

# Hennepin County Consortium 2025-2029 Consolidated Plan and 2025 Annual Action Plan

August 14, 2025

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## Consortium Members:

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



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

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Consolidated Plan	

## **ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)**

### **1. Introduction**

The Hennepin County Consortium Consolidated Plan (Consolidated Plan) 2025-2029 has been developed to fulfill statutory planning and application requirements for receiving and utilizing three Housing and Urban Development (HUD) funding programs in suburban Hennepin County.

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Emergency Solutions Grants (ESG) Programs

The Hennepin County Consortium is comprised of four entitlement jurisdictions:

- The City of Bloomington
- The City of Eden Prairie
- The City of Plymouth
- Urban Hennepin County which includes the remaining 38 cities in Hennepin County

The Consolidated Plan establishes community development and affordable housing goals for the use of CDBG, HOME, and ESG funds over the five program years from 2025 to 2029. Each program year runs from July 1 to June 30 of the following year. At the start of each program year, the Consortium will develop an Annual Action Plan detailing how CDBG, HOME, and ESG funds will be allocated. At the end of each program year, the Consortium will prepare a Consolidated Annual Performance Evaluation Report (CAPER) to assess progress to the Consolidated Plan's goals.

Assuming federal funding levels remain consistent, the Consolidated Plan is expected to guide the use of approximately \$23 million dollars, including \$14 million in CDBG funds, \$7.5 million in HOME funds, and \$1.2 million in ESG funds, including program income. *(Note: Expected CDBG allocations for Bloomington, Eden Prairie, and Plymouth are not included in this estimate.)*

### **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The Consolidated Plan priorities were developed through a comprehensive review of demographic data, community and citizen input, relevant public policies and plans, and past funding outcomes in suburban Hennepin County. The plan aims to achieve both HUD and local objectives and outcomes that benefit low- and moderate-income residents in suburban Hennepin County.

Objectives:

- Provide decent housing
- Provide a suitable living environment
- Expand economic opportunities

Outcomes:

- Assisting homeless persons obtain affordable housing, and increase housing stability
- Increasing and preserving the availability of permanent housing that is affordable and attainable to low-income households
- Improving the safety and livability of neighborhoods

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

1. Increase and preserve affordable housing choice for renters at or below 50% AMI, with highest priority for households at or below 30% AMI, and for homeowners/homebuyers at or below 80% AMI, with highest priority for homeowners/homebuyers at or below 60% AMI
2. Prevent homelessness and increase housing stability, prioritizing households at or below 30% AMI
3. Improve community infrastructure

Goals were developed to meet these Priority Needs.

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

Each year the Consortium evaluates its performance relative to the Consolidated Plan through Consolidated Annual Performance Evaluation Report (CAPER). The 2025 Program Year will not be evaluated until the fall of 2026. The most recent CAPER evaluated the 2023 Program Year against the 2020-2024 Consolidated Plan goals.

One of the primary goals of Hennepin County is to reduce differences in housing, employment, education, income, transportation, health, and legal system outcomes between households of color and white households. With this in mind, Hennepin County has focused on investment in activities that serve the more low-income and extremely low-income households, who are disproportionately people of color. Further, Hennepin County has taken action to invest meaningfully in these activities, which means fewer contracts, less administrative burden, and more focused impact. As an example, we funded Homebuyer Assistance and property acquisition in 2023, which are resource-intensive and help only a few households, yet make a deeper personal impact. This has resulted in serving fewer households than previous years but having strong outcomes on community.

In 2022, we more than doubled our investment in emergency rental assistance. The County expended \$3.5 million in emergency assistance from CDBG-CV, specifically rental assistance for 153 households and mortgage assistance for 133 households to resolve their emergencies and expended \$3.509 million ESG-CV on homeless diversion and assistance. Although CDBG-CV funding has since been expended, the community need for emergency rental assistance has remained high in Hennepin County. To meet this need, a large portion of the public service set-aside for CDBG has been allocated to this activity in the following years to be used in conjunction with other State and local funds.

The Consortium will continue to evaluate past performance and maintain strong partnerships with municipalities and private and nonprofit partners to meet Consortium goals.

#### **4. Summary of citizen participation process and consultation process**

The Consolidated Plan includes collaborative and coordinated efforts of interested individuals, government, for-profit and nonprofit agencies, and HUD supported data to quantify needs. Input was gathered in a variety of ways: County staff met with affordable housing developers and city staff, held a community listening sessions, attended community meetings, and consulted with nonprofit agencies. In addition, a web-based survey for residents was widely promoted through social media and targeted to low- and moderate-income households.

The four cities that will receive a "direct allocation" of CDBG funding through Hennepin County for Program Year 2025 (Brooklyn Park, Maple Grove, Richfield and St. Louis Park) held public hearings and provided council resolutions of support for the funding allocations in those cities. The Hennepin County Board of Commissioners held a public hearing on Tuesday, April 29, 2025, at 1:30 virtually with an in-person option. The public hearing was live streamed on the internet with closed caption, and residents were able to call in to provide prerecorded or real-time public comment during the hearing. They were also able to attend in person to testify live.

A copy of the 2025-2029 Draft Consolidated Plan and 2025 Annual Action Plan was made available for 30 days beginning April 4 through May 4, 2025, on the Hennepin County website:

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

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

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

Hennepin County received one written comment during the plan creation. The resident comment expressed the need for a reduction of local property taxes and is attached at Appendix A.1.

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

Comments received by Hennepin County were considered in the development of the needs and goals of the Consolidated Plan. The comment was beyond the scope of this plan but were still considered in understanding the landscape of concerns.

#### **7. Summary**

# The Process

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

### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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

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

Table 1 – Responsible Agencies

### Narrative

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

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

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

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

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

- **Public Services:** The County sets aside the maximum allowed amount of CDBG for public services (15%) and offers these funds throughout the balance of suburban communities with a request for proposals process.
- **Direct allocation cities:** The County currently provides a proportional direct allocation of CDBG to cities with over 3.5% of the need using HUD’s allocation formula (population, poverty levels (double weighted), and overcrowding), and which have not opted into the Consolidated Pool. Direct allocation cities utilize a public process to determine how to use CDBG funds in their community. The cities of Brooklyn Park, Maple Grove, Richfield, and St. Louis Park fall into this category for the 2025 program year.
- **Consolidated Pool:** Cities eligible for less than \$100,000 of CDBG after the administration and public services set aside, or those that have voluntarily opted in for PY 2025, are placed into the Consolidated Pool. The remaining funds are offered using a competitive request for proposal basis to projects serving the remaining suburban communities.

This is the final year that cities may be considered direct allocation cities. Beginning in PY 2026, all non-entitlement cities within suburban Hennepin County will join the Consolidated Pool.

*HOME Investment Partnership (HOME)*

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

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

*Emergency Solutions Grant (ESG)*

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

**Consolidated Plan Public Contact Information**

For questions regarding the Plan, please contact:

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## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

Hennepin County leads the coordination for the Consolidated Plan. The cities of Bloomington, Eden Prairie, and Plymouth have created portions of the plan specific to those cities, which are part of the Hennepin County Consortium Consolidated Plan. These three cities are responsible for the development of annual plans and reports for the respective CDBG programs. The Consolidated Plan is written in accordance with HUD guidelines regarding data requirements and the types of goals by income group and population.

County staff consulted with a wide variety of organizations in the development of the Consolidated Plan, as described below and in the Citizen Participation section. In addition to resident and community partner consultations, the county assessed the current state of housing and community development needs by primary and secondary research to supplement the U.S. Census American Communities Survey and CHAS Data supplied by HUD.

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

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

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

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

The County developed the Supportive Housing Strategy specifically to increase this type of coordination and alignment across internal and external partners. The Strategy provides capital financing for supportive housing projects meeting criteria developed by the intended tenants and the agencies that support them, including the Continuum of Care, Adult Behavioral Health department, Child Welfare department, Healthcare for the Homeless FQHC, Ryan White HIV program, and Long-Term Supports and Services (disability services) department.

Hennepin County works closely with several PHAs. The county developed a referral process from the Coordinated Entry System with some PHAs with a homeless preference for some specialty tenant-

based Housing Choice Vouchers. The county also worked with Minneapolis PHA to launch a locally funded voucher program in which McKinney Vento liaisons connect up to 300 families and children at-risk of or experiencing homelessness with housing assistance and support services.

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

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

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

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

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

For single adults, Housing Stability has developed a by-name list of those who meet requirements of chronic homeless status. Since June 2017, when this approach began, over 1,600 chronically homeless people – with an average experience of four years homelessness each – were housed with a 93% retention rate.

The State of Minnesota adopted a by-name registry for veterans in 2015 and Hennepin County CoC actively participates in registry meetings and a by-name approach. In 2024, Hennepin County declared that it had, in fact, reach functional zero for veteran homelessness.

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

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

Hennepin County HHS Housing Stability Division is the Collaborative Applicant for the Minneapolis/Hennepin County Continuum of Care (CoC). The Continuum of Care Coordinator and CoC planning staff work with Hennepin County ESG staff to comply with the CoC regulations set forth in 578.7 & 578.95 by: 1) Establishing a CoC Governing board with both Hennepin CoC and ESG staff included in the membership. 2) Conduct an annual Needs & Gaps Analysis to establish priority populations and needs based on data to inform funding decisions. 3) Establish CoC Written Standards for providing CoC assistance. 4) Designate and Operate an HMIS system. 5) Established working committees that focus on all 6 components of our homeless response system to assure alignment across CoC and ESG resources for each. In addition, Hennepin County has research staff dedicated to monitoring homelessness trends and outcomes.

ESG funds are awarded based on a request for proposal process that is combined with other homeless assistance funds to maximize coordination and results. CoC Operating Board members regularly sit on funding approval committees for ESG and other funds. On behalf of this jurisdiction, the CoC funds the administration and works closely with the HMIS system administrator to implement HMIS data standards. The CoC and ESG jurisdictions contribute to our statewide HMIS system with a 2 percent contribution to assist with HMIS Data Standards compliance for CoC and ESG funded projects. The CoC holds an annual meeting to solicit feedback from community members, providers, and policy makers on the gaps and challenges facing the community and hosts extensive focus groups and community conversations with people who are experiencing homelessness.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

1	<b>Agency/Group/Organization</b>	City of Brooklyn Park
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis Homelessness Strategy Non-Homeless Special Needs Anti-Poverty Strategy Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on October 22, 2024, designed our community engagement and consultation goals; our December 4, 2024, meeting covered input from community engagement and data analysis to set goals and priorities and to confirm that shared goals and priorities were reflected in RFPs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
2	<b>Agency/Group/Organization</b>	City of Edina
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis Homelessness Strategy Non-Homeless Special Needs Anti-Poverty Strategy Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on October 22, 2024, designed our community engagement and consultation goals; our December 4, 2024, meeting covered input from community engagement and data analysis to set goals and priorities and to confirm that shared goals and

		priorities were reflected in RFPs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
3	<b>Agency/Group/Organization</b>	City of Brooklyn Center
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis Homelessness Strategy Non-Homeless Special Needs Anti-Poverty Strategy Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on October 22, 2024, designed our community engagement and consultation goals; our December 4, 2024, meeting covered input from community engagement and data analysis to set goals and priorities and to confirm that shared goals and priorities were reflected in RFPs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
4	<b>Agency/Group/Organization</b>	City of Richfield
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis Homelessness Strategy Non-Homeless Special Needs

		Anti-Poverty Strategy Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on October 22, 2024, designed our community engagement and consultation goals; our December 4, 2024, meeting covered input from community engagement and data analysis to set goals and priorities and to confirm that shared goals and priorities were reflected in RFPs. Suburban HRAs provided information on their Housing Choice Voucher programs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
5	<b>Agency/Group/Organization</b>	City of St. Louis Park
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis Homelessness Strategy Non-Homeless Special Needs Anti-Poverty Strategy Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on October 22, 2024, designed our community engagement and consultation goals; our December 4, 2024, meeting covered input from community engagement and data analysis to set goals and priorities and to confirm that shared goals and priorities were reflected in RFPs. Suburban PHAs provided information on their Public Housing units

		and Housing Choice Voucher programs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
6	<b>Agency/Group/Organization</b>	City of Hopkins
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on October 22, 2024, designed our community engagement and consultation goals; our December 4, 2024, meeting covered input from community engagement and data analysis to set goals and priorities and to confirm that shared goals and priorities were reflected in RFPs. Suburban PHAs provided information on their Public Housing units and Housing Choice Voucher programs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
7	<b>Agency/Group/Organization</b>	City of Maple Grove
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development

	<b>of the consultation or areas for improved coordination?</b>	needs for the Consolidated Plan: Our Kick-Off on October 22, 2024, designed our community engagement and consultation goals; our December 4, 2024, meeting covered input from community engagement and data analysis to set goals and priorities and to confirm that shared goals and priorities were reflected in RFPs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
8	<b>Agency/Group/Organization</b>	City of Minnetonka
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on October 22, 2024, designed our community engagement and consultation goals; our December 4, 2024, meeting covered input from community engagement and data analysis to set goals and priorities and to confirm that shared goals and priorities were reflected in RFPs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
9	<b>Agency/Group/Organization</b>	City of New Hope
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on October 22, 2024, designed our community engagement and consultation goals; our December 4, 2024, meeting covered input from community engagement and data analysis to set goals and priorities and to confirm that shared goals and priorities were reflected in RFPs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
10	<b>Agency/Group/Organization</b>	City of Bloomington
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on October 22, 2024, designed our community engagement and consultation goals; our December 4, 2024, meeting covered input from community engagement and data analysis to set goals and priorities and to confirm that shared goals and priorities were reflected in RFPs. Suburban PHAs provided information on their Public Housing units and Housing Choice Voucher programs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.

11	<b>Agency/Group/Organization</b>	City of Plymouth
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on October 22, 2024, designed our community engagement and consultation goals; our December 4, 2024, meeting covered input from community engagement and data analysis to set goals and priorities and to confirm that shared goals and priorities were reflected in RFPs. Suburban PHAs provided information on their Public Housing units and Housing Choice Voucher programs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
12	<b>Agency/Group/Organization</b>	Metropolitan Council - Metro HRA
	<b>Agency/Group/Organization Type</b>	Housing PHA Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County and the Metropolitan Council regularly coordinate and communicate regarding economic/community development and affordable housing issues including coordination between the Housing Policy Plan and the Consolidated Plan. Metro HRA also provided information on their Housing Choice Voucher programs. Goals in the Consolidated

		Plan may help cities reach Metropolitan Council affordable housing goals for cities.
13	<b>Agency/Group/Organization</b>	MINNESOTA HOUSING FINANCE AGENCY
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County and Minnesota Housing are in continuous conversations about specific projects as well as ongoing policy issues and housing trends. Additionally, both Hennepin County and Minnesota Housing participate in the Inter-agency Stabilization Group which identifies housing developments in need of intervention. HSPHD and the Office to End Homelessness also consult with Minnesota Housing.
14	<b>Agency/Group/Organization</b>	Hennepin County / City of Minneapolis Office to End Homelessness
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Publicly Funded Institution/System of Care Other government - County Other government - Local Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children

		Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Office to End Homelessness has played a key role in the development of all housing and homeless-related sections of the plan. Coordination will continue throughout the plan. Hennepin County Housing staff consulted with local leadership for Housing Stability and Homelessness Prevention on October 7, 2025, in order to receive feedback on potential areas of coordination, trends within local economics, and areas of potential prioritization and focus. Their input and partnership will help federal funds be leveraged alongside local and state funds in the upcoming five years.
15	<b>Agency/Group/Organization</b>	Hennepin County Human Services and Public Health Department
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Publicly Funded Institution/System of Care Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes</b>	HHS and Housing and Economic Development meet regularly to coordinate activities and strategies, especially around aligning housing development with HHS client needs. This coordination will continue to

	<b>of the consultation or areas for improved coordination?</b>	improve as the two departments continue to exchange information. HHS staff participate in HOME application reviews.
16	<b>Agency/Group/Organization</b>	Duffy Development Corporation
	<b>Agency/Group/Organization Type</b>	Housing Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Developer attended listening session in December of 2024, and has received HOME funds for affordable housing projects. General themes included challenges financing large family units, any affordable units in suburban communities, and negotiating multiple complex funding sources. Consultation will help identify Priority Needs and Goals.
17	<b>Agency/Group/Organization</b>	City of Eden Prairie
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on October 22, 2024, designed our community engagement and consultation goals; our December 4, 2024, meeting covered input from community engagement and data analysis to set goals and priorities and to confirm that shared goals and priorities were reflected in RFPs. Suburban PHAs provided information on their Public Housing units and Housing Choice Voucher programs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement,

		and will help us better target federal funding over the next five years.
18	<b>Agency/Group/Organization</b>	Hennepin County's Lived Experience Advisory Group
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff presented information regarding the upcoming Consolidated Plan process on November 18, 2024 and received verbal feedback from members of this committee. Members were also made aware of the survey released during this time. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years. Hennepin County staff work with the members of LEAG to assist in funding decisions, hiring decisions, as well as garnering feedback for the current systems in place to assist with homelessness in Hennepin County.
19	<b>Agency/Group/Organization</b>	Hennepin County Eviction Prevention Stakeholders
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services - Homeless Services - Fair Housing Publicly Funded Institution/System of Care Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy  Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff presented information regarding the upcoming Consolidated Plan process on November 13, 2024, and received verbal feedback from members of this committee. Members were

		also made aware of the survey released during this time. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
20	<b>Agency/Group/Organization</b>	Hennepin County Office of Broadband and Digital Inclusion
	<b>Agency/Group/Organization Type</b>	Other Government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing staff consulted with members of the Broadband Connectivity department on October 9, 2024, in order to receive feedback on potential areas of coordination, trends within local economics, and areas of potential prioritization and focus. Their input and partnership will help federal funds be leveraged alongside local and state funds in the upcoming five years.
21	<b>Agency/Group/Organization</b>	Hennepin County Department of Climate Resiliency
	<b>Agency/Group/Organization Type</b>	Other Government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing staff consulted with members of the Climate Resiliency department on September 30, 2024, in order to receive feedback on potential areas of coordination, trends within local economics, and areas of potential prioritization and focus. Their input and partnership will help federal funds be leveraged alongside local and state funds in the upcoming five years.
22	<b>Agency/Group/Organization</b>	Hennepin County Continuum of Care
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services - Children Services - Elderly Persons Services - Persons with Disabilities

		<p>Services - Persons with HIV/AIDS</p> <p>Services - Victims of Domestic Violence</p> <p>Services - Homeless</p> <p>Services - Health</p> <p>Services - Education</p> <p>Services - Employment</p> <p>Service - Fair Housing</p> <p>Services - Victims</p> <p>Publicly Funded Institution/System of Care</p> <p>Regional organization</p>
	<b>What section of the Plan was addressed by Consultation?</b>	<p>Housing Need Assessment</p> <p>Homelessness Strategy</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Market Analysis</p>
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>Hennepin County Housing Development staff consulted with staff members who work within the Continuum of Care on October 7, 2024, in order to receive feedback on potential areas of coordination, trends within local economics, and areas of potential prioritization and focus. The CoC's input and partnership will help federal funds be leveraged alongside local and state funds in the upcoming five years.</p>
23	<b>Agency/Group/Organization</b>	Hennepin County Department of Economic Development
	<b>Agency/Group/Organization Type</b>	<p>Services - employment</p> <p>Other government - County</p>
	<b>What section of the Plan was addressed by Consultation?</b>	<p>Economic Development</p> <p>Market Analysis</p>
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>Hennepin County Housing Development staff consulted with members of the Economic Development department on November 15, 2024, in order to receive feedback on potential areas of coordination, trends within local economics, and areas of potential prioritization and focus. Their input and partnership will help federal funds be leveraged</p>



		alongside local and state funds in the upcoming five years.
24	<b>Agency/Group/Organization</b>	Hennepin County Homeless Prevention Services
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services - Children Services - Elderly Persons Services – Homeless Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing Development staff consulted with members of the Homeless Prevention Services division of the Housing Stability department on October 9, 2024, in order to receive feedback on potential areas of coordination, trends within local economics, and areas of potential prioritization and focus. Their input and partnership will help federal funds be leveraged alongside local and state funds in the upcoming five years.
25	<b>Agency/Group/Organization</b>	City of Golden Valley
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis Homelessness Strategy Non-Homeless Special Needs Anti-Poverty Strategy Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on October 22, 2024, designed our community

	<b>of the consultation or areas for improved coordination?</b>	engagement and consultation goals; our December 4, 2024, meeting covered input from community engagement and data analysis to set goals and priorities and to confirm that shared goals and priorities were reflected in RFPs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.
26	<b>Agency/Group/Organization</b>	City of Shorewood
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis Homelessness Strategy Non-Homeless Special Needs Anti-Poverty Strategy Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development needs for the Consolidated Plan: Our Kick-Off on October 22, 2024, designed our community engagement and consultation goals; our December 4, 2024, meeting covered input from community engagement and data analysis to set goals and priorities and to confirm that shared goals and priorities were reflected in RFPs. Finally, all cities were invited to participate in RFP selection committees. This coordination helped raise awareness of the Consolidated Plan, greatly increased participation in community engagement, and will help us better target federal funding over the next five years.

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

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

All agency types identified by HUD have been consulted through coordination with internal Hennepin County departments such as the Office to End Homelessness and Health and Human Services, and coordination with external partners such as Minnesota Housing and cities.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Hennepin County/Minneapolis CoC Governing Board	All homelessness goals outlined in the Consolidated Plan are consistent with the goals of the Continuum of Care.
2050 Housing Policy Plan	Metropolitan Council	The 2050 Housing Policy Plan, the Consolidated Plan, and the associated funding, are tools to cities in meeting the affordable housing goals outlined in the 2050 HPP.
2020 Analysis of Impediments to Fair Housing	Lawyers Group under contract to Fair Housing Implementation Council	Affirmatively Furthering Fair Housing actions are sourced from the findings in the 2020 Analysis of Impediments to Fair Housing Choice (AI) and build upon previous AIs.
PHA's 5-Year Annual Plans	Hopkins HRA and Housing Authority of St. Louis Park	The PHAs in suburban Hennepin County aim to create safe, affordable, suitable living environments for low-income households. This overlaps the goals of the Consolidated Plan related to rental housing, housing homeless populations, and economic development.
Hennepin County 2040 Comprehensive Plan	Hennepin County	The goals relating to economic development and workforce development overlap with the CEDS goals of "promoting employment growth and developing the workforce; and providing basic infrastructure and amenities (transportation, service buildings, libraries, and parks."
Choice, Place and Opportunity	Metropolitan Council	This Fair Housing assessment for the Twin Cities region analyzes regional fairness and access to opportunity. This overlaps with the goals of the Consolidated Plan related to rental housing, housing homeless populations, education, outreach and services, and economic development.

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

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

Hennepin County is highly coordinated internally between departments and externally with public entities. Internally, Housing and Economic Development coordinates with the Office to End Homelessness, Hennepin County HHS, the Hennepin HealthCare, among other departments.

Externally, the county works closely with Minnesota Housing to consult on funding needs and priorities.

In addition, staff from each agency participate in funding award meetings. Hennepin County and Minnesota Housing staff communicate regularly regarding projects that receive both HOME or CDBG funds and funding from Minnesota Housing. Finally, the county communicates with Hennepin County cities on an ongoing basis regarding economic development and affordable housing issues and the role federal funds may play.

Additional external consulting with other public entities in the development of the Consolidated Plan is accomplished through periodic inter-jurisdictional meetings between representatives of HUD entitlement communities in the Metro Area. These meetings have included representatives from the cities of Minneapolis, St. Paul, Plymouth; Metropolitan Council; HUD; Hennepin, Ramsey and Anoka counties; and the Washington, Dakota and Bloomington Housing and Redevelopment Authorities as well as the State of Minnesota. Discussion topics of this group consist of joint issues and concerns raised by the Consolidated Plan.

## **Narrative**

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

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

#### **Summarize citizen participation process and how it impacted goal setting**

The Consortium supports and encourages the participation of residents, community groups, and other interested agencies in the development and the evaluation of the Consolidated Plan's programs and activities. The citizen participation process is designed to encourage all residents to participate, regardless of barriers.

From October 30 through December 13, Housing and Economic Development (HED) hosted a web-based survey on the County's website which was promoted by Cities and targeted through social media platforms. More than 1,000 people completed the survey, nearly all reporting being from suburban Hennepin County (98%). Responders prioritized importance of three major goal areas, then prioritized activities within those goal areas. Of the responders who provided demographic information:

- 41% are estimated to have income below 80% AMI
- 85% were homeowners
- 14% were people of color (5% black, 3% Asian, 1% Native American, 5% Latino, 1% Native Hawaiian)

Where significant differences appeared, input from low-income households and households of color were prioritized.

In addition, HED conducted extensive consultations as listed in PR-10, and hosted a listening session on December 4<sup>th</sup>, 2025 at an affordable housing development funded with HOME funds in suburban Hennepin County. This Listening Session, along with the Heading Home Hennepin meeting on November 19<sup>th</sup> of 2024 where HED staff tabled and sought feedback, were open to the public and advertised ahead of time. These sessions were focused on receiving input about the future goals and priorities for the next five years.

HED and jurisdiction cities utilized themes from resident input, together with data analysis, to set major goals and priorities for the 2025-2029 Consolidated Plan and for the 2025 Action Plan. Together, this analysis pointed to prioritization of emergency assistance, tenant advocacy and housing services to help people new to housing instability navigate complex systems, and affordable housing development for lower income households. These priorities address the elevated needs raised by residents to the sustained economic impacts of the COVID-19 pandemic. These needs have not decreased in the most recent years and continue to be a high priority cited by community partners and residents throughout the county.

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

The Hennepin County Consortium is required to develop and follow a detailed Citizen Participation Plan which sets forth the process to be followed at the community and county levels through the duration of the Consolidated Plan. The Citizen Participation Plan is attached as Appendix A and available at [www.hennepin.us/your-government/research-data/housing-plans-accomplishments](http://www.hennepin.us/your-government/research-data/housing-plans-accomplishments). The county continuously accepts and evaluates public comments. Any resulting changes to the Consolidated Plan or Action Plan would be made in accordance with the Citizen Participation Plan.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community	Public hearing was held at 1:30 pm on April 29, 2025.	No comments received	N/A	www.hennepin.us
2	Newspaper Ad	Non-targeted/broad community	Public notice of the public comment draft and period was made available from April 4 - May 4, 2025.	No comments received	N/A	N/A
3	Public Meeting	Non-targeted/broad community	Listening session was held December 4, 2024, in Brooklyn Center.	No comments received	N/A	N/A
4	Public Meeting	Non-targeted/broad community	Hennepin County staff tabled at the annual Heading Home Hennepin meeting on November 19, 2024, in downtown Minneapolis.	Support for the plan	N/A	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Internet Outreach	Non-targeted/broad community Non-English Disabilities	1,000 people participated, 41 percent <80 percent AMI, 85 percent homeowners, 14 percent people of color	Full summary in Appendix D	N/A	<a href="http://www.hennepin.us/your-government/research-data/housing-plans-accomplishments">www.hennepin.us/your-government/research-data/housing-plans-accomplishments</a>
6	Email distribution list	Non-targeted/broad community	Notice of the public comment period and draft plans shared through Hennepin County's Housing Development Newsletter	One comment addressed in Appendix A.1	N/A	N/A

**Table 4 – Citizen Participation Outreach**

## **NA-05 Overview**

### **Needs Assessment Overview**

The following needs assessment reviews the housing, homelessness, special needs, and community development needs apparent in suburban Hennepin County.

Section NA -10 provides a summary of household type and housing problems by income group, as well as very basic discussions on the intersections of domestic violence, disability, and other risk factors with housing need or instability.

Sections NA 15-30 analyze disproportionately greater need in the areas of housing problems (defined as overcrowding, cost burden, or inadequate kitchen or plumbing), severe housing problems, and housing cost burden. This analysis finds greater prevalence of these issues in lower income populations, as well as marked differences in most or all these categories between white and non-white households, with certain populations meeting the disproportionately greater need threshold in at least one issue category.

Section NA-35 surveys the supply and demand of federally assisted public housing, as well as Section 8 rental assistance. In both cases and in nearly all jurisdictions within suburban Hennepin County, demand for these affordable housing programs vastly outstrips supply, with waitlists for public housing and/or rental assistance vouchers taking years to clear and accepting only a small fraction of qualified households that apply.

Section NA-40 provides demographic data on the homeless population in Hennepin County, both sheltered and unsheltered. Since the waning of the pandemic, Hennepin County and our partners have drastically increased the number of households we supported to exit homelessness into permanent housing. Even so, more people are becoming homeless than exiting homelessness to housing year-over year, primarily as a result of economic factors. We continue to see disproportionately large representation of people of color in the homeless population.

Section NA-45 discusses issues within the non-homeless special needs population. This includes mental illness, physical disabilities, age-related disabilities, chemical dependency, and individuals with HIV/AIDs, among others. The need for housing affordability is acute in many of these groups, and each requires specifically tailored housing and supportive service solutions. Housing opportunities for those with multiple simultaneous barriers to stability, such as mental illness and a criminal background, is especially lacking.

Section NA-50 describes the non-housing community development needs of suburban Hennepin County. Demand for a variety of social services (primarily homeless prevention and emergency assistance) continues, as well as neighborhood revitalization activities.



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

### Summary of Housing Needs

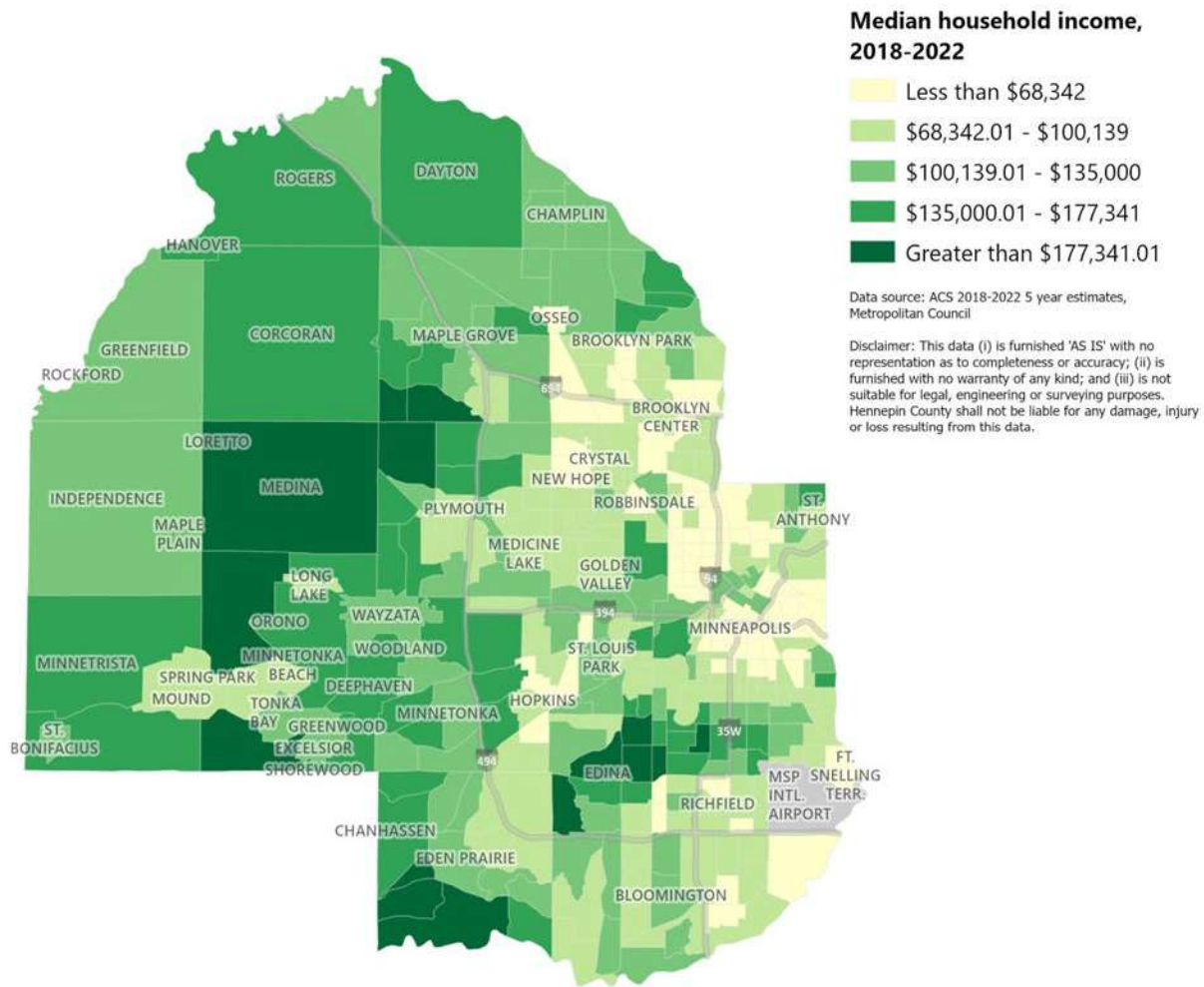
This section reviews the housing needs experienced by low- and moderate-income suburban Hennepin residents. The majority of housing data prepared and required by HUD, below, is taken from HUD's Comprehensive Housing Affordability Strategy (CHAS) data for 2016-2020, which is based on American Community Survey data with a relatively high margin of sampling error in several instances. The data show that low-income households are not being adequately served by the local housing market. They face poor housing conditions and high housing cost burdens that place them increasingly at risk of homelessness. The data also demonstrate certain population discrepancies throughout.

<b>Demographics</b>	<b>Base Year: 2009</b>	<b>Most Recent Year: 2020</b>	<b>% Change</b>
Population	807,015	840,450	4%
Households	325,415	339,020	4%
Median Income	\$51,711	\$81,169	57%

**Table 5 - Housing Needs Assessment Demographics**

**Data Sources:** 2000 Census (Base Year), 2018-2022 ACS 5-year estimates (Metropolitan Council)

## Median Household Income in Hennepin County – Consolidated Plan 2025-2029



### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	35,913	35,479	60,675	36,407	170,545
Small Family Households	6,983	9,605	17,803	13,268	94,005
Large Family Households	1,942	1,967	4,727	2,678	13,534
Household contains at least one person 62-74 years of age	9,268	8,773	14,890	8,741	34,315
Household contains at least one person age 75 or older	8,823	7,366	9,836	3,660	10,815
Households with one or more children 6 years old or younger	4,087	4,751	8,375	5,064	17,424

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	528	374	422	110	1,434	135	60	66	34	295
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	284	545	678	214	1,721	24	155	74	80	333
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	811	582	969	320	2,682	209	118	528	262	1,117
Housing cost burden greater than 50% of income (and none of the above problems)	12,828	3,912	1,015	110	17,865	8,617	4,294	1,913	520	15,344
Housing cost burden greater than 30% of income (and none of the above problems)	2,449	8,872	6,735	1,018	19,074	2,586	5,030	9,041	3,419	20,076
Zero/negative Income (and none of the above problems)	819	0	0	0	819	1,149	0	0	0	1,149

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	14,448	5,433	3,079	760	23,720	8,982	4,629	2,587	900	17,098
Having none of four housing problems	7,303	12,087	20,454	10,812	50,656	5,149	13,337	34,535	23,948	76,969
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	4,111	4,589	2,262	10,962	1,925	2,313	3,430	7,668
Large Related	1,244	482	163	1,889	497	738	734	1,969
Elderly	5,662	4,153	2,666	12,481	7,120	4,757	4,159	16,036
Other	5,647	4,775	3,163	13,585	1,882	1,691	2,675	6,248
Total need by income	16,664	13,999	8,254	38,917	11,424	9,499	10,998	31,921

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	812	812	1,674	1,176	0	2,850
Large Related	0	0	79	79	417	346	105	868
Elderly	4,625	1,962	750	7,337	5,260	2,066	1,044	8,370
Other	0	4,964	1,188	6,152	1,499	0	0	1,499
Total need by income	4,625	6,926	2,829	14,380	8,850	3,588	1,149	13,587

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	935	1,082	1,500	535	4,052	213	254	417	237	1,121
Multiple, unrelated family households	110	45	69	10	234	14	24	180	114	332
Other, non-family households	55	4	66	39	164	4	25	0	0	29
Total need by income	1,100	1,131	1,635	584	4,450	231	303	597	351	1,482

Table 11 – Crowding Information - 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	6,755	5,135	4,900	16,970	1,685	2,715	5,315	9,715

Table 12 – Crowding Information – 2/2

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

Many single households are precariously housed. According to the Comprehensive Housing Affordability Strategy (2016-2020), single person households make up 61% of the renter households with incomes from 0<30% AMI, for a total of 5,041 adults. Among households with incomes from 0<30% AMI who are cost burdened over 50%, single persons make up 60%, or 4,964 adults. This data shows that many single households are precariously housed. Average rents have risen steadily, and the vacancy rate is very low leaving very low-income single person households few options.

Almost all our unsheltered and chronically homeless populations are single person households, including most of the veterans. In addition, single adults make up most of the clients served through the disability waiver program of Human Services. More discussion of these issues can be found in NA-40-45.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

According to the American Community Survey (5 yr est. 2019-2023), 7.3% of the population, or roughly 92,000 people, have a disability under the age of 65.

People with incomes below the federal poverty level are 2-3 times more likely to have disabilities. According to the American Community Survey (5 yr est. 2019-2023), there are 10,825 people with a disability (visual/hearing, cognitive, ambulatory, self-care) who are extremely low income. All of these households could be considered precariously housed and in need of housing assistance if they experience any emergency or change.

As the population continues to age, more people will need assistance with self-care and independent living. Over 16 percent suburban Hennepin County residents are aged over 65. Seniors are the fastest-growing population in suburban Hennepin, growing 25% in the last 10 years. Seniors are most likely to have hearing, ambulatory, or independent living difficulties. Thus, affordable units with specialized care are also a housing need.

Data from Hennepin's Homeless Management Information Survey finds that 20% of households in the Coordinated Entry System report fleeing domestic violence, and 70% report a disability of long duration.

### **What are the most common housing problems?**

The most common housing problems are affordability, availability, and crowding. Out of all the households that have at least one housing problem, 71% of renters and 51% of homeowners are cost burdened and not the other issues. From 2010-2018, average rent rose 20%, while median incomes increased 13%. At least 15 Suburban cities saw rents increase more than 15%. The median rent for a one-bedroom apartment is \$1,223/month and for a two-bedroom rent is \$1,900, which is out-of-reach of households even at 60% of the area median income (HousingLink, *Hennepin County Rental Housing Brief: Q4 2024; 2024*).

Regarding availability, from 2010-2018, the number of renting households in Suburban Hennepin County increased by 13,0742, while the number of new rental units increased by only 12,8271. The majority of new renters had higher incomes (above 100% AMI), often renting units affordable to households with low-moderate income, further squeezing households with lower incomes (American Community Survey 5-Year Estimates, 2007-2011, 2013-2017). This has resulted in Hennepin County's vacancy rate remaining below 5%

since 2013, and falling 29% since 2010 (Minnesota Housing Partnership, *Market Watch: Hennepin*, 2019; HousingLink, *Hennepin County Rental Housing Brief: Q4 2024*; 2024).

Such low vacancy rates allow landlords to be picky. Applicants with past evictions or criminal backgrounds are declined even if they have a voucher.

Lack of affordability and availability lead to over-crowding. As noted in Table 5 above, 4,450 renting households reporting over-crowding, but 1,100 (25%) were under 30% of the AMI. Overcrowding occurs most frequently in inner-tier cities with older, lower-quality housing stock, further exacerbating any deferred maintenance or substandard housing conditions.

Many who enter shelter have no recent rental history as they have been doubling up or couch hopping for extended periods of time. People who enter shelter typically have incomes far below 30 percent Area Median Income. Many families rely solely on TANF, and singles rely solely on the state's General Assistance program, which provides \$203/month.

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

People with extremely low incomes (ELI) (<30% AMI), among whom people of color are over-represented, are most affected by these problems. Extremely low-income renters are 76% of the rent burdened households that pay over 50% of their income towards rent. Due to increases in higher-income renters, delayed production in new rental units, and higher-income renters occupying affordable units, the gap between ELI households and the units affordable and available to them is greater than 20,000 units in suburban Hennepin. In addition, 77% of ELI renters are overcrowded, cost-burdened, or have incomplete kitchen or plumbing facilities, compared to 45% overall (CHAS 2016-2022).

People of color are more likely to have extremely low incomes in Hennepin County, with median incomes for Native Americans and black or African Americans at \$49,307 and \$45,463, respectively, compared to \$99,362 for white residents. Families headed by single women, 2/3 of whom are women of color or Latina, are also more likely to have extremely low incomes, with median income of \$33,904 (American Community Survey, 2017-2022).

Of the homeowners who are paying over 50% of their income towards their mortgage, 65% of them are extremely low income and another 26% are low income. Of the homeowners who are paying over 30% of their income towards their mortgage but not over 50%, 35% of them are moderate income.

### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

People with low incomes most at risk of homelessness have similar profiles to people experiencing homelessness. They are largely people of color: 69% of homeless prevention participants are black or African American (compared to 13% of the total population), 7% are American Indian (<1% of total population), and 10% are white (73% of total population). They have extremely low incomes, and they typically have disabilities and poor criminal, housing, and/or credit histories. In addition, most come from a doubled-up situation – the first response for many when they lose their housing. Interviews with families and surveys of single adults also

find that many have gone for years without their names on a lease, moving from household to household because they can't afford a place of their own.

Formerly homeless families and individuals nearing the end of rapid rehousing assistance almost universally struggle with affording costs of living after the subsidy ends. Their greatest need is affordable housing and assistance increasing their incomes. Among households receiving rapid rehousing assistance, single adults most frequently return to shelter, especially African Americans and Native American single adults. To combat returns to shelter, we work to identify households most at risk of returning to shelter and transfer them to longer-term rent subsidies.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The population most at risk of homelessness is renters with incomes below 30% of the area median income who are severely housing cost burdened. The answer to the previous questions were based on extrapolations from the data from our Homeless Management Information Systems, American Community Survey, and Community Housing Strategy Estimates.

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

The population most at risk of homelessness is renters with incomes below 30% of the area median income who are severely housing cost burdened. Households with extremely low incomes, a disability, mental illness, or criminal backgrounds all experience greater housing instability. Often the first response is to couch hop or double up with family or friends resulting in overcrowding that can exacerbate any deferred maintenance or substandard conditions.

Households living in regions and properties with high eviction rates are even further at risk of instability and risk of homelessness. Once a household suffers an eviction, it can follow them for years and severely limit housing options.

**Discussion**



## NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Lower-income households experience disproportionate housing challenges. However, when analyzing housing discrepancies by both income levels and race, different subsets of the populations are affected in different ways. The CHAS data below illustrate these differences in Hennepin County regarding four “Housing Problems: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	28,472	7,444	0
White	18,782	5,498	0
Black / African American	6,487	805	0
Asian	921	333	0
American Indian, Alaska Native	81	15	0
Pacific Islander	0	0	0
Hispanic	1,447	268	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2016-2020 CHAS

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	23,953	11,548	0
White	16,063	8,734	0
Black / African American	5,175	1,273	0
Asian	773	493	0
American Indian, Alaska Native	40	114	0
Pacific Islander	0	14	0
Hispanic	1,350	580	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2016-2020 CHAS

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	21,425	39,237	0
White	15,915	29,761	0
Black / African American	2,533	4,279	0
Asian	1,202	2,443	0
American Indian, Alaska Native	24	66	0
Pacific Islander	4	0	0
Hispanic	1,206	1,705	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2016-2020 CHAS

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,085	30,299	0
White	4,782	23,908	0
Black / African American	550	2,345	0
Asian	568	2,130	0
American Indian, Alaska Native	0	69	0
Pacific Islander	0	10	0
Hispanic	69	1,232	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2016-2020 CHAS

**Discussion**

Among the households with extremely low-incomes, 79% have at least one housing problem. Among Latinos and Native Americans with extremely low income, a staggering 85% have at least one housing problem, and 89% of black or African American households have at least one severe housing problem.

Within all the low-income households (between 30% and 50% AMI), we see the most variation in housing problems in Hennepin County. Overall, 71% of low-income households have at least one housing issue. However, 84% of low-income African American households and 76% of low-income Latino households have at least one housing issue.

Among the moderate-income households (between 50% and 80% AMI), 35% have a housing problem. However, 41% of Latino households with moderate incomes have a housing problem.

Some populations have housing issues more than others even when separating households by income. Native Americans, African Americans, and Latinos with lowest incomes face great discrepancies, and Latinos face discrepancies as income levels increase.

## NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Hennepin County, like the rest of the nation has some significant variations in severe housing problems between higher income households and moderate- and low-income households. These housing issues are most prevalent in communities of color. The data tables below and the discussion outline and highlight some of the starkest discrepancies in severe housing issues in Hennepin County when considering certain factors and income level.

The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 0%-30% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	23,430	12,452	0
White	14,830	9,401	0
Black / African American	5,797	1,480	0
Asian	731	525	0
American Indian, Alaska Native	63	33	0
Pacific Islander	0	0	0
Hispanic	1,257	459	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

### 30%-50% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,062	25,424	0
White	6,866	17,900	0
Black / African American	2,074	4,381	0
Asian	379	907	0
American Indian, Alaska Native	10	144	0
Pacific Islander	0	14	0
Hispanic	580	1,358	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,666	54,989	0
White	3,322	42,367	0
Black / African American	1,079	5,739	0
Asian	694	2,956	0
American Indian, Alaska Native	0	92	0
Pacific Islander	0	4	0
Hispanic	420	2,492	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,660	34,760	0
White	1,045	27,654	0
Black / African American	190	2,700	0
Asian	377	2,321	0
American Indian, Alaska Native	0	69	0
Pacific Islander	0	10	0
Hispanic	55	1,253	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

### Discussion

Among households with extremely low incomes (<30% AMI), 65% have at least one severe housing problem. This is relatively proportionate across population groups apart from three groups. Highest discrepancies exist among the Latino and Native American communities, among whom 73% and 66% of extremely low-income households, relatively, have at least one severe housing problem. Among African Americans, who represent a much larger portion of residents, 80% have at least one housing issue.

Within low-income households (between 30% and 50% AMI), we see the most discrepancies in severe housing problems in Hennepin County. Overall, 28% of low-income households have at least one severe housing problem. However, 32% of low-income African American households and 30% of low-income Latino households have one severe housing problem.

Among moderate-income households (50% and 80% AMI), 10% have a severe housing problem. Among moderate-income Latino households, 15% have a severe housing problem. Every other population group is proportional to the entire jurisdiction.

Overall, again, more Latinos, African Americans, and Native Americans have housing issues than others even when separating households by income, and Latinos are consistently overrepresented across all income levels.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Hennepin County has stark housing cost burden discrepancies across certain populations. The following CHAS data from 2016-2020 demonstrate these variances across communities.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	255,407	46,065	35,385	2,085
White	209,524	34,389	25,072	1,413
Black / African American	14,876	6,784	6,797	102
Asian	16,765	1,670	1,173	135
American Indian, Alaska Native	493	72	73	15
Pacific Islander	42	4	0	0
Hispanic	8,466	2,108	1,356	152

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2016-2020 CHAS

### Discussion

Across the jurisdiction, 24% of households pay more than 30% of their incomes toward housing costs (cost burdened), and 12% pay more than 50% of income toward housing costs (severely cost burdened), but we see distinctions for African Americans, Native Americans, and Latinos. According to the CHAS data, 47% of African Americans are cost burdened and another 24% are severely cost burdened. Among Native Americans, 22% are severely cost burdened (no discrepancy among cost-burdened households). Among Latinos, 29% are cost burdened and 11% of Latinos are severely cost burdened.

## **NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

People with extremely low incomes in Hennepin County, as in the rest of the country, are more likely to be housing cost burdened, be over-crowded, and live in lower quality homes. In addition, while 65% of all households <30% AMI have at least one housing problem, 80% of Black households and 73% of Latino households <30% AMI have at least one housing problem. We also see disproportionate housing cost burden amongst Native American households with lowest incomes. This disproportionately higher need doesn't exist at 80-100% AMI.

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

Housing costs are increasing, and incomes aren't keeping up, which leads to increased competition for scarce affordable housing. The COVID-19 pandemic was demonstrated to impact groups with lowest incomes hardest, and to exacerbate existing needs such as education, employment, health, and income. Stable and affordable housing provide a foundation for families to focus on those needs.

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

Two clusters of populations generally overlap with areas of higher cost burden. These clusters are just south of Minneapolis (some or all of Bloomington and Richfield), and just northwest of Minneapolis (parts of Brooklyn Park, Brooklyn Center, Crystal, Golden Valley, Robbinsdale, and New Hope). These are generally older, inner ring suburbs with lower housing values, more social services, and greater transit connections to the central cities than the rest of suburban Hennepin County.



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

### Introduction

There are 6 Public Housing Authorities (PHAs) within suburban Hennepin County: Metropolitan Council (Metro) Housing and Redevelopment Authority (HRA), Bloomington HRA, Hopkins HRA, Plymouth HRA, Richfield HRA, and St. Louis Park Housing Authority (HA). Only two PHAs operate federally assisted public housing programs: Hopkins HRA and St. Louis Park HA. Neither of these are “troubled” agencies as determined by HUD.

Plymouth HRA has two independent senior buildings: Plymouth Towne Square (99 units), and Vicksburg Crossing (96 units). Maple Grove HRA and Bloomington HRA operate a small number of scattered-site single-family publicly owned housing, independent of HUD's public housing program.

The county does not have any direct relationship with the public housing authorities and does not supply any direct funding. The PHAs provide input on the Consortium Consolidated Plan and the Consortium provides them with assistance and certifications for their PHA Plans. The updated PHA plans for the federally assisted public housing are due to HUD at different times and the county relies on those plans to provide up-to-date, accurate information for the sections of the Consolidated Plan.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	235	5,079	333	4,496	79	4	121

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	\$13,459	\$18,663	\$30,223	\$18,536	\$0	\$11,465	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average length of stay (years)	0	0	8	6	6	8	7	3
Average Household size	0	0	1	2	4	2.5	1	3
# Homeless at admission	0	0	11	21	0	414	0	0
# of Elderly Program Participants (>62)	0	0	84	403	9	1204	6	1
# of Disabled Families	0	0	192	526	8	1782	5	1
# of Families requesting accessibility features	0	0	302	231	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	65	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	179	484	18	1402	6	4	0
Black/African American	0	0	60	1027	58	3219	8	6	0
Asian	0	0	5	18	6	54	0	0	0
American Indian/Alaska Native	0	0	3	25	0	67	0	4	0
Pacific Islander	0	0	0	4	2	5	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Other	0	0	0	1	0	141	0	0	0

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

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	16	29	6	186	0	2	0
Not Hispanic	0	0	232	1483	72	4686	14	6	0

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

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Public housing properties in suburban Hennepin County follow Section 504. The PHAs meet the needs of small families and applicants on the waiting list for units allowing for physical accommodations.

Hopkins HRA has low turnover of units at Dow Towers, and a demonstrated need for additional units, and only has issues in matching up someone from the wait list with an appropriate unit. Of the 922 individuals who applied to be on the waiting list and requested a unit allowing for accommodation for a disability, 110 (11.93%) indicated “Yes” highlighting a clear need for units with accommodations. Several applicants who originally requested units that accommodate wheelchairs have opted to accept standard units due to the lack of available affordable housing with these accommodations. Additionally, two prospective applicants have their application on hold until a unit with specific accommodations becomes available. Within the existing tenant application, seven residents are on a reasonable accommodations list specifically for these units. These factors reflect a persistent and unmet need for housing with accommodations at Dow Towers for both current tenants and prospective applicants.

St. Louis Park HA’s inventory of 1-bedroom units with accommodations is adequate to meet the demand on the waitlists, however the HA has no 2-bedroom units with accommodations and only one 3-bedroom unit. The demand is great for the family units, making it challenging to provide

realistic timing estimates for applicants on the waitlist for 3-bedroom units with physical accommodations.

The actual demand for units with accommodations within the county varies by PHA service area.

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

The number of people on the waiting lists for public housing and Section 8 far outnumber the number of units or Housing Choice Vouchers available. Thus, many participants wait many years to receive a Housing Choice Voucher or get into these public housing units. Across the PHAs, the greatest need is for large families and for newer units.

The St. Louis Park HA has depleted the HCV/Section 8 waiting list and will be opening in spring of 2025 with the intention to place 250 applicants on the waiting list. As of 12/32/2024, St. Louis Park HRA had 1200 people on the public housing waiting list for 1–5-bedroom units.

The Plymouth HRA opened its HCV waitlist in July 2024. Applications for the waitlist were accepted for 3 days and over 5,000 applications were received. The results were put through randomized lottery, and 500 applicants were chosen and placed on the HCV waitlist. Prior to this, the Plymouth HRA waitlist was last opened in 2017. It took 7 years to work through the prior applicant list of 500.

The Bloomington HRA currently manages an HCV waiting list of about 5,000 households, far exceeding the number of vouchers available in the community. The waiting list encompasses many different types of families. The demand for housing for seniors continues to grow in Bloomington. We continue to seek out partnerships with regional partners to provide additional services especially to disabled and extremely low-income households.

Hopkins HRA maintains a waiting list for the Public Housing program at Dow Towers. 922 applicants have applied for the waiting list in 2024. 300 applicants won the random lottery to be on the waiting list. Special accommodations account for 11.93% of the original applicants.

For Richfield Housing Authority's Section 8 HCV program, the need is for newer affordable housing units, as well as larger bedroom size units (3 + bedrooms).

The Metro HRA has 563 applicants on its HCV waiting list. The waiting list was open in April 2025 for one week, during which time over 11,000 applications were received. From those applications, 1,000 households will be selected via lottery for waiting list placement.

PHAs within the County outline important needs for their tenants and voucher recipients as childcare, transportation, food assistance, mental health services, job searching venues, English Language Learner (ELL) services, and personal budgeting or economic self-sufficiency classes. These needs are particularly acute within the smaller PHAs which have small budgets earmarked for necessary

physical asset maintenance. These PHAs are unable to provide the range of services required by disabled and/or extremely low-income tenants.

To address these needs to the greatest extent possible, PHAs have formed partnerships or contracted with nonprofit partners such as Vail Place (a mental health service provider) and STEP (providing a variety of food, health, and employment services). Metro HRA administers a Family Self-Sufficiency Program for its Section 8 program participants, while St. Louis Park contracts for similar services for both public housing and Section 8 tenants through Resource, Inc.

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

These needs mirror the needs of the broader population of household with low incomes.

The need for special accommodations is frequently brought to our attention by the applicants. We believe this is a high priority issue that needs to be addressed. Due to limited federal funding, we are unable to accommodate everyone at this time.

### **Discussion**

St. Louis Park: 145 units (108 single bedroom, 37 scattered site single family homes with 3-5 bedrooms). St. Louis Park HA has one four story multi-family building, Hamilton House, with 108 one-bedroom units and 2 two-bedroom units for the caretakers. It also has 37 scattered-site single family homes consisting of 17 three-bedroom, 17 four-bedroom, and 3 five-bedroom homes. Overall, St. Louis Park's public housing units are in good condition; however, there are planned and needed updates, maintenance, or improvements to many of the units. The City of St. Louis Park has a rental inspection ordinance in addition to inspections done by the Housing Authority. All of the units have passed the City's inspection or have minor improvements that are in the works.

Hopkins: 76 units (all single bedroom). The Dow Tower development, built in 1971, contains 100% of Hopkins' public housing units. All units are single bedroom, housing at most two individuals.

A high concentration of persons residing in public housing and receiving section 8 have disabilities. In addition to economic needs, this population also often needs assistance to live independently and remain lease compliant. The greatest need, however, is for more affordable apartment buildings, subsidies and landlords that will accept subsidies. Many participants wait years to receive a Housing Choice Voucher and then find it useless as they cannot find a property willing to enter into contract with the Housing Choice Voucher Program.

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

### Introduction:

Hennepin County's 2024 Point in Time (PIT) count found more homeless families using shelter, similar numbers of single adults experiencing homelessness and fewer unaccompanied young people.

### Homeless Needs Assessment

Population	Source: 2024 PIT		Source: 2024 LSA			
	Sheltered	Unsheltered	# Experiencing Homelessness each year	# Becoming Homeless Each Year	# Exiting Homelessness Each Year	# of Days Persons Experience Homelessness
Persons in Households with Adult(s) and Child(ren)	2154	33	3,691	2,012	1,128	196
Persons in Households with Only Children	18	2	174	145	35	35
Persons in Households with Only Adults	1198	461	5,227	3,050	731	104
Chronically Homeless Individuals	338	242	1,706	<i>not available</i>	<i>not available</i>	<i>not available</i>
Persons in Chronically Homeless Families	56	7	301	<i>not available</i>	<i>not available</i>	<i>not available</i>
Veterans	108	5	257	154	143	90
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Data Source Comments:** Data extrapolated from local Homeless Management Information System and Housing Inventory Chart.

### Census aimed to learn where people spent the night on January 25, 2024

The count found that in Hennepin County, 3,361 people were staying in shelters and transitional housing programs, and 496 people were experiencing unsheltered homelessness. Those numbers compare with 2,843 and 469, respectively, in 2023.

The overall increase in people using shelter was driven by a spike in families experiencing homelessness. That number was up by 30% from 2023 and followed an increase of 79% from 2022 to 2023. As a result of Hennepin County's shelter-all policy for families, more than 98% of families were in shelter or transitional housing and avoided unsheltered homelessness.

A number of causes factored into the increased demand for family shelter, including the end of the eviction moratorium, the winding down of pandemic-era supports for low-income households,

inflation affecting prices of food and fuel and an increase in households newly arrived in Hennepin County without recourse to legal employment or benefits.

The number of people experiencing unsheltered homelessness peaked in 2020, when 642 people were in unsheltered settings. This year’s count represents the largest number of people in shelter since the count began.

The majority of people experiencing homelessness in Hennepin County make use of shelter and this year’s increase in shelter use also means it is also the largest total number of people counted since the count began. When the count started in 2005, 3,058 people were in shelters and 357 were in unsheltered settings.

Find more information here: [2024 Point in Time count infographic \(PDF, 1MB\)](#)

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

N/A

**Nature and Extent of Homelessness: (Optional)**

	<b>Emergency Shelter</b>	<b>Transitional Housing</b>	<b>Unsheltered</b>	<b>Total</b>
American Indian, Alaska Native, or Indigenous	161	33	198	392
Asian or Asian American	29	9	9	47
Black, African American, or African	993	224	146	1,363
Hispanic/Latina/e/o Only	571	7	10	588
Middle Eastern or North African	1	0	2	3
Native Hawaiian or Other Pacific Islander	7	1	0	8
White	324	90	101	515
Hispanic and One or More Race	748	30	11	789
Non-Hispanic and Multiple Race	1149	23	19	161
<b>Total Homeless Households</b>	<b>2,953</b>	<b>417</b>	<b>496</b>	<b>3,866</b>

**Data Source Comments:** Data extrapolated from local Homeless Management Information System and Housing Inventory Chart.

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

**Families:** The 2024 PIT count in Hennepin County recorded an increase in, and record number of, families experiencing homelessness. The total number of households was 628 comprising of 2,187 adults and children. That number was up by 30% from 2023 and followed an increase of 79% from 2022 to 2023. As a result of Hennepin County’s shelter-all policy for families, more than 98% of families were in shelter or transitional housing and avoided unsheltered homelessness.

A number of causes factored into the increased demand for family shelter, including the end of the eviction moratorium, the winding down of pandemic-era supports for low-income households, inflation affecting prices of food and fuel and an increase in households newly arrived in Hennepin County without recourse to legal employment or benefits.

**Veterans:** In October 2024, the United States Interagency Council on Homelessness confirmed that Hennepin County Continuum of Care had met the required standards to declare an ‘effective end to Veteran homelessness.’ At that point there were 72 Veterans experiencing homelessness, of whom 48 were in service-intensive transitional housing or bridge housing. Veterans experiencing homelessness were being identified and moving into a housing within an average of less than 90 days.

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

Homelessness in Hennepin County is overwhelmingly experienced by people of color. Black residents make up 13% of the general population of Hennepin County but approximately 60% of people experiencing homelessness. This is significantly higher than already disproportionate rates of poverty. We see an even more extreme example with the Native American community where representation among people experiencing homelessness is much higher than already disproportionate rates of poverty.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Hennepin County operates a shelter-all policy for family shelter, whereby capacity is expanded to meet demand in real-time so that no child sleeps outside. Hennepin also provides deep investment to local single adult shelters to provide ~900 shelter beds with a focus on lowering barriers and ensuring throughput to permanent housing placements. On the night of the PIT, 98% of families were in shelter and 87% of all people experiencing homelessness were in shelter. Of the ~9,000 individuals that use homeless shelters each year, we typically find that 93%+ have incomes below 30% AMI.

The number of people experiencing unsheltered homelessness peaked in 2020 in Hennepin County, when 642 people were in unsheltered settings during the 2020 PIT count. From 2020-2024 Hennepin County invested in lowering barriers to shelter, providing housing focused supports directly in unsheltered settings and increasing the quantity, quality and variety of housing programs. Over this period unsheltered homelessness reduced by 23% in Hennepin County (even as it increased by 21% across the US as a whole and almost doubled in some major cities). As of the 2024 PIT count, there were 496 people experiencing homelessness in unsheltered settings. 93% of those experiencing unsheltered homelessness are single adults or in adult only households.

### **Chronic homelessness**

A by-name list was introduced for people experiencing chronic homelessness in July 2017 and Hennepin County joined the Built for Zero movement in 2018 with Community Solutions. Through



ongoing strengthening of our policies and processes, particularly in relation to Coordinated Entry, we saw housing outcomes accelerate. As of March 2025, over 1,700 people experiencing chronic homelessness have been housed through these efforts (with an average experience of 44 months of homelessness prior to housing). To date, 92% have not returned to homelessness. Hennepin County has been selected to participate in the Big City Last Mile project with Community Solutions Built for Zero, recognizing and amplifying local progress in addressing chronic homelessness.

**Discussion:**

Over the course of 2023, Hennepin County and our partners supported 2,171 people to exit homelessness into permanent housing. That represents an increase of 18% compared to 2022 and 57% compared to 2021. Even so, the increase in this year's PIT count represents more people becoming homeless, primarily as a result of economic factors, than exiting homelessness to housing over the course of the year.

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

### **Introduction**

#### **Describe the characteristics of special needs populations in your community:**

Hennepin County has a great need for the development and maintenance of supportive housing for special needs populations. The number of aging adults needing affordable specialty care, especially, will continue to grow. Hennepin County is also striving to provide housing opportunities for people with disabilities in the most integrated community-based setting possible consistent with a person's health, safety, and service needs. Housing opportunities for those with multiple barriers to stability, such as mental illness, chemical dependency and a criminal background, is especially lacking.

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

Across special needs populations, there is a great need for additional safe, affordable housing units. Some examples of special housing needs include assisted living that doesn't require tenants to be able to "self-pay" for services before becoming income-eligible for Medicaid funding, group or individual housing for adolescents and adults with disabilities and very high behavioral needs, tenancy supports for people with mental illnesses or substance use disorders, more rental subsidies to afford rents on a fixed income, and property managers that accept and support tenants with special needs and poor histories.

The needs of these populations are determined using Health and Human Services (HHS) service utilization data, input from the populations and their workers, and by the Hennepin Housing Key. For the Supportive Housing Strategy, HHS data populated an algorithm to identify the County's priority population of residents, and staff are surveying and hosting focus groups with people from the priority groups to learn their housing needs and preferences. The Hennepin Housing Key tracks requests for housing compared to the inventory in the Housing Key to identify unmet needs.

For all of these populations, we need a continuum of housing options that meets the needs and interests of different people at different points in their lives, and that aims for individualization and community integration. A more complete continuum will ensure a "flow" through the system from institutional settings, to structured, supportive settings, to independent housing.

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

In 2023, 5,024 people in Hennepin County lived with HIV/AIDS (Minnesota Department of Health, HIV Prevalence Report, Minnesota 2023). Men who have sex with men make up the majority of people living with HIV/AIDS in Hennepin County (50.8%), 6.7% of whom are under 30 years old. HIV/AIDS also disproportionately affects communities of color. New HIV diagnoses are concentrating on several hard-hit communities:

- Young men under the age of 30 who have sex with men

- African American and Latino men who have sex with men
- African-born women and men

Finally, injection drug use grows as a cause of new diagnoses among men who have sex with men (Minnesota Department of Health, HIV/AIDS Statistics 2023).

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

Not applicable

**Discussion:**

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

First-ring suburbs and fully developed cities are facing the deterioration of public facilities, and several cities identified the need to rehabilitate and/or add new or replacement facilities as a priority. Given the high costs of these improvements, public facilities projects will only be prioritized when they serve an identifiable low-income population, and when they will make a significant impact on an expressed need of the community.

### **How were these needs determined?**

On our resident input survey, 33% of respondents prioritized neighborhood revitalization, including both public facilities and public improvements, higher than all other activities.

In our stakeholder consultations, partners emphasized the efficiency of using CDBG for large capital projects, as opposed to smaller projects. Partners also demonstrated the importance of focusing funding for public facilities improvements in areas with highest concentration of poverty and other vulnerability factors, and on projects that can improve livability and connectedness.

Given these trends, we will target funding for public facilities where they can make the biggest impact on livability and connectedness for people with lowest incomes by focusing on:

- Impact on a large number of low-income households/areas.
- Unique needs of geographic areas and/or populations.
- Ability to connect people to jobs, education, and amenities via transit or proximity.
- Ability of CDBG funds to leverage other public and private funding, or the absence (or loss) of other funding sources and/or "costs" of discontinuing funding.
- The past success of projects and activities in meeting the needs of the community.
- The support of the community for these projects and activities.

### **Describe the jurisdiction's need for Public Improvements:**

Aging infrastructure is a problem facing older, first-ring suburbs where the majority of roads, and sewer and water lines are nearing the end of their useful lives. Budgetary limitations are preventing cities from addressing these problems, despite evidence that early, preventive intervention can avoid higher costs later. However, again given the high costs of these activities, public improvements will only be prioritized when they serve an identifiable low-income population, and when they meet and expressed need of the community.

### **How were these needs determined?**

See the above response regarding public facilities, which also covered input regarding public improvements.

Given these trends, we will target funding for public facilities where they can make the biggest impact on livability and connectedness for people with lowest incomes by focusing on:

- Impact on a large number of low-income households/areas.
- Unique needs of geographic areas and/or populations.
- Ability to connect people to jobs, education, and amenities via transit or proximity.
- Ability of CDBG funds to leverage other public and private funding, or the absence (or loss) of other funding sources and/or “costs” of discontinuing funding.
- The past success of projects and activities in meeting the needs of the community.
- The support of the community for these projects and activities.

**Describe the jurisdiction’s need for Public Services:**

Public services support a variety of critical education, outreach and services for low to moderate income residents. These services are most effective when delivered in coordination with county-wide systems to make homelessness rare, brief, and non-recurring, and when targeted and tailored to mitigate long-standing population barriers. The highest need services are:

- Emergency assistance: financial assistance to prevent eviction/homelessness, food shelves.
- Homelessness prevention: services provided to prevent homelessness.

We also see a high need for:

- Tenant advocacy: tenant education to keep housing units safe.
- Senior services: home maintenance and chore services, meal programs.
- Youth services: growth/mentorship programs, homelessness and legal system diversion services.
- Domestic abuse services: safety, support, raising awareness, legal advocacy, shelter, referrals

Funding for public services is necessary due to declining resources for nonprofit organizations and growing demand of these services.

**How were these needs determined?**

On our resident input survey, 24% of respondents placed ‘offering public services to reduce homelessness and poverty and increase housing stability’ as their top priority for the use of federal funds. Of those respondents, 39% selected offering ‘supportive services to prevent homelessness’ as the most effective way to address this need, followed by offering ‘financial assistance to prevent evictions’ (a top priority for 18% of respondents).

In our stakeholder consultations, partners emphasized that our programs and interventions were tested during the pandemic, and we learned what really works. Eviction filings increased to unseen levels in 2022 when the eviction moratorium ended; but levels have sustained. Property owners filed nearly 9,000 eviction filings in 2024, compared to 4,900 in 2019. People with lowest incomes have much higher needs now than before the pandemic due to a confluence of social and economic factors, and we now have fewer financial resources to support them. Stakeholders illustrated the importance of delivering assistance system-wide in order to limit the “social service run-around”, and

to connect households to the most cost-effective supports to ensure county-wide housing stability, i.e.:

- Light-touch services for seniors, youth, and people experiencing domestic abuse to increase housing stability;
- Tenant education and problem-solving for tenants at risk of eviction;
- Emergency rental assistance and legal representation for tenants with eviction filings and incomes below 30% of the area median income (those with a real risk of becoming homeless but-for assistance);
- Medium-to-long-term case management for households with additional risk factors and history of non-payment of rent to increase incomes, employment, health, and mental health outcomes

## **MA-05 Overview**

### **Housing Market Analysis Overview:**

The following market analysis section presents an overview of the trends, assets, and programs corresponding to the needs identified in the Needs Analysis section above.

Section MA-10 provides key data on housing size and property types by tenure. It summarizes the region's affordable housing assets. Additionally, it estimates the number of units projected to exit the affordable housing stock within the next five years due to expiring Section 8 contracts or Low-Income Housing Tax Credits obligation periods. This estimate does not account for further losses from physical deterioration or disappearance of "naturally occurring" affordable units due to rising rents and home prices. The analysis highlights a particularly urgent need for new housing, especially for low-income larger families with children and the region's growing senior population.

Section MA-15 analyzes the cost of housing, using ACS and CHAS data to illuminate trends of rising rents, falling vacancy rates, and a resulting rise in housing cost burden. Although some new affordable rental housing (and for the first time in decades for some suburban cities, large multifamily market rate housing) are proposed or in development, the market for rental units in suburban Hennepin County remains extremely tight. Rising home values in the County present good news for existing homeowners, but those same trends create challenges for younger households seeking to enter homeownership. This analysis finds that there is not sufficient housing for all income levels, and that HOME rents have not kept pace with market median rents, resulting in deeper subsidies and fewer units built with HOME funds.

Section MA-20 provides information on the age and physical condition of the housing stock. Definitions of substandard condition estimates of properties needing rehabilitation and estimates of the number of low-moderate income households with children under 6 years of age affected by lead-based paint hazards (40,618) are provided.

Section MA-25 describes the number, location, and physical condition of public housing. Only two PHAs in suburban Hennepin County operate federally assisted public housing: St. Louis Park, Hopkins. These developments total approximately 300 units, the vast majority of which are single bedroom units in large developments 40 or more years old. Inadequate federal funding is a common problem that has resulted in an underinvestment in the physical infrastructure of the public housing properties. The vacancy rates are low in public housing and the number and type of public housing units is inadequate relative to demand. Section MA-30 describes the facilities and services for people experiencing homelessness, including those funded at the federal, state, and local level.

Section MA-35 describes the needs of the elderly, persons with mental and physical disabilities, people with substance use disorders, public housing residents, persons with HIV/AIDS, and the county programs targeted towards these groups.

## MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

### Introduction

Most housing units in suburban Hennepin County are single family homes. Although we see investment development in all housing types, proportions remain the same.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	209,100	59%
1-unit, attached structure	39,841	11%
2-4 units	7,577	2%
5-19 units	20,129	6%
20 or more units	74,650	21%
Mobile Home, boat, RV, van, etc	1,847	1%
<b>Total</b>	<b>353,144</b>	<b>100%</b>

Table 26 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	489	0%	6,087	6%
1 bedroom	4,975	2%	38,332	38%
2 bedrooms	41,605	17%	38,812	39%
3 or more bedrooms	191,623	80%	17,084	17%
<b>Total</b>	<b>238,692</b>	<b>99%</b>	<b>100,315</b>	<b>100%</b>

Table 27 – Unit Size by Tenure

Data Source: 2016-2020 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to Housing Link's Streams data, currently there are approximately 15,985 units of subsidized affordable rental housing in suburban Hennepin County. Of these, approximately 20% (3,354 units) are affordable to households earning less than 30% AMI. More than two-thirds are targeted to households earning 50% and 60% AMI (4,552 units at 50% AMI, 7,376 units at 60%). Since 2020, the number of units affordable at 50% and 60% AMI have nearly doubled, while the number of units affordable at 30% AMI decreased.

Streams data account for rental housing targeted at 80% AMI or lower only produced with Low Income Housing Tax Credits, Project-Based Section 8, public housing, and a variety of other programs, which accounts for the vast majority of subsidized rental units. It incorporates data obtained from the Minnesota Housing Finance Agency, HUD, and other agencies, as well as local governments and nonprofits. Streams data may not be entirely comprehensive, may not accurately determine exactly how many units are the results of each specific program, and does not include emergency shelter, transitional, or supportive housing.



Finding a similar tally for assisted homeowner units from all federal, state, and local programs is virtually impossible. FHA and MHFA both offer a variety of mortgage assistance programs at various income targeting levels. Some lenders, cities and HRAs offer homeowner assistance as well, such as Bloomington HRA's "Rental Homes for Future Homebuyers Program," which targets families below 50% AMI and sets aside a portion of rent each month towards a future mortgage down payment.

The County's major affordable housing finance programs are HOME, CDBG, and the HRA's Affordable Housing Incentive Fund (AHIF). These funds are restricted to households under 80% AMI, and for the 2020-2024 biennium are focused on renters below 30% AMI and homeowners below 60% AMI.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

According to Housing Link's Streams data, contracts representing 1,458 units of project-based Section 8 affordable housing in suburban Hennepin County are set to expire within the next five years. Approximately, 434 of these units are affordable to 30% AMI or lower households, making these some of the most needed and most deeply subsidized units available. Not all these units can be expected to leave the Section 8 program, of course, but provides a ceiling for how large the loss of affordable units could be.

Another area of concern is the early opt-out provision that will be available to many Low-Income Housing Tax Credit (LIHTC) property owners within the next five years. According to Housing Link's Streams data, there are 935 units in LIHTC properties that will reach their 15-year affordability opt out date and whose owners have not agreed to waive their right to request a Qualified Contract under section 42. Again, this number is closer to a ceiling on potential losses of affordable units than an expected total.

The above figures total 2,393 units of affordable subsidized housing that could be lost over the next five years from just a limited number of programs, not including units that could leave the housing stock through deteriorating physical condition.

**Does the availability of housing units meet the needs of the population?**

Given the rising prevalence of cost burdened households, the persistence of homelessness (discussed in NA-40), and the stark discrepancies in housing problems by race and income level (NA 15-30), it would appear that the availability of housing units does not adequately meet the needs of the population. CHAS data suggest is a gap of 60,765 between households with incomes 60% AMI renting those units. The issues faced by particular subgroups is discussed below, whereas the broader issue of affordability is discussed in greater detail in the following section (MA-15: The Cost of Housing).

**Describe the need for specific types of housing:**

The Consortium will target resources with specific attention to the creation and preservation of rental housing affordable to those at or below 50% AMI with preference to maximizing resources as available to those at or below 30% AMI. Priority will be for the creation of new units with 3+

bedrooms to accommodate the need for large family households, for seniors, and for people with high tenancy barriers. In ownership, the Consortium will pursue the development of housing opportunities for households at or below 60% AMI. Housing will be developed for long housing life with minimal maintenance needs for the homeowner over the long term.

**Discussion**

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

### Introduction

The shortage of affordable housing in suburban Hennepin County continues to increase, imposing financial strains to households, particularly those with low and very low incomes. Vacancy rates continue to be below 5% in suburban Hennepin County, at least 17 Suburban cities seeing vacancy rates below 5%, which drives up the prices of rent. With low vacancy rates for both ownership and rentals, not only is it difficult for the general population to find housing, but it is also especially difficult for low-income renters and renters with poor credit, housing, and criminal histories to access affordable housing.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

**Table 28 – Cost of Housing**

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	9,542	9.5%
\$500-999	26,414	26.3%
\$1,000-1,499	40,972	40.9%
\$1,500-1,999	16,363	16.3%
\$2,000 or more	7,069	7.1%
<b>Total</b>	<b>100,360</b>	<b>100.1%</b>

**Table 29 - Rent Paid**

Data Source: 2016-2020 ACS

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	7,222	No Data
50% HAMFI	23,436	10,500
80% HAMFI	60,109	52,490
100% HAMFI	No Data	82,479
<b>Total</b>	<b>90,767</b>	<b>145,469</b>

**Table 30 – Housing Affordability**

Data Source: 2016-2020 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,007	1,149	1,410	1,916	2,209
High HOME Rent	763	915	1,151	1,636	1,828
Low HOME Rent	763	915	1,125	1,300	1,450

**Table 31 – Monthly Rent**

### **Is there sufficient housing for households at all income levels?**

The current available of housing units does not meet the needs of households at all income levels in Hennepin County. The problem of insufficient housing is most acute among those households with incomes below 30% of Median Family Income (MFI).

Table 10: Cost Burden >50% in the NA-10 Housing Needs Assessment Section reveals that 28,088 households earning 0-30% AMI are cost burdened, with housing costs consuming over 30% of income. Overall, Hennepin County's rental market is largely priced to serve renters earning 51-80% MFI.

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

As the population continues to grow, so does the demand for housing, leading to a steady decline in housing affordability. Currently, with apartment vacancy rates at historically low levels, both Fair Market Rent and HOME rents are significantly lower than the Area Median Rent. This trend means that naturally occurring affordable housing will become harder to find, and any available options are likely by of poor quality. Due to market dynamics, naturally affordable rental housing is being sold or redeveloped at current market rates. Similarly, the rising cost of home sales indicate that homeownership affordability will be an increasingly pressing issue. Additionally, a large portion of affordable housing, particularly privately-owned single-family homes, are occupied by higher-income individuals, further widening the gap between the need for affordable housing and its availability.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

HOME rents, which are based off HUD-calculated Fair Market Rents, are below the area median rents found in the market for all unit types and increase in magnitude as unit size increases. This gap between FMR-determined HOME rents and the actual median rent in the area has the practical effect of decreasing the number of affordable units produced using HOME funds dispersed by the Consortium. Limiting rents to levels below what private landlords could charge on the open market requires offering deeper subsidies up front during the financing period to make projects financially viable. This leaves less funding available for subsequent projects, lowering the total number of units that can be produced using HOME funds. There is little flexibility for the Consortium to create a strategic response to this issue aside from increasing its per unit or per project subsidy, since it does not control the levels of HOME rents.

### **Discussion**

## MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

### Introduction

**Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":**

Hennepin County defines "Substandard Condition but Suitable for Rehabilitation" as any dwelling unit with substantial deferred maintenance resulting in deficiencies in essential utilities and facilities, where the cost to repair or replace the defects and/or deficiencies would not exceed 50 percent of the market value of the dwelling, as indicated on the current property tax statement.

Hennepin County defines "Substandard Condition not Suitable for Rehabilitation" as any dwelling unit containing defects in structural elements or a combination of deficiencies in essential utilities and facilities, where the defects or deficiencies are of sufficient total significance that the cost to repair or replace the defects and/or deficiencies would exceed 50 percent of the market value of the dwelling unit, as indicated on the current property tax statement.

Hennepin County defines "Standard Condition" as housing without significant physical/structural defects and, requires standard updates and/or correction or minor livability problems, maintenance work that can be easily addressed or special accommodations improvements.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	42,240	18%	41,168	41%
With two selected Conditions	470	0%	3,202	3%
With three selected Conditions	15	0%	204	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	195,955	82%	55,759	56%
<b>Total</b>	<b>238,680</b>	<b>100%</b>	<b>100,333</b>	<b>100%</b>

Table 32 - Condition of Units

Data Source: 2016-2020 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	36,276	15%	16,647	17%
1980-1999	68,816	29%	30,968	31%
1950-1979	107,534	45%	46,926	47%
Before 1950	26,073	11%	5,800	6%
<b>Total</b>	<b>238,699</b>	<b>100%</b>	<b>100,341</b>	<b>101%</b>

Table 33 – Year Unit Built

Data Source: 2016-2020 CHAS

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	133,607	56%	52,726	53%
Housing Units build before 1980 with children present	23,290	10%	17,328	17%

**Table 34 – Risk of Lead-Based Paint**

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

**Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1,335	70	1,405
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 35 - Vacant Units**

Data Source: 2017-2021 CHAS (Vacant Units with/without complete kitchen or plumbing)

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

Maintaining existing affordable housing continues to be a critical need including through rental rehabilitation. Affordable housing providers have experienced an extraordinary spike in costs, especially costs related to insurance and security over the last few years, making it difficult for them to maintain units or work on new projects. A few buildings have been sold, and many others may need reinvestment. Overall market availability and affordability as discussed elsewhere in this plan make it critical that existing affordable units stay in the market.

Lacking complete plumbing or complete kitchen facilities is generally rare in suburban Hennepin County and do not demonstrate the need for rehabilitation. The use of cost burden and overcrowding in the CHAS data above, which are not necessarily indicative of physical deficiencies, as criteria for "housing conditions" mean that measure is not as useful in determining rehabilitation needs (especially with the widespread nature of cost burden, as discussed in sections NA-25 and MA-15). Overcrowding is growing as more multi-generation and non-traditional households form, either due to choice, or to the local market affordability and availability of 'starter homes' delaying home buying.

While the definitions of standard and substandard condition for Hennepin County are described above, each jurisdiction within the county has different approaches to cataloguing housing conditions. Owner occupied rehab continues to receive high priority from suburban Hennepin municipalities and others. Additionally, Hennepin County itself has seen high demand (in the form of growing waiting lists in many of the suburban cities). Over the last five years, 55% of all assisted homeowners have been low and extremely low income and 38% of completed projects were to correct an emergency repair such as a leaking roof, tagged furnace, or major sewer line repair. Hennepin County is also anticipating a growing need to assist households to age in place. We know

that our demographics indicate that Hennepin County will have a growing population of older adults. Research by Hennepin County indicated the majority wished to age in place as long as they could. Over the last five years, 30% of completed projects were the home of at least one person 65 years of age or older.

**Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families that contain lead-based paint hazards. 91.205(e), 91.405**

The total pre 1980 units in Hennepin County according to a 5-year estimate from the 2022 American Community Survey is 340,584. Based on a study by Jacobs et al in 2002 (Prevalence of Lead-Based Paint Hazards in US Housing), we can expect around 40% of those units to have at least one lead-based paint hazard equaling 136,234 housing units. However, households with lower incomes may be less able to continue to fully maintain all painted surfaces.

The CHAS data above estimates that there are 40,618 low/mod households with a child under six occupying pre-1980. Children under 6 are the population most at risk for childhood lead exposure. While age of housing is still a major risk factor along with lower incomes, elevated blood lead data for our jurisdiction is also showing us that refugee and immigrant populations can have exposures to other sources of lead as well.

**Discussion**

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

### Introduction

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	235	5,079	333	4,496	79	4	121
# of accessible units				n/a	n/a	n/a	n/a	n/a	n/a
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 36 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

Public housing in suburban Hennepin County includes two buildings and a scattered site portfolio outlined below.

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The St. Louis Park Housing Authority: 159 total public housing units.

The Housing Authority (HA) owns Hamilton House, a low-rise apartment building (108 one-bedroom units and two two-bedroom units) built in 1975, and 37 scattered site single-family units consisting of 17 three-bedroom, 17 four-bedroom, and 3 five-bedroom homes acquired or constructed between 1974 and 1996. Hamilton House is designated for general occupancy; however, priority for the one-bedroom units is given to elderly and disabled applicants. The single-family scattered site units house families with children. The HA also holds the HUD Annual Contributions Contract (ACC) and maintains a waiting list for 12 two-bedroom Public Housing apartment units located at Louisiana Court.

Overall, St. Louis Park's public housing units are in good condition; however, there are planned and needed updates, maintenance, or improvements to many of the units. The City of St. Louis Park has a rental inspection ordinance in addition to inspections done by the Housing Authority. All the units have passed the City's inspection or have minor improvements that are in the works. Hamilton House is a 50-year building and significant improvements will be needed in the coming years that exceed the capital and operating funds from HUD.

The last HUD physical inspection was in March 2023 and the HA scored 99.75 points

Hopkins: 76 units (all single bedroom)

All of Hopkins' public housing units are within a single development, and all are single bedroom. The Dow Tower development, built in 1971, contains 100% of Hopkins' public housing units. All units are single bedroom, housing at most two individuals.



## Public Housing Condition

Public Housing Development	Average Inspection Score
Dow Towers	85
Hamilton House and Scattered Site	99

Table 37 - Public Housing Condition

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

The Hamilton House properties in St. Louis Park are aging. Although the HA has done a good job maintaining the properties and utilizing the operating and capital funds from HUD, as well as applying for funding from Minnesota Housing, future improvements will far exceed the funding allocated for these properties. Hamilton house is a 50-year-old apartment building will need improvements including replacement of all plumbing in the coming years. The HA just completed a Physical Needs Analysis, and the architect noted how well the HA has maintained the units, but identified several areas of need over the next five years for the aging property. Plumbing is the most expensive improvement, but updates to electrical panels, replacing fire doors, and updates to the fire security system will all be needed.

Maintaining single family scattered sited units can be expensive as they are aging. The units are well maintained and the HA plans for windows, roofs, furnace and other necessary updates, but the HA is seeing more water and sewer line repair needs that are very expensive as the infrastructure is aging. In the single-family homes, as with the apartment units, in unit flooring, bathroom and kitchen updates are needed based on age and wear and tear.

Hopkins' Dow Towers requires fire suppression updates, which it will complete with assistance from Program Year 2024 CDBG.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Each public housing agency has an individualized strategy for improving the lives of residents outlined in its respective PHA Plan, submitted to HUD every 5 years (and supplemented annually). Hennepin County does not take an active role in directing local PHAs but does serve as a partner in many areas of service or care. All public housing units are inspected annually to plan, and a list is generated of needs for each unit. These inspections aid in developing their five-year Capital Fund Program planning. The property managers also communicate with tenants regularly and remind them to call in work order requests immediately to address issues before they become emergencies. At turnover each unit is evaluated for needed improvements since some items such as flooring is much easier to replace when the unit is vacant.

The St. Louis Park Housing Authority regularly engages with residents whether it is directly related to public housing or about opportunities and information from the city. This is done through meetings, newsletters for the public housing apartment building, and regular email updates to scattered site residents.

Residents are also referred to the Family Self Sufficiency (FSS) program and at Hamilton House, the ROSS service coordinator meets with all new residents and facilitates meetings and education sessions for residents.

**Discussion:**

In general, the state of public housing in suburban Hennepin County can be described as aged and dwindling. Recent years have seen the conversion of some public housing into other forms of affordable housing (i.e. RAD conversion, converting public housing units to project-based section 8 vouchers). The developments that remain are mostly over 50 years old and will or already do require significant capital investments to upgrade and maintain. There is also little flexibility in the types of units available, with St. Louis Park having the only federally assisted public housing that has multi-bedroom options available for families. Demand for public housing remains high, with long wait lists that take years to clear.

## MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

### Introduction

#### Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	1878	200	270	803	0
Households with Only Adults	944	75	249	1633	0
Chronically Homeless Households	0	0	0	581	0
Veterans	0	10	85	646	0
Unaccompanied Youth	25	23	143	70	0

**Table 38 - Facilities Targeted to Homeless Persons**

**Data Source Comments:** Data from Hennepin County Homeless Management Information System and Housing Inventory Count.

#### **Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Hennepin County Public Health hosts a robust ‘Healthcare for the Homeless’ team, providing health services through street outreach, co-location with shelters and drop-ins and a dedicated clinic and medical respite shelter as part of a larger supportive housing complex in downtown Minneapolis. Services they provide include medical care (medication refills, minor injuries, wellness checks and sick visits, birth control, infectious disease testing and treatment), mental health care, substance use disorder care, and broader referrals and care coordination.

The Hennepin County Employment & Training Services for People Exiting Homelessness Pilot Program was developed in partnership between Hennepin County Office of Workforce Development and Housing Stability in 2021. From 2021-2023, the program received a total of 218 referrals and 85% of referrals have resulted in program enrollment and service participation. Of those participants, 52 individuals obtained either part-time or full-time employment, and 81 individuals either enrolled in a training/education program or paid work experience.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Hennepin County hosts a robust network of services that connect those experiencing homelessness swiftly to shelter and other resources as needed, and prioritizes sustainable exits to housing, especially for those experiencing chronic homelessness or with other high needs.

Our street outreach provision and coordination has been enhanced in response to increases in unsheltered homelessness with new funding and providers creating new teams focused on culturally specific services and chemical dependency.

In 2016 a central office – the “Adult Shelter Connect” – was established to coordinate entry to, and allocation of resources within, the single adult shelter system. Through daytime walk-ins, or phone calls at any time, single adults can receive an initial assessment and reserve a shelter bed at any of the shelters that has capacity. Those already in shelter can reserve a bed on departure in the morning and know that it will be held for them until a certain time in the evening. Our shared Homeless Management Information System (HMIS) provides the platform for the reservation system and enables us to track people experiencing homelessness in the system and target them for interventions. In particular, it directly feeds into our by-name list of people experiencing chronic homelessness, allowing us to prioritize them for housing interventions through the Coordinated Entry System.

Our Coordinated Entry System continues to mature as we prioritize based on medical fragility, chronicity and client choice. The entire CES process is integrated into the shared HMIS, providing transparency and maximizing connection points for across outreach, drop-in centers, housing programs and other services. Special access points and processes have been established for those interacting with domestic violence services. All Permanent Supportive Housing programs – scattered site and site-based, Rapid ReHousing programs and Transitional Housing Programs that receive Federal, State, County or City funds are required to exclusively take their referrals through the CES.

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

### **Introduction**

Hennepin County Health and Human Services (HHS) assists special needs clients with housing needs across all service areas of the County. HHS aims to maintain and develop housing options for all people with disabilities in the most integrated community-based setting consistent with the person's health, safety and service needs.

HHS has taken on a more person-centered approach to ensure that people's voices and preferences drive decisions around housing. As individuals can take more control of their choices, we will need a more varied pool of housing. Two examples of Hennepin County meeting this need are through the Supportive Housing Strategy and Single-Room Occupancy Strategy. In both instances, staff used data and input from people with lived experience, in consultation with technical housing experts, to understand gaps in our housing continuum, then developed funding mechanisms to create new housing options tailored to the expressed needs and preferences of the HHS priority populations.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Hennepin County prioritizes housing for people with disabilities and other special populations, through our capital funding programs for multifamily rental development, including HOME. Our annual Request for Proposals (RFP) process gives priority to development proposals that will create housing opportunities for these residents, with on-site services provided to support housing stability. Via the RFP, Hennepin County staff review many factors, including (1) the experience of capacity of the entire supportive housing team (housing owners, property managers, and service providers), (2) the proposed tenant selection plan to ensure that it is reasonable and workable for the proposed target population, (3) the fit between the supportive housing and any other housing or non-housing uses planned on the site, and (4) the benefits of the project location for the target population. Proposals that best meet our evaluation criteria are selected for funding.

In 2019, Hennepin County created the Supportive Housing Strategy to create housing for households with extremely low incomes (30% AMI) and highest barriers to housing stability. The Supportive Housing Strategy pairs capital funding with ongoing funding to pay for on-site social services. As part of the strategy, the county undertook an intensive process involving Hennepin County staff and partners from a wide variety of service areas to identify priority population groups and their supportive housing needs. Hennepin County's Supportive Housing Strategy priority populations include:

- People experiencing the longest periods of homelessness with additional barriers: households prioritized for permanent supportive housing through the Hennepin County Coordinated Entry System. People of color disproportionately experience longest-term homelessness and are

significantly more likely to exit programs back to homelessness. Most have only general assistance for income, some have social security disability benefits, and few have earned income. They tend to be hard to engage, have high behavioral and health needs and have significant housing barriers (i.e. criminal history and negative housing history). Hennepin County has funded over 400 units for this population.

- People with mental illnesses leaving, or at risk of entering, institutions: To date, Hennepin County has funded 56 units for this population. See more, below.
- People with complex medical conditions and currently homeless: Hennepin County has funded twelve units serving this population. See more, below.
- People with severe substance use disorders: Hennepin County has funded twenty units serving this population. See more, below.
- People, including transition age youth, with developmental disabilities, traumatic brain injury, and/or certain neurological conditions: Although youth (18+) and adults with intellectual/developmental disabilities and/or certain neurological conditions have distinct causes and effects, they share commonalities, e.g. difficulties in socializing, emotional volatility, and behavioral support needs in response to stress. Some able to live and work independently with little support, others unable to live independently needing full-time care. Hennepin County has funded twelve units serving this population.
- People with disabilities involved with Hennepin County's department of community corrections and rehabilitation services: Criminal history and residential restrictions make housing extremely difficult to find, even for those who have income and can afford housing. Hennepin County has funded eight units serving this population.
- Families with disabilities involved with child protection services and who are experiencing homelessness or housing instability: Lack of stable housing is often a precipitating factor for a family's involvement with the child welfare system, a significant barrier to ending a family's involvement, and a threat to child well-being. Supportive housing focuses on ensuring families are safely and permanently unified and stabilized. Hennepin County has funded thirty-two units serving this population.
- Youth involved in County systems: includes unaccompanied minors, youth with foster care experience and sexually exploited youth. As minors, this group is unable to legally rent an apartment without a parent/guardian, may end up in homeless shelters and need assistance with housing that includes intensive wrap-around services. Hennepin County has funded thirty units serving this population.

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

Several local initiatives work to ensure smooth transitions out of institutions. Hennepin County's Hennepin Health provides health insurance and wrap around social services, including housing, to Medicaid-eligible single adults. Hennepin County participates in hospital to home programming, so

that homeless individuals being discharged from a hospital are provided with housing during their recuperation and help locating permanent housing.

In addition, the Supportive Housing Strategy creates housing options for people returning from institutions. Specifically:

- For people with serious and persistent mental health conditions that are exiting mental health treatment and are supported by county programs or by the HUD Section 811 program. Providing housing for people with mental illnesses focuses on integration into the community, facilitating access to treatment and other needed health care/social services, decreasing use of emergency department, hospital stays, and other crisis services, and diverting individuals from the civil commitment process.
- For people with complex medical conditions who are experiencing homeless. This includes people in emergency rooms and other care facilities with complicating factors such as advanced age, difficulties with activities of daily living, cognitive issues or other medical or mental health issues that worsen with homelessness. Residents often need housing that includes medical and other supports on site.
- For people with severe substance use disorders as identified by county case managers. This includes people who frequently use in-patient and emergency withdrawal management services in addition to treatment. This group requires extremely affordable housing that is available immediately upon discharge from treatment and that accepts tenants with criminal backgrounds, and assisted living that is tolerant of recovery and relapse.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

As noted above, Supportive Housing Strategy has already awarded funds to develop housing for people with severe substance use disorders, families with disabilities involved in Child Protection Services, people with severe mental illnesses exiting from institutional care, and other target groups. Since its start, the Supportive Housing Strategy has helped fund 575 units of permanent supportive housing in 270 different projects across Hennepin County.

In 2025, Hennepin County received twenty-one Supportive Housing Strategy Capital applications serving high priority homeless individuals, people with complex medical conditions, the elderly/seniors, seniors living with HIV and AIDS, people with disabilities, and people with severe substance abuse disorders. In addition to capital funding, in 2025, Hennepin County will launch its capitalized service reserves program which will provide a sustained funding source for on-site services for the first 15 years of the project.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance**

**with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

To forward these goals in PY 2025, we will use our CDBG and HOME funds to

- Create 151 new units of affordable rental housing, with 64 of those units affordable and restricted to people with extremely low incomes (incomes <30% AMI).
- Rehab 199 units of rental housing to improve the safety and living conditions in affordable housing developments for households with low- and moderate-incomes.
- Rehab 40 homes owned by low- and moderate-income residents, helping seniors to stay in their homes as long as possible.
- Provide public services to 3,002 low- and moderate-income households.



## **MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)**

### **Describe any negative effects of public policies on affordable housing and residential investment**

In addition to social and market factors that restrict the supply and availability of affordable housing, some of which are outlined above, barriers also include insufficient and/or declining federal funding for affordable housing, local zoning and permitting practices, transportation, and tenant screening practices with distinct impact on vulnerable groups.

Insufficient and declining funds at the federal level have throttled efforts to keep up with demand for affordable housing. Local PHAs report struggling to meet the needs of residents in federally assisted public housing and manage aging infrastructure on minimal budgets. Some local PHAs have opted to utilize RAD conversions to tap private and local public dollars for crucial maintenance, but that reduces capital available for other affordable housing. Community Development Block Grants and HOME allocations to Hennepin County have varied year to year, but each have declined by approximately 15% in nominal dollars since 2000, representing an even larger decrease in real dollars. This decline in federal funding exacerbates the underlying issues of growing suburban poverty and rising housing costs.

While zoning is traditionally the purview of individual city governments, it has an impact throughout the county and wider metropolitan area. Some cities may enact zoning or permitting policies intended to beautify neighborhoods, separate what were once thought to be "incompatible uses," fund important infrastructure, or enhance quality of life, but with the effect of limiting or even ruling out the construction of affordable housing by raising costs. These may include:

- Large minimum lot sizes for single family homes
- Large minimum square footage per unit requirements for both single and multifamily housing
- Lack of land area zoned or guided for multifamily construction
- On-site parking requirements that are onerous or unnecessary for subsidized housing
- High fees for sewer, water, park dedication, permitting, or other functions
- Required design features that may be cost-prohibitive for affordable unit construction

While any or all of these policies may be well-intentioned or rooted in concern for the fiscal well-being of a municipality, they can have the cumulative impact of making it difficult or impossible to build affordable housing in places that would lessen patterns of population and economic segregation.

Transportation policy can sometimes limit affordable housing. There is a well-documented spatial mismatch in the Twin Cities metro area between places that offer economic opportunities for low-skill workers and the places they can afford to live, often exacerbated by a reliance on transit.

Finally, tenant selection criteria with distinctive impacts on vulnerable populations create additional barriers to affordable housing, as noted in the Needs Assessment. States, Counties, and Cities have different authorities to protect tenants.

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

### Introduction

Hennepin County’s Housing and Economic Development department works to support businesses that create jobs, and the County’s Workforce Development ensures that Hennepin residents are competitive for those jobs. Hennepin County’s Economic Development team implements a variety of strategies including providing financing and technical assistance to aspiring entrepreneurs and established businesses, increasing access to entrepreneurship training and business development tools through innovative digital platforms, effective communication strategies, and dedicated business navigation staff. Hennepin County’s Workforce Development team supports workforce training for both youth and adults and job placement. The County funds this work with a combination of Hennepin County HRA funds, state funding and Federal funding, including through Community Development Block Grants for program-eligible activities.

### Economic Development Market Analysis:

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	683	678	0	0	0
Arts, Entertainment, Accommodations	28,470	31,329	10	9	-1
Construction	10,592	16,450	4	5	1
Education and Health Care Services	58,264	72,832	20	20	0
Finance, Insurance, and Real Estate	27,471	33,803	9	9	0
Information	6,587	6,060	2	2	-1
Manufacturing	31,875	35,959	11	10	-1
Other Services	10,146	12,357	3	3	0
Professional, Scientific, Management Services	46,206	52,857	16	15	-1
Public Administration	0	0	0	0	0
Retail Trade	28,401	40,034	10	11	1
Transportation and Warehousing	7,620	12,020	3	3	1
Wholesale Trade	17,489	20,641	6	6	0
Total	273,804	335,020	--	--	--

**Table 39 - Business Activity**

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	706,447
Civilian Employed Population 16 years and over	699,314
Unemployment Rate	4.3%
Unemployment Rate for Ages 16-24	14.3%
Unemployment Rate for Ages 25-65	3.5%

**Table 40 - Labor Force**

Data Source: 2018-2023 ACS

Occupations by Sector	Number of People
Management, business and financial	166,298
Farming, fisheries and forestry occupations	1,219
Service	90,692
Sales and office	124,895
Construction, extraction, maintenance and repair	26,138
Production, transportation and material moving	70,335

**Table 41 – Occupations by Sector**

Data Source: 2018-2023 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	387,785	73%
30-59 Minutes	128,624	24%
60 or More Minutes	16,919	3%
Total	533,328	100%

**Table 42 - Travel Time**

Data Source: 2018-2023 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	25,526	1,947	13,594
High school graduate (includes equivalency)	67,488	3,970	22,710
Some college or Associate's degree	135,168	6,700	27,217
Bachelor's degree or higher	346,437	8,486	34,396

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2018-2023 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	752	3,243	7,227	10,567	7,103
9th to 12th grade, no diploma	9,562	4,853	5,959	9,218	5,311
High school graduate, GED, or alternative	26,649	23,985	23,966	46,230	40,274
Some college, no degree	37,709	29,875	24,521	53,350	41,109
Associate’s degree	4,638,	15,617	16,107	29,963	15,135
Bachelor’s degree	23,502	90,185	63,568	93,801	48,193
Graduate or professional degree	1,553	36,941	42,806	62,377	34,687

**Table 44 - Educational Attainment by Age**

Data Source: 2018-2023 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$32,608
High school graduate (includes equivalency)	\$40,830
Some college or Associate’s degree	\$49,636
Bachelor’s degree	\$76,192
Graduate or professional degree	\$94,290

**Table 45 – Median Earnings in the Past 12 Months**

Data Source: 2018-2023 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in suburban Hennepin County shown in the table above are health care and social assistance, with 16.5% of jobs; professional and technical services, with 10.1% of jobs; and manufacturing, with 8.3% of jobs. Also significant are: finance and insurance (8.0%), retail trade (7.4%), accommodation and food services (7.0%), and educational services (6.9%).

### Describe the workforce and infrastructure needs of the business community:

The major employment sectors in Hennepin County require a highly educated workforce. Corporate headquarters, healthcare and life science, finance and banking, advanced manufacturing, software and IT, and research companies are attracted to this area because of the highly educated workforce and the strength of the University of Minnesota and other educational institutions in developing the next generation of talent. Infrastructure needs of the business community include a highly effective multimodal transportation system (including air, freight, transit, roadways, bike and pedestrian networks), access to fiber connectivity, access to efficient and affordable energy and water systems.

According to the US Bureau of Labor Statistics, Hennepin County has an unemployment rate of 2.6%, lower than the state of Minnesota as a whole in 2023. This very low unemployment rate means that businesses in growing local sectors are having difficulty attracting and retaining talent. State demographers expect to see a labor force decline from 2025 to 2035. Local, regional, and state agencies are collaborating to accelerate regional competitiveness and embrace economic growth through job creation, capital investment, visitor attraction, and other strategic initiatives.

Employment and wage gaps between white workers and workers of color persist. Disaggregated unemployment rates reveal distinctions by race, including unemployment rate gaps of 11.6% between white workers and American Indian and Alaskan Native workers, and 5.7% employment gap between white workers and Black or African American workers. These differences demonstrate a need to ensure our investments in education, transit, connectivity, and workforce development provide benefits to communities with the greatest needs.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Major public sector initiatives include the buildout of the region's transit system, including the METRO Green Line Extension serving downtown Minneapolis and the southwestern suburbs, and the METRO Blue Line Extension serving downtown Minneapolis and the northwestern suburbs. These two projects will stimulate private investment and create opportunities for business growth along these corridors, as well as connect residents across the metro to existing jobs in suburban communities. Hennepin County is currently working with partners to assess the improved availability of jobs these investments represent and to identify opportunities for customized training, connections to cities, chambers of commerce, workforce resources, and employer education to maximize the number of jobs available via new transit investments. The County will also support business innovation and invest in capacity building for entrepreneurs and small businesses

Light rail transitway investments build on the region's current high-frequency transit system that provides intro-regional connections to opportunity, including education, employment, and recreation. Find a map of these investments on page 17 of the Metropolitan Council's *Imagine 2050 Transit Investment Plan* found here: <https://metro council.org/Council-Meetings/Committees/Metropolitan-Council/2025/2-12-25/Section-8.aspx>.

Additional arterial Bus Rapid Transit (BRT) routes are planned that will connect Hennepin County communities to more regional destinations.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The region has a highly educated workforce that corresponds to the region's employment opportunities, including the highest percentage of population holding a high school degree or higher (92.2%) among the 30 largest US metropolitan areas. While skills requirements are constantly changing to meet increasingly technical job requirements, the region is well-served by a high concentration of colleges and universities that train the workforce for the skills needed in the future. This highly educated workforce corresponds to the employment opportunities in the local corporate headquarters, finance and banking industries, advanced manufacturing, software and IT, research, healthcare and life science related companies.

Not all Hennepin County residents are prepared for highly technical jobs. American Community Survey data illustrate that, while 98% of white residents have graduated from high school and 61% have a bachelor's degree or higher, 86% of African Americans have graduated from high school and 26% have graduated from college, 84% of Native Americans have graduated from high school and 18% have graduated from college, and 76% of Latinos have graduated from high school and 31% have graduated from college (2023: ACS 1-Year Estimates). These statistics explain one contributor to the huge wage discrepancies among certain populations, and illustrate the mismatch between skills and education of people of color, and employment opportunities paying living wages.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Hennepin-Carver Workforce Investment Board (WIB) deploys roughly 15% of all workforce development funding distributed statewide. The WIB provides funding to suburban Hennepin Workforce Service Centers as well as nonprofit workforce training providers serving youth and adults seeking employment. The WIB is currently conducting a Higher Education and Career Advising Pilot (HECAP) to provide up-to-date labor market information and resources on planning for post-secondary training, including accessing financial aid and selecting an appropriate program, as well as other career planning topics such as goal setting and navigating business culture. Part of this initiative provides opportunities for community and technical college students ranging from touring local businesses, attending industry speaker panels, to job shadowing and mentorship. These efforts align with the Consolidated Plan goal of expanding economic opportunities. In addition, Hennepin County workforce development works with private and non-profit sectors to train and match employees; and partners with colleges, universities and training programs to develop a strong future workforce. Initiatives include:

- Workforce Entry Program (WEP) - Meeting the demand for skilled trade persons while developing the county's economic resources by providing unemployed individuals the means to earn a better living.
- Hennepin Pathways programs - training and paid internships for disadvantaged (or "underemployed") communities
- Workforce Investment Network - Partnerships to create workforce opportunities for targeted communities and reducing economic discrepancies
- Step-Up Program - High school internships at the county
- Employment Pays Program - Employment supports for individuals with high behavioral health needs
- Training and employment partnerships -- with NorthPoint, Urban League, Summit OIC and others.

## **Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

The Metropolitan Council, the metropolitan planning organization for the seven-county metropolitan region, adopted the 2020 Regional Economic Framework in partnership with Greater MSP and the Center for Economic Inclusion. The Regional Economic Framework serves as the Comprehensive Economic Development Strategy (CEDS) for the region. Imagine 2050, the regional development guide created by the Metropolitan Council and in process of adoption in 2025, includes a Regional Economic Framework chapter that will ensure the region has a planning document that meets CEDS Requirements. Find more information here: <https://metro council.org/Planning/Regional-Economic-Framework.aspx>.

### **If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Hennepin County's Elevate Hennepin initiative aligns with the Regional Economic Development Frameworks strategic priority "Startups and Innovation." Hennepin County has developed a curated digital resource hub, [www.elevatehennepin.org](http://www.elevatehennepin.org), that increases access to local, state, and federal events, programs, and funding sources for aspiring entrepreneurs, startups, and early-stage businesses. Through Elevate Hennepin, Hennepin County invests in dedicated on-staff business navigators to meet with entrepreneurs and connect them with tools and resources that best fit their needs and interests at their stage of growth. Elevate Hennepin embodies Hennepin County's investment in providing fair access to resources, and breaking down barriers faced by disadvantaged entrepreneurs, including entrepreneurs who are Black, Indigenous, and people of color. Hennepin County has also invested in best-in-class resources to support emerging and established businesses, including no-cost consulting from experts in business planning, marketing, accounting, legal issues, technology, and access to capital.

To-date, Elevate Hennepin has supported 3,262 businesses with no-cost consulting from industry experts. Since 2022, Elevate Hennepin has helped 222 businesses launch, with 72% launched by entrepreneurs of color. With the support of Elevate Hennepin, 156 businesses have access \$35.8 million in financing. 80% of the businesses financed were owned by people of color. Over 680 jobs were retained or created as a result of financing.

Elevate Hennepin and the Consolidated Plan are directed and implemented by collaborative teams within a combined Housing and Economic Development department. Work is coordinated among teams, and a shared understanding of the county's unique economic, workforce, and housing characteristics. In addition, Hennepin County implements Elevate Hennepin in cooperation with several suburban Hennepin communities that are included in the Consolidated Plan through multi-jurisdictional cooperative agreements: Brooklyn Center, Brooklyn Park, Edina, Hopkins, New Hope, Richfield, Robbinsdale, and St. Louis Park.



The Regional Economic Framework also calls for a focus on job growth. Hennepin County invests in job growth through active support of second-stage companies as they plan to enter new markets and begin to face challenges of scale. CEO Next is an eight-month cohort-based program that supports up to 24 businesses a year. Since inception, CEO Next has supported over 200 businesses through challenges associated with growth, retaining and creating over 5,200 jobs.

Hennepin County's redevelopment programs, including the Environmental Response Fund for cleanup of contaminated lands and the Transit Oriented Communities program for development along transit corridors, also coordinate with the Consolidated Plan and the Regional Economic Framework.

### **Discussion**

The Hennepin Consortium's economic development and anti-poverty strategy support residents' competitiveness for living wage jobs, and support businesses with the potential to create jobs. The County allocates CDBG dollars for workforce development and supplements these Federal dollars with local and state funds administered through our HRA and Workforce Development.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Limitations in the CHAS Data set and CPD Maps make it difficult to determine areas of concentration of households with multiple housing problems. CHAS Data count the number of households "with none of the 4 housing problems" and those with "one or more of the 4 housing problems," but do not track households with multiple housing problems. Additionally, CPD Maps only allows for display of housing problems other than cost burden in percent terms within given income brackets. For these reasons, it is not possible to definitively determine areas where households with multiple housing problems are concentrated.

In more general terms, it is likely that multiple housing problems are clustered in inner ring suburbs, particularly those on the Northwest border of the city of Minneapolis (Brooklyn Park, Brooklyn Center, Robbinsdale) and those directly South of Minneapolis (Richfield, Bloomington). There are at least three reasons to suspect these spatial patterns: the age of the housing stock, poverty rates, and the prevalence of housing cost burden in these areas (cost burden is by far the most common housing problem - see NA-25 for discussion of spatial concentrations of housing cost burden).

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

HUD defines racially concentrated areas of poverty as areas where at least 50% of the population are people of color and at least 40% of the population have family incomes that are less than 100% of the federal poverty line or three times the regional poverty level.

Based on HUD's available GIS map from 2020 which documents racially concentrated areas of poverty per their standards, there is only one census tract located in Brooklyn Park.

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

This area of Brooklyn Park includes several large multi-family complexes (mostly one-bedroom), townhomes, older single-family home neighborhoods as well as commercial areas that are typical of 1970's development patterns. According to the 2023 census, the median household income in the identified census tract (268.19) is \$28,248. This census tract also has a large portion of residents born abroad with a high rate of population variances. A large proportion of the City's single-family home rental licenses are also located in this area.

### **Are there any community assets in these areas/neighborhoods?**

Several community assets exist in this area including two elementary schools, two middle schools, a high school and a community recreation center. The North Hennepin Community College campus is located in the northwest corner of this area and a new Hennepin County Library is currently under construction. In addition, over 15 parks, including a 9-hole golf course, serve these neighborhoods.

The Metro Blue Line Extension LRT (Bottineau) project will have one LRT station at the intersection of West Broadway Avenue and Brooklyn Boulevard.

**Are there other strategic opportunities in any of these areas?**

The City and its partners have invested many resources to enhance neighborhood stability and to increase the position of this area in the regional housing marketplace. Over the years, the City has invested over \$30 million in infrastructure and housing improvements and redevelopment in the Village Creek and surrounding neighborhoods. The City's Economic Development Authority owns 15 acres of vacant land that is ready for a development opportunity. As the housing crisis unfolded, an ambitious foreclosure recovery program was implemented to address vacant and distressed single-family homes in these neighborhoods. To date over 200 homes in the city have undergone significant rehabilitation and are now occupied by homeowners.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

In Hennepin County, there are significant barriers for low- and moderate-income households and neighborhoods to have access to reliable and affordable wired broadband connectivity. Starting in 2024, the Federal Communications Commission (FCC) has a new standard benchmark of an internet speed of 100 download megabits per second and 20 upload speeds per megabits per seconds (100/20 Mbps) to suffice for the advancement in telecommunications capability. This is a significant increase from the previous benchmark of 25/3 Mbps set in 2015. These changes often require improvements in residential broadband infrastructure.

According to the 2023 Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data, many households in Hennepin County are also cost-burdened after paying rent or mortgage based on area medium income (AMI) of less than 30 percent. This means they are at risk of being unable to afford basic needs such as broadband internet.

- 28,080 or 78 percent of household renters and 12,545 or 57 percent of household owners have an AMI of 30 percent or less and spend 50 percent or less of their cost.
- 32,760 or 69 percent of household renters and 13,075 or 53 percent of household owners have an AMI of 30 percent or less and have 1 or more severe problems.

To reduce the broadband infrastructure barriers, between 2022 and 2024, programs led by the Broadband and Digital Inclusion (BDI) department in Hennepin County ensure residents have access to reliable, high-speed wired broadband. Two types of projects were done concurrently: Broadband Infrastructure Projects and Apartment Projects.

Broadband Infrastructure Projects focused on connecting rural areas of Hennepin County with reliable and high-speed fiber broadband.

- 258.41 miles or 1,364,392 feet of fiber broadband wires were installed to served 2,946 residents in the city of Corcoran, Dayton, Greenfield, Independence, Minnetrista, and Rogers.

Apartment Projects helped residents in neighborhoods that lack the infrastructure for broadband by installing wired broadband in apartment complexes.

- 550 households served between nine buildings: University Inn, Stevens Square, Smith Lodge, Mission Lodge, Metro Inn, Meadows of Oxboro, Linden Place Apts., Garfield Commons, and Anishinabe Wakiagun.

Additional improvements in housing infrastructure are needed to ensure reliable and high-speed wire broadband for low- and moderate-income households and neighborhoods.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Increasing the number of wired broadband internet providers allows for competitive pricing and higher-quality options for households. In Hennepin County, there are locations that have only one provider option for high-speed, reliable wired broadband internet.

According to the FCC National Broadband Map, there are homes near Hennepin County libraries that have only one internet service provider while others have multiples, for example:

- Rogers Library
  - Xfinity cable internet at 2000/200 Mbps\*
  - CenturyLink at .2/.2 Mbps\*
- North Regional Library
  - Xfinity cable internet at 2000/200 Mbps\*
  - Quantum Fiber at 940/940 Mbps\*
- Westonka Library
  - Mediacom Bolt at 1000/50 Mbps\*
- Penn Lake Library
  - Xfinity cable internet at 1200/35 Mbps\*
  - CenturyLink at .2/.2 Mbps\*
  - Quantum Fiber at 8000/8000 Mbps\*

\* The first number is the download speed. The second number is the upload speed.

Inconsistency of broadband quality for Hennepin County households hinders a competitive market for residents, leaving some without an affordable option.

According to the FCC adopted rules, having more broadband internet providers gives low-income and overlooked communities more options, reducing the likelihood of unequal access.

## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

### Describe the jurisdiction's increased natural hazard risks associated with climate change.

In 2021, Hennepin County conducted a climate vulnerability assessment to determine the natural hazard risks posed by existing and projected climate trends in Hennepin County and identify the populations and operations within the county that are most vulnerable to the impacts of our changing climate.

The following natural hazard risks could be expected due to climate change in Hennepin County:

- Warming, Heat, and Humidity – Yearly average maximum temperatures in Hennepin County are slowly increasing at a rate of 0.09°F per decade, and projected climate scenarios show that the frequency and magnitude of hot days, warm nights, and heat waves are likely to increase by mid-century. Humidity is also increasing. Increased heat and humidity are favorable conditions for severe storms with high wind, hail, or tornados—severe weather events that are projected to increase beyond mid-century. Some specific anticipated natural hazard impacts include:
  - Increased air pollution and reduced air quality
  - Increased frequency and severity of non-local wildfires
  - Warming surface waters, which can result in algal blooms and fish kills
  - Forest die-offs of plant species that can no longer tolerate warmer, more humid growing conditions
- Warming Winters - Based on data collected at the Minneapolis-St. Paul airport, winter temperatures since 1969 have increased at a rate of 2.2°F per decade. With increased winter temperatures come more freeze-thaw cycling and less consistent lake ice cover. Although average annual snowfall is steady or increasing, warmer winter temperatures result in less snow cover, shorter snow-cover season, and decreased snowpack thickness. Other impacts include:
  - Increased occurrence of winter flooding.
  - Increased risk of human illness resulting from overwintering survival of insects that carry pathogens like Lyme disease, West Nile virus, and human anaplasmosis, now found locally.
  - Increased survival of existing invasive species and arrival of new invasive species, causing much loss of habitat and additional expense to manage or control the invasive species.
  - Increased survival of destructive tree pests such as emerald ash borer and the pine bark beetle.

- Extreme Precipitation - Precipitation increases are occurring in each season of the year, with the largest increases in spring and summer. The intensity and frequency of large events have also increased. Impacts include:
  - Increased frequency and severity of localized and large-scale regional flooding along streams or river systems, adjacent to lakes, and near wetlands or other low-lying areas.
  - Fluctuations in groundwater levels and more prolonged groundwater rise.
  - Saturated soils on steep slopes, causing slope failures and landslides.
- Drought - An increase in drought conditions has not been observed in recent data, but severe drought is part of normal climate fluctuation and should be expected. Impacts include:
  - Increased demand for water for public and private use (including agriculture), resulting in drawdown of aquifers and additional water supply costs for public utilities and water users.
  - Limitations on availability or allowable use of water for personal use and property irrigation.
  - Stress to crops, vegetation, wetlands, and lake ecosystems
  - Increased risk of wildfires, flash flooding, and erosion.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Data shows that our communities of color, low-income families, and residents with disabilities will be the most vulnerable to the impacts of these hazard risks; especially during flooding events, heat waves, and poor air quality days. The Center for Disease Control completed an analysis of socioeconomic status, race, ethnicity, language, household composition, disability status, and access to housing and transportation. The resulting census tracts align with where the county’s most vulnerable residents live.

The CDC analysis also aligns with another analysis conducted by the Metropolitan Council. That analysis found that the eastern, more populous and more built, half of Hennepin County had vulnerability to issues such as extreme heat events and flooding. Those areas have greater populations of limited English proficient populations (communication barrier), higher poverty, greater heat island, and areas of lower elevation. While surface flooding risk is spread more evenly across the county, the areas of higher vulnerability are areas of higher population, which include many areas occupied by renters, people of color and households of lower incomes.

These most vulnerable communities have limited ability to leverage resources for adapting to and overcoming the increased natural hazard risks associated with climate change due to their health, social, economic, and population discrepancies.

Potential impacts to housing occupied by low and moderate-income households from these hazard risks include:

- Greater need for air conditioning in homes and buildings that may not currently have it
- Increased energy use and costs for heating, cooling, and potentially water if shortages occur
- Greater need for energy efficiency and electrification improvements to address increasing energy burden
- Decreased indoor air quality due to humidity, i.e. mold
- More frequent and extreme property damage due to flooding, mold, invasive pests and increased freezing and thawing
- More frequent power outages resulting from severe storms or high energy demand.
- Increased need for energy storage or generators for power outages, in particular for those who require electricity for medical needs
- Damage to underground infrastructure and building foundations, including potential to mobilize historic contamination, plumes, and vapors, and the formation of sinkholes
- Increased cost to purchasing home renter's insurance or homeowner's insurance

Additionally, for the county's most vulnerable communities, these hazard risks have the potential to:

- Increase the frequency and severity of heat-induced illness.
- Exacerbate physical and mental health issues due to periods of high heat and humidity.
- Exacerbate existing health conditions such as asthma or chronic obstructive pulmonary disease (COPD) due to reduced air quality
- Increase the risk of human illness resulting from overwintering survival of insects that carry pathogens like Lyme disease, West Nile virus, and human anaplasmosis, now found locally.
- Increase the safety risks from moving or deep water on roadways, roadway failure, unstable slopes, disrupted emergency access, and contaminated water.



## SP-05 Overview

### Strategic Plan Overview

Overall, utilizing data trends, resident survey results, targeted listening sessions, and consultations, we identified the following values to guide our work:

- Continue general prioritization from past years, due to demonstrated feasibility and impact, and affirmation of priorities in needs assessment;
- Streamline and focus activities to increase impact of funding by minimizing activities with administrative burdens too high for the related impact on lowest income residents, and by adding geographic priorities to activities where relevant and feasible; and
- Increase targeting and uptake of households with incomes <30% AMI and households with barriers to housing stability in our activities, to impact variations in housing cost burden, poor housing quality, and lack of affordable housing.

Strategies to increase targeting and uptake of these households include:

- Give highest priority to funding activities that meaningfully impact target households;
- Assess program policies to identify and reduce access barriers target populations;
- Promote/target activities to low/mod communities / communities with barriers to housing stability; and
- Evaluate success in decreasing discrepancies.

The Consortium will implement these values and strategies through the following Priority Needs:

1. Increase and preserve affordable housing choice for renters at or below 50% AMI, with highest priority for households at or below 30% AMI, and for homeowners/homebuyers at or below 80% AMI, with highest priority for homeowners/homebuyers at or below 60% AMI
2. Prevent homelessness and increase housing stability, prioritizing households at or below 30% AMI
3. Improve community infrastructure

Assuming funding remains constant over the next five years, the Consortium anticipates directing approximately \$27.5 million (including program income) in the following estimates:

- \$19.7 MM toward increasing and preserving affordable housing choice. This includes:
  - Building and preserve affordable rental housing
  - Building new housing, acquiring and rehabilitating existing housing, or providing homebuyer assistance to create affordable homebuying opportunities,
  - Rehabilitating homes owned by lower income households
  - Tenant-based rental assistance and rapid rehousing for households <30% AMI
- \$2.43 MM toward preventing homelessness and increasing housing stability. This includes:
  - Emergency Assistance and homeless prevention for households <30% AMI

- Senior, youth, and domestic violence services to increase housing stability
- \$1.35 MM toward improving community infrastructure. This includes:
  - Parks, sidewalks, business facades in low-mod areas
- \$3.4 MM for administration, Fair Housing activities, and operating support for Community Housing Development Organizations (CHDOs).

Together it is anticipated these activities will create or preserve approximately 1,400 rental units including special needs and homeless units, create or maintain 250 owned homes, and provide public service and neighborhood revitalization projects to over 121,000 low to moderate income people.

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

### **Geographic Area**

**Table 46 - Geographic Priority Areas**

#### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the state:

As indicated in resident input, consultations, and data analysis, the need for investments is greater in regions with lowest incomes. Therefore, wherever possible, investments are allocated to those regions, while still ensuring access to low-income households living throughout the jurisdiction.

CDBG funds are available to all cities in Urban Hennepin County. The cities of Bloomington, Eden Prairie and Plymouth are entitlement jurisdictions which receive a direct allocation of funds from HUD. For Program Year 2025 only, Hennepin County will provide direct allocations of CDBG funding to non-entitlement cities accounting for over 3.5% of the distribution of poverty, population, and housing overcrowding, and which have not opted into the Consolidated Pool. From Program Year 2026 and onwards, all non-entitlement suburban Hennepin County cities will participate in the "Consolidated Pool" and funding will be awarded through a competitive RFP process. The 15 percent set aside for public services will be also awarded through a competitive RFP process.

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

ESG funds are available throughout suburban Hennepin County.

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

### Priority Needs

<b>1</b>	<b>Priority Need Name</b>	Increase and Preserve Affordable Housing Choice
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Public Housing Residents Chronically Homeless Individuals Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Create or Preserve Affordable Rental Housing Tenant Based Rental Assistance and Rapid Rehousing Create or Preserve Affordable Homeownership Opportunities Repair Homes for Low-Income Homeowners
	<b>Description</b>	The high proportion of extremely low and low-income renter households with housing problems and severely cost burdened indicate a significant need for both new affordable rental units as well as the need to preserve the existing publicly subsidized units that are in jeopardy of losing assistance. The goals reflect the economic realities of the financial structures of rental housing development. While serving very low-income households is the highest priority, it is difficult to exclusively serve this target population, therefore serving low-income renters is also a high priority.  This need includes the following:

	<ul style="list-style-type: none"> <li>• Property acquisition/rehabilitation/construction of multi-family housing to be occupied by low- to moderate-income renters</li> <li>• Support for permanent housing units for the homeless population through capital funding of new construction or rehabilitation of current units, rapid rehousing efforts, and rental assistance.</li> <li>• Rehabilitation assistance for homeowners which provides low interest loans for the rehabilitation of owner-occupied housing</li> <li>• Property acquisition/rehabilitation/construction of single-family housing to be occupied by homeowners</li> <li>• Direct homebuyer assistance to bridge the gap between the mortgage a household can afford and the cost of the home</li> </ul>
<b>Basis for Relative Priority</b>	<p>Because of high levels of cost burdened households, especially among households with extremely low incomes, and the amount of affordable housing not meeting the need (as identified in the Need Analysis section), the development and preservation of multifamily housing is a high priority. Community partners and cities universally rated affordable rental housing as a high priority need in the survey and meetings.</p> <p>The cities and survey respondents also universally rated homeownership as a high priority need in the survey and in meetings. Due to the realities of the increasing property values and the costs of homeownership, low-income households (&lt;60% AMI) are the highest priority population, however moderate-income households (&lt;80% AMI) are still eligible. Rehabilitation of owned homes is a priority to those at extremely low, very low and low incomes who may not otherwise be able to make health and safety renovations to their homes. A high proportion of Consortium low-income owner households that have needed housing repairs and improvements are severely cost burdened. A significant need for affordable assistance to owners to remain in their homes and maintain the housing stock was recognized by the Consortium as a Priority Need. This need was also echoed through our consultation.</p> <p>Hennepin County has made great progress in making homelessness rare, brief, and nonrecurring. However, the development of, and access to, affordable housing units is still lacking. Homelessness policy and priorities will continue to be set by the Executive Committee for the Continuum of Care.</p>
<b>2</b>	<b>Priority Need Name</b> Prevent Homelessness and Increase Housing Stability
	<b>Priority Level</b> High
	<b>Population</b> <ul style="list-style-type: none"> <li>Extremely Low</li> <li>Low</li> <li>Large Families</li> <li>Families with Children</li> <li>Elderly</li> <li>Chronic Homelessness</li> <li>Individuals</li> </ul>

	<p>Families with Children  Mentally Ill  Veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth  Elderly  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with HIV/AIDS and their Families  Victims of Domestic Violence  Non-housing Community Development</p>
<b>Geographic Areas Affected</b>	
<b>Associated Goals</b>	<p>Emergency Assistance and Homelessness Prevention  Services to Increase Housing Stability</p>
<b>Description</b>	<p>There is a continued need to support the education, outreach and services activities (public services) within Hennepin County.</p>
<b>Basis for Relative Priority</b>	<p>The Consortium reviewed the city and community partner education, outreach and services survey results and its experience with implementation of the prior Five-Year Consolidated Plan. Based on input, emergency assistance and homeless prevention were identified as the highest priority, as was households with extremely low incomes (&lt;30% AMI). In addition, goals were established based upon a number of criteria, including:</p> <ul style="list-style-type: none"> <li>• Impact of cost per household on meaningful outcomes</li> <li>• Prioritization and access for households with extremely low incomes and people of color</li> <li>• Serves an area or population with a high rate of poverty, evictions, or other relevant differences</li> <li>• Unique needs of particular geographic areas and/or populations</li> <li>• Ability of CDBG funds to leverage other public and private funding</li> <li>• The absence (or loss) of other funding sources and/or "costs" of discontinuing funding</li> <li>• The past success of projects and activities in meeting the needs of their clients</li> <li>• The support of the community for these projects and activities</li> </ul> <p>These types of services were deemed to be a high priority by our partners and help support the needs of income eligible residents throughout Hennepin County.</p>

3	<b>Priority Need Name</b>	Improve Community Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Acquisition and/or Demolition of Structures Build/Improve Public Facilities or Infrastructure
	<b>Description</b>	Support the stabilization and safety of communities through demolition of blighted structures and the building and improving of community amenities.
	<b>Basis for Relative Priority</b>	<p>The Consortium reviewed city and community partner survey neighborhood revitalization results and its experience with implementation of the prior Five-Year Consolidated Plan. Goals were established based upon a number of criteria, including:</p> <ul style="list-style-type: none"> <li>• Impact on a large number of low-income households</li> <li>• Unique needs of particular geographic areas and/or populations</li> <li>• Ability of CDBG funds to leverage other public and private funding</li> <li>• The absence (or loss) of other funding sources and/or "costs" of discontinuing funding</li> <li>• The past success of projects and activities in meeting the needs of their clients</li> <li>• The support of the community for these projects and activities</li> </ul> <p>Neighborhood revitalization activities were deemed to be a high priority by our partners and survey respondents and help provide a suitable living environment.</p>
4	<b>Priority Need Name</b>	Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Administration CHDO Operating Fair Housing Activities
	<b>Description</b>	Support general administration of CDBG and HOME, CHDO Operating, and Fair Housing.

<b>Basis for Relative Priority</b>	Administrative activities meet federal regulations, and ensure adequate monitoring, oversight, and planning support for CDBG, HOME, and regional Fair Housing efforts.
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**Table 47 – Priority Needs Summary**

**Narrative (Optional)**



## SP-30 Influence of Market Conditions - 91.415, 91.215(b)

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Low vacancy rates, high rents, tenant screening processes, and landlord acceptance of vouchers will affect tenants' ability to find apartments and utilize TBRA.
TBRA for Non-Homeless Special Needs	Low vacancy rates, high rents, tenant screening processes, and landlord acceptance of vouchers will affect tenants' ability to find apartments and utilize TBRA.
New Unit Production	New construction of housing will be affected by land costs, zoning, construction pricing, insurance costs, market demand for the particular unit design, unit size, available land suitable for new residential construction and resulting level of subsidy needed per unit. It will also be impacted by uncertainties surrounding the private activity bonds and Low-Income Housing Tax Credits.
Rehabilitation	Housing rehabilitation will be affected by construction pricing, market demand for a particular unit design, unit size, housing stock available to be acquired for rehabilitation and resulting level of subsidy needed per unit.
Acquisition, including preservation	Acquisition costs will be variable especially with the growing gap between affordable and market rents, available land, and overall market demand for the development sites.

**Table 48 – Influence of Market Conditions**

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

### **Introduction**

Changing political structures and economic fluctuations make it difficult to predict the resources that will be available over the next five years to meet the needs of low- and moderate-income people. CDBG, HOME, and ESG have had budget cuts in recent years. The assumptions below assume that CDBG, HOME, and ESG funding remains stable. The actual funding may change, which will lead to a change in the target goals in this document.

Below is an estimate of expected resources based on the allocations and amounts approved by Congress and provided by HUD. If more or less CDBG is allocated than anticipated, HED will recalculate admin and public services based on the percent proposed below. Dependent on the reduction amount, Hennepin County will adjust remaining capital projects based on a feasibility analysis.

If HED receives more or less HOME than anticipated, admin will be adjusted commensurately, and further adjustments will be made based on a feasibility analysis.

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

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$2,993,886	\$325,000	\$0	\$3,243,886	\$12,975,544	Assumes annual allocation remains constant and \$250,000 per year of Program Income which would go to homeowner rehab.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$1,564,635	\$2,426,221.22	\$0	\$1,951,384	\$7,805,536	Assumes annual allocation remains constant.
ESG	public - federal	Financial Assistance Rapid re-housing	\$256,527	0	0	\$256,527	\$1,026,108	Assumes annual allocation remains constant.

**Table 49 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds will be leveraged by funds from Minnesota Housing, multi-family housing revenue bonds, mortgage revenue bonds, project-based Section 8, low-income housing tax credits, McKinney-Vento Homeless Assistance programs, Hennepin County's Affordable Housing Incentive Fund, Supportive Housing Strategy, and Homeownership Assistance Fund (local), developer capital, and philanthropic sources.

The following describes how required Consolidated Plan formula matches will be obtained:

- HOME funds are generally a small financial contribution to a much larger project total development cost and so the 25% match can be met through a variety of sources. HOME projects are awarded additional points based on the percent of match funding available for that project. Cumulatively, the Consortium has exceeded match requirements with approximately \$30 million in excess match.
- The 1:1 match for ESG will be obtained via the activities of the Hennepin County Rapid Rehousing Grant.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Hennepin County will consider the Consolidated Plan goals, along with other county priorities, when disposing of excess parcels remaining from transit projects or development projects. Hennepin County Housing and Economic Development regularly works with Land Information and Tax Services (LITS) on leveraging tax forfeit property for affordable housing. Hennepin County will continue to work with (LITS) and the cities to explore potential sites for future affordable housing projects.

**Discussion**

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
BLOOMINGTON	Government	Planning Public services	City of Bloomington
EDEN PRAIRIE	Government	Planning Public facilities	City of Eden Prairie
PLYMOUTH	Government	Planning Public services	City of Plymouth
BROOKLYN PARK	Subrecipient	Ownership Neighborhood improvements Public facilities	City of Brooklyn Park
MAPLE GROVE	Subrecipient	Ownership Rental	City of Maple Grove
RICHFIELD	Subrecipient	Ownership	City of Richfield
ST. LOUIS PARK	Subrecipient	Ownership	City of St. Louis Park
NON-ENTITLMENT CONSORTIUM CITIES	Government	Ownership Neighborhood Improvements Public Facilities Rental	Suburban Hennepin County
Accessible Space, Inc.	Non-profit organizations	Rental	Suburban Hennepin County
Aeon	Non-profit organizations	Rental	Suburban Hennepin County
Avenues for Homeless Youth	Non-profit organizations	Public services	Suburban Hennepin County
Community Emergency Assistance Programs (CEAP)	Non-profit organizations	Public services	Suburban Hennepin County

Community Action Partnership of Hennepin County (CAP-HC)	Non-profit organizations	Public services	Suburban Hennepin County
Community Neighborhood Housing Services	Non-profit organizations	Ownership	Suburban Hennepin County
HOME Line	Non-profit organizations	Public services	Suburban Hennepin County
Housing Link	Non-profit organizations	Fair Housing	Hennepin County
Intercongregational Communities Association	Non-profit organizations	Public services	Suburban Hennepin County
INTERFAITH OUTREACH COMMUNITY PARTNERS	Non-profit organizations	Public services	Suburban Hennepin County
PRISM	Non-profit organizations	Public services	Suburban Hennepin County
THE SALVATION ARMY	Non-profit organizations	Public services	Suburban Hennepin County
Senior Community Services (SCS)	Non-profit organizations	Public services	Suburban Hennepin County
SOJOURNER PROJECT, INC.	Non-profit organizations	Public services	Suburban Hennepin County
St. Louis Park Emergency Program	Non-profit organizations	Public services	Suburban Hennepin County
Twin Cities Habitat for Humanity	Non-profit organization	Ownership	Suburban Hennepin County
VEAP: Volunteers Enlisted to Assist People	Non-profit organizations	Public services	Suburban Hennepin County
WESTERN COMMUNITY ACTION NETWORK	Non-profit organizations	Public services	Suburban Hennepin County

WEST HENNEPIN AFFORDABLE HOUSING LAND TRUST	CHDO	Ownership	Suburban Hennepin County
YMCA of the North	Non-profit organizations	Public services	Suburban Hennepin County
CommonBond Communities	Developer	Rental	Other
JO Companies, LLC	Contractor	Rental	Other
Duffy Development Corporation	Developer	Rental	Suburban Hennepin County
Sand Development, LLC	Developer	Rental	Suburban Hennepin County

**Table 50 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

Hennepin County is recognized as a capable administrator in delivering a housing and community development system that aligns with federal and county priorities with the assistance of our partnering agencies and municipalities. Implementation of the Consolidated Plan will require maintaining and improving the relationships formed during the development of the Consolidated Plan and throughout the previous years of administering these federally funded programs. Maintaining a dialogue with human service providers, health agencies, and public agencies will assist in carrying out the goals set through strategy accomplishments.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X

<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			
Other			

**Table 51 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

By way of example, in 2024:

The Tenant Resource Connections hotline served 10,000 households at risk for eviction, providing referrals to legal and mediation services, emergency rental assistance programs, mainstream benefits, and other resources. The RentHelp Hennepin program administered more than \$13 million in emergency rental assistance to prevent evictions for 3,500 extremely low-income renter households.

Through school-based support programs, Hennepin County provided services and \$2.3 million in short to medium-term rental assistance to more than 500 families at imminent risk for homelessness, in partnership with the nine school districts with the highest volume of students at risk for housing instability.

The Homeless to Housing program helped almost 700 people, including 117 families, transition from homelessness into housing. Hennepin County responded to a crisis in family homelessness that resulted in shelter demand spiking at almost 500 households in January – more than 400 percent of capacity. The county maintained the shelter-all policy for families, a commitment that no child sleeps outside. Since the start of 2024, concerted housing efforts have reduced the family shelter census by 52%, and outflow from family shelter exceeds inflow. Streets to Housing offers trauma-informed, housing-focused engagements at encampments, community-based programs and other known locations where unsheltered people go to obtain basic needs and services. The team, which was recognized with a NACo award in 2024, is currently working with more than 300 people, connecting them to vital resources on their journeys from unsheltered homelessness to housing.



Hennepin County achieved its goal of meeting federal benchmarks for effectively ending homelessness among veterans in Hennepin County. That does not mean veterans do not experience homelessness, but that our system is prepared to quickly respond and move people back into permanent housing in less than 90 days on average. Hennepin County continued to support almost 12,000 units of low-barrier housing for people who need extra supports, including case management, health care and more. Staff also collaborated across departments to advocate for and shape additional units under development, many of which are prioritized for people exiting chronic homelessness.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

During 2024, Hennepin County and our partners helped 2,526 people to transition from homelessness into permanent housing. This represents an 82% increase compared to 2021. We made great strides with pandemic recovery resources, even as we responded to unprecedented demand for family shelter.

The critical interventions developed have helped make homelessness rare, brief and nonrecurring in our communities. They are creating and strengthening pathways out of homelessness and into stable, permanent housing. However, the most significant gap remains a shortage of affordable housing and/or ongoing rental assistance for those on the lowest incomes. Demand far exceeds supply of these resources, and many people remain homeless as a result with no means of paying for housing.

We are also seeing increased acuity of client needs, particularly in relation to the opioid epidemic. Support service funding has not increased commensurately, and we are now heading into a period in which resources for homeless prevention and rehousing will reduce significantly following the end of pandemic era funding.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

With the end of 2024 marking the end of pandemic recovery funding – and coinciding with several other financial pressures impacting Hennepin County and our partners – further significant system expansion is unlikely. Consolidation and sustainability are priorities. This does not, however, mean that further progress in increasing housing outcomes is not possible. It does mean that progress will have to come from increasing the efficiency, effectiveness, and fairness with which existing resources are used.

By leveraging all of Hennepin County's roles – funder, quality assurance, performance monitoring, Coordinated Entry referrals, direct service, subject matter expert – we are pursuing opportunities to increase the utilization of existing housing resources by reducing the number of days it takes to house

people coming out of homelessness. This will support a goal of continuing to reduce homelessness within existing resources.

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Create or Preserve Affordable Rental Housing	2025	2029	Affordable Housing Public Housing	Increase and Preserve Affordable Housing Choice	CDBG: \$1,500,000 HOME: \$3,850,000	Rental units constructed: 400 Household Housing Unit Rental units rehabilitated: 400 Household Housing Unit
2	Tenant Based Rental Assistance and Rapid Rehousing	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs	Increase and Preserve Affordable Housing Choice	HOME: \$2,323,175 ESG: \$1,282,635	Tenant-based rental assistance / Rapid Rehousing: 450 Households Assisted
3	Create or Preserve Affordable Homeownership Opportunities	2025	2029	Affordable Housing	Increase and Preserve Affordable Housing Choice	CDBG: \$2,500,000 HOME: \$2,550,000	Homeowner Housing Added: 100 Household Housing Unit Direct Financial Assistance to Homebuyers: 75 Households Assisted
4	Repair Homes for Low-to-Moderate Income Owners	2025	2029	Affordable Housing Non-Homeless Special Needs	Increase and Preserve Affordable Housing Choice	CDBG: \$5,969,090	Homeowner Housing Rehabilitated: 180 Household Housing Unit
5	Emergency Assistance and Homeless Prevention	2025	2029	Non-Housing Community Development	Prevent Homelessness and Increase Housing Stability	CDBG: \$1,625,000	Public service activities other than Low/Moderate Income

							Housing Benefit: 10000 Persons Assisted  Homelessness Prevention: 400 Persons Assisted
<b>6</b>	Services to Increase Housing Stability	2025	2029	Non-Housing Community Development	Prevent Homelessness and Increase Housing Stability	CDBG: \$800,000	Public service activities other than Low/Moderate Income Housing Benefit: 18000 Persons Assisted
<b>7</b>	Acquisition and/or Demolition of Structures	2025	2029	Non-Housing Community Development	Improve Community Infrastructure	CDBG: \$100,000	Buildings Demolished: 2 Buildings
<b>8</b>	Build/Improve Public Facilities or Infrastructure	2025	2029	Non-Housing Community Development	Improve Community Infrastructure	CDBG: \$1,350,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted
<b>9</b>	Administration	2025	2029	Administration	Administration	CDBG: \$2,225,340 HOME: \$783,745	
<b>10</b>	CHDO Operating	2025	2029	CHDO	Administration	HOME: \$250,000	Other: 5 Other
<b>11</b>	Fair Housing Activities	2025	2029	Fair Housing	Administration	CDBG: \$150,000	Other: 5 Other

**Table 52 – Goals Summary**

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Create or Preserve Affordable Rental Housing
	<b>Goal Description</b>	Assist in the creation of new rental housing opportunities and the preservation of safe rental housing opportunities affordable to households with incomes below 60% AMI, with highest priority for units affordable to households with incomes below 30% AMI.
<b>2</b>	<b>Goal Name</b>	Tenant Based Rental Assistance and Rapid Rehousing
	<b>Goal Description</b>	Provide Tenant Based Rental Assistance (TBRA) to low-income households to move from homelessness into permanent housing that evolves into self-sufficient living. The priority populations are households who are homeless, formerly homeless with initial income at or below 50 percent Area Median Income (AMI) with the highest priority/preference for 30 percent AMI. Provide housing relocation and stabilization services, short- and medium-term rental assistance, to transition households living in shelters or inhabitable living conditions into permanent housing and achieve sustainable living/stability.
<b>3</b>	<b>Goal Name</b>	Create or Preserve Affordable Homeownership Opportunities
	<b>Goal Description</b>	Assist in the creation and preservation of affordable homeownership opportunities affordable for low to moderate-income households through: <ul style="list-style-type: none"> <li>• The acquisition of single-family properties for rehabilitation and resale designed to stabilize neighborhoods and preserve existing housing stock, with the highest priority for households with incomes at or below 60% AMI.</li> <li>• Providing financial assistance to income eligible households, bridging the gap between the mortgage and household affordability, based on the home purchase price. 60% AMI as highest priority. Still eligible for up to 80%.</li> </ul>
<b>4</b>	<b>Goal Name</b>	Homeowner Rehabilitation Assistance
	<b>Goal Description</b>	Provide loans to low to moderate income homeowners for necessary home improvements or emergency repairs. (Note that Program Income is often recycled in this goal.)
<b>5</b>	<b>Goal Name</b>	Emergency Assistance and Homeless Prevention

	<b>Goal Description</b>	Provide emergency financial assistance to low-income household for basic needs and provide housing and supportive services to prevent homelessness. Highest priority for households with incomes below 30% AMI, incomes up to 80% AMI still eligible.
6	<b>Goal Name</b>	Services to Increase Housing Stability
	<b>Goal Description</b>	Participate in collaborative efforts to provide housing stability to low-income households through various supportive services. The highest priority for these services are households with incomes below 30% AMI, although incomes with up to 80% AMI are still eligible. Services can include: <ul style="list-style-type: none"> <li>• Providing legal advice to renters regarding tenant law.</li> <li>• Assisting seniors with chore services to remain independent in their homes as long as possible.</li> <li>• Youth programming with a focus on providing a healthy and positive atmosphere and youth counseling interventions to address or prevent serious issues.</li> <li>• Providing support to domestic abuse victims such as advocacy services to help navigate the court system as they pursue criminal charges against an assailant, and create a safe environment, improving their quality of life.</li> </ul>
7	<b>Goal Name</b>	Acquisition and/or Demolition of Structures
	<b>Goal Description</b>	Encourage neighborhood revitalization through activities to improve blighted, deteriorated, undeveloped, or inappropriately developed real property preventing sound community development and growth.
8	<b>Goal Name</b>	Build/Improve Public Facilities or Infrastructure
	<b>Goal Description</b>	Provide financing for public facility new construction, rehabilitation, infrastructure and streetscape improvements.
9	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	General Program Administration. Fifteen percent of Urban Hennepin County CDBG Program funds and ten percent of HOME Consortium funds will be used to help defray the costs incurred by Hennepin County for general program administration costs (planning, general management, oversight, coordination, evaluation and reporting).
10	<b>Goal Name</b>	CHDO Operating

	<b>Goal Description</b>	Operating support to foster and maintain Community Housing Development Organizations as required by the HOME Statute.
<b>11</b>	<b>Goal Name</b>	Fair Housing Activities
	<b>Goal Description</b>	The jurisdiction will use one percent of available administration dollars for fair housing activities as identified in the Analysis of Impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions. Persons assisted are not reported since fair housing activities are considered general administration expenses.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

It is estimated that 1,130 extremely low-, low-, and moderate-income households will receive affordable housing through the development of new affordable rental housing, affordable homeownership through acquisition and rehab, and rehabilitating homeowners' home. These HUD fund activities are covered by this Consolidated Plan as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership over the Consolidated Plan period.



## **SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Hennepin County is not aware of any Section 504 Voluntary Compliance Agreements for any PHA operating in the County. The general status of an agency's effort to address accommodation issues can be found in the most recent five-year plan each agency has submitted to HUD.

### **Activities to Increase Resident Involvements**

While fostering public housing resident involvement is primarily the responsibility of the respective PHA, Hennepin County will continue to support local PHAs in their efforts and offer programs that positively impact the health and welfare of residents. Additionally, Hennepin County is working with several municipalities to create a more streamlined Section 3 process, which will benefit public housing residents and other low-income residents. Several agencies utilize a Resident Advisory Board for input regarding the operations of their programs. Resident involvement plans are likely to vary based on the size and capacity of the local PHA, the details of which can be found in the most recent five-year plan each agency has submitted to HUD.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the 'troubled' designation**

There are no "troubled" agencies, as determined by HUD, in suburban Hennepin County.

## **SP-55 Barriers to Affordable Housing - 91.415, 91.215(h)**

### **Barriers to Affordable Housing**

As noted in MA-40, policy barriers include social and market factors that restrict the supply and availability of affordable housing, insufficient and/or declining federal funding for affordable housing, local zoning and permitting practices, transportation, and tenant screening practices with varying impact on vulnerable groups. The majority of available rental units are 1 and 2 bedroom units in old buildings.

In addition, the economic changes from 2021-2024 have created new barriers to creating and operating affordable housing. These include significantly higher costs of construction, staffing, and insurance; and persistently high interest rates and more risk-averse investors. While nearly all affordable housing owners and operators have been impacted, across owner and portfolio type, some were impacted more than others.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

#### **Funding affordable housing**

Hennepin County launched a program in 2024 to provide assistance to non-profit affordable housing owner-developers to stabilize their portfolios in order to create capacity to develop more affordable housing. The program received more than \$100 million in funding requests and provided \$17.3 million in targeted assistance.

Hennepin County and the Consortium also implement on-going programs and strategies to address the deepest and most distinctive 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. Hennepin County's Housing and Redevelopment Authority awards \$5 million annually to affordable rental housing projects through its Affordable Housing Incentive Fund (AHIF), \$5M million annually to deeply affordable supportive housing projects through its Supportive Housing Strategy, and \$1.245M annually to homeownership development through its Homeownership Assistance Fund.

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

Although Hennepin County does not have authority over land use or rental licenses, it works with partner cities to develop housing strategies. Hennepin County applied for a "PRO Housing" grant from HUD, in partnership with the Metropolitan Council and Ramsey County. Once secured, these funds will allow Hennepin County to develop and share tools and capacity-building assistance to municipal partners interested in removing barriers to affordable housing development in their own cities.

As an example of this type of work, Hennepin County partnered with the City of Minneapolis to once again make single room occupancy housing eligible for rental licenses. As another example, Hennepin County works with cities along the Southwest LRT and Bottineau Corridors to provide a full range of

housing choices. In addition to including goals for the development and preservation of affordable housing, these plans seek to modify regulatory tools to support housing development and preservation by:

- Developing mixed income land use policies to promote increased density
- Creating joint financing mechanisms such as corridor-wide TIF, fiscal discrepancies sharing, and other forms of value capture
- Developing affordability targets for housing development within ½ mile of station areas
- Utilizing Hennepin County's Transit-Oriented Development fund to provide better solutions to the problem of spatial mismatch and improve the opportunities of low-income residents

The Metropolitan Council requires cities to have comprehensive plans that address affordable housing targets and offers grants in accordance with the Livable Communities Act to encourage development of affordable housing (among other goals).

Due to these efforts, several Hennepin County cities have already developed mixed income zoning policies, housing incentive funds, and new building codes to attract high-quality affordable housing.

## **SP-60 Homelessness Strategy - 91.415, 91.215(d)**

Describe how the jurisdiction's strategic plan goals contribute to:

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

Hennepin County is committed to outreach and engagement and has a robust street and school outreach program. Through outreach efforts, professionals are able to develop relationships with individuals, understand their service and housing preferences, utilize best practices in engagement, and recommend policy changes and resource development priorities.

In addition to longstanding nonprofit outreach organizations, including extensive specialist youth outreach connected to Sexually Exploited Youth programming and other youth specific services, Hennepin County launched a new Streets to Housing team in August 2022.

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. Streets to Housing engages directly with people who are unsheltered through outreach and engagement events at encampments and other locations where they are known to gather, such as a drop-in centers or libraries. In the first 18 month of operations, Streets to Housing supported 320 exits into permanent housing and 150+ exits into emergency shelter.

Hennepin County supports two daytime Opportunity Centers, which serve as one-stop shop service centers for single adults and youth. The Opportunity Centers are a key component to engage people into the shelter and Coordinated Entry system and also host Healthcare for the Homeless clinics. Hennepin County has funded additional daytime and overnight drop-in services in each of the last two winters for a six-month period each time.

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

Hennepin County is the primary funders of single adult, family, and youth-specific shelters in the community.

In 2019, Hennepin County's Office to End Homelessness developed a series of recommendations to lower barriers, improve outcomes, and increase capacity for longest-term homeless populations in the single adult shelter system. These recommendations led to funding a series of vital reforms over the following five-year period, including:

- Launched the 'Hennepin Shelter Hotline' service to help callers identify alternatives to entering a formal homeless shelter.

- Eliminated self-pay requirements in all family shelter and 24-hour single adult shelter programs. These shelter programs are now free.
- Launched four new shelter programs: a 50-bed shelter meeting the cultural needs of American Indian individuals, a 100-bed shelter with intensive chemical and mental health supports for people coming from encampments, a 30 bed shelter with medical supports from Healthcare for the Homeless, and a 30 bed shelter for women.
- New shelter buildings and physical improvements in existing shelter programs.
- Increased 24/7 operations (as opposed to overnight only) in single adult shelters from 20% to 75% of total beds

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

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

The Coordinated Entry System 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. Case conferencing models and by-name lists are now in place across all populations.

In the last five years, Hennepin further grew this system through:

- Created the ‘Homeless to Housing team’ of 40+ case managers to work with people in shelter and unsheltered settings towards housing. 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
- Increased housing-focused case management in shelters to help move people to permanent housing

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

As described further in AP-65, 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.

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Hennepin County has two departments that address lead-based paint issues. The Hennepin County Human Services and Public Health Department case manages elevated blood-lead referrals from the Minnesota Department of Health (except in Bloomington and Richfield). All blood lead tests in the state must be reported to the Minnesota Department of Health who in turn informs the jurisdiction responsible for investigating cases where children have been poisoned. When a child's blood lead level is over 5 µg/dl, the Minnesota Department of Health performs a lead risk assessment inspection and where needed, they will issue corrective orders to fix lead-based paint hazards. Hennepin Public Health then monitors the case to ensure the child's blood lead level goes down. Hennepin County applied for and received funding from the Centers for the Disease Control to increase childhood lead poisoning awareness. With those funds, Hennepin County offers additional education to families with children above 3.5 µg/dl, the current CDC reference value. When a family is income eligible, that family is referred to Hennepin County's lead-based paint grant for help with correcting lead-based paint hazards in their home.

Hennepin County actively engages in primary prevention of childhood lead poisoning through a multifaceted approach that includes community outreach and education, lead-based paint inspection/risk assessments, lead-safe work practices training for contractors and lead hazard reduction. The CDC grant referenced above funds contracts with community-based partners that serve at risk populations and geographies. Hennepin County addresses lead-based paint hazards when it provides federal and state funds toward housing activities including CDBG and HOME funded activities and through federally funded Lead Hazard Control Grants. Hennepin County has been awarded multiple HUD Office of Lead Hazard Control and Healthy Homes Grants and three Healthy Homes Production Grants. As of January 2025, the grants have completed over 5,400 lead-safe units for families in the combined jurisdictions, 4,000 in Hennepin County.

The most recent OLHCHH lead grant award of \$6.7 million was received in the fall of 2019 and funds the program through November 2026. The grant includes \$700,000 in Healthy Homes Initiative funding to address other health related safety hazards found in the lead reduction project homes.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The lead-based paint grants and other efforts mentioned above as well as efforts undertaken by other community stakeholders across the jurisdiction have succeeded in continuing to lower the number of children with elevated lead levels. The Minnesota Department of Health tracks every blood lead test in the state and releases yearly data tables. From the time Hennepin County applied for the first lead-based paint grant to the most recent year available, the number children with elevated blood lead levels have decreased 88% (using 10 ug/dl as an elevated level).

In 2014 the Commissioner of the Minnesota Department of Health (MDH) revised the definition of an elevated blood lead level from 10 ug/dl to 5 ug/dl to align with the CDC's reference value and in 2024, the Minnesota Legislature changed the definition to match the current CDC reference value of 3.5 µg/dl. However, the Centers for Disease Control clearly states that there is no safe level of lead in the blood. Hennepin County has long been active in primary prevention by using the lead-based paint grants to address lead hazards before a child is poisoned. To target the most at risk geographies and populations, Hennepin County, in cooperation with the MN Department of Health blood lead surveillance data, regularly completes a risk assessment to determine the highest risk census tracts. The tracts are identified based on age of housing, poverty, and elevated blood lead level incidence rate. The highest risk tracts are targeted for outreach to then enroll eligible units in our lead-based paint grant program.

**How are the actions listed above integrated into housing policies and procedures?**

Hennepin County has incorporated the Lead-Safe Housing Rule into all procedural guides. Hennepin County has been an active participant in state and local efforts to end childhood lead poisoning and sought additional, local, state, and federal resources to increase the impact of our efforts. Hennepin County has incorporated lead-based paint hazard reduction best practices into our own capital funding sources. Further, Hennepin County is seeking to address a wider array of home health hazards by incorporating healthy homes inspections and repairs into existing programs where possible and seeking additional funds to help keep families safe and healthy in their homes.



## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

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

- safety net services such as food support, emergency shelter and cash assistance;
- long-term services and supports for people with disabilities and seniors;
- services for veterans;
- behavioral and chemical health services;
- protective services for children and adults;
- child support; and
- health care through Medical Assistance.

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

- Workforce Entry Program (WEP) - Meeting the demand for skilled trade persons while developing the county's economic resources by providing unemployed individuals the means to earn a better living.
- Hennepin Pathways programs - training and paid internships for disadvantaged (or under-employed) communities
- Workforce Investment Network - Partnerships to create workforce opportunities for targeted communities and reducing economic discrepancies
- Step-Up Program - High school internships at the county
- Employment Pays Program - Employment supports for individuals with high behavioral health needs
- Training and employment partnerships -- with NorthPoint, Urban League, Summit OIC and others.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Affordable housing and poverty are intimately linked. Low-income households are frequently unable to pay for housing, food, childcare, health care, and education. Difficult choices must be made when limited resources cover only some of these necessities. As a result, county anti-poverty efforts are undermined to the extent that its low-income clients lack affordable housing.

The Five-Year Consolidated Plan identifies the need for affordable housing as a high community priority. Consolidated Plan strategies include affordable rental housing, tenant based rental assistance, affordable homeownership, housing rehabilitation, and services for extremely low- and low-income families. As a result, county anti-poverty efforts and efforts to help clients find and keep housing benefit from the creation and preservation of affordable housing opportunities made possible through the Consolidated Plan.

Through continued coordination and ongoing meetings with county departments such as the Housing Stability, Economic Supports, and Workforce Development, affordable housing policies will continue to become more closely aligned to reduce poverty-level families. In addition to the wide network of partners and clients served by these departments, the county work with its cities and public service agencies and developers to ensure coordination between poverty reduction programs and this plan.

## **SP-80 Monitoring - 91.230**

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

Hennepin County's monitoring standards and procedures are designed to ensure compliance with the requirements and goals of the CDBG, HOME, and ESG programs. The County monitors our partners' (subrecipients, third-party subrecipient, recipients, and developers) compliance with rules and regulations, timely expenditures, and performance in meeting goals and objectives set forth in its Consolidated Plan, Action Plan and written agreements. Monitoring is an ongoing process, spanning from the annual Request for Proposals (RFP) through any required compliance period. Significant effort is made at the front-end of including selecting feasible and impactful activities for funding, drafting clear contracts, providing technical assistance and oversight during implementation, ensuring all applicable federal compliance requirements have been met before reimbursement and performance outcomes are appropriately documented.

Specifically:

- Written agreements specify applicable federal requirements, expectations, and responsibilities, and are executed by both parties.
- Training and technical assistance are provided to funded partners as requested by the partner or as needed by county staff.
- Staff complete on-site and/or remote monitoring for every activity, and client files may also be reviewed on a 'sample' basis.
- Staff complete occupancy monitoring for homeownership units at least annually by reviewing insurance certificates and county records. If there are any discrepancies, a letter is sent to the owner requesting verification and/or an explanation.
- Tenant Based Rental Assistance (TBRA) is administered by our subrecipient Administrator. Annually, Staff will give reasonable notice to request files and documents related to the Stable HOME program to be reviewed.
- During the Period of Affordability for multi-family units, staff or an experienced vendor will monitor compliance and provide clarification and technical assistance.
- ESG activities are monitored by the county's Health and Human Services (HHS) Department. HHS's subrecipient funding agreement defines subgrantee requirements, identifies program reporting and payment requirements including specific services to be provided, documentation and monthly reporting.
- The County will continue to ensure that bid solicitations, requests for proposals, and subrecipient contracts are marketed and available to small and emerging businesses.

# Hennepin County Consortium 2025 Annual Action Plan

August 14, 2025

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

## Consortium Members:

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



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



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

### **Introduction**

Changing political structures and economic fluctuations make it difficult to predict the resources that will be available over the next five years to meet the needs of low- and moderate-income people. CDBG, HOME, and ESG have had budget cuts in recent years. The assumptions below assume that CDBG, HOME, and ESG funding remains stable. The actual funding may change, which will lead to a change in the target goals in this document.

Below is an estimate of expected resources based on the allocations and amounts approved by Congress and provided by HUD. If more or less CDBG is allocated than anticipated, HED will recalculate admin and public services based on the percent proposed below. Dependent on the reduction amount, Hennepin County will adjust remaining capital projects based on a feasibility analysis.

HED will put CDBG Program Income towards the homeowner rehabilitation program, so long as the amount is similar to the listed amount in anticipated resources below. If a substantial amount of additional program income is received, HED will seek out other capital projects to fund based on a feasibility analysis.

If HED receives more or less HOME than anticipated, admin and TBRA will be adjusted commensurately, and further adjustments will be made based on a feasibility analysis.

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

### **Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$2,993,886	\$325,000	\$0	\$3,243,886	\$12,975,544	Assumes annual allocation remains constant and \$250,000 per year of Program Income which would go to homeowner rehab.
HOME	Public-Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$1,564,635	\$2,426,221.22	\$0	\$1,951,384	\$7,805,536	Assumes annual allocation remains constant, includes funds repaid from prior projects.
ESG	Public-Federal	Financial Assistance Rapid re-housing (rental assistance) Rental Assistance Services	\$256,527	\$0	\$0	\$256,527	\$1,026,108	Assumes annual allocation remains constant

Table 53 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds will be leveraged by funds from Minnesota Housing, multi-family housing revenue bonds, mortgage revenue bonds, project-based Section 8, low-income housing tax credits, McKinney-Vento Homeless Assistance programs, Hennepin County's Affordable Housing Incentive Fund, Supportive Housing Strategy, and Homeownership Assistance Fund (local), developer capital, and philanthropic sources.

The following describes how required Consolidated Plan formula matches will be obtained:

- HOME funds are generally a small financial contribution to a much larger project total development cost and so the 25% match can be met through a variety of sources. HOME projects are awarded additional points based on the percent of match funding available for that project. Cumulatively, the Consortium has exceeded match requirements with approximately \$30 million in excess match.
- The 1:1 match for ESG will be obtained via the activities of the Hennepin County Rapid Rehousing Grant.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Hennepin County will consider the Consolidated Plan goals, along with other county priorities, when disposing of excess parcels remaining from transit projects or development projects. Hennepin County Housing and Economic Development regularly works with Land Information and Tax Services (LITS) on leveraging tax forfeit property for affordable housing. Hennepin County will continue to work with (LITS) and the cities to explore potential sites for future affordable housing projects.

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

### Goals Summary Information

The Goals and Objectives below encompass only the those being addressed by Projects funded for the 2025 Program Year.

	Goal Name	Start Year	End Year	Category	Description	Funding	Goal Outcome Indicator
<b>Need addressed: Increase and preserve affordable housing choice</b>							
<b>1</b>	Create or Preserve Affordable Rental Housing	2025	2029	Affordable Housing Public Housing	Provide low interest loans/grants to developers for property acquisition, multi-family rehab, new construction, and related site improvements to increase and preserve rental housing opportunities affordable to households at or below 60% of the area median income (AMI), with highest priority for units affordable to households at or below 30% AMI.	CDBG: \$297,481 HOME: \$898,074	Rental units constructed: <b>42</b> Rental units rehabilitated: <b>308</b>
<b>2</b>	Tenant Based Rental Assistance and Rapid Rehousing	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs	Tenant Based Rental Assistance preserves housing for households to move from homelessness into permanent housing. Rapid rehousing provides housing relocation and stabilization services, short- and medium-term rental assistance, to transition households living in shelters or inhabitable living conditions into permanent housing. The priority populations are households who are homeless, formerly homeless, or at imminent risk of homelessness with	HOME: \$308,172 ESG: \$256,527	Tenant-based rental assistance / rapid rehousing: <b>90 Households Assisted</b>



					initial income at or below 50% AMI with the highest priority for below 30% AMI.		
3	Create Affordable Homeownership Opportunities	2025	2029	Affordable Housing	Provide homeownership opportunities for low to moderate income households at or below 80%, with the highest priority for households below 60% AMI. These opportunities are provided through: <ul style="list-style-type: none"> <li>Loans to developers for the acquisition of single-family properties for rehabilitation and resale designed to stabilize neighborhoods and preserve existing housing stock, and</li> <li>Direct homebuyer assistance to income eligible households, bridging the gap between the mortgage and household affordability, based on the home purchase price.</li> </ul>	CDBG: \$441,500 HOME: \$500,000	Homeowner Housing Added: <b>11 Household Housing Units</b> Direct Financial Assistance to Homebuyers: <b>11 Households Assisted</b>
4	Homeowner Rehabilitation Assistance	2025	2029	Affordable Housing Non-Homeless Special Needs	Provide loans to low to moderate income homeowners for necessary home improvements or emergency repairs. Program Income is often recycled in this goal.	CDBG: \$977,804	Homeowner Housing Rehabilitated: <b>40 Household Housing Units</b>
<b>Need addressed: Prevent homelessness and increase housing stability</b>							
5	Emergency Assistance and Homeless Prevention	2025	2029	Non-Housing Community Development	Provide emergency financial assistance for basic needs to households and housing and supportive services to prevent homelessness. Highest priority is households below 30% AMI, but up to 80% AMI is eligible to receive assistance.	CDBG: \$333,100	Public service activities other than Low/Moderate Income Housing Benefit: <b>202 households assisted</b>

<b>6</b>	Services for Housing Stability	2025	2029	Non-Housing Community Development	Participate in collaborative efforts to provide housing stability to low-income households through various supportive services. The highest priority for these services are households with incomes below 30% AMI, although incomes with up to 80% AMI are still eligible.	CDBG: \$106,900	Public service activities other than Low/Moderate Income Housing Benefit: <b>2,850 households assisted</b>
<b>Need addressed: Improve community infrastructure</b>							
<b>7</b>	Build/Improve Public Facilities or Infrastructure	2025	2029	Non-Housing Community Development	Provide financing for public facility new construction, rehabilitation, infrastructure and streetscape improvements.	CDBG: \$638,018	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: <b>9330 Persons Assisted</b>
<b>Need addressed: Administration</b>							
<b>8</b>	Administration	2025	2029	Administration	Fifteen percent of CDBG program funds will be used to help defray the costs incurred by Hennepin County for general program administration costs (planning, general management, oversight, coordination, evaluation and reporting) and Fair Housing (to further fair housing as identified in the Analysis of Impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions).	CDBG: \$449,083  HOME: \$195,138	

9	CHDO Operating	2025	2029	CHDO	Operating support to foster and maintain our Community Housing Development Organization as required by the HOME statute.	HOME: \$50,000	Other: <b>1 Other</b>
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**Table 54 – Goals Summary**

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Create or Preserve Affordable Rental Housing
	<b>Goal Description</b>	Assist in the creation of new rental housing opportunities and the preservation of safe rental housing opportunities affordable to households with incomes below 60% AMI, with highest priority for units affordable to households with incomes below 30% AMI.
<b>2</b>	<b>Goal Name</b>	Tenant Based Rental Assistance and Rapid Rehousing
	<b>Goal Description</b>	Provide Tenant Based Rental Assistance (TBRA) to low-income households to preserve their housing or to move from homelessness into permanent housing that evolves into self-sufficient living. The priority populations are households who are homeless, formerly homeless, or at imminent risk of homelessness with initial income at or below 50 percent Area Median Income (AMI) with the highest priority/preference for 30 percent AMI. Provide housing relocation and stabilization services, short- and medium-term rental assistance, to transition households living in shelters or inhabitable living conditions into permanent housing and achieve sustainable living/stability.
<b>3</b>	<b>Goal Name</b>	Create or Preserve Affordable Homeownership Opportunities
	<b>Goal Description</b>	Assist in the creation and preservation of affordable homeownership opportunities affordable for low to moderate-income households through: <ul style="list-style-type: none"> <li>• The acquisition of single-family properties for rehabilitation and resale designed to stabilize neighborhoods and preserve existing housing stock, with the highest priority for households with incomes at or below 60% AMI.</li> </ul>

		<ul style="list-style-type: none"> <li>• Providing financial assistance to income eligible households, bridging the gap between the mortgage and household affordability, based on the home purchase price. 60% AMI as highest priority. Still eligible for up to 80%.</li> </ul>
<b>4</b>	<b>Goal Name</b>	Homeowner Rehabilitation Assistance
	<b>Goal Description</b>	Provide loans to low to moderate income homeowners for necessary home improvements or emergency repairs. (Note that Program Income is often recycled in this goal.)
<b>5</b>	<b>Goal Name</b>	Emergency Assistance and Homeless Prevention
	<b>Goal Description</b>	Provide emergency financial assistance to low-income household for basic needs and provide housing and supportive services to prevent homelessness. Highest priority for households with incomes below 30% AMI, incomes up to 80% AMI still eligible.
<b>6</b>	<b>Goal Name</b>	Services to Increase Housing Stability
	<b>Goal Description</b>	<p>Participate in collaborative efforts to provide housing stability to low-income households through various supportive services. The highest priority for these services are households with incomes below 30% AMI, although incomes with up to 80% AMI are still eligible. Services can include:</p> <ul style="list-style-type: none"> <li>• Providing assistance to agencies that provide legal advice to renters regarding tenant law.</li> <li>• Collaborating with supportive service agencies to assist seniors with chore services to remain independent in their homes as long as possible, and cope with stress and adjustments correlated with retirement and aging.</li> <li>• Providing assistance in funding for youth programming with a focus on providing a healthy and positive atmosphere and offering youth counseling interventions for at-risk teens to address or prevent serious issues.</li> <li>• Providing support to domestic abuse victims to receive a variety of ongoing support/information and access to advocacy services to help navigate the court system as they pursue criminal charges against an assailant, and create a safe environment, improving their quality of life. The response effort is coordinated among law enforcement, the legal system, and social service agencies.</li> </ul>
<b>7</b>	<b>Goal Name</b>	Build/Improve Public Facilities or Infrastructure

	<b>Goal Description</b>	Provide financing for public facility new construction, rehabilitation, infrastructure and streetscape improvements.
<b>8</b>	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	General Program Administration. Twelve percent of Urban Hennepin County CDBG Program funds and ten percent of HOME Consortium funds will be used to help defray the costs incurred by Hennepin County for general program administration costs (planning, general management, oversight, coordination, evaluation and reporting).
<b>9</b>	<b>Goal Name</b>	CHDO Operating
	<b>Goal Description</b>	Operating support to foster and maintain Community Housing Development Organizations as required by the HOME Statute.
<b>10</b>	<b>Goal Name</b>	Fair Housing Activities
	<b>Goal Description</b>	The jurisdiction will use one percent of available administration dollars for fair housing activities as identified in the Analysis of Impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions. Persons assisted are not reported since fair housing activities are considered general administration expenses.

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

### Introduction

Projects to be funded for the 2025 Program Year

#	Project Name
1	Rental property rehabilitation
2	Affordable rental housing development
3	STABLE HOME
4	Homeowner rehabilitation
5	Affordable homeownership development
6	Homebuyer assistance
7	Rapid rehousing
8	Emergency assistance
9	Homeless prevention
10	Housing stability services for seniors
11	Housing stability services for tenants
12	Public facility improvements
13	Program Administration
14	CHDO Operating

Table 55 – Project Information

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

Allocation priorities follow the needs identified in the community engagement, consultations, and data analysis for the 2025-2029 Consolidated Plan. They support the development and preservation of affordable housing, the prevention of homelessness and an increase in housing stability, improvements made to community infrastructure, and the furthering of Fair Housing activities, CHDOs, and grant administration. Throughout, efforts were made to prioritize activities impacting residents with lowest incomes.

## AP-38 Project Summary

### Project Summary Information

Need addressed: Increase and preserve affordable housing choice		
1	<b>Project Name</b>	Rental property rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create or preserve affordable rental housing
	<b>Funding</b>	CDBG: \$297,481
	<b>Description</b>	Provide \$297,481 in CDBG funds to improve the living conditions in affordable rental housing properties within suburban Hennepin County.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	199 Households at or below 80% AMI.
	<b>Location Description</b>	Suburban Hennepin County
	<b>Planned Activities</b>	Rehabilitation at affordable rental housing properties.
2	<b>Project Name</b>	Affordable rental housing development
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create or preserve affordable rental housing
	<b>Funding</b>	HOME: \$898,074
	<b>Description</b>	Development and preservation of affordable multifamily housing projects: \$898,074 to create or preserve 151 units of affordable housing.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	When complete, the projects will create or preserve a total of 151 units affordable to households <60% AMI
	<b>Location Description</b>	Suburban Hennepin County
	<b>Planned Activities</b>	Construction of affordable multifamily housing projects in suburban Hennepin County. Includes \$348,074 from Program Income.
	<b>3</b>	
3	<b>Project Name</b>	Stable HOME
	<b>Target Area</b>	
	<b>Goals Supported</b>	Tenant based rental assistance & rapid rehousing

	<b>Funding</b>	HOME: \$308,172
	<b>Description</b>	Tenant Based Rental Assistance
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	35 households at or below 50% AMI.
	<b>Location Description</b>	Suburban Hennepin County
	<b>Planned Activities</b>	Rental Assistance.
<b>4</b>	<b>Project Name</b>	Homeowner Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Repair homes for lower-income owners
	<b>Funding</b>	CDBG: \$977,804
	<b>Description</b>	Provide loans to low to moderate income homeowners for necessary home improvements or emergency repairs. (Note that the estimated Program Income (\$325,000) is included in this, as it is typically recycled in this project.)
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 low income and moderate-income households
	<b>Location Description</b>	Suburban Hennepin County
	<b>Planned Activities</b>	Homeowner rehabilitation – includes Program Income and Rehab administration
<b>5</b>	<b>Project Name</b>	Affordable homeownership development
	<b>Target Area</b>	
	<b>Goals Supported</b>	Acquire and rehabilitate homes, or build new homes, for homeownership
	<b>Funding</b>	CDBG: \$205,000 HOME: \$500,000
	<b>Description</b>	Funding to assist with the acquisition of land or the construction and/or rehabilitation to create homeownership opportunities in a suburban Hennepin County.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	11 households at or below 80% AMI



	<b>Location Description</b>	CDBG: Suburban Hennepin County HOME: Suburban Hennepin County
	<b>Planned Activities</b>	Acquisition and rehabilitation and/or new construction of properties to create homeownership opportunities.
6	<b>Project Name</b>	Homebuyer assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Direct homebuyer assistance
	<b>Funding</b>	CDBG: \$236,500
	<b>Description</b>	Homebuyer Assistance
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	11 households at or below 80% AMI
	<b>Location Description</b>	Suburban Hennepin County
	<b>Planned Activities</b>	Buyer Assistance to homebuyers
7	<b>Project Name</b>	Rapid rehousing
	<b>Target Area</b>	
	<b>Goals Supported</b>	Tenant based rental assistance & rapid rehousing
	<b>Funding</b>	ESG: \$256,527
	<b>Description</b>	Rapid rehousing is Tenant Based Rental Assistance and supportive services to help people exit homelessness. In the last couple of years of pandemic and tight rental market, the need for a longer period of support has grown. To accommodate that need, the County will serve slightly fewer households than in the past.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	55 households <30% AMI experiencing homelessness.
	<b>Location Description</b>	TBD - scattered site units for rapid rehousing
	<b>Planned Activities</b>	Rapid rehousing and HMIS
<b>Need addressed: Prevent homelessness and increase housing stability</b>		
8	<b>Project Name</b>	Emergency assistance
	<b>Target Area</b>	

	<b>Goals Supported</b>	Emergency assistance & homeless prevention
	<b>Funding</b>	CDBG: \$288,100
	<b>Description</b>	Emergency assistance programs provide one-to-three months of emergency rent assistance prevent eviction. Providing emergency rental assistance enables neighbors to get back on track and continue living in their current homes.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	157 low income and moderate-income households
	<b>Location Description</b>	Suburban Hennepin County
	<b>Planned Activities</b>	Emergency rental assistance
9	<b>Project Name</b>	Homeless prevention
	<b>Target Area</b>	
	<b>Goals Supported</b>	Emergency assistance & homeless prevention
	<b>Funding</b>	CDBG: \$45,000
	<b>Description</b>	Supports shelter/transitional housing with intensive support services for youth ages 16 to 21 who are experiencing homelessness.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	45 low income or moderate-income youth experiencing homelessness
	<b>Location Description</b>	Suburban Hennepin County
	<b>Planned Activities</b>	Emergency shelter for youth, services, and transitional housing
10	<b>Project Name</b>	Housing stability services for seniors
	<b>Target Area</b>	
	<b>Goals Supported</b>	Services for housing stability
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	Provide housing support to low-income older adults to assist with aging in place.
	<b>Target Date</b>	6/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	350 low income and moderate-income seniors
	<b>Location Description</b>	Suburban Hennepin County
	<b>Planned Activities</b>	Supportive services for low-income seniors
11	<b>Project Name</b>	Housing stability services for tenants
	<b>Target Area</b>	
	<b>Goals Supported</b>	Services for housing stability
	<b>Funding</b>	CDBG: \$66,900
	<b>Description</b>	Provide housing support to low- to moderate-income tenants These services prevent problems ranging from homelessness to illness from unsafe living conditions, and result in reducing the use of city emergency resources.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,500 low income and moderate-income tenants
	<b>Location Description</b>	Suburban Hennepin County
	<b>Planned Activities</b>	Provide supportive housing stability services to low/moderate-income tenants
	<b>Need addressed: Improve community infrastructure</b>	
12	<b>Project Name</b>	Public facility improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Build/Improve public facilities or infrastructure
	<b>Funding</b>	CDBG: \$638,018
	<b>Description</b>	Funds to assist with capital improvement projects for public facilities or public infrastructure located in Suburban Hennepin County.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	9330 Persons Assisted
	<b>Location Description</b>	Suburban Hennepin County
	<b>Planned Activities</b>	Improvements at public facilities/public infrastructure sites
<b>Need addressed: Administration</b>		

13	<b>Project Name</b>	Program administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	CDBG and HOME General Administration
	<b>Funding</b>	CDBG: \$449,083 HOME: \$195,138
	<b>Description</b>	Fifteen percent of Urban Hennepin County CDBG program funds, and ten percent of HOME entitlement and program income, will be used to help defray the costs incurred by Hennepin County for general program administration costs (planning, general management, oversight, coordination, evaluation and reporting). CDBG funds will also be used to support the ongoing Fair Housing activities of the Hennepin County Consortium.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	
	<b>Planned Activities</b>	General administration and Fair Housing for the CDBG and HOME programs.
14	<b>Project Name</b>	CHDO Operating
	<b>Target Area</b>	
	<b>Goals Supported</b>	CHDO Operating
	<b>Funding</b>	HOME: \$50,000
	<b>Description</b>	CHDO Operating
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	
	<b>Planned Activities</b>	CHDO Operating

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

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

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

- Public Services: The County sets aside the maximum allowed amount of CDBG for public services (15%, or est. \$440,000), and offers these funds throughout the balance of suburban communities
- Direct allocation cities: The County currently offers a proportional direct allocation of CDBG to cities with over 3.5% of the need using HUD’s allocation formula (population, poverty levels (double weighted), and overcrowding), and which have not opted into the consolidated pool. Using this year's allocation and this calculation, the following will cities receive direct allocations of funding: Brooklyn Park: \$438,018; Maple Grove: \$155,345; Richfield: \$171,865; St. Louis Park: \$169,216
- Consolidated pool: The remaining est. \$1,600,000 was offered in an RFP for projects serving the remaining 33 participating suburban communities.

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

HOME funds are allocated in response to a request for proposals. Homeownership and rental construction projects are located throughout suburban Hennepin County.

ESG funds are available throughout suburban Hennepin County.

### Geographic Distribution

Target Area	Percentage of Funds

Table 56 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Most of the CDBG allocation investment mirrors HUD’s allocation to entitlement cities. HUD measures community need using poverty, population, and housing overcrowding indicators. As such, assistance is directed proportionally to the areas of greatest need.

### Discussion

N/A

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

### Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	90
Non-Homeless	412
Special-Needs	0
Total	502

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	90
The Production of New Units	151
Rehab of Existing Units	239
Acquisition of Existing Units	22
Total	502

Table 58 - One Year Goals for Affordable Housing by Support Type

### Discussion

Homeless and Rental Assistance goals above include the estimated number of households served by ESG rapid rehousing (55) and by the HOME tenant based rental assistance program (Stable Home) (35). Hennepin County will continue to fund activities that have been effective such as homeowner rehabilitation and the creation of new homeownership opportunities through affordable housing land trusts, while at the same time working to increase investment in activities that support households with lowest incomes.

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

### **Introduction**

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

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

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

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

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

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

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

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

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

### **Discussion**

N/A

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

### **Introduction**

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

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

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

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

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

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Hennepin County will continue to coordinate its robust street outreach services to house the unsheltered homeless populations. These activities 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, and drop-in centers, parks, overpasses, abandoned structures, public transit, and other places not meant for human habitation. Through outreach efforts, professionals are able to develop relationships with individuals, understand their service and housing preferences, utilize best practices in engagement, assess individuals for the Coordinated Entry System and support them through housing placement.



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

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

A new system planner and a 2-year encampment response project aims to create infrastructure within the homeless response system to quickly engage with an encampment, identify occupants' needs and housing barriers, and swiftly connect them with services and housing options to organically close down encampments due to housing all occupants. The team began operations in late 2022 and has since moved 217 people to permanent housing and more than 150 to shelter or other temporary indoor options.

Hennepin County will continue to support outreach and housing options relevant to Native American households, including four 'Kola' housing programs offering a total of 72 units of supportive housing for people coming directly from the streets with chemical dependency issues and desiring culturally specific services, and a year-round, 24/7 50-bed shelter.

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

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

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

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

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

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

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

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

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

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

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

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

## **youth needs.**

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

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

Many people exiting institutions meet the definition of long-term and often also chronic homelessness. The Corrections Department includes stable housing as part of the discharge planning from jail for those with serious behavioral health needs and connects people with serious mental illness in jail with mental health in-reach prior to release. Hennepin County's Healthcare for the Homeless team has developed expertise and capacity to work on preventing discharges from the Hennepin County Medical Center to homelessness and launched a 30-bed respite shelter program for people experiencing homelessness in partnership with a local shelter provider and funding from Hennepin County in June of 2022.

## **Discussion**

Our priority goals over the coming years are:

- Building off lessons learned through the pandemic to continue strengthening homeless prevention efforts.
- Lowering barriers and increasing capacity for overlooked populations in the shelter system, continuing to target the most vulnerable and longest-term homeless residents as a priority for housing interventions, and developing more culturally specific programming in response to the disproportionate impact of homelessness on communities of color.
- Investing not only in 'places for people to go' but also in the 'people to help them get there' to

increase outflow from homelessness into permanent housing.

- Leveraging all available funds, including CDBG, HOME, and ESG, to increasing the quantity, quality, and variety of housing programs to assist more people in exiting homelessness and avoiding returns to homelessness.
- Working with the State and other funders to offset a potential fiscal cliff in 2025 when pandemic recovery funds end.

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

### **Introduction**

In the 2025 program year, the Consortium will assist in the development of new affordable units, rehabilitating existing affordable single and multi-family housing units, and rapid rehousing in suburban Hennepin County.

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

### **Funding affordable housing**

Hennepin County launched a program in 2024 to provide assistance to non-profit affordable housing owner-developers to stabilize their portfolios in order to create capacity to develop more affordable housing. The program received more than \$100 million in funding requests and provided \$17.3 million in targeted assistance.

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

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

Although Hennepin County does not have authority over land use or rental licenses, it does work with partner cities to develop housing strategies. For the Southwest LRT and Bottineau Corridors, for example, plans include goals for the development and preservation of affordable housing, as well as to modify regulatory tools to support housing development and preservation (i.e. mixed income zoning, corridor-wide TIF, fiscal variance sharing, affordability targets).

In addition, the Metropolitan Council requires cities to have comprehensive plans that address affordable housing targets and offers grants in accordance with the Livable Communities Act to encourage development of affordable housing (among other goals). Finally, Hennepin County also Completed a created Single Room Occupancy Task Force Report to develop recommendations to incent and facilitate the development of SRO housing. The recommendations included options to modify City zoning and ordinances to make room for SROs, as well as design methodologies to meet existing policies.

### **Tenant screening practices**

The Consortium continues to fund activities recommended by the regional Analysis of Impediments (AI), including providing tenant advocacy, housing discrimination testing and enforcement, and fair

housing counseling. In addition, since 2020 Hennepin County has prioritized affordable housing finance dollars for projects which demonstrate fair tenant screening criteria.

### **Fair Housing**

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

### **Discussion**

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

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

### **Introduction**

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

Hennepin County aims to reduce discrepancies 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 specific 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 rate gap between certain populations

Similarly, Hennepin County's Continuum of Care committees review data from shelter, housing programs, the Coordinated Entry System, and other community sources to assess unmet needs and where programs fall short of performance outcomes. Using that information, Hennepin County shifts resources to meet those unmet 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 that found the VI-SPDAT did not allocate resources fairly or constructively toward ending chronic homelessness. The County has worked with C4 to iterate a bespoke assessment – centering input from people with lived experience of homelessness – and most recently added a medical fragility prioritization in partnership with our Public Health department.
- In 2021, Committees identified that people at imminent risk of homelessness had deeper needs than the services offered by homeless prevention providers typically allowed for. In response, Hennepin County relaxed rules to create greater access while increasing expectations for service intensity.

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

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

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

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

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

Hennepin County has two departments that address lead-based paint issues. The Hennepin County Human Services and Public Health Department case manage elevated blood-lead referrals from the Minnesota Department of Health (except in Bloomington and Richfield). All blood lead tests in the state must be reported to the Minnesota Department of Health who in turn informs the jurisdiction responsible for investigating cases where children have been poisoned. When a child's blood lead level is over 5 µg/dl the Minnesota Department of Health preforms a lead risk inspection and, where needed, corrective orders are issued to fix lead-based paint hazards. Hennepin Public Health then monitors the case to ensure completion of the work.

Hennepin County Housing and Economic Development Department continues to use funds from the Centers for Disease Control to augment our efforts to reduce childhood lead poisoning. With those funds, Hennepin County now offers additional risk assessments to families with children testing between 3.5-5 µg/dl and above as well as product and spice testing to help identify non-paint sources of lead exposure. The funds also support contracts with community-based partners that help us reach high risk populations to provide education for families and encourage blood lead testing. When a family is income eligible, that family is referred to the Housing and Economic Development Department for grant assistance with the lead orders.

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

Hennepin County has been awarded multiple HUD Office of Lead Hazard Control and Healthy Homes Grants and two Healthy Homes Production Grants. As of January 2024, the lead grants have



completed over 5,330 lead-safe units for families in the jurisdictions joined in the grant applications, 3,930 in Hennepin County.

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

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

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

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

- Workforce Activities Alignment - Creation of workforce coordinator position
- Workforce Entry Program (WEP) - Meeting the demand for skilled trade persons while developing the county's economic resources by providing unemployed individuals the means to earn a better living.
- Hennepin Pathways programs -- training and paid internships for under-employed communities
- Workforce Investment Network - Partnerships to create workforce opportunities for targeted communities and reducing economic variances
- Step-Up Program - High school internships at the county
- Employment Pays Program - Employment supports for individuals with high behavioral health needs
- Training and employment partnerships -- with NorthPoint, Urban League, Summit OIC and others
- Employment and training services for people exiting homelessness – a dedicated pandemic recovery funded pilot that launched in 2022 offering training and paid work placements

through two training and employment agencies, including culturally specific options

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

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

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

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

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

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

Coordination among the state, the county, and regional and local governments has resulted in significant planning initiatives and working policy groups, such as the Hennepin County and City of Minneapolis Commission to End Homelessness, and the annual Coordinated Request for Proposals that includes funding from the county's Affordable Housing Incentive Fund, Supportive Housing Strategy, Transit Oriented Communities (TOC), and HOME funds. There is also purposeful coordination with staff who manage the Housing Support, and federal funding from the Continuum of Care program.

### **Discussion**

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

## Introduction

### Community Development Block Grant Program (CDBG)

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$325,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
<b>Total Program Income</b>	<b>\$325,000</b>

#### Other CDBG Requirements

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

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

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

The Consortium will only assist HUD approved forms of homeownership as defined in 24 CFR § 92.2. Homeownership means - as ownership in fee simple title, a 99-year leasehold interest, ownership in a cooperative or mutual housing unit, or an equivalent form of ownership approved by HUD, in a one-to-four-unit dwelling, a condominium unit, a manufactured unit, or a cooperative or mutual housing unit.

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

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

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

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

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

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

**Emergency Solutions Grant (ESG)**  
**Reference 91.220(l)(4)**

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

**Eligibility, Prioritization, and Referral:** Eligible households are Hennepin County residents who are literally homeless (Category 1) at program entry, whose gross household annual income is at or below 30% of the Area Median Income, who are prioritized for rapid rehousing based on the current version of the Hennepin County Coordinated Entry System Manual, and who are referred by a Coordinated Entry System Housing Referral Coordinator.

**Housing Stability / Identification Service Standards:** All households eligible for ESG-funded rapid rehousing services will receive housing identification and housing stability services.

- Services cannot exceed 30 days during the period the program participant is seeking permanent housing and cannot exceed 24 months during the period the program participant is living in permanent housing.
- While the program participant is still experiencing homelessness, program will meet with the program participant weekly for first 2-3 months, and at least monthly thereafter.
- Housing identification services include recruiting landlords, addressing potential barriers to landlord participation, and completing rent reasonableness assessments and Fair Market Rent Determinations to assist households in identifying affordable.
- Housing stability services include negotiating lease agreements and rental assistance agreements, completing Habitability Assessments and lead-based paint reviews, creating a Housing Stability Plan/Case Plan, and referring to on-going resources
- Participation in services should not be required to receive rapid rehousing assistance.

**Direct Assistance Standards:**

- Households must contribute at least 30% of their total, gross income towards rent. Providers will pay full housing costs for households with no – or very low – income and provide only move-in costs for households with incomes higher than 30% AMI (but up to 200% FPG).
- Complete re-certifications of need for direct assistance and services at three months from the date the household was housed, and every three months thereafter. Work with households toward 0% subsidies at service end.

**Exit Criteria:**

Households may be exited for the following reasons:

- Stable and connected to community reasons
- Has received services for 30 days during the period the program participant is seeking permanent housing, or for 24 months during the period the program participant is living in permanent housing; or has received 24 months of direct assistance.
- Income exceeds 200% FPG at quarterly recertification, or exceeds 30% AMI at 12 month recertification or thereafter.
- No longer wish to be in the program, or cannot be located
- Endangering or threatening the safety of project staff

Projects must provide formal termination notice and have an appeal process. Providers may not

transfer households from one service intervention to another.

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

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

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

- Cover and serve all of the Hennepin County CoC; use mobile outreach services, partnerships with geographically and culturally focused agencies, and after-hours crisis lines to assure easy access by households; and are promoted widely.
- Follow policies to address needs of households fleeing domestic violence, including privacy and confidentiality, safety planning, emergency management, and appropriate referrals.
- Employ standardized access and assessment. Trained assessors follow written policies to assess households. Households prioritized for supportive housing also complete a standard supplemental assessment of housing preferences.
- Use a uniform referral process to refer households to participating projects, which include rapid rehousing (including ESG-funded projects), transitional housing, and permanent supportive housing. Housing Referral Coordinators employ a standard process which prioritizes households with the longest periods of homelessness and households who are chronically homeless.
- Offer referral denial protocol for both projects and households.
- Require housing providers to limit barriers to enrollment, such as income, disability status, substance use, and criminal history.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

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

requirements, and performance standards.

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

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

N/A

5. Describe performance standards for evaluating ESG.

Of households served by rapid rehousing programs:

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