry to exit
- 84% of all participants will exit to permanent destinations
- HMIS data will be entered in accordance with local HMIS data quality policies, per the community's Data Quality Plan.

