

2024 Consolidated Annual Performance and Evaluation Report Hennepin County Consortium

Public Comment Draft

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



HENNEPIN COUNTY

MINNESOTA

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IMPORTANT INFORMATION

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INFORMACIÓN IMPORTANTE

Hennepin County proporciona intérpretes a su pedido, gratis para Usted.

COV LUS QHIA TSEEM CEEB

Qhov chaw Hennepin County muaj neeg txhais lus dawb, yog koj xa tau kev pab.

MACLUUMAAD MUHIIM AH

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

ВАЖНАЯ ИНФОРМАЦИЯ

По Вашей просьбе Hennepin County может бесплатно предоставить Вам услуги переводчика

THÔNG TIN QUAN TRỌNG

Hennepin County cung cấp dịch vụ thông dịch miễn phí, theo yêu cầu.

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CR-05 - Goals and Outcomes

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

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

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. To this end, 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. Additionally, we focus on where the County has a unique role and expertise, and where we can streamline administration for strongest impact.

Overall, the program year 2025 has been an effective year in Hennepin County. In the final year of our five-year Consolidated Plan, we have met or exceeded our 5-year goals in some top priority areas: Tenant Based Rental Assistance, homeowner rehabilitation assistance, emergency assistance, senior services, and code enforcement. While there were a few high priority goals that did not meet or exceed the anticipated outcomes, many were over 75% and will see additional gains in the coming Program Year as expenditures come in for projects that are currently ongoing but encountered delays. Additionally, some areas that had been reduced in priority in the intervening years, as noted in our Action Plans, and where we have seen lags.

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Need addressed: Preserve and create rental opportunities										
Develop or Rehab Affordable Rental Housing	Affordable Housing Public Housing	CDBG: \$ 0/ HOME: \$2,050,000	Rental units constructed	Household Housing Unit	490	394	78%	82	8	9.76%
Develop or Rehab Affordable Rental Housing	Affordable Housing Public Housing	CDBG: \$156,560.11 / HOME: \$0	Rental units rehabilitated	Household Housing Unit	345	83	24%	44	13	29.54%
Develop or Rehab Special Needs Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$0	Rental units rehabilitated	Household Housing Unit	150	27	18%	0	0	0%
Tenant Based Rental Assistance	Affordable Housing Homeless Non-Homeless Special Needs	HOME: \$299,879.84	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	200	234	117%	30	89	296.67%
Need addressed: Affordable homeownership development and preservation										
Develop homes for homeownership	Affordable Housing	CDBG: \$592,745 / HOME: \$395,000	Homeowner Housing Added	Household Housing Unit	100	40	40%	15	9	60%
Homeowner rehabilitation assistance	Affordable Housing	CDBG: \$1,756,134.18 / HOME: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	180	229	127.22%	54	92	170.37%
Direct Homebuyer Assistance	Affordable Housing	CDBG: \$50,000	Direct Financial Assistance to Homebuyers	Households Assisted	50	18	36%	6	0	0%
Need addressed: Housing for people experiencing homelessness										
Rapid Rehousing for People who are Homeless	Homeless	ESG: \$464,985.78	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	300	175	42%	55	50	91%
Need addressed: Promote education, outreach, and services										

Emergency Assistance	Non-Housing Community Development	CDBG: \$168,369.06	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10,000	18,432	184.32%	142	103	72.54%
Financial Literacy	Non-Housing Community Development	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	0	0%	0	0	0%
Homelessness Prevention and Support Services	Non-Housing Community Development	CDBG: \$45,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	400	91	22.75%	45	30	66.67%
Job Training	Non-Housing Community Development	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1180	0	0%	0	0	0%
Senior Center Programming	Non-Housing Community Development	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	37,000	0	0%	0	0	0%
Senior Services	Non-Housing Community Development	CDBG: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	564	1175	208.33%	300	323	107.67%
Tenant Advocacy	Non-Housing Community Development	CDBG: \$74,733.89	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	18,000	16,179	89.88%	2395	3767	157.29%
Youth Counseling	Non-Housing Community Development	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,600	45	3%	0	0	0%
Youth Programming	Non-Housing Community Development	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	17	17%	0	0	0%
Need addressed: Neighborhood revitalization										

Acquisition and/or Demolition of Structures	Non-Housing Community Development	CDBG: \$0	Buildings Demolished	Buildings	2	0	0%	0	0	0%
Build/Improve Public Facilities or Infrastructure	Non-Housing Community Development	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15,000	3,570	23.80%	9,261	0	0%
Code Enforcement	Non-Housing Community Development	CDBG: \$17,500	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	2,000	2,869	144%	375	0	0%
Need addressed: Economic development										
Business Assistance	Non-Housing Community Development	CDBG: \$0	Jobs created/retained	Jobs	10	0	0%	0	0	0%
Administration and oversight										
CHDO Operating	CHDO	HOME: \$50,000	Other	Other	5	3	80%	1	0	0%
Fair Housing Activities	Fair Housing	CDBG: \$20,000	Other	Other	5	1	20%	0	0	0%

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

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

Our allocation of PY2024 CDBG funds directly reflects our Action Plan’s goals and priorities, focusing assistance on households with lowest incomes and where our assistance can have greatest impact. We did not fully draw our regular CDBG funds, but did exceed our goals for homeowner rehabilitation, rapid rehousing, emergency assistance, and code enforcement. We continued to invest heavily in emergency assistance, which will be reflected in the next Consolidated Five-Year Plan and corresponding action plans. In response to continued spending and outcome lags, Hennepin County will be discontinuing its “direct allocation city” structure by June 2026, and has already implemented additional strategies to better streamline planning and implementation of CDBG funding.

It should be noted that in the table above, one of the activities funded across multiple years within this Consolidated Plan has had discrepancies in how it’s been reported within IDIS and the Annual Action Plan. This has resulted in it’s accomplishment data being spread out across multiple goal outcome indicators rather than just one. This data has been consolidated into the correct goal in the table above.

The above table also includes all accomplishments before the end of Program Year 2024, but does not include all expenditures. For example, several

rental, homeownership, and public infrastructure projects have incurred expenditures but are not yet complete. These will be noted in the PY2025 CAPER (more information below).

DRAFT

CR-10 - Racial and Ethnic composition of families assisted**Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)**

	CDBG	HOME	ESG
White	2,630	13	18
Black or African American	3,315	43	23
Asian	195	0	0
American Indian or American Native	79	2	5
Native Hawaiian or Other Pacific Islander	12	0	0
American Indian/Alaskan Native & White	35	0	0
Asian & White	16	0	0
Black/African American & White	86	0	0
Amer. Indian/Alaskan Native & Black/African Amer.	9	0	0
Other/Unreported	1,221	0	4
Total	7,598	58	50

Hispanic	688	1	8
Not Hispanic	6,910	57	42

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

In Program Year 2024, Hennepin County funding assisted 7,706 households with housing and other basic needs. Of those households, 44% were Black, less than 1% were Indigenous, and 1% were Latino/a. These data show strong targeting to Black households (relative to suburban Hennepin County demographics), who disproportionately experience poverty and housing cost burden in suburban Hennepin County, but weak targeting to Indigenous and Latino/a households who experience similar poverty and housing cost burden in suburban Hennepin County.

CR-15 - Resources and Investments 91.520(a)**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	3,168,805	\$3,309,074
HOME	public - federal	3,445,771	\$2,744,880
ESG	public - federal	255,581	\$236,391.65

Table 3 - Resources Made Available**Narrative**

Notes: 1) "Resources Made Available" includes annual grant allocations plus program income and unexpended previous Year funds. 2) "Amount Expended During Program Year" includes Program Income above that which was expected during the program year and thus may be larger than the amount in the "Resources Made Available" column. Additionally, the "Amount Expended During Program Year" may include some expenditures for Program Year 2020, 2021, 2022, and 2023 activities for which reimbursement was made during the program year.

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments**Narrative**

CDBG funds are available to all suburban cities in Hennepin County. The cities of Bloomington, Eden Prairie, and Plymouth are entitlement jurisdictions which receive their own entitlement funds from HUD and submit CAPER reports specific to those cities. Hennepin County administers funds from the urban county entitlement for public services through an RFP. The remaining CDBG funding is distributed according to a calculation of poverty, population, and housing overcrowding. Cities opting in to the urban county entitlement jurisdiction and meeting a need threshold receive direct allocations of CDBG (Brooklyn Park, Maple Grove, St. Louis Park, and Richfield). Projects in the remaining cities compete for funding from the remaining consolidated pool. County staff work with city staff to ensure that funded projects comply with federal eligibility and regulatory requirements.

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

ESG funds are awarded through a competitive process for rapid rehousing projects in suburban Hennepin County. The competitive selection process is managed by Hennepin County Human Services staff, in partnership with the Continuum of Care's Homeless Prevention and Rapid Rehousing Committee.

Leveraging

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

Federal funds are leveraged by funds from Minnesota Housing, multifamily housing revenue bonds, mortgage revenue bonds, project-based Section 8, low-income housing tax credits, and McKinney-Vento Homeless Assistance programs, in addition to Hennepin County's Affordable Housing Incentive Fund, Supportive Housing Capital fund, and Transit-Oriented Development fund, developer equity, and philanthropic sources. The amount of financial leverage in proposed projects is taken into consideration in project and program selection.

HOME and CDBG leveraged over \$20 million in other federal, state, local, and private program funding. HOME funds are generally a small financial contribution to a much larger project total development cost and so the 25 percent match is met through a variety of sources. HOME projects are awarded additional points based on the percent of match funding available for that project.

Three HOME rental project completed in 2024. The \$6.1 million of HOME and HOME-ARP expenditures leveraged approximately \$70 million of public (non-federal)/private dollars.

ESG leveraged \$236,391.65 during the 2023 Program Year by utilizing state and local funds used for rapid rehousing.

Hennepin County considers the Five-Year Consolidated Plan goals, along with other County priorities, when disposing of excess publicly-owned parcels remaining from transit projects or development projects. Hennepin County Housing and Economic Development (HED) and Land Information and Tax Services (LITS) negotiate reductions in acquisition costs for tax forfeit property when used for affordable housing. Hennepin County will continue to work with LITS and the cities to explore potential sites for future affordable housing projects. The County has not used any publicly own land or property located within the jurisdiction to implement any activities in our plan.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	46,050,129
2. Match contributed during current Federal fiscal year	\$2,524,573
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	48,574,702
4. Match liability for current Federal fiscal year	501,599
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	48,073,103

Table 5 – Fiscal Year Summary - HOME Match Report

Table 6 – Match Contribution for the Federal Fiscal Year

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
7395 Williams Lane	10/10/2023	\$158,265	0	0	0	0	0	\$158,265
316 Madison Ave	10/25/2023	\$120,000	0	0	0	0	0	\$120,000
3580 Livingston Ave	5/18/2024	\$155,000	0	0	0	0	0	\$155,000
9248 Lanewood Ln N	6/18/2024	\$159,801	0	0	0	0	0	\$159,801
3244 Florida Ave S	7/8/2024	\$56,018	0	0	0	0	0	\$56,018
3619 Quaker Lane N	8/2/2024	\$202,930	0	0	0	0	0	\$202,930
5666 Glen Moor Rd E	8/13/2024	\$127,559	0	0	0	0	0	\$127,559
Union Park Flats	10/18/2023		0	0	0	0	0	\$1,157,500
Vista 44	3/27/2023							\$250,000
Wangstad Commons	10/25/2023							\$137,500
TOTAL								\$2,524,573

Program Income – Enter the program amounts for the reporting period

Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
1,751,073	2,426,221	251,423	0	3,924,871

Table 7 – Program Income

HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	94	108
Number of Non-Homeless households to be provided affordable housing units	572	111
Number of Special-Needs households to be provided affordable housing units	0	0
Total	666	219

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	95	87
Number of households supported through The Production of New Units	87	12
Number of households supported through Rehab of Existing Units	98	102
Number of households supported through Acquisition of Existing Units	16	18
Total	296	219

Table 12 – Number of Households Supported

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

The total goal numbers are higher this year than the actual numbers due to the mismatch of Program Year and year project beneficiaries.

Discuss how these outcomes will impact future annual action plans.

Hennepin County HOME funds are usually the "last-in funding" for a project, development timelines continue to be greater than 12 months for many projects. When feasible, Hennepin County will prioritize projects which are anticipated to be completed within the one-year period of the action plan. The following projects were funded with 2023 or earlier HOME or HOME-ARP awards but are not reported in the 2024 CAPER because they are not yet complete:

- Robin Hotel (15 units)

- Aster Commons (39 units)
- Enclave Overlook (48 units).

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	45	43
Low-income	19	8
Moderate-income	47	7
Total	111	58

Table 13 – Number of Households Served

Narrative Information

DRAFT

Numbers above correspond to the housing units created or preserved. When looking beyond housing units created or preserved, around 40% of households served by CDBG have extremely low incomes, exceeding our goals. These households were primarily served by our emergency assistance, tenant advocacy, and job training. Around 42% percent of the households who benefitted from CDBG funds had moderate incomes.

DRAFT

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

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

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

Hennepin County hosts robust outreach programs for the unsheltered homeless populations provided by nonprofit organizations, 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, including encampments, free meal sites, the downtown library, drop-in centers, parks, overpasses, abandoned structures, public transit, and other places not meant for human habitation. Through outreach efforts, professionals were 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.

The Hennepin County Streets to Housing team provides trauma-informed, housing-focused services to connect people to safe and appropriate alternatives to living outside, based on their household composition and depth of need. The team identifies unsheltered households and helps them access benefits, emergency shelter and permanent housing. In the first 18 month of operations, Streets to Housing supported 320 exits into permanent housing and 150+ exits into emergency shelter.

The combined impact of these measures has been to accelerate housing outcomes across the whole system reduce unsheltered homelessness, a 23% reduction from the 2020 PIT Count (642 individuals unsheltered) to the 2024 PIT Count (496 individuals unsheltered) (2025 PIT Count still pending HUD release).

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

Hennepin County has a robust system for preventing homelessness. First, we expand partnerships with, and build capacity in, systems that interact with at-risk households, such as school districts, public housing authorities, and health and human services organizations. Examples include housing people exiting institutions through the Coordinated Entry System, developing housing stability plans for people in jail with serious behavioral health problems, adding hospital-based services to prevent discharges to homelessness, and launching a Tenant Resource Center in the zip code with the highest concentration of evictions.

Next, we simplify and streamline delivery of financial assistance through a single application process for most assistance sources and pursue funding for more ongoing rental assistance. For the most at-risk households requiring one-to-one support in addition to financial assistance, we provide case management supports.

And finally, we ensure legal representation for targeted low-income households facing eviction. Free legal representation is key to promoting housing stability.

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

The Coordinated Entry System identifies people most appropriate for permanent supportive housing and those who can benefit from rapid rehousing or transitional housing. Priority is given to veterans who cannot be served through veteran specific resources, and then to medically fragile and chronically homeless individuals who are on the chronic by-name list. Length of time homeless is also a factor in prioritization. The family shelter system offers additional supports for families not eligible for housing interventions from CES and to families in shelter past 45 days. Case conferencing models and byname lists are now in place across all populations.

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.

Using this approach, Hennepin County declared the functional end of veteran homelessness in 2024. Hennepin County's Homeless to Housing team helps to house people in shelter and unsheltered settings. The Homeless to Housing team housed its 1,500th person in December 2024 with a 96% retention rate, having been in operation just over three years. We also increased shelter-based housing-focused case management to help move people to permanent housing.

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.

DRAFT

CR-30 - Public Housing 91.220(h); 91.320(j)**Actions taken to address the needs of public housing**

The capital needs of the PHAs are typically 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. Hennepin County has supported two local PHA's with capital improvements to their properties through CDBG funds in recent years: Maple Grove's PHA has completed rehabilitation of units for residents living within townhomes owned by the public housing authority, and Hopkins HRA is currently undergoing the Environmental Review process for a CDBG-funded project to update the sprinkler systems within a public housing structure.

However, 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 tenant advocacy programs, to name a few. As Hennepin County residents, public housing residents in Mound, Hopkins, St. Louis Park, Maple Grove, and Minneapolis have access to a wide spectrum of supportive services, some of which are supported by CDBG service contracts.

Actions taken 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 affect the health and welfare of residents. St. Louis Park and Hopkins, the PHAs which own public housing, have resident councils.

Additionally, several PHAs have relationships with West Hennepin Affordable Housing Land Trust (WHAHLT) and Habitat for Humanity, which provide homeownership opportunities for low-income families. WHAHLT and Habitat are funded by HOME, CDBG, and our locally-funded Homeownership Assistance Fund.

Actions taken to provide assistance to troubled PHAs

There are no troubled PHAs in suburban Hennepin County.

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

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

Although Hennepin County does not have land use control, it is working in several capacities to examine barriers to 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 2024, Hennepin County and the Hennepin County HRA awarded \$20.3 million to help create or preserve 1,616 units of affordable housing.

The County also partners with cities to develop housing strategies in key focus communities with greatest opportunities to improve outcomes. 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). Several Hennepin County cities are pursuing some or all of these ordinances to protect affordability.

Staff work with cities to identify "naturally occurring affordable housing" (NOAH) that is at risk of being lost. Hennepin County has contributed a total of five million dollars to the Greater Minnesota Housing Fund's NOAH fund to which preserve affordability.

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

Hennepin County aims to reduce disparities and address obstacles at each level across the housing continuum. In recent years, the Hennepin County has advanced three housing focus areas to meet non-homeless, 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. New supportive housing created by this strategy is targeted to priority populations identified by Hennepin County, including people experiencing homelessness and families involved with the child welfare system. Since 2020, the County has financed 688 supportive housing units through this strategy.
- Created single single-room occupancy housing affordable to working adults with who have low incomes (<30% AMI) and lack housing options affordable at their income level. This is currently the largest gap in the housing market. Since 2020, the County has created 85 low-barrier single room occupancy units for people exiting episodic homelessness.
- Introduced a new fund specifically for addressing remove barriers to homeownership through downpayment assistance and capital strategies.
- Created more pathways to training and employment program for people with unstable housing.

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

Since 2004, Hennepin County has taken a comprehensive approach to preventing childhood lead poisoning including community outreach and education, in-home lead education visits, lead risk assessments, lead hazard reduction, and contractor training. To date, Hennepin County has been awarded 13 HUD Office of Lead Hazard Control and Healthy Homes grants, totaling \$43 million. Hennepin County was awarded a 2022 lead-based paint grant for \$6.7 million to run through 2025. Since 2003, the lead grant programs have completed over 5,486 lead hazard reduction projects. Hennepin County is also administering a grant award from the Centers for Disease Control that is allowing us to increase our outreach and education especially to the most at risk populations and geographies through mini grants to community partners who already serve and are trusted in the targeted populations and geographies. These grants demonstrate Hennepin County's continued efforts to provide affordable and safe housing to its residents while working toward the goal of eliminating childhood lead poisoning. The funds may be used throughout Hennepin County.

During the program year, HUD funded lead grant programs completed 112 lead hazard reductions. A typical lead reduction project includes window replacement, paint stabilization and lead dust cleaning.

Ten members of the Hennepin County Housing and Economic Development (HED) department have received the proper training and are licensed risk assessors. Single Family Rehabilitation program guidelines have been modified to incorporate requirements pertaining to the Lead Safe Housing Rule for project planning, inspection, and monitoring. The County draws from a small group of contractors who are qualified and able to perform the lead hazard reduction work properly. HED has an ongoing relationship with the County's health department to assist with the rehabilitation activities when an elevated blood (EBL) level is identified in an income eligible client in a suburban community. This partnership is expanded under our CDC grant award to offer in home risk assessment to families with children who have tested above 3.5 µg/dl, the current CDC reference level.

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

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 within the Office of Workforce Development 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 and programs include:

- SNAP Employment & Training, MFIP Employment Services – Contracted provides help SNAP and MFIP beneficiaries gain skills, training or experience, leading to economic self-sufficiency.
- Workforce Innovation & Opportunity Act Dislocated Worker, Adult, Youth Programs – Assessment, development, and retention services for recently separated workers.
- Benefits Cliff Pilot - Programs aimed at reducing, and ultimately eliminating, the negative impacts of earned income on public assistance recipients.
- Employment & Training Services for People Exiting Homelessness Pilot - Provides low-barrier employment and training services and supports to adults with no dependents who are currently or have recently experienced homelessness.
- Workforce Development Roster Program - A consortium of 34 non-profit organizations providing employment and training services and/or program-specific workforce development programming.
- Hennepin County Growth and Opportunity - Internship and pathways experiences
- Hennepin Pathways programs - Customized educational programs to attract, train, and retain a diverse workforce for in-demand positions. Since 2014 Hennepin County has hired over 300 graduates from Pathways programs.

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

The Hennepin County/Minneapolis CoC's work to end homelessness has been a collaborative effort driven by the County, cities, and social service agencies. The CoC 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. We saw significant increases in family shelter use in 2023 and 2024 following the end of the eviction moratorium and the Federal Emergency Rental Assistance. Those increases have plateaued, and we have maintained a 23% reduction in unsheltered homelessness since 2020. This success stems from strong community partnerships and shifts to prioritizing the most vulnerable residents.

Coordination among the state, the county, and regional and local governments has resulted in significant new policy and funding. One primary example is the enactment of a new Metro Region Sales and Use Tax for housing by the 2023 Minnesota Legislature. By 2025, revenues to Hennepin County alone are estimated to be \$20M-\$30M annually. Funds from this Local Affordable Housing Aid may be used to further affordable housing development, supportive housing service costs, emergency shelter operations, and other eligible activities – thus strengthening the overall affordable housing ecosystem.

Several concrete steps are already working to overcome our gaps. The County's Supportive Housing Strategy has already awarded funding to create 575 units of supportive housing, including for people experiencing chronic homelessness, and people with severe substance use disorders. The CoC has decided to discontinue use of the biased vulnerability assessment. A liaison between Housing Stability and the Adult Behavioral Health division bridges the gap in service provision and resource knowledge.

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

Coordination among the state, the county, and regional and local governments has resulted in significant planning initiatives and working policy groups, especially through the CoC Executive Committee 'Heading Home Hennepin' which is co-Chaired by the Mayor of the City of Minneapolis and a Hennepin County Commissioner and includes participation from Public Housing Authorities, Healthcare providers, leaders from the business, faith and philanthropic communities and people with lived experience of homelessness.

Another result of this coordination has been the consolidated request for proposal (RFP) issued by public and private funders statewide, including Hennepin County. Annually, the county issues its Coordinated Request for Proposals (CRFP) that includes funding from the county's Affordable Housing Incentive Fund (AHIF), Supportive Housing Capital, Transit Oriented Development (TOD), and HOME funds. There is also purposeful coordination with staff who manage the Housing Support (formerly Group Residential Housing), and federal funding from the Continuum of Care program.

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

Hennepin County represents the Consortium to the Fair Housing Implementation Council, or FHIC, which was established in 2002 to affirmatively further fair housing throughout the Twin Cities metropolitan region. In 2019, Hennepin County worked with the FHIC to complete a 2020 Analysis of Impediments to Fair Housing. Hennepin County participated on the FHIC and worked with regional partners to provide a robust Analysis of Impediments with actionable recommendations. In 2022, the FHIC contracted with three entities, to work on the top identified impediments. The three projects were: AHC Fair Housing Trainings, MNHOC Home Stretch Curriculum and HOME Line Eviction Prevention Project.

These efforts to further fair housing within Hennepin County will continue over the course of the next five years in accordance with our most recent Five-Year Consolidated Plan. Hennepin County is contracted with the FHIC for the next five years and will assist regional partners in updating the Analysis of Impediments in the coming years.

CR-40 - Monitoring 91.220 and 91.230

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

Hennepin County's monitoring standards and procedures fulfill the requirements and intent of the CDBG and HOME programs by taking actions to monitor performance in meeting goals and objectives set forth in its Five-Year Consolidated Plan, Action Plan, and written agreements.

The county ensures ongoing partner (*subrecipients, third-party subrecipient, recipients, and developers*) compliance with rules, regulations, and the timely expenditure of funds in several ways:

- Execute signed agreements with the developers or subrecipients that include a scope of work and applicable Federal requirements.
- Provide training and technical assistance on an on-going basis, at the request of the partner, or as needed by discretion of County staff.
- Ensure that all applicable federal compliance requirements have been met and performance outcomes are appropriately documented before reimbursement.
- Complete on-site and/or remote monitoring for every activity and program. During the HOME Period of Affordability for rental units, the county directly monitors, or contracts with an experienced agency to monitor, compliance and provide technical assistance.
- Review insurance certificates and county records of owner-occupied units annually. In the event of a discrepancy, a letter is sent to the owner requesting verification and/or an explanation.

HOME Tenant- Based Rental Assistance (Stable HOME program) is administered by a subrecipient administrator, the Housing Authority for the City of St. Louis Park. County staff reviews files and documents periodically.

ESG Program monitoring is performed by the County's Human Service & Public Health Department. Subgrantee requirements are spelled out in a subrecipient funding agreement. The agreement identifies program reporting and payment requirements including specific services to be provided, required documentation, monthly reporting of client case records, and other requirements of the ESG program and County agreements.

The county actively encourages participation by minority and women-owned businesses for recipients and subrecipients which procure goods and services. The county ensures that subrecipient contract opportunities are incorporated into bid solicitations, requests for proposals, and subrecipient contracts. HOME recipients are requested to follow the Consortium's Policy and Procedures. The Consortium's policy requires direct notification of the Association of Women Contractors and the local chapter of the National Minority Contractors Association (NAMC). It also requires that developers search the CERT Program directory to do more targeted outreach which is submitted to staff for review and comment.

Rehab clients are supplied with Section 3 lists of contractors and are connected to NAMC. To make registration and access to opportunities more streamlined in the metropolitan area, the County is engaged in a regional Section 3 collaborative. In an effort to work with and streamline processes, Hennepin County allows developers to use Minnesota Housing's outreach processes and procedures.

Citizen Participation Plan 91.105(d); 91.115(d)**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Hennepin County supports and encourages the participation of citizens, community groups, and other interested agencies in both the development and the evaluation of the Five-Year Consolidated Plan's (Plan) programs and activities. The citizen participation process is designed to encourage all residents, including non-English-speaking and Black, Indigenous, and people of color to participate.

In the development of the Plan, the county sought feedback from area community-based organizations and agencies, obtaining input from target populations through surveys and meetings. The Consortium looked to the Public Housing Agencies (PHAs) within the jurisdiction for coordination with public housing residents. Additionally, the Plan was developed in conjunction with Hennepin County's Health and Human Services Department, including the Office to End Homelessness. The Continuum of Care and the Office to End Homelessness hold monthly and biannual meetings to gather information from services agencies and individuals.

This CAPER will be posted on our website from September 10-26, 2025. Translation of the CAPER will be available upon request. Hennepin County will hold a public hearing on September 16, 2025 at 1:30, virtually via TEAMS or people can attend in person at the Government Center. Notice of the public hearing and public comment period was published in Finance and Commerce and will be sent via e-gov delivery to interested parties, distributed to cities for social media, and listed on the Hennepin County Board and Housing and Economic Development web pages. The public hearing will be streamed on the web with closed caption.

CR-45 - CDBG 91.520(c)

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

We made modifications to forms to make it easier for public services to gather info if they could not see people in person.

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

No

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

NOT APPLICABLE

DRAFT

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Project Name	POA End Date	Management Company	Project Units Total	HOME Units Total	Fixed/Floating	Inspection Date	No. of Units Inspected	Physical Inspection Results	Desk Audit & Tenant File Review Results
66 West Apartments	12/22/37	Premier Housing Mangement	39	3	Floating	10/15/24	3	4 Building Findings; Completed work order received 11/01/24.	Corrections for annual report review findings received 10/15/24 No file review findings
Arrive at Medicine Lake (fka Stone Creek Apts)	10/01/24	Dominium Management Service, LLC	132	5	Floating	08/20/24	4	Multiple Unit, Building, & Outside Findings. Completed work order received 09/13/24.	Corrections for all annual report and file review findings received 09/16/24.
Balsam Apartments	03/16/38	Sand Property Management, LLC	49	3	Fixed	-	-	Last Site Visit 2022; Next site visit 2025	Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Balsam Hill Apartments and Townhomes	07/18/38	Aeon Management LLC	66	4	Floating	-	-	Last Site Visit 2022; Next site visit 2025	Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Balsam II Apartments (12/11/23 POA Start)	12/11/43	Sand Property Management, LLC	48	4	Fixed	07/30/24	4	8 building & 2 unit findings Completed work orders received 08/28/24	No report findings No file review findings
Blooming Glen Townhomes	10/01/23	Dominium Management Service, LLC	50	9	Floating	08/20/24	4	No NSPIRE; 10/01/23 POA end	No tenant file findings. Corrections for annual report review findings received 09/23/24.
Bluffs at Nine Mile Creek	01/01/25	Dominium Management Service, LLC	188	5	Floating	08/20/24	4	5 building & 1 unit findings Completed work orders received 08/28/24	Corrections for all annual report and file review findings received 11/20/24.
Boone Avenue Apartments	01/01/26	Project for Pride in Living, Inc.	35	8	Fixed	07/24/24	4	Multiple Unit, Building, & Outside Findings; PPL working on correcting deficiencies. AHC staff meet with PPL staff monthly to update on progress.	PPL working on correcting deficiencies. AHC staff meet with PPL staff monthly to update on progress.
Bottineau Ridge Apartments	02/01/35	Northstar Residential	50	5	Floating	05/16/24	4	No NSPIRE findings	No report findings No file review findings
Bottineau Ridge Phase II	12/06/39	Northstar Residential	50	4	Fixed	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Bottineau Ridge Phase III	04/18/43	Northstar Residential	50	4	Fixed	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Clear Spring Road	06/30/27	Hempel Real Estate	12	4	Fixed	-	-	Last Site Visit 2022; Next site visit 2025	Corrections for annual report review findings received 10/31/24.
Cornerstone Creek Apartments	01/08/38	Trellis Management	45	4	Fixed	06/18/24	4	2 Outside, 2 Building, & 1 Unit findings Completed work orders received 07/18/24.	No report findings No file review findings
Cranberry Ridge	04/14/43	CommonBond Communities	45	6	Fixed	-	-	Next site visit 2026	Corrections for annual report review findings received 10/21/24.
Crossings At Valley View	03/05/30	SA Management LLC	50	4	Floating	03/20/24	4	No NSPIRE findings	No report findings No file review findings
Element Apartments	04/19/43	Sand Property Management, LLC	61	4	Fixed	-	-	Next site visit 2026	Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Elevate at Southwest Station	03/09/40	Timberland Partners	243	3	Fixed	-	-	Last Site Visit 2022; Next site visit 2025	Corrections for annual report review findings received 09/13/24.
Ewing Square Townhomes	07/01/25	MBG Property Management	23	10	Floating	09/10/24	4	1 Outside & 8 Unit findings Completed work orders received 12/04/24.	Corrections for all annual report and file review findings received 12/04/24.
Hickory Ridge Townhomes	06/29/33	Property Solutions and Services, Inc	32	4	Floating	-	-	Last Site Visit 2022; Next site visit 2025	Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.

Project Name	POA End Date	Management Company	Project Units Total	HOME Units Total	Fixed/Floating	Inspection Date	No. of Units Inspected	Physical Inspection Results	Desk Audit & Tenant File Review Results
Hopkins Court	05/04/26	Fraser Independent Living	15	4	Floating	-	-	Last Site Visit 2022; Next site visit 2025	Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
LivingWorks Lodge	05/15/24	LivingWorks Ventures	12	4	Fixed	10/10/24	4	No NSPIRE; 05/15/24 POA end	No report findings No file review findings
Maggie Manor	09/25/33	Hegenes Properties, Inc.	6	3	Floating	09/24/24	3	1 Outside, 1 Building, & 9 Unit findings Completed work orders received 10/23/24.	Corrections for all annual report and file review findings received 01/03/25.
Maple Lakes Townhomes	06/01/24	Northstar Residential	40	4	Floating	05/16/24	4	Multiple Outside, Building & Unit findings Completed work orders received 07/18/24.	No report findings No file review findings
Maple Ridge Townhomes	07/12/36	Northstar Residential	45	4	Floating	05/16/24	4	5 Unit findings Completed work orders received 07/03/24.	Corrections for all annual report and file review findings received 07/03/24.

Meadow Trails Apartments	08/01/28	Accessible Space, Inc.	17	4	Floating	08/20/24	4	3 Building & 2 Unit findings Completed work orders received 10/25/24.	Corrections for all annual report and file review findings received 10/25/24.
Meadows of Oxboro	06/01/27	National Handicap Housing Institute	49	6	Fixed	08/27/24	4	No NSPIRE findings	No report findings File review findings cleared 11/07/24
Medina Townhomes	10/03/36	Dominium Management Service, LLC	26	3	Fixed	-	-	Next site visit 2026	Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
MGHRA-10555 Lancaster Ln	03/01/25	Great Lakes Management	1	1	Fixed	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
MGHRA-Cottonwood Ln	11/01/23	Great Lakes Management	2	2	Fixed	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
MGHRA-Maple Valley Rd	10/13/25	Great Lakes Management	1	1	Fixed	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
MGHRA-Valley Forge Ln	09/01/24	Great Lakes Management	1	1	Fixed	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Oxford Village	10/23/38	Project for Pride in Living, Inc.	51	4	Fixed	-	-	Last Site Visit 2022; Next site visit 2025	Corrections for all annual report and file review findings received 10/04/24.
Park Haven Apartments	04/12/33	Dominium Management Service, LLC	176	4	Floating	-	-	Last Site Visit 2022; Next site visit 2025	Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Robbins Way Senior Housing	08/01/29	CommonBond Communities	36	4	Floating	08/27/24	4	3 Building & 1 Unit findings Open NSPIRE deficiencies as of 11/20/24 Report to PJ.	Corrections for all annual report and file review findings received 11/04/24.
The Ridge Apartments	07/17/34	Northstar Residential	64	7	Floating	05/14/24	4	4 Building & 6 Unit findings All completed work orders received as of 12/23/24.	No report findings No file review findings
The Robin - HOME ARP	No POA	MACV	16	5	Fixed	-	-		
The Sound on 76th (04/14/23 POA Start)	04/13/43	Aeon Management LLC	70	4	Fixed	08/14/24	4	No NSPIRE findings	No report findings No file review findings
Trail Pointe Ridge	03/03/42	CommonBond Communities	58	4	Fixed	-	-	Last Site Visit 2022; Next site visit 2025	Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Union Park Flats (03/04/25 POA Start)	03/03/45	Project for Pride in Living, Inc.	60	4	Fixed	-	-	1st Site Review in Calendar 2026	1st Report & Tenant Files Review in Calendar 2026
Vicksburg Commons Townhomes	06/30/27	CommonBond Communities	50	4	Floating	08/06/24	4	Multiple Outside, Building & Unit findings All completed work orders received as of 10/18/24.	Corrections for all annual report and file review findings received 10/18/24.
Vista 44 - HOME-ARP (02/18/25 POA Start)	02/17/40	Shelter Corporation	50	11	Fixed	-	-	1st Site Review in Calendar 2025	1st Report & Tenant Files Review in Calendar 2025
Wangstad Commons (02/10/25 POA Start)	02/09/45	Halverson & Blaiser Group	61	4	Fixed	-	-	1st Site Review in Calendar 2025	1st Report & Tenant Files Review in Calendar 2025
Yorkdale Townhomes	10/24/28	CommonBond Communities	90	6	Floating	08/06/24	4	Multiple Outside, Building & Unit findings All completed work orders received as of 10/01/24.	Corrections for all annual report and file review findings received 10/01/24.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

All HOME fund recipients are required to develop affirmative marketing plans that comply with the Hennepin County Consortium's Affirmative Marketing Policy. Each affirmative marketing plan is reviewed prior to finance closing and then when complete compared to the actual project marketing. For homeownership projects, the Consortium encourages projects to include properties on the Multiple Listing Service (MLS) as one part of the strategy for marketing properties to the widest possible group of potential buyers. Documentation of the marketing is retained for each homeownership property. At a minimum, the developers are holding information sessions and have information on their websites. Rental projects are monitored at completion and annually for compliance with the affirmative marketing plan. In addition, all funded rental housing projects are encouraged to list units with HousingLink, the metro-wide clearinghouse for affordable housing units. HousingLink's website is easy for households to use and free for the owners to list properties. Staff also reports completed projects to HousingLink so that HousingLink can follow-up with the building owners.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Since 2016, Program Income is receipted and held in our PI account in IDIS and added into the next Action Plan.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

One of the ways in which Hennepin County fosters affordable housing is through the attraction of private capital. The HOME recipients secure funds from area financial institutions and foundations. Rental projects funded with tax credits bring in private sector funds in the form of investor equity to purchase the credits. The HOME rental projects leverage federal and nonfederal funds, with the majority of the funds coming from LIHTC, a HUD first mortgage or private mortgages, like the projects underway and complete this year. Additionally, Hennepin County staff provides technical assistance to non-profits, small cities and developers to help promote additional affordable housing opportunities.

CR-58 – Section 3**Identify the number of individuals assisted and the types of assistance provided**

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0	0	0	0	0
Total Section 3 Worker Hours	0	0	0	0	0
Total Targeted Section 3 Worker Hours	0	0	0	0	0

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

Hennepin County did not have any Section 3 eligible projects in PY2024. All projects were under the Section 3 threshold and/or did not include labor hours. In program Year 2024 Hennepin County continued to participate in the regional Section 3 Collaborative to learn and discuss Section 3 regulations with other jurisdictions in Minnesota. Through its network of internal departments and their community partners Hennepin County is able to provide workforce development programming and investments, childcare, technology, and supportive services. Additionally, Hennepin County utilizes CERT SBE to certify small, women-owned and/or minority-owned businesses.

We will continue to be part of the Section 3 collaborative to engage potential Section 3 businesses and workers to exceed the goals at each project's completion. St. Paul acts as the lead for certifications. In 2024-2025, St. Paul certified the following businesses and workers:

BUSINESS CERTIFICATIONS

58 Section 3 Businesses

WORKER AND TARGETED WORKER CERTIFICATIONS

136 Section 3 Workers

47 Section 3 Targeted Workers

During this reporting period, on behalf of the Collaborative, St. Paul engaged in 7 local and regional events/workshops sharing Section 3 contracting opportunities, Section 3 certifications, career/occupational training opportunities, project fairs/open houses, and other technical assistance with potential and current Section 3 Businesses, Workers, and Targeted Workers. In addition, the City of St. Paul has partnered with the MN Trades Academy/Construction Careers Foundation on 2 occasions to build capacity to train with local small, small minority-owned, small woman-owned, and Section 3 businesses, as well as train local job seekers (Section 3 Workers and Targeted Workers).

CR-60 - ESG 91.520(g) (ESG Recipients only)**ESG Supplement to the CAPER in *e-snaps*****For Paperwork Reduction Act****1. Recipient Information—All Recipients Complete****Basic Grant Information**

Recipient Name	HENNEPIN COUNTY
Organizational DUNS Number	140042941
UEI	
EIN/TIN Number	416005801
Identify the Field Office	MINNEAPOLIS
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	HENNEPIN COUNTY

ESG Contact Name

Prefix	Mr.
First Name	Omar
Middle Name	
Last Name	Martinez
Suffix	
Title	Administrative Manager

ESG Contact Address

Street Address 1	300 South Sixth Street
Street Address 2	MC 685
City	Minneapolis
State	MN
ZIP Code	55487
Phone Number	6123482670
Extension	
Fax Number	6123482920
Email Address	omar.martinez@hennepin.us

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2024
Program Year End Date	06/30/2025

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: CATHOLIC CHARITIES

City: Minneapolis

State: MN

Zip Code: 55404-1604

DUNS Number: 108504168

UEI: FMHNL5YV7CB8

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: \$182,579

Subrecipient or Contractor Name: The Aliveness Project

City: Minneapolis

State: MN

Zip Code: 55409

DUNS Number: 612620963

UEI: VALHJPHUUGT3

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$102,362

CR-65 - Persons Assisted**4. Persons Served****4a. Complete for Homelessness Prevention Activities**

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 16 – Household Information for Homeless Prevention Activities**4b. Complete for Rapid Re-Housing Activities**

Number of Persons in Households	Total
Adults	50
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	50

Table 17 – Household Information for Rapid Re-Housing Activities**4c. Complete for Shelter**

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 18 – Shelter Information**4d. Street Outreach**

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	50
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	50

Table 20 – Household Information for Persons Served with ESG**5. Gender—Complete for All Activities**

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 21 – Gender Information**6. Age—Complete for All Activities**

	Total
Under 18	0
18-24	2
25 and over	48
Don't Know/Refused/Other	0
Missing Information	0
Total	50

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities**Number of Persons in Households**

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	23	0	23	0
Elderly	1	0	1	0
HIV/AIDS	11	0	11	0
Chronically Homeless	24	0	24	0

Persons with Disabilities:				
Severely Mentally Ill	26	0	26	0
Chronic Substance Abuse	11	0	11	0
Other Disability	14	0	14	0
Total (unduplicated if possible)	51	0	51	0

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes**10. Shelter Utilization**

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nights available	0
Total Number of bed - nights provided	0
Capacity Utilization	0

Table 24 – Shelter Capacity**11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)**

ESG provided rapid rehousing to 50 individuals in 50 households:

- Households served was slightly less than anticipated. One provider, Catholic Charities, was winding down their program and had a lower number of new intakes while they focused on successful exits.
- The percentage of adults leaving to permanent destination was lower than we would like. One provider, The Aliveness Project, whose exits to non-permanent destinations suffers from both the nature of just starting up their project and that they will have more than normal numbers of persons who exited as deceased as they specialize in serving people who are HIV positive. But Aliveness is very successful at moving people into housing averaging only 23 days.

CR-75 – Expenditures**11. Expenditures****11a. ESG Expenditures for Homelessness Prevention**

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	0

Table 25 – ESG Expenditures for Homelessness Prevention**11b. ESG Expenditures for Rapid Re-Housing**

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Expenditures for Rental Assistance	\$1,472.35	\$225,621.81	\$234,972.51
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	\$16,472.35	\$225,621.81	\$234,972.51

Table 26 – ESG Expenditures for Rapid Re-Housing**11c. ESG Expenditures for Emergency Shelter**

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Essential Services	0	0	0
Operations	0	0	0
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	0	0

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Street Outreach	0	0	0
HMIS	0	1,419.14	1,500.00
Administration	0	0	0

Table 28 - Other Grant Expenditures**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2022	2023	2024
	\$1,472.35	\$227,121.81	\$236,391.65

Table 29 - Total ESG Funds Expended**11f. Match Source**

	2022	2023	2024
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government	\$1,472.35	\$227,121.81	\$236,391.65
Local Government			
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount	\$1,472.35	\$227,121.81	\$236,391.65

Table 30 - Other Funds Expended on Eligible ESG Activities**11g. Total**

Total Amount of Funds Expended on ESG Activities	2022	2023	2024
	\$2,944.78	\$454,243.62	\$472,783.30

Table 31 - Total Amount of Funds Expended on ESG Activities