Hennepin County

2025 Consolidated Annual Performance and Evaluation Report Hennepin County Consortium

Public Comment Draft

Consortium Members:

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

Website: www.hennepin.us/housing-plans

Acknowledgements

Hennepin County Board of Commissioners

Jeffrey Lunde, 1st District
Irene Fernando, 2nd District
Marion Greene, 3rd District
Angela Conley, 4th District
Debbie Goettel, 5th District
Heather Edelson, 6th District
Kevin Anderson, 7th District

County Administration

Jodi M Wentland, County Administrator

Housing Development and Finance

Kevin Dockry, Chief Housing and Economic Development Officer
Julia Welle Ayres, Housing Development and Finance Director

Federal Programs

Omar Martinez, Manager
Sydney Quinlan
Rebecca Whitmore

Multi-family housing development

Abbie Loosen, Manager
Brian Johnson
Eva Fisk
Katrina Nygaard
Griffin McEnery

Homeownership and home preservation

Mike Jenson, Manager
Melisa Illies, Manager

Isak Collins
Dale Cooney
Charlotte Koroscik
Eliza Schell
Andrew Urch
Ben Jones
John Strharsky
Andrea Stinley
Carol Ann Young
Slava Goldstein
Kayla Chapman
Kelly Koch

City of Bloomington

Sarah Abe, HRA Administrator

City of Eden Prairie

Jeanne Karschnia, Housing Programs Administrator

City of Plymouth

Grant Fernelius, Director
Community and Economic Development

Contents

CR-05 - Goals and Outcomes

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

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

One of the primary goals of Hennepin County is to reduce discrepancies in housing, employment, education, income, transportation, health, and legal system outcomes between households of color and white households. To this end, Hennepin County has focused on investment in activities that serve the more low-income and extremely low-income households, who are disproportionately people of color. Additionally, we focus on where the County has a unique role and expertise, and where we can streamline administration for strongest impact.

Overall, the program year 2025 has been a slow year in Hennepin County. In the first year of our five-year Consolidated Plan, we saw substantial delays that prevented many of our activities from beginning as they normally would at the start of the program year. This has resulted in lower reported beneficiaries and accomplishments than Hennepin County would typically see in many of our top priority areas. However, 2025 activities are currently ongoing and assisting residents, and Hennepin County anticipates a substantial increase in persons served for 2026.

Even with the delays mentioned above, there was still significant progress and assistance provided to meet some of our five-year goals in top priority areas, such as homeowner housing added, direct financial assistance to homebuyers, emergency rental assistance, and persons assisted through public facility improvements.

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Need addressed: Increase and Preserve Affordable Housing Choice										
Create/Preserve Affordable Homeownership Opportunities	Affordable Housing	CDBG: $205,000 / HOME: $500,000	Homeowner Housing Added	Household Housing Unit	100	20	20.00%	11	20	180.00%
Create/Preserve Affordable Homeownership Opportunities	Affordable Housing	CDBG: $236,500 / HOME: $0	Direct Financial Assistance to Homebuyers	Households Assisted	75	12	16.00%	11	12	109.00%
Create/Preserve Affordable Rental Housing	Affordable Housing Public Housing	CDBG: $0 / HOME: $3,850,000	Rental Units Constructed	Household Housing Unit	400	0	0.00%	42	0	0.00%

Create/Preserve Affordable Rental Housing	Affordable Housing Public Housing	CDBG: $297,481 / HOME: $0	Rental Units Rehabilitated	Household Housing Unit	400	20	5.00%	308	20	6.5%
Repair Homes for Low-to-Moderate Income Owners	Affordable Housing Non-Homeless Special Needs	CDBG: $1,052,804	Homeowner Housing Rehabilitated	Household Housing Unit	180	76	42.22%	40	76	190.00%
Tenant Based Rental Assistance	Affordable Housing Homeless Non-Homeless Special Needs	HOME: $308,172 / ESG: $256,527	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	450	0	0.00%	90	84	0.00%
Need addressed: Prevent Homelessness and Increase Housing Stability										
Emergency Assistance and Homeless Prevention	Non-Housing Community Development	CDBG: $288,100	Public serve activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10,000	171	1.71$	202	171	84.65%
Emergency Assistance and Homeless Prevention	Non-Housing Community Development	CDBG: $45,000	Homelessness Prevention	Persons Assisted	400	30	7.50%		30	0.00%
Services to Increase Housing Stability	Non-Housing Community Development	CDBG: $106,900	Public serve activities other than Low/Moderate Income Housing Benefit	Persons Assisted	18,000	0	0.00%	2,850	0	0.00%
Need addressed: Improve Community Infrastructure										
Acquisition and/or Demolition of Structures	Non-Housing Community Development	CDBG: $0	Buildings Demolished	Buildings	2	0	0.00%	0	0	0.00%
Build/Improve Public Facilities or Infrastructure	Non-Housing Community Development	CDBG: $638,018	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15,000	4,880	32.53%	9,330	4,880	52.30%
Need addressed: Administration										
CHDO Operating	CHDO	HOME: $50,000	Other	Other	5	0	0.00%	1	0	0.00%
Fair Housing Activities	Fair Housing	CDBG: $150,000	Other	Other	5	0	0.00%	1	0	0.00%

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

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

Our allocation of PY2025 CDBG funds directly reflects our Action Plan's goals and priorities, focusing assistance on households with lowest incomes and where our assistance can have greatest impact. We did not fully draw our regular CDBG funds, but did exceed our goals for homeowner rehabilitation, rapid rehousing, and emergency assistance. We continued to invest heavily in emergency assistance, which will be reflected in the current Consolidated Five-Year Plan and corresponding action plans. In response to continued spending and outcome lags, Hennepin County discontinued its "direct allocation city" structure for PY2026, and has already implemented additional strategies to better streamline planning and implementation of CDBG funding.

The above table also includes all accomplishments before the end of Program Year 2025, but does not include all expenditures. For example, several rental, homeownership, public service, and public infrastructure projects have incurred expenditures but are not yet complete. These will be noted in the PY2026 CAPER (more information below).

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME	ESG
White	1,526	18	6
Black or African American	2,051	36	18
Asian	86	2	0
American Indian or American Native	31	2	8
Native Hawaiian or Other Pacific Islander	1	2	0
American Indian/Alaskan Native & White	5	2	0
Asian & White	11	2	0
Black/African American & White	36	2	0
Amer. Indian/Alaskan Native & Black/African Amer.	2	2	0
Other/Unreported	757	1	6
Total	**4,506**	**66**	38
Hispanic	409	2	6
Not Hispanic	0	64	32

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

Narrative

For ESG, there are 44 beneficiaries total. Applicants who reported as Hispanic/Latina/e/o selected this choice as their ethnicity rather than race, so therefore these 6 beneficiaries are counted twice within reporting for ESG.

In Program Year 2025, Hennepin County funding assisted 4,506 households with housing and other basic needs. Of those households, 46% were Black, 34% were White, 17% were multi-racial, 9% were Latino/a, and less than 1% were Asian or Indigenous. These data points show strong targeting to Black households (relative to suburban Hennepin County demographics), who disproportionately experience poverty and housing cost burden in suburban Hennepin County, but weak targeting to Indigenous and Asian households who experience similar poverty and housing cost burden in suburban Hennepin County.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	3,318,886	$3,462,120.77
HOME	public - federal	3,99,857	$1,739,705.01
ESG	public - federal	256,527	$35,889.42

Table 3 - Resources Made Available

Narrative

Notes: 1) "Resources Made Available" includes annual grant allocations plus program income and unexpended previous Year funds. 2) "Amount Expended During Program Year" includes Program Income above that which was expected during the program year and thus may be larger than the amount in the “Resources Made Available” column. Additionally, the "Amount Expended During Program Year" may include some expenditures for Program Year 2020 through 2024 activities for which reimbursement was made during the program year.

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

CDBG funds are available to all suburban cities in Hennepin County. The cities of Bloomington, Eden Prairie, and Plymouth are entitlement jurisdictions which receive their own entitlement funds from HUD and submit CAPER reports specific to those cities. Program Year 2025 marked the final year for “Direct Allocations” in Hennepin County, where a portion of Hennepin County’s CDBG funding is distributed to cities who opt in and meet a need threshold according to a calculation of poverty, population, and housing overcrowding. These cities (Brooklyn Park, Maple Grove, St. Louis Park, and Richfield) then receive a direct allocation of funding. Projects in the remaining cities compete for funding from the consolidated pool, which all cities in Hennepin County will be a part of beginning in 2026. HOME funds are awarded through a competitive process for projects throughout suburban Hennepin County (in compliance with HOME regulations).

Hennepin County administers the remaining CDBG funds from the urban county entitlement for public services and capital projects through an RFP. County staff work with city staff to ensure funded projects comply with federal eligibility and regulatory requirements.

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

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

Leveraging

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

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

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

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	$48,073,103
2. Match contributed during current Federal fiscal year	$1,388,308
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	$49,461,411
4. Match liability for current Federal fiscal year	$283,345.37
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	$49,178,056.63

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year (10/01/2024-09/30/2025)								
Project No. or Other ID	**Date of Contribution**	**Cash (non-Federal sources)**	**Foregone Taxes, Fees, Charges**	**Appraised Land/Real Property**	**Required Infrastructure**	**Site Preparation, Construction Materials, Donated labor**	**Bond Financing**	**Total Match**
7395 Williams Lane	3/20/2024	$158,265	0	0	0	0	0	$158,265
3720 14th Avenue S	3/20/2024	$39,456	0	0	0	0	0	$39,456
8705 Crest Road	7/29/2024	$98,476	0	0	0	0	0	$98,476
3805 Georgia Avenue	7/29/2024	$77,178	0	0	0	0	0	$77,178
316 Madison Avenue	9/15/2025	$43,057	0	0	0	0	0	$43,057
3580 Livingston Avenue	12/30/2024	$172,851	0	0	0	0	0	$172,851
3025 Maryland Avenue S	2/6/2025	$154,196	0	0	0	0	0	$154,196
12075 Oxbow Drive	2/6/2025	$181,263	0	0	0	0	0	$181,263
Union Park Flats	10/18/2023	$463,576.14	0	0	0	0	0	$463,576.14
TOTAL		**$1,388,318.14**	**0**	**0**	**0**	**0**	**0**	**$1,388,318.14**

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income				
Balance on hand at beginning of reporting period $	**Amount received during reporting period $**	**Total amount expended during reporting period $**	**Amount expended for TBRA $**	**Balance on hand at end of reporting period $**
$3,924,871	**$0.00**	**$1,251,679.24**	**$0.00**	**$2,673,191.76**

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	Women Business Enterprises	Male
Contracts			
Dollar Amount	0	0	0
Number	0	0	0
Sub-Contracts			
Number	0	0	0
Dollar Amount	0	0	0

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	**Total**	**Minority Property Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	90	44
Number of Non-Homeless households to be provided affordable housing units	474	160
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**504**	**204**

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	90	84
Number of households supported through The Production of New Units	161	6
Number of households supported through Rehab of Existing Units	239	81
Number of households supported through Acquisition of Existing Units	14	33
Total	**504**	**204**

Table 12 – Number of Households Supported

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

The total goal numbers are higher this year than the actual numbers due to the mismatch of Program Year and year project beneficiaries. The households supported through the production of new units were from construction projects funded with HOME funds that were completed during the program year: Union Park Flats (60 units). The number of units will not match data, since we do not get data for all units just the designated HOME units.

Discuss how these outcomes will impact future annual action plans.

Hennepin County affordable development project timelines continue to be greater than 12 months. When feasible, Hennepin County will prioritize HOME-funded projects which are anticipated to be completed within the one-year period of the action plan with the aim of “last-in funding” for a project. The following projects were funded with 2024 or earlier HOME or HOME-ARP awards but are not reported in the 2025 CAPER because they are not yet complete:

- 2023 - Rockford/Enclave Apartments (48 units)
- 2023 – Melrose Commons (54 units)
- 2024 - The Community Corner (15 units)
- 2025 - Penn Station (42 units)

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	22	46
Low-income	23	9
Moderate-income	34	11
Total	**79**	**66**

Table 13 – Number of Households Served

Narrative Information

Numbers above correspond to the housing units created or preserved. When looking beyond housing units created or preserved, around 49% of households served by CDBG have extremely low incomes, exceeding our goals. These households were primarily served by our emergency assistance, tenant advocacy, and other supportive services. Around 31% of households who benefitted from CDBG funds had low incomes and 20% percent of households had moderate incomes.

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

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

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

Hennepin County hosts robust outreach programs for the unsheltered homeless populations provided by nonprofit organizations, which are operated by County staff and nonprofit organizations, including extensive specialist youth outreach connected to Sexually Exploited Youth programming and other youth specific services. Outreach is provided at locations where people experiencing homelessness are known to congregate, including encampments, free meal sites, the downtown library, drop-in centers, parks, overpasses, abandoned structures, public transit, and other places not meant for human habitation. Through outreach efforts, professionals were able to develop relationships with individuals, understand their service and housing preferences, utilize best practices in engagement, assess individuals for the Coordinated Entry System and support them through housing placement.

The Hennepin County Streets to Housing team provides trauma-informed, housing-focused services to connect people to safe and appropriate alternatives to living outside, based on their household composition and depth of need. The team identifies unsheltered households and helps them secure benefits, emergency shelter, and permanent housing. In the first 18 months of operations, Streets to Housing supported 320 exits into permanent housing and 150+ exits into emergency shelter. Since beginning operation in August of 2022, Streets to Housing supported over 600 people into permanent housing and over 400 into emergency shelter. Integrating a housing focused street outreach model has accelerated housing outcomes across the entire system and reduced unsheltered homelessness, resulting in a 34% reduction from the 2020 PIT Count *(642 individuals unsheltered)* to the 2025 PIT Count *(427 individuals unsheltered) (an unsheltered count was not conducted in 2026)* and a 23% average annual increase of exits from unsheltered homelessness into permanent housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

Hennepin County is the primary funder of single adult, family, and youth-specific shelters in the community. The County supports a coordinated shelter reservation system currently operated by the Adult Shelter Connect and Hennepin Shelter Hotline, using a shared and real-time HMIS system. Using a coordinated system approach, Hennepin County offers a diversion hotline that serves as the centralized access point for the homeless response system. In 2025, the diversion hotline identified safe alternatives to shelter for over 1,600 households., housing-focused case management, diverse shelter settings (allowing for partners, possessions, and pets), and more systematic training. Customer service and system navigation is to reduce the level of daily trauma and stress experienced by people experiencing homelessness, and better meet the needs of shelter guests, and quickly connect people to housing resources, always focusing on housing as the tool to end homelessness.

Hennepin has retained some Transitional Housing, particularly for youth or households experiencing domestic violence, while others have been reshaped into Rapid Rehousing opportunities to provide choices.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and

institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

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

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

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

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

The Coordinated Entry System identifies people most appropriate for permanent supportive housing and those who can benefit from rapid rehousing or transitional housing. Priority is given to those who are most vulnerable in our community based on medical fragility, chronic homelessness, and length of time homeless. The family shelter system offers additional housing-focused supports for families. Case conferencing models and real-time byname lists generated through HMIS are now available across all populations. System planners will continue to work with community providers to continuously improve HMIS workflows for both sheltered and unsheltered settings to more accurately capture chronic homelessness data.

Hennepin County organizes its homeless response system around primary, housing-focused performance metrics: Rates of households becoming homeless, rates of households exiting homelessness into permanent housing, length of time to achieve permanent housing, and rates of households not returning to homelessness once housed. These metrics point us to where system-gaps exist, and potentially new interventions are needed. In response to our data, we increased mobile housing-focused case management to help move people to permanent housing, and created more efficiency in our pathways from Coordinated Entry referrals to move-ins. Permanent housing options have been expanded through capital financing for supportive housing and five consecutive years of being awarded bonus programs through HUD Continuum of Care (CoC) funding.

Using our Coordinated Entry System, population-specific interventions, and data-responsive strategies, Hennepin County is reducing homelessness year on year. We declared and have sustained the functional end of veteran homelessness in 2024. We moved people into permanent housing faster. And our Homeless to Housing team housed 2,615 people by the end of December 2025 with fewer than 5% of households returning to homelessness in Hennepin County a year after being housed, having been in operation just over four years.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The capital needs of the PHAs are typically addressed though funding sources outside of CDBG and HOME, including formula-allocated Capital Improvement grants from HUD and state allocation rehab funds from the Minnesota Housing Finance Agency. Hennepin County has supported local PHAs with capital improvements to their properties through CDBG funds in recent years, such as Maple Grove's PHA, which completed rehabilitation of units for residents living within townhomes owned by the public housing authority.

However, the needs of public housing residents as identified by the PHAs are addressed, in part, through the public service contracts made possible by CDBG grants. While these services are not specifically targeted at public housing residents, residents may make use of CDBG-funded emergency assistance programs and tenant advocacy programs, to name a few. As Hennepin County residents, public housing residents in Mound, Hopkins, St. Louis Park, and Maple Grove have a wide spectrum of supportive services, some of which are supported by CDBG service contracts.

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

While fostering public housing resident involvement is primarily the responsibility of the respective PHA, Hennepin County will continue to support local PHAs in their efforts and offer programs that positively affect the health and welfare of residents. The PHAs in St. Louis Park and Hopkins, for example, have resident councils.

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

Actions taken to provide assistance to troubled PHAs

There are no troubled PHAs in suburban Hennepin County.

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

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

Although Hennepin County does not have land use control, it is working in several capacities to examine barriers to affordable housing.

In order to address the deepest and most distinct 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 2025, Hennepin County and the Hennepin County HRA awarded $16.1 million to help create or preserve 1,165 units of affordable housing.

The County also partners with cities to develop housing strategies in key focus communities with greatest opportunities to improve outcomes. For the Southwest LRT and Bottineau Corridors, for example, plans include goals for the development and preservation of affordable housing, as well as to modify regulatory tools to support housing development and preservation (i.e. Inclusionary Zoning, corridor-wide TIF, fiscal discrepancies sharing, affordability targets). Several Hennepin County cities are pursuing some or all of these ordinances to protect affordability.

Staff work with cities to identify "naturally occurring affordable housing" (NOAH) that is at risk of being lost. Hennepin County has contributed a total of $5 million to the Greater Minnesota Housing Fund's NOAH fund which preserves affordability.

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

Hennepin County aims to reduce discrepancies and address obstacles at each level across the housing continuum. In recent years, the Hennepin County has advanced housing focus areas to meet these needs:

- Launched a strategy to create 1,000 units of deeply affordable supportive housing over 10 years by committing $50M in capital and almost as much for services and operating costs. New supportive housing created by this strategy is targeted to priority populations identified by Hennepin County, including people experiencing homelessness and families involved with the child welfare system. Since 2020, the County has financed 688 supportive housing units through this strategy.
- Created 85 single single-room occupancy housing affordable to working adults with who have low incomes (<30% AMI) and lack housing options affordable at their income level. This is currently the largest gap in the housing market.
- Introduced a new fund specifically for addressing remove barriers to homeownership through downpayment assistance and capital strategies.
- Created more pathways to training and employment program for people with unstable housing.

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

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

Since 2004, Hennepin County has taken a comprehensive approach to preventing childhood lead poisoning including community outreach and education, in-home lead education visits, lead risk assessments, lead hazard reduction, and contractor training. To date, Hennepin County has been awarded 14 HUD Office of Lead Hazard Control and Healthy Homes grants, totaling $53 million. Hennepin County was awarded a 2025 lead-based paint grant for $7.7 million to run through 2029. Since 2003, the lead grant programs have completed over 5,550 lead hazard reduction projects. Hennepin County is also administering a grant award from the Centers for Disease Control that allows us to increase our outreach and education to the most at-risk populations and geographies through mini grants to community partners already serving these targeted populations and geographies. These grants demonstrate Hennepin County's continued efforts to provide affordable and safe housing to its residents while working toward the goal of eliminating childhood lead poisoning. The funds may be used throughout Hennepin County.

During the program year, HUD-funded lead grant programs completed 99 lead hazard reductions. A typical lead reduction project includes window replacement, paint stabilization, and lead dust cleaning.

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

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

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

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

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

- SNAP Employment & Training, MFIP Employment Services: Contracted provides help SNAP and MFIP beneficiaries gain skills, training or experience, leading to economic self-sufficiency.

- Workforce Innovation & Opportunity Act Dislocated Worker, Adult, Youth Programs: Assessment, development, and retention services for recently separated workers.
- Benefits Cliff Pilot: Programs aimed at reducing, and ultimately eliminating, the negative impacts of earned income on public assistance recipients.
- Employment & Training Services for People Exiting Homelessness Pilot: Provides low-barrier employment and training services and supports to adults with no dependents who are currently, or have recently, experienced homelessness.
- Workforce Development Roster Program: A consortium of 34 non-profit organizations providing employment and training services and/or program-specific workforce development programming.
- Hennepin County Growth and Opportunity: Internship and pathways experiences
- Hennepin Pathways programs: customized educational programs to attract, train, and retain a varied workforce for in-demand positions.

Since 2014 Hennepin County has hired over 460 graduates from Pathways programs.

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

The Hennepin County/Minneapolis CoC's work to end homelessness has been a collaborative effort driven by the County, cities, and social service agencies. The CoC will continue to collaborate to identify needs, coordinate implementation of the ESG funding, refine the Coordinated Entry process, and bring together all aspects of the continuum of homeless services into a unified process.

Hennepin County's service delivery has met incredible outcomes through its coordination. Hennepin County's 2022 Point-In-Time Count was the lowest on record. We saw significant increases in family shelter use in 2023 and 2024 following the end of the eviction moratorium and the Federal Emergency Rental Assistance. Since 2024, family sheltered homelessness has decreased 38% according to the PIT count. We have also maintained a 33% reduction in unsheltered homelessness since 2020. This success stems from strong community partnerships and shifts to prioritizing the most vulnerable residents.

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

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

Coordination among the state, the county, and regional and local governments has resulted in significant planning initiatives and working policy groups. One clear example is the Hennepin County CoC Executive Committee which is co-Chaired by the Mayor of the City of Minneapolis, a Hennepin County Commissioner, and a representative from our Lived Experience Advisory Group, and includes participation from Public Housing Authorities, Healthcare providers, leaders from the business, faith and philanthropic communities and additional people with lived experience of homelessness.

Another example of this coordination has been the annual Coordinated request for proposal (RFP) issued by Hennepin County's Housing Development department. The RFP includes funding from the Hennepin County

Housing and Redevelopment Authority's Affordable Housing Incentive Fund (AHIF), Supportive Housing Strategy capital fund, and Homeownership Assistance Fund, and from Hennepin County's HOME, and CDBG funds. The RFP is purposefully coordinated with Hennepin County's Housing Stability department which manages housing services and operating funding (e.g. Housing Support (formerly Group Residential Housing), and Continuum of Care), and incorporates municipal and state partners in evaluation panels.

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

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

These efforts to further fair housing within Hennepin County will continue over the course of the next five years in accordance with our most recent Five-Year Consolidated Plan for 2025-2029. Hennepin County is contracted with the FHIC for the next five years and will assist regional partners in updating the Analysis of Impediments in the coming years.

CR-40 - Monitoring 91.220 and 91.230

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

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

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

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

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

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

Hennepin County is committed to promoting contract opportunities for small and emerging small businesses. We use a Central Certification Program (CERT) to validate small, minority, and women-owned businesses, and to invite vendors to bid solicitations, requests for proposals, and subrecipient contracts.

HOME recipients are requested (required?) to follow the Consortium's Policy and Procedures. The Consortium's policy requires direct notification of the Association of Women Contractors and the local chapter of the National Minority Contractors Association (NAMC). It also requires that developers search the CERT Program directory to do more targeted outreach which is submitted to staff for review and comment. Home Rehabilitation clients are supplied with Section 3 lists of contractors and are connected to NAMC. To make registration and these opportunities more streamlined in the metropolitan area, the County is engaged in a regional Section 3 collaborative. In an effort to work with and streamline processes, Hennepin County allows developers to use Minnesota Housing's outreach processes and procedures.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

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

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

This CAPER was posted on our website from September 9-24, 2026. Translation of the CAPER is available upon request. Hennepin County will hold a public hearing on September 22, 2026 at 1:30 in Room A-2400 of the Hennepin County Government Center, which can also be viewed with closed captions via live stream (www.hennepincounty.gov/government/board-meetings). Comment to the public hearing can be made in person or via telephone by calling the toll-free dial-in telephone conference number (855) 340-8151. Notice of the public hearing and public comment period was published in Finance and Commerce, was sent via e-gov delivery to interested parties, and was listed on the Hennepin County Board and Housing and Economic Development web pages.

CR-45 - CDBG 91.520(c)

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

There were no changes made to the program objectives outlined in the 2025 – 2029 Consolidated Plan.

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

No

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

NOT APPLICABLE

CR-50 - HOME 24 CFR 91.520(d)

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

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

Please see attached jpeg files for complete Project Table.

IDIS No.	Project Name	POA End Date	Management Company	Project Units Total	HOME Units Total	Fixed/Floating	Inspection Date	No. of Units Inspected	Physical Inspection Results	Desk Audit & Tenant File Review Results	Date Last Rent Increase Approved	Notes
1894	66 West Apartments	12/12/37	Premier Housing Mangement	59	3	Floating	-	-	Last Site Visit 2024; Next site visit 2027	Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.	11/23/21	
1945	Balsam Apartments	05/16/58	Sand Property Management, LLC	49	3	Fixed	06/26/25	3	Multiple Building & Unit Findings. All deficiencies corrected by 12/04/25.	No report findings No file review findings	12/20/24	Next site visit 2028
1944	Balsam Hill Apartments and Townhomes	07/18/58	Aeon Management LLC	66	4	Floating	06/26/25	4	1 Outside, 3 Building, & 2 Unit findings Completed work orders received 12/03/25.	No report findings No file review findings	-	Next site visit 2028
2264	Balsam II Apartments	12/11/65	Sand Property Management, LLC	48	4	Fixed	-	-	Last Site Visit 2024; Next site visit 2027	Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.	12/20/24	
802	Boone Avenue Apartments	05/01/26	Project for Pride in Living, Inc	35	8	Fixed	07/24/24	-	07/24/24 inspection: Multiple Outside, Building, & Unit findings Completed work orders received 09/25/25.	Tenant files review deficiencies remain uncorrected as of 12/31/25.	-	Next site visit 2027
1649	Bottineau Ridge Apartments	02/01/35	Northstar Residential	50	5	Floating	-	-	Last Site Visit 2024; Next site visit 2027	Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.	08/11/25	
2015	Bottineau Ridge Phase II	12/06/39	Northstar Residential	50	4	Fixed	-	-	Last Site Visit 2023; Next site visit 2026	Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.	08/11/25	
2186	Bottineau Ridge Phase III	04/18/63	Northstar Residential	50	4	Fixed	-	-	Last Site Visit 2023; Next site visit 2026	Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.	08/11/25	
1817	Clear Spring Road	06/30/27	Hempel Real Estate	12	4	Fixed	09/23/25	4	Multiple Outside, Building, & Unit findings Completed work orders received 12/05/25. Open Finding [illegible]	Tenant files review deficiencies remain uncorrected as of 12/31/25.	-	Next site visit 2028
1875	Cornerstone Creek Apartments	01/06/58	Trellis Management	45	4	Fixed	-	-	Last Site Visit 2024; Next site visit 2027	Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.	01/08/24	
2152	Cranberry Ridge	04/14/63	Property Solutions and Services, Inc	45	6	Fixed	-	-	Last Site Visit 2023; Next site visit 2026	Corrections for annual report review findings received 10/06/25.	06/24/25	
1691	Crossings At Valley View	05/05/50	SA Management LLC	50	4	Floating	-	-	Last Site Visit 2024; Next site visit 2027	Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.	11/19/25	
2187	Element Apartments	04/19/63	Sand Property Management, LLC	61	4	Fixed	-	-	Last Site Visit 2023; Next site visit 2026	Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.	12/20/24	
2014	Elevate at Southwest Station	02/06/60	Timberland Partners	245	3	Fixed	09/09/25	3	2 Building & 1 Unit findings Completed work orders received 10/10/25.	Corrections for all annual report and file review findings received 10/10/25.	05/20/24	
1161	Ewing Square Townhomes	07/01/29	MBG Property Management	25	10	Floating	07/02/25	4	Last physical inspection 2024; TFR only in 2025	No report findings No file review findings	-	
1726	Hickory Ridge Townhomes	06/29/33	Property Solutions and Services, Inc	32	4	Floating	03/11/25	4	1 Outside & 2 Unit findings Completed work orders received 04/07/25.	Corrections for all annual report and file review findings received 04/07/25.	09/10/25	
1190	Hopkins Court	05/04/26	Fraser Independent Living	15	4	Floating	06/19/25	4	1 Unit finding Completed work order received 08/20/25.	No report findings No file review findings	09/06/25	
1559	Maggie Manor	09/25/55	Hegenes Properties, Inc.	6	3	Floating	-	-	Last Site Visit 2024; Next site visit 2027	Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.	-	
995	Maple Ridge Townhomes	07/12/56	Northstar Residential	45	4	Floating	-	-	Last Site Visit 2024; Next site visit 2027	Corrections for annual report review findings received 04/10/25.	08/11/25	
1055	Meadow Trails Apartments	08/01/28	Accessible Space, Inc.	17	4	Floating	-	-	Last Site Visit 2024; Next site visit 2027	Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.	-	
983	Meadows of Oxboro	06/01/27	National Handicap Housing Institute	49	6	Fixed	-	-	Last Site Visit 2024; Next site visit 2027	Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.	-	
1784	Medina Townhomes	10/05/56	Dominium Management Service, LLC	28	5	Fixed	-	-	Next site visit 2026	Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.	06/04/25	
1191	MGHRA-Maple Valley Rd	10/15/25	Great Lakes Management	1	1	Fixed	-	-	2026 final HOME site visit, TFR only	Corrections for annual report review findings received 04/24/25.	11/15/17	
1895	Oxford Village	10/25/58	Project for Pride in Living, Inc.	51	4	Fixed	08/19/25	4	3 Inside & 3 Unit findings Completed work orders received 02/05/26.	Corrections for all annual report and file review findings received 02/05/26.	-	
1916	Park Haven Apartments	04/12/55	Dominium Management Service, LLC	176	4	Floating	05/11/25	4	3 Outside & Multiple Unit findings Completed work orders received 09/01/25.	Corrections for all annual report and file review findings received 09/01/25.	06/05/25	
1092	Robbins Way Senior Housing	08/01/29	The Community Builders, Inc.	36	4	Floating	-	-	Last Site Visit 2024; Next site visit 2027	Corrections for annual report review findings received 10/06/25.	11/14/22	
1542	The Ridge Apartments	07/17/34	Northstar Residential	64	7	Floating	-	-	Last Site Visit 2024; Next site visit 2027	Corrections for annual report review findings received 04/10/25.	08/11/25	
2327	The Robin - HOME ARP	No POA	MACV	18	5	Fixed	-	-	1st Site Review in Calendar 2026	1st Report & Tenant Files Review in Calendar 2026		
2151	The Sound on 76th	04/13/45	Aeon Management LLC	70	4	Fixed	-	-	Last Site Visit 2024; Next site visit 2027	Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.	-	
2085	Trail Pointe Ridge	05/05/42	Property Solutions & Services, Inc.	50	4	Fixed	08/14/25	4	2 Inside & 7 Unit findings Completed work orders received 09/16/25.	Corrections for all annual report and file review findings received 09/16/25.	12/20/24	
2320	Union Park Flats (05/04/25 POA Start)	05/05/45	Project for Pride in Living, Inc.	60	4	Fixed	-	-	1st Site Review in Calendar 2026	1st Report & Tenant Files Review in Calendar 2026	-	
1013	Vicksburg Commons Townhomes	06/40/27	The Community Builders, Inc.	50	4	Floating	-	-	Last Site Visit 2024; Next site visit 2027	Corrections for annual report review findings received 11/03/25.	12/19/24	
2292	Vista 44 - HOME-ARP (02/18/25 POA Start)	02/17/40	Shelter Corporation	50	11	Fixed	08/19/25	4	2 Inside & 6 Unit findings Completed work orders received 09/15/25.	No report findings Corrections for tenant file review findings received 09/19/25		Next site visit 2028
2321	Wangstad Commons (02/10/25 POA Start)	02/09/45	Halverson & Blaiser Group	61	4	Fixed	09/16/25	4	4 Inside & 3 Unit findings Completed work orders received 10/16/25	No report findings No file review findings	08/11/25	Next site visit 2028
1524	Yorkdale Townhomes	10/24/28	The Community Builders, Inc.	90	6	Floating	-	-	Last Site Visit 2024; Next site visit 2027	Desk Audit only review. No deficiencies observed. Project reports that HOME affordability requirements were met.	11/23/21	
TBD	American Legion Apartments (Q2 2027 Est Closing)	No POA					-	-				
TBD	Aster Commons - HOME-ARP (Late 2026 Est Closing)	No POA	Shelter Corporation?				-	-				
TBD	Community Corner (Q4 2026 Est Closing)	No POA					-	-				
2315	Enclave Overlook (No POA Yet)	No POA	Sand Property Management, LLC	40	4	Fixed	-	-				
TBD	Melrose Commons (Q3 2026 Est Closing)	No POA	CommonBond?				-	-				
TBD	Penn Station Apartments (No POA Yet)	No POA	Halverson & Blaiser Group	42	4	Fixed	-	-				
TBD	South Shore Park & Westonka Estates (Q4 2026 Est Closing)	No POA	CommonBond?				-	-				
				1929	168			46				

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

All HOME fund recipients are required to develop marketing plans that comply with the Hennepin County

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

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

In PY2025, program income expended totaled $1,251,691 with $38,675 in admin costs. The remaining $1,213,004 supported four projects:

1. The Robin – A 16 units rental housing development in the City of Robbinsdale, of which all are targeted to low-income households. Four units are rented to households at or below thirty percent (30%) of the area median income.
2. Minnetonka Mills – A 10 unit of five twinhome development in Minnetonka. When complete, the 10 units will be sold to households earning between 50% to 80% of AMI.
3. Penn Station - A 42-unit affordable apartment development in Richfield, MN. When complete, 100% of the project's 42 units will be affordable to households with income at or below 60% of AMI. Seven units will be set aside for High Priority Homeless households and six units will be set aside for Persons with Disabilities households. All supportive housing units will benefit from Housing Support rental assistance.
4. Rockford Apt/Enclave Overlook - A 48-unit apartment development in Rockford, MN. When complete, 35 units will be affordable at or below 60% AMI, and 13 will be affordable at or below 30% AMI. Five units will be set aside for people experiencing homelessness.

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

One of the ways in which Hennepin County fosters affordable housing is through the attraction of private capital. The HOME recipients secure funds from area financial institutions and foundations. Rental projects funded with tax credits bring in private sector funds in the form of investor capital to purchase the credits. The HOME rental projects leverage federal and nonfederal funds, with the majority of the funds coming from LIHTC, a HUD first mortgage, or private mortgages.

Hennepin County's Housing and Redevelopment Authority also levies $12M annually to rehabilitate and preserve affordable housing, and to incent the development of new affordable housing. The consistency and depth of our affordable housing development programs creates confidence amongst developers and investors to take risks in building new housing in Hennepin County.

Additionally, Hennepin County staff provide technical assistance to non-profits, small cities, and developers to help promote additional affordable housing opportunities.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	2	0	0	0
Total Labor Hours	0	0	0	0	0
Total Section 3 Worker Hours	0	0	0	0	0
Total Targeted Section 3 Worker Hours	0	0	0	0	0

Table 14 – Total Labor Hours

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

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

Hennepin County did not have any Section 3 eligible projects in PY2025. All projects were under the Section 3 threshold and/or did not include labor hours. In program Year 2025, Hennepin County continued to participate in the regional Section 3 collaborative to learn and discuss Section 3 regulations with other jurisdictions in Minnesota. Through its network of internal departments and their community partners, Hennepin County is able to provide workforce development programming and investments, childcare, technology, and supportive services. Additionally, Hennepin County utilizes CERT SBE to certify some businesses.

We will continue to be part of the Section 3 collaborative to engage potential Section 3 businesses and workers to exceed the goals at each project's completion. St. Paul acts as the lead for certifications. In 2025-2026, St. Paul certified the following businesses and workers:

BUSINESS CERTIFICATIONS AND WORKER/TARGETED WORKER CERTIFICATIONS:
47 Section 3 businesses
50 Section 3 Workers and 12 Section 3 targeted workers.

During this reporting period, the City of St. Paul partnered with the Latino Economic Development Association (LEDC), Makee Companies, and the MN Trades Academy/Construction Careers Foundation to build capacity to train with local small, small minority-owned, small woman-owned, and Section 3 businesses, as well as train local job seekers (Section 3 Workers and Targeted Workers). Specifically, the Section 3 Program seeks to strengthen the pipeline of residents and business owners who are underutilized on public contracts due to social and economic barriers, and increase access to business opportunities. The partners worked with helping residents and business owners overcome barriers to economic opportunities on public contracts.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

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

ESG Contact Name

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

ESG Contact Address

Street Address 1	300 South Sixth ST
Street Address 2	MC 685
City	Minneapolis
State	MN
ZIP Code	55487
Phone Number	612-348-2670
Extension	
Fax Number	
Email Address	omar.martinez@hennepincounty.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2025
Program Year End Date	06/30/2026

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

Subrecipient or Contractor Name: Agate Housing & Services
City: Minneapolis
State: MN
Zip Code: 55404-1604
DUNS Number: 108504168
UEI: FMHNL5YV7CB8
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Faith-Based Organization
ESG Subgrant or Contract Award Amount: $100,000

Subrecipient or Contractor Name: The Aliveness Project
City: Minneapolis
State: MN
Zip Code: 55409
DUNS Number: 612620963
UEI: VALHJPHUUGT3
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: $100,000

Subrecipient or Contractor Name: Catholic Charities
City: Minneapolis
State: MN
Zip Code: 55404-1604
DUNS Number: 108504168
UEI: FMHNL5YV7CB8
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Faith-Based Organization
ESG Subgrant or Contract Award Amount: $122,018.96

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

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

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	38
Children	0
Don’t Know/Refused/Other	0
Missing Information	0
Total	**38**

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

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

Table 18 – Shelter Information

4d. Street Outreach

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

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	38
Children	0
Don’t Know/Refused/Other	0
Missing Information	0
Total	**38**

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

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

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	0
18-24	0
25 and over	38
Don’t Know/Refused/Other	0
Missing Information	0
Total	**38**

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

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

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

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

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

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

ESG provided rapid rehousing to 38 individuals in 38 households:

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

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

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

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2024	**2025**	
Expenditures for Rental Assistance	$15,027.49	$17,631.83	
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	
Subtotal Rapid Re-Housing	**$15,027.49**	**$17,631.83**	

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

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

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2024	2025	
Street Outreach	0	0	
HMIS	$3,230.10	0	
Administration	0	0	

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

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

Table 29 - Total ESG Funds Expended

11f. Match Source

	2024	2025	
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government	$18,257.59	$17,631.83	
Local Government			
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount	**$18,257.59**	**$17,631.83**	

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2024	2025	
	$36,515.18	$35,263.66	

Table 31 - Total Amount of Funds Expended on ESG Activities