

# 2023 Consolidated Annual Performance and Evaluation Report Hennepin County Consortium

Public Comment Draft

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## 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)



# HENNEPIN COUNTY

## MINNESOTA

### Acknowledgements

#### Hennepin County Board of Commissioners

Jeffrey Lunde, 1<sup>st</sup> District

Irene Fernando, 2<sup>nd</sup> District

Marion Greene, 3<sup>rd</sup> District

Angela Conley, 4<sup>th</sup> District

Debbie Goettel, 5<sup>th</sup> District

Heather Edelson, 6<sup>th</sup> District

Kevin Anderson, 7<sup>th</sup> District

#### County Administration

David J. Hough, County Administrator

#### Housing Development and Finance

Kevin Dockry, Chief Housing and Economic Development Officer

Julia Welle Ayres, Housing Development and Finance Director

##### *Federal Programs*

Omar Martinez, Manager

Sydney Quinlan

##### *Homeownership and home preservation*

Mike Jenson, Manager

Melisa Illies, Manager

Isak Collins

Eliza Schell

Dale Cooney

John Strharsky

Slava Goldstein

Andrea Stinley

Ben Jones

Andrew Urch

Kelly Koch

Carol Ann Young

Zoua Pha

##### *Multi-family housing development*

Abbie Loosen, Manager

Brian Johnson

Eva Fisk

Griffin McEnergy

#### City of Bloomington

Anna Salvador, Interim HRA Administrator

#### City of Plymouth

Grant Fernelius, Director

Community and Economic Development

#### City of Eden Prairie

Jeanne Karschnia, Housing Programs Administrator

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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 2023 has been an effective year in Hennepin County. Four years into our five-year Consolidated Plan, we are on track to meet or exceed our 5-year goals in our top priority areas: develop or rehab affordable rental housing, Tenant Based Rental Assistance, homeowner rehabilitation assistance, emergency assistance, senior services, and tenant advocacy. We are behind in some areas that have 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
<b>Need addressed: Preserve and create rental opportunities</b>										
Develop or Rehab Affordable Rental Housing	Affordable Housing Public Housing	CDBG: \$ 0/ HOME: \$1,100,000 (4)	Rental units constructed	Household Housing Unit	490	383	78%	158	47	30%
Develop or Rehab Affordable Rental Housing	Affordable Housing Public Housing	CDBG: \$372,228 / HOME: \$0	Rental units rehabilitated	Household Housing Unit	345	70	0.29%	229	0	0%
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: \$264,366.79	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	200	145	73%	40	35	88%
<b>Need addressed: Affordable homeownership development and preservation</b>										
Develop homes for homeownership	Affordable Housing	CDBG: \$424,284 / HOME: \$171,187.00	Homeowner Housing Added	Household Housing Unit	100	31	31%	15	5	33%
Homeowner rehabilitation assistance	Affordable Housing	CDBG: \$1,323,191 / HOME: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	180	137	76%	69	75	109%
Direct Homebuyer Assistance	Affordable Housing	CDBG: \$30,473.28	Direct Financial Assistance to Homebuyers	Households Assisted	50	18	36%	4	0	0%
<b>Need addressed: Housing for people experiencing homelessness</b>										
Rapid Rehousing for People who are Homeless	Homeless	ESG: \$293,212.64	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	300	125	42%	45	61	136%
<b>Need addressed: Promote education, outreach, and services</b>										

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Emergency Assistance	Non-Housing Community Development	CDBG: \$275,433	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10,000	18,329	183%	229	243	106%
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%
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: \$69,722.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	564	852	151%	850	573	67%
Tenant Advocacy	Non-Housing Community Development	CDBG: \$80,565.60	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	18,000	12,412	69%	2,500	2,369	95%
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: \$45,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	17	17%	40	17	43%
<b>Need addressed: Neighborhood revitalization</b>										
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: \$423,756.43	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15,000	3,570	24%	3,570	3,570	100%
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%
<b>Need addressed: Economic development</b>										
Business Assistance	Non-Housing Community Development	CDBG: \$0	Jobs created/retained	Jobs	10	0	0%	0	0	0%
<b>Administration and oversight</b>										
CHDO Operating	CHDO	HOME: \$50,000	Other	Other	5	3	80%	1	0	0%
Fair Housing Activities	Fair Housing	CDBG: \$10,000	Other	Other	5	0	0%	1	1	100%

**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 PY2023 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 seen in draws in program year 2023. 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.

Of note, the above includes all accomplishments before the end of Program Year 2023, but does not include all expenditures. For example, several rental and homeownership projects have incurred expenditures and are nearly complete, but will be noted in the PY2024 CAPER (more information below).

**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)**

	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>
White	1,248	28	20
Black or African American	1,362	58	28
Asian	113	3	
American Indian or American Native	49	0	8
Native Hawaiian or Other Pacific Islander	11	0	
Other/Unreported	0	0	5
<b>Total</b>	<b>2,783</b>	<b>89</b>	<b>61</b>
Hispanic	44	3	8
Not Hispanic	2,739	86	53

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

In Program Year 2023, Hennepin County funding assisted 2,933 households with housing and other basic needs. Of those households, 49% were Black, 2% were Indigenous, and 2% were Latino/a. These data show strong targeting to Black and Indigenous households (relative to suburban Hennepin County demographics), who disproportionately experience poverty and housing cost burden in suburban Hennepin County, but weak targeting to 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	3,297,358	\$4,684,667
HOME	public - federal	4,414,627	\$1,535,554
ESG	public - federal	243,609	\$288,341

**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 2019, 2020, 2021, 2022 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, Brooklyn Center, New Hope, Maple Grove, Minnetonka, Saint Louis Park, Edina, Richfield and Hopkins). 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.

One HOME rental project completed in 2023. The \$1.1 million of HOME expenditures leveraged approximately \$13 million of public (non-federal)/private dollars.

ESG leveraged \$293,213 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 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.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	45,113,180
2. Match contributed during current Federal fiscal year	998,062
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	46,111,242
4. Match liability for current Federal fiscal year	99,352
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	46,011,890

**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
5567 Unity Ave	02/13/2023	68,988.00	0	0	0	0	0	68,988.00
8301 Goodrich Road	06/12/2023	108,289.00	0	0	0	0	0	108,289.00
9910 31st Ave N	08/29/2023	147,673.00	0	0	0	0	0	147,673.00
7395 Williams Lane	10/10/2023	158,265.00	0	0	0	0	0	158,265.00
3805 Georgia Ave	9/28/2023	77,168.00	0	0	0	0	0	77,168.00
8705 Crest Rd	6/12/2023	128,476.00	0	0	0	0	0	128,476.00
13890 63rd Ave N	7/06/2023	149,747.00	0	0	0	0	0	149,747.00
6720 14th Ave S	6/12/2023	39,456.00	0	0	0	0	0	39,456.00
316 Madison Ave	10/25/2023	68,988.00	0	0	0	0	0	68,988.00
Union Park Flats	10/18/2023	\$1,900,000	0	0	0	0	0	\$1,900,000
Wangstad Commons	10/25/2023	\$569,463	0	0	0	0	0	\$569,463
The Robin	11/04/2022	\$432,500	0	0	0	0	0	\$432,500
<b>TOTAL</b>								

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	471,827	0	3,705,467

**Table 7 – Program Income**

**HOME MBE/WBE report**

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

**Table 8 - Minority Business and Women Business Enterprises**

<b>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</b>						
	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**

<b>Relocation and Real Property Acquisition</b> – 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.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	60	0
Number of Non-Homeless households to be provided affordable housing units	501	52
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>561</b>	<b>52</b>

**Table 11 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	50	35
Number of households supported through The Production of New Units	454	47
Number of households supported through Rehab of Existing Units	298	74
Number of households supported through Acquisition of Existing Units	17	5
<b>Total</b>	<b>819</b>	<b>129</b>

**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 projects have beneficiaries. The households supported through the production of new units were from new construction projects funded with HOME funds that were completed during the year: Balsam II Apartments (47 units).

**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 2023 CAPER because they are not yet complete:

- Union Park Flats (60 units)
- Wangstad Commons (54 units)
- Vista 44 (50 units)
- Robin Hotel (15 units)
- Aster Commons (39 units)
- Brooklyn Center Workforce Housing (60 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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	20	35
Low-income	45	7
Moderate-income	17	2
<b>Total</b>	<b>82</b>	<b>44</b>

**Table 13 – Number of Households Served**

**Narrative Information**

Numbers above correspond to the housing units created or preserved. When looking beyond housing units created or preserved, around 24% 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 21% percent of the households who benefitted from CDBG funds had moderate incomes.

## **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 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.

The County operates its new 'housing focused case management team'. Since launching in November 2021, the team has moved more than exactly 1,200 people into permanent housing (as of 8/14/2024). These outcomes are responsive to the disproportionate impact of homelessness by race, with 58% of housing outcomes achieved for people who identify as black, African American or African and 11% of housing outcomes achieved for people who identify as American Indian, Alaska Native or Indigenous.

The County launched a new 2-year encampment response project 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 320 people to permanent housing and more than 200 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 23% reduction from 2020 (642 individuals unsheltered) to 2024 (496 individuals unsheltered).

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

Hennepin County is the primary funders of single adult, family, and youth-specific shelters in the community. At present the community provides 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 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 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. Hennepin County’s Tenant Resource Connection team 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. Following the conclusion of the Federal Emergency Rental Assistance program, the County has leveraged alternative State and local funds to continue

providing financial assistance to households facing eviction. In 2023, more than \$10m was allocated.

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.

**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, more than 1,500 veterans have been stably housed since 2015. Today, there are fewer than 100 homeless Veterans actively engaged on the Homeless Registry in the Hennepin CoC. Hennepin began using a similar by-name-list approach for chronically homeless individuals in June 2017 and have since moved more than 1,700 people from this population into housing (with a 93% housing retention rate). The chronic by-name list currently stands at 264 individuals, a 44% reduction from a highpoint of 468 in November 2021.

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.

**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.

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 financial literacy/economic self-sufficiency courses, emergency assistance programs and job training, 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 in way, in 2023, 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 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 shifted 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.

The cumulative effect of recent investments has been to accelerate the rate at which people exit homelessness. Our community-wide total exits from homelessness to permanent housing – as per the HUD-mandated Homeless Management Information System – was 1,384 people in 2021. This increased to 1,844 in 2022 and then 2,171 people who ended their experience of homelessness by moving to permanent housing in 2024 (a 57% increase over two years). We are on course to exceed 2,800 in 2024 with 1,211 exits from January to May alone.

#### **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 5,375 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 107 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 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)**

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. We have since seen significant increases in family shelter use in 2023 and 2024., following the end of the eviction moratorium and the Federal Emergency Rental Assistance and corresponding with significant new demand for shelter from families newly arrived to the US. Even so 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.

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

## 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, 2024. Translation of the CAPER will be available upon request. Hennepin County will hold a public hearing on September 24, 2024 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

## 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	Management Company	Project Units To	HOME Units To	Fixed/Floating	Inspection Date	No. of Units Inspected	Physical Inspection Results	Desk Audit & Tenant File Review Results
66 West Apartments	Premier Housing Mangement	39	3	Floating	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Balsam Apartments	Sand Property Management, LLC	49	3	Fixed	-	-		Desk Audit only review. 07/29/23 Owner Response resolving review concerns related to the annual compliance report.
Balsam Hill Apartments and Townhomes	Aeon Management LLC	66	4	Floating	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Balsam II Apartments (12/11/23 POA Start)	Sand Property Management, LLC	48	4	Fixed	-	-	1st Site Review in Calendar 2024	1st Report & Tenant Files Review in Calendar 2024
Blooming Glen Townhomes	Dominium Management Service, LLC	50	9	Floating	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Bluffs at Nine Mile Creek	Dominium Management Service, LLC	188	5	Floating	-	-		Desk Audit only review. 11/14/23 Owner Response resolving review concerns related to the annual compliance report.
Boone Avenue Apartments	Project for Pride in Living, Inc.	35	8	Fixed	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Bottineau Ridge Apartments	Northstar Residential	50	5	Floating	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Bottineau Ridge Phase II	Northstar Residential	50	4	Fixed	9/14/23	4	4 common areas, 3 building systems, & 6 unit findings Completed work orders received 10/11/23.	No report findings Corrections for file review findings received 10/11/23.
Bottineau Ridge Phase III (04/19/23 POA Start)	Northstar Residential	50	4	Fixed	9/14/23	4	3 common areas, 1 building systems, & 2 unit findings Completed work orders received 10/11/23.	No report findings No file review findings
Champlin Drive Apartments	Dominium Management Service, LLC	72	7	Fixed	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Clear Spring Road	Accord	12	4	Fixed	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Cornerstone Creek Apartments	Trellis Management	45	4	Fixed	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Cranberry Ridge (04/14/23 POA Start)	CommonBond Communities	45	6	Fixed	8/23/23	4	1 common area, 3 building systems, & 6 unit findings Completed work orders received 10/31/23.	Corrections for annual report and file review findings received 11/07/23.
Crossings At Valley View	SA Management LLC	50	4	Floating	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Element Apartments (04/19/23 POA Start)	Sand Property Management, LLC	61	4	Fixed	6/14/23	4	3 building systems & 1 unit findings Completed work orders received 07/14/23.	No report findings No file review findings
Elevate at Southwest Station	Timberland Partners	243	3	Fixed	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Ewing Square Townhomes	MBG Property Management	23	10	Floating	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Hammer - Broadway	Hammer Residences Inc	4	4	Fixed	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Hickory Ridge Townhomes	Property Solutions and Services, Inc	32	4	Floating	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Hopkins Court	Fraser Independent Living	15	4	Floating	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
LivingWorks Lodge	LivingWorks Ventures	12	4	Fixed	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Maggie Manor	Hegenes Properties, Inc.	6	3	Floating	-	-		Desk Audit only review. Owner Response to review concerns related to the annual Owner Compliance Report is past due. Reporting deficiencies may not impact income eligibility and/or rent compliance for HOME/PBA units.

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Maple Lakes Townhomes	Northstar Residential	40	4	Floating	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Maple Ridge Townhomes	Northstar Residential	45	4	Floating	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Meadow Trails Apartments	Accessible Space, Inc.	17	4	Floating	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Meadows of Oxboro	National Handicap Housing Institute	49	6	Fixed	-	-		Desk Audit only review. 03/15/23 Owner Response resolving review concerns related to the annual compliance report.
Medina Townhomes	Dominium Management Service, LLC	26	3	Fixed	6/6/23	3	11 unit findings Completed work orders received 6/22/23	No report findings Corrections for file review findings received 6/22/23
MGHRA-10555 Lancaster Ln	Great Lakes Management	1	1	Fixed	9/20/23	1	6 unit findings Completed work orders received 12/08/23	Corrections for annual report and file review findings received 12/08/23. Management failed to follow asset verification procedures. However, open file deficiency will not impact HH eligibility.
MGHRA-Cottonwood Ln	Great Lakes Management	2	2	Fixed	-	-		Desk Audit only review. Corrections for annual report findings received 03/30/23.
MGHRA-Maple Valley Rd	Great Lakes Management	1	1	Fixed	9/20/23	1	1 Building Exterior & 1 unit findings Completed work order received 12/08/23	Corrections for annual report and file review findings received 12/08/23.
MGHRA-Valley Forge Ln	Great Lakes Management	1	1	Fixed	-	-		Desk Audit only review. 04/05/23 Owner Response resolving review concerns related to the annual compliance report.
Oxford Village	Project for Pride in Living, Inc.	51	4	Fixed	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Park Haven Apartments	Dominium Management Service, LLC	176	4	Floating	-	-		Desk Audit only review. Corrections for annual report findings received 12/11/23.
Robbins Way Senior Housing	CommonBond Communities	36	4	Floating	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Stone Creek Apartments	Dominium Management Service, LLC	132	5	Floating	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
The Ridge Apartments	Northstar Residential	64	7	Floating	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
The Robin - HOME ARP (No POA)	MACV	16	5	Fixed	-	-		
The Sound on 76th (04/14/23 POA Start)	Aeon Management LLC	70	4	Fixed	-	-	1st Site Review in Calendar 2024	1st Report & Tenant Files Review in Calendar 2024
Trail Pointe Ridge	CommonBond Communities	58	4	Fixed	-	-		Desk Audit only review. 11/21/23 Owner Response resolving report review concerns.
Union Park Flats (No POA)	Project for Pride in Living, Inc.	60	4	Fixed	-	-		
Vail in the Park (06/27/23 POA End)	Vail Place	8	5	Floating	10/16/23	4	N/A; POA ended 6/27/23	Tenant Files & Desk Audit Review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Vicksburg Commons Townhomes	CommonBond Communities	50	4	Floating	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.
Vista 44 - HOME ARP (No POA)	BEACON Interfaith	50	11	Fixed	-	-		
Wangstad Commons (No POA)	JO Companies, LLC	61	4	Fixed	-	-		
Yorkdale Townhomes	CommonBond Communities	90	6	Floating	-	-		Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.

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**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**

Beginning in 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**

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

**Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
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 PY2023. All projects were under the Section 3 threshold and/or did not include labor hours. In program Year 2023 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 2023-2024, St. Paul certified the following businesses and workers:

### BUSINESS CERTIFICATIONS

49 Section 3 Businesses

### WORKER AND TARGETED WORKER CERTIFICATIONS

142 Section 3 Workers

23 Section 3 Targeted Workers

During this reporting period, on behalf of the Collaborative, St. Paul engaged in 9 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). 13 Workshops in both Spanish and English in which 82 participants enrolled

**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	Ms.
First Name	Melisa
Middle Name	
Last Name	Illies
Suffix	
Title	Administrative Manager

**ESG Contact Address**

Street Address 1	701 4th Avenue S
Street Address 2	Suite 400
City	Minneapolis
State	MN
ZIP Code	55415
Phone Number	6123482020
Extension	
Fax Number	6123482920
Email Address	melisa.illies@hennepin.us

**2. Reporting Period—All Recipients Complete**

Program Year Start Date	07/01/2023
Program Year End Date	06/30/2024



**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
<b>Total</b>	<b>0</b>

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	33
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

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
<b>Total</b>	<b>0</b>

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
<b>Total</b>	<b>0</b>

Table 19 – Household Information for Street Outreach

**4e. Totals for all Persons Served with ESG**

Number of Persons in Households	Total
Adults	61
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>61</b>

Table 20 – Household Information for Persons Served with ESG

**5. Gender—Complete for All Activities**

	Total
Male	48
Female	11
Transgender	2
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 21 – Gender Information

**6. Age—Complete for All Activities**

	Total
Under 18	0
18-24	3
25 and over	58
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

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	2	0	0	0
Victims of Domestic Violence	29	0	0	0
Elderly	2	0	0	0
HIV/AIDS	11	0	0	0
Chronically Homeless	38	0	0	0

<b>Persons with Disabilities:</b>				
Severely Mentally Ill	31	0	0	0
Chronic Substance Abuse	10	0	0	0
Other Disability	16	0	0	0
Total (unduplicated if possible)	0	0	0	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 61 individuals in 60 households:

- Housing obtained in only 39 days on average, which is greatly improved over pandemic years
- The percentage of adults leaving to permanent destination was lower than we would like. Overall, there were not many leavers, so any number of non-permanent destinations has greater effect on the rate. We also brought on a new 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.

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

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
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
<b>Subtotal Homelessness Prevention</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table 25 – ESG Expenditures for Homelessness Prevention

**11b. ESG Expenditures for Rapid Re-Housing**

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Expenditures for Rental Assistance	\$16,487.19	\$247,395.65	\$24,457.80
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
<b>Subtotal Rapid Re-Housing</b>	<b>\$16,487.19</b>	<b>\$247,395.65</b>	<b>\$24,457.80</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

**11c. ESG Expenditures for Emergency Shelter**

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Essential Services	0	0	0
Operations	0	0	0
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	<b>0</b>	<b>0</b>	<b>0</b>
<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table 27 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Street Outreach	0	0	0
HMIS	0	4872	0
Administration	0	0	0

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2021	2022	2023
	\$16,487.19	\$252,267.65	\$24,457.80

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

	2021	2022	2023
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government	\$16,487.19	\$252,267.65	\$24,457.80
Local Government			
Private Funds			
Other			
Fees			
Program Income			
<b>Total Match Amount</b>			

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2021	2022	2023
	\$32,974.38	\$504,535.30	\$48,915.60

**Table 31 - Total Amount of Funds Expended on ESG Activities**