Economic Development Authority
City Hall (Council Chambers and Room A203)
5200 85th Ave N, Brooklyn Park, MN 55443

Tuesday, January 20, 2026
6:00 P.M.

REGULAR EDA MEETING – AGENDA #2

President Hollies Winston, Vice President Nichole Klonowski, Treasurer Shelle Page,
Commissioners Christian Eriksen, Amanda Xiong, Maria Tran, and Tony McGarvey
Executive Director Tim Gladhill, Assistant Executive Director Jay Stroebel and Secretary Seng Moua.

If you need these materials in an alternative format or reasonable accommodations for an EDA meeting, please provide a 72-hours' notice to Seng Moua by calling 763-493-8059 or emailing Seng.Moua@brooklynpark.org.
Si usted necesita esta información en español, llame al 763-424-8000 y solicite un intérprete.
Yog xav tau kev pab, hu 763-493-8059.

Our Vision: Brooklyn Park, a thriving community inspiring pride where opportunities exist for all.

I. ORGANIZATIONAL BUSINESS

1. CALL TO ORDER/ROLL CALL

II. PUBLIC INVOLVEMENT

2. PUBLIC COMMENT AND RESPONSE

Provides an opportunity for Brooklyn Park residents and business owners in Brooklyn Park to address the Council about matters relating to City business not otherwise on the agenda. Public Comment may not be used to make personal attacks, to air personality grievances, to make political endorsements, or for political campaign purposes. Commissioners will not engage in a dialogue with speakers. Questions from the Commissioners will be for clarification only. Public Comment will not be used as a time for problem solving or reacting to the comments made, but rather for informational purposes only. Public Comment will be limited to 15 minutes, and individual comments are limited to three minutes.

2A. RESPONSE TO PRIOR PUBLIC COMMENT

2B. PUBLIC COMMENT

3A. APPROVAL OF MEETING AGENDA AND APPROVAL OF CONSTENT AGENDA (Items specifically identified may be removed from Consent or added elsewhere on the agenda by request of any Commissioner Member.)

3B. PUBLIC PRESENTATIONS

3B.1 Brooklyn Avenues for Youth Program Update

III. STATUTORY BUSINESS AND/OR POLICY IMPLEMENTATION

4. CONSENT

4.1 Consider Approving the EDA Meeting Minutes
- **A.** NOVEMBER 17, 2025, DRAFT REGULAR MEETING MINUTES
- **B.** NOVEMBER 17, 2025, DRAFT WORK SESSION MEETING MINUTES
- **C.** DECEMBER 8, 2025, DRAFT REGULAR MEETING MINUTES
- **D.** DECEMBER 15, 2025, DRAFT REGULAR MEETING MINUTES

4.2 Consider Approving the Proposed EDA Meeting Dates for 2026
- **A.** 2026 REGULAR EDA MEETING DATES

4.3 Consider Approving the Development Agreement for Riverwalk Estates Homeowners' Association Inc Housing Improvement Area and a Budget Amendment to Allow Related Expenditures in the Amount of $225,000
- **A.** RIVERWALK ESTATES HIA DEVELOPMENT AGREEMENT
- **B.** RESOLUTION
- **C.** RIVER WALK ESTATES FEE RESOLUTION
- **D.** ORDINANCE – RIVER WALK ESTATES
- **E.** LOCATION MAP

F. RIVER WALK ESTATES HOMEOWNERS' ASSOCIATION APPLICATION
G. HIA PUBLIC HEARING NOTICE

4.4 Consider Approving Proposed Use of Fiscal Year 2026 Urban Hennepin County Community Development Block Grant Program Funds and Authorize Execution of Subrecipient Agreement with Hennepin County and Any Third-Party Agreements
A. RESOLUTION
B. CONSOLIDATED PLAN 2025 - 2029

The following items relate to the EDA's long-range policy-making responsibilities and are handled individually for appropriate debate and deliberation. (Those persons wishing to speak to any of the items listed in this section should fill out a speaker's form and give it to the Secretary. Staff will present each item, following in which audience input is invited. Discussion will then be closed to the public and directed to the EDA table for action.)

5. PUBLIC HEARINGS

6. GENERAL ACTION ITEMS

6.1 Consider Election of Officers
A. BYLAWS OF THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY

IV. DISCUSSION – These items will be discussion items, but the EDA may act upon them during the meeting.

7. DISCUSSION ITEMS

7.1 EDA Status Update
7.2 Verbal Commissioner Reports and Announcements

Meeting will be recessed and reconvene in Room A203. This portion will not be televised but audio recorded.

V. WORK SESSION

8. WORK SESSION ITEMS

8.1 Review of Two Concept for Properties Owned by the Economic Development Authority in the Village Area as Part of the Brooklyn Boulevard Corridor Plan
A. EXECUTIVE SUMMARY FOR MARKET ANALYSIS FOR THE BROOKLYN BOULEVARD CORRIDOR PLAN
B. DRAFT MARKET ANALYSIS FOR THE BROOKLYN BOULEVARD CORRIDOR PLAN

8.2 Discuss Potential 4(d) Classification and Rehabilitation Funding Options for Villa Del Coronado Apartments
A. 4(D) PROPERTY TAX CLASSIFICATION – BROOKLYN PARK
B. VILLA DEL CORONADO APARTMENTS – INFORMATION
C. JULY 2025 4(D) STAFF MEMO

8.3 Concept Plan Review for Bader Companies Concept at Oxbow Commons (EDA Site)
A. DEVELOPER ASSISTANCE APPLICATION
B. PROJECT CONCEPT
C. BADER PROJECT EXPERIENCE
D. DEVELOPER TEAM INFORMATION
E. BADER INFORMATION ON BROOKLYN PARK PROPERTIES

This part of the meeting will not be televised or audio recorded.

VI. POSSIBLE CLOSED SESSION

9. CLOSED SESSION

9.1 Close the Meeting Pursuant to MS Selection 13D.05 Subdivision 3(b) to Discuss Attorney/Client Privileged Information Related to I Alexander *(TBA Tuesday)*

VII. ADJOURNMENT

Since we do not have time to discuss every point presented, it may seem that decisions are preconceived. However, background information is provided for the EDA on each agenda item in advance from city staff; and decisions are based on this information and past experiences. Items requiring excessive time may be continued to another meeting.

The Brooklyn Park Economic Development Authority's agenda and packet is posted on the City's website.
To access the agenda and packet, go to www.brooklynpark.org.
The next scheduled EDA meeting is Tuesday, February 17, 2026.

City of Brooklyn Park
Request for EDA Action

Agenda Item:	3B.1	**Meeting Date:**	January 20, 2026
Agenda Section:	Public Presentations	**Prepared By:**	John Kinara, Housing and Redevelopment Coordinator
Resolution:	N/A	**Presented By:**	John Kinara, Housing and Redevelopment Coordinator
Attachments:	N/A		
Item:	Brooklyn Avenues for Youth Program Update		

Executive Directors Proposed Action:

John Kinara, Housing and Redevelopment Coordinator will present the annual Brooklyn Avenues update.

Overview:

The purpose of this report is to provide an update to the Brooklyn Park Economic Development Authority (EDA) on the performance status of the EDA-owned transitional youth shelter located at 7210 76th Avenue North, Brooklyn Park, Minnesota 55443.

Background:
Brooklyn Avenues is a 12-bed transitional housing program for youth experiencing homelessness located in the City of Brooklyn Park. The building was constructed by the City of Brooklyn Park and leased to Avenues for Youth for $1 per year. The actual program operations kicked off in 2015. The program provides a safe and stable shelter as well as transitional housing with intensive support services for homeless youth ages 16 through 21 from the northwestern suburbs.

Role of Avenues for Youth:
Avenues signed a 10-year lease to operate the facility as a youth shelter and a transitional housing program. In this regard, Avenues also delivers directly or coordinates the delivery of supportive services to the youth. These services include the provision of basic needs, intensive case management, health and wellness care education, independent living skills training, as well as employment and education. In order to meet the legal requirements to operate the facility, Avenues maintains the necessary licenses from the state and city. In addition, Avenues manages the facility, including paying for utilities, general overhead costs as well as repairs. And finally, Avenues manages capital improvement plans for the facility that may arise.

Role of Economic Development Authority (EDA):
The Brooklyn Park EDA maintains ownership of the facility. The facility provides space for offices, programming needs, meal preparation, sleeping beds and common space for the youth. Brooklyn Park EDA may also consider requests from Avenues for financial assistance with major capital improvements as they may arise. The EDA staff provides oversight for the facility to ensure accountability.

- **What are the benefits of this program to the community?**

The Brooklyn Avenues Program plays a critical role in addressing the homelessness crisis affecting youth in Brooklyn Park and the northwestern suburbs. Some of the benefits of this program are:

- Safety & Stability: Immediate, safe, stable living environments away from homelessness, abuse, or neglect.
- Trauma-Informed Care: Therapy, support groups, and clinical oversight to address trauma and build emotional resilience.
- Life Skills Development: Training in daily living skills like cooking, cleaning, budgeting, and nutrition.

- Educational Support: Assistance with school attendance, GED prep, and vocational training to improve future prospects.
- Employment Assistance: Career counseling, job search help, and help obtaining vital documents (ID, birth certificate).
- Health & Wellness: Access to physical and mental health assessments, emergency care, and ongoing support.
- Goal Setting & Planning: Case management to create personalized plans for independence or family reunification.
- Resource Connection: Referrals to housing programs, financial aid (food, energy), and social services.
- Community & Belonging: Connecting with peers facing similar challenges, fostering a sense of community.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments: N/A

City of Brooklyn Park
Request for EDA Action

Agenda Item:	4.1	**Meeting Date:**	January 20, 2026
Agenda Section:	Consent	**Prepared By:**	Seng Moua, EDA Secretary
Resolution:	N/A	**Presented By:**	Tim Gladhill, Executive Director
Attachments:	4		
Item:	Consider Approving the EDA Regular Meeting Minutes		

Executive Director's Proposed Action:

MOTION _____, SECOND _____, TO APPROVE THE NOVEMBER 17, 2025, EDA REGULAR MEETING MINUTES AND WORK SESSION MEETING MINUTES, DECEMBER 8, 2025, EDA SPECIAL MEETING MINUTES, AND DECEMBER 15, 2025, EDA REGULAR MEETING MINUTES.

Overview: N/A

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

4.1A NOVEMBER 17, 2025, DRAFT REGULAR MEETING MINUTES
4.1B NOVEMBER 17, 2025, DRAFT WORK SESSION MEETING MINUTES
4.1C DECEMBER 8, 2025, DRAFT REGULAR MEETING MINUTES
4.1D DECEMBER 15, 2025, DRAFT REGULAR MEETING MINUTES

THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF BROOKLYN PARK
NOVEMBER 17, 2025 MEETING MINUTES

I. ORGANIZATIONAL BUSINESS:

1A. CALL TO ORDER: President Winston at 6:00 p.m.

ROLL CALL PRESENT: President Hollies Winston, Vice President Nichole Klonowski, Treasurer Shelle Page, and Commissioners Christian Eriksen, Tony McGarvey, and Maria Tran (via Zoom). Staff: Executive Director Tim Gladhill, Economic Development and Housing Director Malcom Hicks, and EDA Secretary Seng Moua, EDA Attorney Joseph Sathe.

ABSENT/EXCUSED: Commissioner Amanda Cheng Xiong.

2. APPROVAL OF AGENDA

MOTION MCGARVEY, SECOND KLONOWSKI, APPROVING THE AGENDA AS PRESENTED. UPON A ROLL CALL VOTE, THE MOTION PASSED UNANIMOUSLY.

II. PUBLIC INVOLVEMENT:

3. PUBLIC COMMENT AND RESPONSE:

3A. Response to Prior Public Comment: Executive Director Tim Gladhill stated that there were no comments from the previous meeting.

3B. Public Comment: Collete Hemple reminded residents to participate in Give to the Max on Thursday, November 20th. She also spoke about the importance of affordable housing and affordable housing for seniors. She liked the proposal from JO Companies.

Rich Xiong, 4034 Foxglove Avenue, stated that he supports the City renting the empty lot for snow storage as specified in Item 4.2 and liked that the agreement included an end date and required trash and site clean up. He shared concerns from his neighbors about the allowed hours and the noise that would be generated by equipment on that site. He referenced Item 4.4, recognizing that they will be back to square one on those sites, and asked that the Council and EDA continue to keep the neighborhoods in the loop on that process.

President Winston read a written comment from a resident related to Item 4.2A and the concern related to noise that can be generated from equipment bringing snow to the site.

3C. Public Presentations: None.

3D. Public Announcements: None.

III. STATUTORY BUSINESS AND/OR POLICY IMPLEMENTATION:

4. CONSENT:

4.1 Consider Approving EDA Meeting Minutes.
- A. October 21, 2025 Draft Regular Meeting Minutes
- B. October 27, 2025 Draft Special Meeting Minutes

4.2 Consider Authorizing the Executive Director to Enter into an Agreement for Snow Storage with Custom Products for the Noble Park and Ride Site
- A. Agreement

4.3 Consider Approving CVS's Sublease of the Northwind Plaza Property, Authorize the Executive Director to Convey Written Approval of the Sublease, and Delegate Authority to Approve Future Tenancy Changes Through 2035, Consistent with Zoning, Building Code, and Existing Lease Terms
- A. Resolution
- B. Ground Lease Agreement (CVS Lease Expires 2035)

4.4 Consider Terminating Development Partnerships with Kraus-Anderson Development Company and Gramercy Development Companies, Continuing the Partnership with Bader Companies, LLC, and Reopening the Former Park and Ride Site and Oxbow Commons Sites for Development Opportunities
- A. Resolution
- B. Site Location Maps

4.5 Consider Authorizing the Executive Director to Approve the Amendment to the Amended and Restated Consulting Agreement Between the Brooklyn Park Economic Development Authority and the Center for Energy Environment
- A. Resolution
- B. Amendment to the Amended and Restated Consulting Agreement
- C. Exhibit A – 26 Owner-Occupied Home Improvement Loan Program Guidelines
- D. Exhibit B – 26 Program Funding Distribution

4.6 Consider Accepting the State of Minnesota Local Housing Trust Fund Grant in the Amount of $150,000 for Home Improvement Loan Program and Authorizing the Brooklyn Park Economic Development Authority to Execute Contractual Agreement with Minnesota Housing Finance Agency
- A. Resolution
- B. Contract Agreement
- C. Acceptance Letter
- D. Grant Program Guidelines

4.7 Consider Authorizing the Executive Director to Approve the Amendment to the Contract for Legal Services Between the Brooklyn Park Economic Development Authority and Kennedy & Graven
- A. Amendment to the Legal Services Contract

4.8 Consider Authorizing the Executive Director to Approve the Amendment to the Contract for Financial Services Between the Brooklyn Park Economic Development Authority and Ehlers
- A. Amendment to the Financial Services Contract

4.9 Consider Approving the Final BioTech Innovation District Steering Committee Appointments as Listed in this Report

4.10 Consider Scheduling a Public Hearing on December 15, 2025, for the Conveyance of Brooklyn Park Economic Development Authority-Owned Land Located at 8600 Zane Avenue North to the City of Brooklyn Park for the Brooklyn Park Fire Station 2
- A. Resolution
- B. Site Map

5. PUBLIC HEARINGS:

5.1 None.

6. GENERAL ACTION ITEMS:

6.1 Consider Adopting the 2026/2027 Economic Development Authority Budget
A. Budget Worksheets

Executive Director Tim Gladhill described the review and approval process for the EDA budget. He stated that the EDA relies on community development staff and reviewed the department's staffing organization chart and identified key metrics for essential services. He presented the proposed 2026 budget, noting key investments, inflationary costs, the desire to maintain current service levels, and eliminating programs/services. He highlighted the 2026 new initiatives. He also presented details of the proposed 2027 budget, including key investments, key inflation items, strategic priorities, and challenges. He provided a brief overview of EDA program budgets, workforce development, Small Business Center (SBC), and EDA housing and development projects.

Commissioner Klonowski referenced BrookLynk, asking if there are other grant opportunities and partnerships they can pursue, and whether they should lobby for reinvestment in the grant programs that are being eliminated.

Executive Director Tim Gladhill recognized the time and effort that is required to seek out and apply for grants. He stated that often, grant opportunities that are lost are replaced with another grant. He noted that organizations often seek out BrookLynk for grant opportunities as the program becomes more well-known. He agreed that this could be considered for the 2026 legislative platform. He provided details on potential opportunities that could close the funding gap for 2026.

Commissioner Page referenced the EDA housing and development projects and asked if there would be a dollar amount that would be contributed to the general fund once these TIF obligations expire.

Executive Director Tim Gladhill stated that he can provide the EDA members with a copy of the TIF management plan that would have those details. He stated that once the plan is updated, he can provide a full presentation at a future EDA meeting.

Commissioner Page asked whether the term for TIF could be shorter, such as five years.

Executive Director Tim Gladhill replied that these projects are contractually obligated and therefore the term cannot be shortened. He stated that it is the decision of the EDA/Council on the terms of TIF.

Commissioner Tran asked for more information on the Target abatement, 2028 – 2035.

Executive Director Tim Gladhill provided background information on the Target abatement and the multiple phases of the project.

Commissioner Tran referenced other TIF projects and their related terms, asking for clarification.

Executive Director Tim Gladhill explained that those are affordable housing projects, which can access up to 26 years of TIF funding and were approved by the EDA.

MOTION WINSTON, SECOND KLONOWSKI, TO WAIVE THE READING AND ADOPT RESOLUTION 2025-36 ADOPTING THE 2026/2027 ECONOMIC DEVELOPMENT AUTHORITY BUDGET. UPON A ROLL CALL VOTE, THE MOTION PASSED UNANIMOUSLY.

IV. DISCUSSION:

7. DISCUSSION ITEMS

7.1 EDA Status Update
A. BioTech Innovation District Update

Executive Director Tim Gladhill stated that the monthly written updates will continue to be provided on the BioTech Innovation District, with verbal updates to occur quarterly. He noted the upcoming annual Business Forward Forum that will take place on November 19th.

7.2 Verbal Commissioner Reports and Announcements

Commissioner Klonowski announced that she will be recusing herself from the work session as her employer is the architect of record for that project.

The regular meeting of the EDA recessed at 6:44 p.m.

The meeting reconvened in work session at 6:50 p.m.

V. WORKSESSION

8.1 Discuss JO Companies Affordable Housing Concept (Welcome Avenue Sites)
A. JO Companies EDA Concept Form
B. Preliminary Site Plans (161 Units – Full Development)
C. TIF Estimate Analysis

VI. ADJOURNMENT:
Meeting adjourned at 7:49 p.m.

THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF BROOKLYN PARK
NOVEMBER 17, 2025 WORKSESSION MINUTES

I. ORGANIZATIONAL BUSINESS:

1A. CALL TO ORDER: President Winston reconvened the EDA at 6:50 p.m.

ROLL CALL PRESENT: President Hollies Winston, Treasurer Shelle Page, and Commissioners Christian Eriksen, Tony McGarvey, and Maria Tran. Staff: Executive Director Tim Gladhill, Economic Development and Housing Director Malcolm Hicks, EDA Secretary Seng Moua, Senior Project Manager Dylan Armstead, and EDA Attorney Joseph Sathe.

ABSENT/EXCUSED: Vice President Nichole Klonowski and Commissioner Amanda Cheng Xiong.

II. WORK SESSION

2. WORK SESSION ITEMS:

2.1 Discuss JO Companies Affordable Housing Concept (Welcome Avenue Sites)
- A. JO Companies EDA Concept Form
- B. Preliminary Site Plans (161 Units – Full Development)
- C. TIF Estimates Analysis

Senior Project Manager Dylan Armstead provided an overview of JO Companies and the proposed project sites within the Village Creek neighborhood. He reviewed the timeline of the work that has been built with JO Companies, beginning with the bus tour in April. He provided additional details on rental occupancy within the community. He noted that perhaps there should be a broader policy discussion of whether additional affordable housing helps or concentrates poverty into an area of the community.

Johnny Opara, JO Companies, provided background information on his company and the affordable housing developments they have constructed throughout the metro area. He commented on the connection they feel to Brooklyn Park and the desire to create more affordable housing units within the community.

Mr. Opara and his team presented concepts for the Welcome Avenue sites, which they would envision as a two-phase project. He explained that the architectural design and materials would be decided upon cooperatively with the City. He spoke of the importance of providing residents with amenities that are not typically provided in affordable housing. Additional information was provided on the sources and uses of phase one, and the funding gap that has been identified.

Eric Bjorum, Pope Design, provided additional details on the affordable housing developments that Pope Design has been involved with and the resident amenities that are provided within.

Executive Director Tim Gladhill stated that staff have not done an exhaustive review of this concept, as staff first wanted to get input from the EDA on whether they would want to move forward with that investment of staff time. He commented that staff would be excited to work with JO Companies and the quality of the

product they provide. He recognized the funding gap that exists, which is larger than the City would be comfortable with. He stated that this would be a vacant property that would have value added through development.

President Winston stated that he would not be against moving forward on the first site, but recognized the concerns of staff in bridging that gap. He stated that it would be very difficult to support two sites of affordable housing and would like to see the second site developed at market rate, workforce, or luxury housing. He stated that they would really need to make the numbers work and would be averse to two sites of affordable housing. He recognized that there is a need for affordable housing, but that need should not disproportionately fall upon Brooklyn Park.

Commissioner McGarvey asked about the advantage to JO Companies and Pope Design for affordable housing rather than workforce or market-rate housing.

Mr. Opara recognized the demographics of the area and the benefit that this new affordable housing product could provide to larger families living in smaller units in other buildings in the area. He reviewed the different ranges for rent that would be proposed within the building. He recognized that affordable housing is a sensitive conversation in many communities, but they believe that this site would be geared towards families that need access to larger units and would be more of workforce housing compared to lower AMI affordable housing. He was open to additional discussions for the second site, noting that they would be open to mixed-use or more market-rate development.

Commissioner McGarvey commented on the street parking that bleeds out onto adjacent streets from an affordable housing community, noting that those are mostly working people living within that complex.

Mr. Opara provided additional details on the parking that would be proposed as part of the project to ensure there would be adequate parking for residents.

Mr. Bjorum stated that the newer affordable housing designs integrate underground parking. He also noted the nearby access to public transportation and alternative transportation options provided, such as bike parking.

Commissioner Eriksen commented that this is the southern gateway to Brooklyn Park and the desire to have something special there. He recognized that currently, there are three sites in that area with nothing on them. He stated that if there are two smaller sites with something on them, perhaps that draws something more spectacular to the larger site. He asked if LAHA dollars could be used to support development on vacant EDA sites. He stated that while this would not be a unique development, it would not be unattractive.

Executive Director Tim Gladhill confirmed that LAHA could be used for this purpose. He stated that currently, half of the LAHA funds are committed to the existing EDA programs, and the other half is placed into the housing trust fund. He recognized other potential projects that could also benefit from the funding.

Mr. Opara explained the review that they had done and the changes that were made from the original application in order to reduce the funding gap.

Commissioner Page stated that the residents do not want to see another apartment building and stated that she feels the same way when she drives down 93rd. She noted some of the items she is struggling with while also acknowledging the quality of the product the applicant provides. She believed that there are other

items that staff need to work on rather than investing time into this potential project, as she does not believe residents want to see another apartment building, and believes the funding gap to be too big.

President Winston asked the AMI whether JO Companies would be targeting and the impact this would have on long-term tax revenue.

Mr. Opara stated that this would be 60 percent AMI. He clarified that the gap would not be solved by only the City, and the only ask they would have of the City would be through TIF and land write-down. He noted the other sources they would look to in closing the gap. He recognized that the site had been vacant for a long time, and he had wanted to work with the City since 2019. He commented that they follow the live, work, and play model and like the site because of the proximity to retail as well.

Commissioner Page stated that she believes that this is a great idea, but perhaps for another time.

President Winston recognized that residents are asking for a balance that they have not yet seen, as Brooklyn Park has taken on more than its share of affordable housing. He stated that perhaps they could continue to work on the terms sheet to see if they could reduce the ask. If the developer were interested in two sites, the second site would need to be something other than affordable housing. He also echoed the comments of Commissioner Eriksen that this site is a gateway and there needs to be a wow factor.

Commissioner Tran thanked the developer for being at the meeting tonight. She agreed with Commissioner Page that this is a good project, but perhaps for another time.

Commissioner Page asked if there were some hard parameters that could be set, rather than the developer attempting to make adjustments without that guidance.

Senior Project Manager Dylan Armstead agreed that it would be nice to have benchmarks, parameters, and scope. He commented that Brooklyn Boulevard is a focus corridor, and they are excited for the market studies to be completed, as that will assist with those elements.

Executive Director Tim Gladhill stated that in order to get to where Commissioner Page is talking about, it would take more work from the developer. He stated that until the true gap and need are known, they cannot provide that additional direction. He noted some deadlines for alternative funding sources.

Commissioner Page stated that she is not leaning towards that direction, but just wanted to know how the process works.

Commissioner Eriksen commented that this seems to be the cart before the horse, as they are working on the studies and vision for Brooklyn Boulevard. He was unsure how this plays out in the process of the master plan. He recognized the statement that residents do not want apartments and believed that is not overarching. He recognized that density brings energy and vibrance, and apartments will most likely be part of the vision in the future in some way.

President Winston stated that Mr. Opara has come before this group twice, and therefore, perhaps they could move forward to the next step to look more at financing. He stated that there are some areas where apartments will be accepted

and other areas where residents do not want to see them. He stated that perhaps they should move forward to look at the numbers rather than saying yes or no tonight. He stated that the developer has heard the comments and can determine if those are things that could be addressed.

Executive Director Tim Gladhill stated that it is clear that this should focus on one parcel rather than two, and there seems to be a split on whether the developer should continue to move forward on the financing aspect. He agreed there is a timing issue, as ideally, they would wait until the Brooklyn Boulevard plan is completed, but this could also run concurrently.

Mr. Opara commented on the timing for an affordable housing project of two to three years. He stated that he continues to believe and support Brooklyn Park and recognized that people fear what they do not understand. He believed that it is up to them to prove that narrative around affordable housing is wrong, as there are people who want to live in Brooklyn Park but do not have the income to purchase their first home, and want to live in a nice apartment building. He commented on ways they can work together to provide residents with what they need.

President Winston recognized that he and Mr. Opara had not always agreed on the topic of affordable housing in the past. He commented that he agrees with the statement Mr. Opara made related to a housing gap that exists for those who want to move out of a low AMI housing product but cannot find an affordable option for multiple bedrooms.

Commissioner McGarvey stated that he appreciates the spirit and vision of this proposal, although he was unsure where the decision would end up.

Executive Director Tim Gladhill recognized that they would need to collect an escrow up front to ensure the underwriting costs would be covered by the developer. He stated that he would then bring that information forward with a formal application. He noted that this would then come back to a worksession as there is no full consensus to move forward, acknowledging the risk that exists for the developer.

Senior Project Manager Dylan Armstead reiterated the funding gap and stated that the City financing would be contingent upon the other funding sources being secured as well.

VI. ADJOURNMENT:
Meeting adjourned at 7:49 p.m.

THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF BROOKLYN PARK
DECEMBER 8, 2025 MEETING MINUTES

I. ORGANIZATIONAL BUSINESS:

1A. CALL TO ORDER: President Winston at 6:04 p.m.

ROLL CALL PRESENT: President Hollies Winston, Vice President Nichole Klonowski, Treasurer Shelle Page, and Commissioners Christian Eriksen, Amanda Cheng Xiong, Tony McGarvey, and Maria Tran. Staff: Executive Director Tim Gladhill, Economic Development and Housing Director Malcom Hicks, and EDA Secretary Seng Moua, City Attorney Joe Sathe.

ABSENT/EXCUSED: None.

2. APPROVAL OF AGENDA

MOTION MCGARVEY, SECOND PAGE APPROVING THE AGENDA AS PRESENTED. MOTION PASSED UNANIMOUSLY.

II. STATUTORY BUSINESS AND/OR POLICY IMPLEMENTATION:

3. GENERAL ACTION ITEMS:

3.1 Consider Approving the Decertification of Tax Increment Financing District (TIF) No. 20
A. Resolution
B. Ehlers TIF 20 Decertification Memo

Executive Director Tim Gladhill provided background information on tax increment financing (TIF).

Economic Development and Housing Director Malcolm Hicks provided more specific information on TIF District No. 20, which was created in 2000 to redevelop the Village North and Shingle Creek corridor. He provided information on financial performance, tax capacity, and fiscal benefits.

Executive Director Tim Gladhill commented that there will be a series of TIF decertifications and conclusions over the next several years and identified those districts.

Commissioner Klonowski asked if the funds would be allocated to a specific purpose or whether those funds would go into the general fund.

Economic Development and Housing Director Malcolm Hicks replied that it is yet to be determined, as it has not been allocated to a specific line item.

Commissioner Ericksen asked the annual tax capacity that would be gained through the district decertification.

Jason Aarsvold, Ehlers, reviewed the old tax capacity in the district versus the new tax capacity for the district, which results in $1,250,000 in taxes annually, with the City portion being $520,000.

MOTION WINSTON, SECOND KLONOWSKI TO WAIVE THE READING AND ADOPT RESOLUTION #2025-37, APPROVING THE DECERTIFICATION OF TAX INCREMENT FINANCING DISTRICT NO. 20. MOTION PASSED UNANIMOUSLY.

VI. ADJOURNMENT:
Meeting adjourned at 6:18 p.m.

THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF BROOKLYN PARK
DECEMBER 15, 2025 MEETING MINUTES

I. ORGANIZATIONAL BUSINESS:

1A. CALL TO ORDER: President Winston at 6:05 p.m.

ROLL CALL PRESENT: President Hollies Winston, Vice President Nichole Klonowski, and Commissioners Christian Eriksen, Amanda Cheng Xiong, and Maria Tran (via Zoom). Staff: Executive Director Tim Gladhill, Economic Development and Housing Director Malcolm Hicks, Housing and Redevelopment Coordinator John Kinara, EDA Secretary Seng Moua, EDA Attorney Joseph Sathe, and Development Project Coordinator Sarah Abe.

ABSENT/EXCUSED: Treasurer Shelle Page and Commissioner Tony McGarvey.

II. PUBLIC INVOLVEMENT:

2. PUBLIC COMMENT AND RESPONSE:

2A. Response to Prior Public Comment: Executive Director Tim Gladhill summarized the four public comments received at the last meeting relating to Give to the Max Day, support for the JO Companies affordable housing proposal, and concerns with noise related to snow storage at the former Noble park and ride site.

2B. Public Comment: None.

3. APPROVAL OF MEETING AGENDA AND APPROVAL OF CONSENT AGENDA

MOTION KLONOWSKI, SECOND XIONG, TO APPROVE THE AGENDA AND CONSENT AGENDA. UPON A ROLL CALL VOTE, THE MOTION PASSED UNANIMOUSLY.

III. STATUTORY BUSINESS AND/OR POLICY IMPLEMENTATION:

4. CONSENT: None.

5. PUBLIC HEARINGS:

5.1 Consider Approving a Housing Improvement Area Fee Resolution for River Walk Estates Homeowners' Association Inc.
- A. Riverwalk Estates Fee Resolution
- B. Ordinance River Walk Estates
- C. Location Map
- D. Riverwalk Estates Homeowners' Association Application
- E. HIA Public Hearing Notice
- F. Brooklyn Park HIA Policy

Housing and Redevelopment Coordinator John Kinara presented a request to consider a fee resolution establishing a home improvement area (HIA) for River Walk Estates. He provided background information on an HIA, the request from River Walk, the establishment process, proposed HIA loan terms, project scope, and next steps.

Commissioner Eriksen asked how the EDA would enforce the prevailing wage provisions.

Housing and Redevelopment Coordinator John Kinara replied that when the HOA submits an invoice to be reimbursed for the work done, it would include payroll from the contractors used on the project.

President Winston opened the public hearing.

No comments.

President Winston closed the public hearing.

MOTION KLONOWSKI, SECOND WINSTON, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-38 APPROVING A HOUSING IMPROVEMENT AREA FEE RESOLUTION FOR RIVER WALK ESTATES HOMEOWNERS' ASSOCIATION. UPON A ROLL CALL VOTE, THE MOTION PASSED UNANIMOUSLY.

5.2 Public Hearing to Consider Conveying Brooklyn Park Economic Development Authority-Owned Land Located at 8600 Zane Avenue to the City of Brooklyn Park for the Development of the Brooklyn Park Fire Station 2

A. Resolution
B. Location Map

Executive Director Tim Gladhill provided background information on the property, property history, and reviewed fiscal considerations, and next steps.

President Winston opened the public hearing.

No comments.

President Winston closed the public hearing.

MOTION KLONOWSKI, SECOND ERIKSEN, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-39 AUTHORIZING THE CONVEYANCE OF BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY-OWNED LAND LOCATED AT 8600 ZANE AVENUE TO THE CITY OF BROOKLYN PARK FOR THE DEVELOPMENT OF THE BROOKLYN PARK FIRE STATION 2. UPON A ROLL CALL VOTE, THE MOTION PASSED UNANIMOUSLY.

6. GENERAL ACTION ITEMS:

None.

IV. DISCUSSION:

7. DISCUSSION ITEMS

7.1 Verbal Commissioner Reports and Announcements

President Winston recognized that there has been anxiety with things going on at businesses in Brooklyn Park. He stated that decisions were made by the voters as to what would happen at the Federal level. He commented that as a City, they encourage residents to support Brooklyn Park businesses and each other. He stated that the City has made it clear as to where it stands, respecting the laws of the country while also looking for Brooklyn Park to support its community.

VI. ADJOURNMENT:
Meeting adjourned at 6:23 p.m.

City of Brooklyn Park
Request for EDA Action

Agenda Item:	4.2	**Meeting Date:**	January 20, 2026
Agenda Section:	Consent	**Prepared By:**	Seng Moua, EDA Secretary
Resolution:	N/A		
Attachments:	1	**Presented By:**	Tim Gladhill, Executive Director
Item:	Consider Approving the Proposed EDA Meeting Dates for 2026		

Executive Director's Proposed Action:

MOTION _____, SECOND _____, TO APPROVE THE PROPOSED EDA MEETING DATES FOR 2026.

Overview:

Under the EDA By-Laws Section 3.4. Regular Meetings: Monthly meetings of the Board shall be held without notice at the regular meeting place of the Authority on the third Monday of each month, commencing at 6:00 o'clock p.m., unless the same shall be a legal holiday, in which event said regular meeting shall be held on the next succeeding secular day. To hold a regular meeting at a different time, notice shall be given as required for a special meeting.

At the December 1, 2025, Council Meeting, the City Council approved the EDA 2026 meeting dates. There was only one change made to the schedule which impacted the EDA's meeting dates. Typically, the regular EDA meeting will occur the third Monday of each month, but in November, the regular EDA meeting will take place on the fourth Monday, November 23, 2026.

Primary Issues/Alternatives to Consider:

- **If the EDA needs to call a special meeting, how does the EDA By-Laws address changes to its meeting dates?**

The EDA By-Laws Section states that to hold a regular meeting at a different time, notice shall be given as required. Special meetings of the Authority may be called by the President, the Executive Director or any two members of the Board. The proposed action will fulfill this requirement.

Budgetary/Fiscal Issues: N/A

Recommendation:

The Executive Director of the Economic Development Authority recommends approval.

Attachments:

4.2A 2026 REGULAR EDA MEETING DATES

CITY OF BROOKLYN PARK

2026 REGULAR CITY COUNCIL, COUNCIL WORK SESSION, AND EDA MEETING DATES

Meetings begin at 6:00 p.m. – 1st four Mondays of the month

Brooklyn Park City Hall, 5200 85th Avenue North

Ph. 763-424-8000 Fax 763-493-8391

Note: CHANGES WERE MADE TO THE REGULAR SCHEDULE; ALL DATES ARE SUBJECT TO CHANGE

JANUARY	***FEBRUARY***	***MARCH***	***APRIL***
5 – Council 12 – Council 20 – EDA (Tues)* 26 – Council *Martin Luther King, Jr. Day - 19	2 – Council Work Session 9 – Council 17 – EDA (Tues)* 23 – Council *Presidents' Day - 16	2 – Council Work Session 9 – Council 16 – EDA 23 – Council 30 – 5th Monday – No Meeting	6 – Council Work Session 13 – Council 20 – EDA 27 – Council
MAY	***JUNE***	***JULY***	***AUGUST***
4 – Council Work Session 11 – Council 18 – EDA 26 – Council (Tues)* *Memorial Day Observed - 25	1 – Council Work Session 8 – Council 15 – EDA 22 – Council 29 – 5th Monday – No Meeting	~~6 – Council Work Session~~ *(Canceled)** 13 – Council 20 – EDA 27 – Council *July 4 Holiday Week	3 – Council/Commission Work Session ~~10 – Council~~ *(Canceled)** 17 – EDA 24 – Council 31 – 5th Monday – No Meeting *Primary Election Day - 11
SEPTEMBER	***OCTOBER***	***NOVEMBER***	***DECEMBER***
8 – Council Work Session (Tues)* 14 – Council 21 – EDA 28 – Council *Labor Day - 7	5 – Council Work Session 12 – Council 19 – EDA 26 – Council	~~2 – Council Work Session~~ *(Canceled)** 9 – Council Work Session 16 – Council 23 – EDA 30 – Council *Election Day - 2	7 – Council 14 – Council 21 – EDA ~~28 – Council~~ *(Canceled)** *Christmas Holiday Week Next meeting – Monday, Jan. 4, 2027
			PLEASE POST

City of Brooklyn Park
Request for EDA Action

Agenda Item:	4.3	**Meeting Date:**	January 20, 2026
Agenda Section:	Consent	**Prepared By:**	John Kinara, Housing and Redevelopment Coordinator
Resolution:	X	**Presented By:**	John Kinara, Housing and Redevelopment Coordinator
Attachments:	7		
Item:	Consider Approving the Development Agreement for River Walk Estates Homeowners' Association Inc Housing Improvement Area and a Budget Amendment to Allow Related Expenditures in the Amount of $225,000		

Executive Director's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION 2026-_____, APPROVING THE DEVELOPMENT AGREEMENT FOR RIVER WALK ESTATES HOMEOWNERS' ASSOCIATION INC HOUSING IMPROVEMENT AREA AND A BUDGET AMENDMENT TO ALLOW RELATED EXPENDITURES IN THE AMOUNT OF $225,000.

Overview:

The purpose of this request is to adopt a development agreement for River Walk Estates Housing Improvement Area (HIA) and approve a budget amendment to the HIA Loan Program to authorize related expenditures in the amount of $225,000. The establishment of an HIA requires a four-step process. The first step on November 24 was holding a public hearing on both the ordinance and fee resolution regarding the HIA. The second step was held on December 8 when the City Council adopted the second reading of the ordinance establishing the River Walk Estates Housing Improvement Area.

The third step was held on December 15, to adopt a fee resolution at the Brooklyn Park Economic Development Authority (EDA), enacting the ability to fund the project within an HIA using EDA funds. The Housing Improvement Area allows the City to establish and impose a Fee on the units within the Association to collect assessments to pay for the improvements. The fourth and final step tonight is adopting the development agreement at the EDA.

The Housing Improvement Act under Minnesota Statute Section 428A.11 to 428A.21 (the "HIA Act") was enacted to allow cities to establish "Housing Improvement Areas" (HIAs) to assist common interest communities, such as townhome associations, with a mechanism for financing housing improvements. The Statute allows the City to establish an HIA within which housing improvements are made and the costs of the improvements are paid on the whole or in part from fees imposed and then assessed against the units within the area. In September 2010, the City Council adopted the Housing Improvement Area Policy to provide guidance in the processing and reviewing of applicants requesting HIA financing.

Background:

The River Walk Estates Homeowners' Association consists of 24 units in 12 buildings located at 1200 - 1247 Dupont Lane North in Brooklyn Park. The buildings were constructed between 2002 and 2018. The Association is seeking a Housing Improvement Area loan from the Brooklyn Park Economic Development Authority in the amount of $200,000 to finance the common areas critical improvements identified by the Association's reserve study in 2024 while maintaining affordable monthly dues and avoiding the need for large special assessments.

These improvements are essential to preserve property values, protect the structural integrity of the homes, address drainage and safety concerns, and enhance the overall curb appeal of the community. Presently, the

foundations of the homes have deteriorated due to constant stagnating water, improper installation and/or missing gutters and lack of an efficient drainage system. The Association worked diligently with independent vendors to identify several deferred maintenance issues which includes gutters, proper drainage, clearing the retention basin and stucco painting.

The Board of Directors has spoken with the entire River Walk Estates community and the majority agree that without HIA financing, the association could face significant dues increases that would burden homeowners. especially, considering the rising cost of HOA insurance, and the effects this has on monthly HOA dues. With the HIA loan, the projects can be completed in a timely and equitable manner, with repayment distributed fairly across all owners through property tax special assessments.

In September 2025, River Walk Estates Homeowners Association applied in accordance with the HIA policy to establish an HIA for their Association. Staff reviewed the application and supporting documentation in consultation with Ehlers financial advisors as well as the EDA's Kennedy and Graven legal team. The submitted application had 16 yes petitions, 0 no petitions and 8 no responses indicating that about 67% of homeowners support the creation of the HIA. The EDA HIA policy requires a threshold of at least 50% support from homeowners.

During a 45-day veto period required by the HIA Act, owners may file an objection with the City Clerk before the effective date of the HIA Ordinance and Resolution. If 45 percent or more of the owners' object, the Ordinance or Fee Resolution will not be adopted. If the HIA Ordinance and Fee Resolution are approved, there will be a future EDA meeting to consider the approval of the development agreement.

Primary Issues/Alternatives to Consider:

What are the proposed property improvements?

The project will consist of common area improvements including the installation of gutters, proper drainage systems, clearing the retention basin, landscaping, housing units' foundation repairs and stucco painting.

The Association received several project bids that were competitively sourced. Better Yards, Sela, Get Fresh Paint and Ben and Eddies were ultimately selected for the project based on the reasonableness of their pricing levels and the completeness of their scopes of work required.

What are the terms of the loan and the proposed source of financing?

A 4% interest rate is proposed for a loan term of 10 years. The rate was set at the current rate the city established for special assessment projects. The source of funding for the project is the Home Improvement Area Revolving Loan Fund that was established in 2010.

How is the loan secured?

The HIA legislation allows the Economic Development Authority (EDA) as the Implementing Entity to impose the fees in the form of a special assessment to each housing unit. Under the HIA, if the taxes which include the prorated HIA fees are not paid, they will be assessed to the property. The annual assessment for each owner has been estimated at $1,146,69 based upon the estimated cost of the proposed improvements. A notice has been sent to each owner notifying them of the proposed Housing Improvement Area and the Estimated Fee.

What are the budgetary/ Fiscal Issues?

The source of funding for the project is the Home Improvement Area Revolving Loan Fund 511 that was established in 2010. The total development cost for the improvements is estimated at $225,000.00 based on the redevelopment costs and other soft fees associated with the project. The application fee to the EDA of $3,000 has been paid and will not be included in the loan. The total costs are allocated equally to each unit. The estimated Total Fee to be imposed on each housing unit in the HIA is approximately $9,375, or $1,146.69 annually inclusive of interest and fees. Sources and uses are summarized in Table 1.

Table 1

River Walk Estates Housing Improvement Area

Sources and Uses of Loan Funds
10-Year Term

Sources and Uses of Funds	
SOURCES OF FUNDS	
EDA Loan Funds	$225,000.00
Association Funds	$0.00
TOTAL	**$225,000.00**
USES OF FUNDS	
Common Costs	$200,000.00
Limited Common Costs	$0.00
Rebate of prepaids special assessments	$0.00
Total Project Costs	**$200,000.00**
Soft Costs	$25,000.00
Total Soft and Loan Costs	**$25,000.00**
TOTAL	**$225,000.00**
Term (years)	10
Average Coupon	4.00%
Semi-Annual Debt Service Payment	$13,760.26
Average Annual Debt Service	$27,520.52
Required Coverage (100%)	$27.520.52
Annual Dues Paid	**$27,520.52**
Breakdown of Soft Costs	
City Administrative Fees	$4,000.00
City Legal Fees (estimate)	$12,000.00
City Financial Advisor Fees (estimate)	$9,000.00
TOTAL	**$25,000.00**

Next Steps:

The process for establishment and deployment of an HIA is as follows:

November 24 - City Council meeting – public hearing on the establishment of the HIA (first reading of the ordinance and fee resolution).

December 8 - City Council meeting – the second reading and adoption of the HIA ordinance

December 15 - EDA meeting – the EDA considered and adopted a fee resolution regarding the assessment to property owners

January 20, 2026 - EDA meeting – approves a development agreement and associated loan budget to include the loan amount.

Recommendation:

The Executive Director of the EDA recommends approval.

Attachments:

4.3A RIVER WALK ESTATES HIA DEVELOPMENT AGREEMENT
4.3B RESOLUTION
4.3C RIVER WALK ESTATES FEE RESOLUTION
4.3D ORDINANCE – RIVER WALK ESTATES
4.3E LOCATION MAP
4.3F RIVER WALK ESTATES HOMEOWNERS' ASSOCIATION APPLICATION
4.3G HIA PUBLIC HEARING NOTICE

DEVELOPMENT AGREEMENT

between

BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY

and

River Walk Estates Homeowners Association

Dated: _____, 2026

This document was drafted by:
KENNEDY & GRAVEN, Chartered
150 S 5th St Ste 700
Minneapolis, MN 55402-1299
Telephone: (612) 337-9300

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EXHIBIT A	Description of Property
EXHIBIT B	Housing Improvements
EXHIBIT C	Disbursement Requisition of Association's Authorized Representative

DEVELOPMENT AGREEMENT

THIS AGREEMENT, made on or as of the ____ day of _____, 2026, by and between the Brooklyn Park Economic Development Authority, a public body corporate and politic (the "EDA"), established pursuant to Minnesota Statutes, Sections 469.090 to 469.1082, as amended (the "Act"), and River Walk Estates Homeowners Association, a Minnesota nonprofit corporation (the "Association").

WITNESSETH:

WHEREAS, the City of Brooklyn Park, Minnesota (the "City") is authorized under Minnesota Statutes, Sections 428A.11 through 428A.21, as amended (the "Act"), to establish by ordinance a housing improvement area within which housing improvements are made or constructed and the costs of the improvements are paid in whole or in part from fees imposed within the area; and

WHEREAS, by Ordinance No. 2025-1320 adopted December 8, 2025 (the "Enabling Ordinance"), the Council established the River Walk Estates Housing Improvement (the "Housing Improvement Area") in order to facilitate certain improvements to property described by the parcel identification numbers in **Exhibit A** attached hereto (the "Property"); and

WHEREAS, by Resolution No. 2025-38 adopted December 15, 2026 (the "Fee Resolution"), the EDA, as the implementing entity under the Ordinance, imposed a housing improvement fee on Housing Units (as hereinafter defined) in the Housing Improvement Area to finance certain housing improvements within the Housing Improvement Area; and

WHEREAS, prior to adoption of the Fee Resolution by the EDA, the Association submitted to the EDA a financial plan in accordance with the Act that provides for the Association to finance maintenance and operation of the common elements in the Association and a long-range plan to conduct and finance capital improvements therein; and

WHEREAS, the EDA believes that development of the improvements to the Property pursuant to this Agreement, and fulfillment generally of this Agreement, are in the vital and best interests of the City and health, safety, morals, and welfare of its residents, and in accord with the public purposes and provisions of the applicable State and local laws and requirements under which the Housing Improvement Area has been undertaken.

NOW, THEREFORE, in consideration of the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE I

Definitions

Section 1.1. Definitions. In this Agreement, unless a different meaning clearly appears from the context:

"Act" means Minnesota Statutes, Sections 428A.11 through 428A.21, as amended.

"Administrative Costs" means the costs of legal and fiscal consultants' fees, administration of this Agreement, administration of the Loan, city staff services, and inspection fees related to the Housing Improvements.

"Agreement" means this Development Agreement, as the same may be from time to time modified, amended, or supplemented.

"Association" means River Walk Estates Homeowners Association, a Minnesota nonprofit corporation, or its permitted successors and assigns.

"Association's Authorized Representative" means the Association President, Vice President, or Treasurer, or any successor designated by written notice from the Association to the EDA.

"Bonds" means any bond issued under Section 428A.16 of the Act to refund the Loan.

"City" means the City of Brooklyn Park, Minnesota.

"City Building Official" means the City's chief building inspector.

"Certificate of Completion" means the certification provided to the Association, pursuant to Section 4.4 of this Agreement.

"Completion Date" means the date of actual completion of the Housing Improvements as certified by the EDA's Authorized Representative pursuant to Section 4.4 hereof.

"Construction Contracts" means the construction contracts between the Association and the Contractors.

"Construction Manager" has the meaning provided in Section 4.3(b).

"Construction Plans" means the plans, specifications, drawings, and related documents on the construction work to be performed by the Association on the Property which shall be as detailed as the EDA may reasonably request to allow it to ascertain the nature and quality of the proposed construction work.

"Contractor" means any person, including subcontractors, who shall be engaged to work on, or to furnish materials and supplies for the Housing Improvements.

"Council" means the City Council of the City.

"County" means the County of Hennepin, Minnesota.

"Declaration" means the Association's Declaration of Covenants, Conditions and Restrictions, dated _____.

"Draw Request" means the form, substantially in the form set forth in **Exhibit C** attached hereto, which is submitted to the City when a disbursement is requested, and which is referred to in Section 3.5 hereof.

"Enabling Ordinance" means Ordinance No. 2025-1320 adopted by the Council on December 8, 2025, which establishes the Housing Improvement Area.

"EDA" means the Brooklyn Park Economic Development Authority.

"EDA's Authorized Representative" means the Executive Director, or a person designated in writing by the Executive Director.

"Event of Default" means an action by the Association listed in Article VII of this Agreement.

"Fee" means the housing improvement fee imposed on all Housing Units in the Housing Improvement Area pursuant to the Fee Resolution.

"Fee Resolution" means Resolution No. 2025-38 adopted by the EDA on December 15, 2025 which imposes the Fee.

"Fee Revenues" means all proceeds of the Fee payable to the City.

"Financial Plan" means the Financial Analysis Report prepared by Reserve Advisors, as amended annually pursuant to Section 6.3 hereof.

"Fiscal Year" means any year commencing January 1 and ending December 31.

"Housing Improvement Area" means the housing improvement area established by the Enabling Ordinance.

"Housing Improvements" means the improvements set forth in **Exhibit B** attached hereto, which represent a portion of the improvements described in the Enabling Ordinance.

"Housing Unit" means a Unit, as described in Minnesota Statutes, Chapter 515B or a Unit as described in the Declaration.

"Independent", when used with reference to an attorney, engineer, architect, certified public accountant, or other professional person, means a person who (i) is in fact independent, (ii) does not have any material financial interest in the Association or the transaction to which his or her certificate or opinion relates (other than the payment to be received for professional services rendered), and (iii) is not connected with the Association as an officer, director or employee.

"Inspecting Architect" means a professional representative hired by the Association for services in conjunction with enforcement of this Agreement.

"Loan" has meaning provided in Section 3.1 hereof.

"Management Consultant" means a person or entity experienced in the study and management of condominium housing and having a favorable reputation throughout the United States or the State of Minnesota for skill and experience in such work and, unless otherwise specified herein, retained, or employed by the Association and acceptable to the EDA whose acceptance shall not be unreasonably withheld.

"Maturity Date" means the date the Loan, and any Bonds issued to refund the Loan, have been fully repaid, defeased or redeemed in accordance with their terms which shall be not later than the final Payment Date on October 15, 2037.

"Payment Date" means each property tax payment due date on May 15 and October 15 commencing May 15, 2027 and continuing through the Maturity Date.

"Property" means the real property described in **Exhibit A** attached hereto.

"State" means the State of Minnesota.

"Unavoidable Delays" means delays beyond the reasonable control of the party seeking to be excused as a result thereof which are the direct result of strikes, other labor troubles, fire or other casualty to the Housing Improvements, litigation commenced by third parties which, by injunction or other similar judicial action, directly results in delays, or acts of any federal, state or local governmental unit (other than the EDA in exercising its rights under this Agreement) which directly result in delays. Unavoidable Delays shall not include delays in the Association's obtaining of permits or governmental approvals necessary to enable construction of the Housing Improvements by the dates such construction is required under Section 4.3 of this Agreement unless such approvals are within the sole control of the EDA.

ARTICLE II

Representations and Warranties

Section 2.1. Representations by the EDA. The EDA makes the following representations as the basis for the undertakings on its part herein contained:

(a) The EDA is a public body corporate and politic under the laws of the State and has the power to enter into this Agreement and carry out its obligations hereunder.

(b) The undertakings of the Housing Improvements are authorized by the Act.

(c) On November 24, 2025, after receipt of petitions by owners of more than 66% of the Housing Units in the Housing Improvement Area (which exceeds the requirement for owners of at least 50% of the housing units pursuant to Section 428A.12 of the Act) and due publication

and mailing of notice of hearing, the City Council of the City held a public hearing on the adoption of the Enabling Ordinance and the Fee Resolution.

(d) The periods for veto of both the Enabling Ordinance and the Fee Resolution have expired without objection by owners of at least 45% of the Housing Units in the Housing Improvement Area, all in accordance with the Act.

(e) There is no litigation pending or, to the best of its knowledge, threatened against the EDA relating to the Housing Improvements, to the making of the Loan, or questioning the powers or authority of the EDA under the Act, or questioning the corporate existence or boundaries of the City or the title of any of the present officers of the EDA to their respective offices.

(f) The execution, delivery and performance of this Agreement do not violate any agreement or any court order or judgment in any litigation to which the EDA is a party or by which it is bound.

Section 2.2. Representations and Warranties by the Association. The Association represents and warrants that:

(a) The Association is a nonprofit corporation, duly organized and in good standing under the laws of the State, is not in violation of any provisions of its articles of incorporation, bylaws, or the laws of the State, is duly authorized to transact business within the State, has power to enter into this Agreement and has duly authorized the execution, delivery, and performance of this Agreement by proper action of its board of directors.

(b) The Association will construct, operate, and maintain the Housing Improvements in accordance with the terms of this Agreement, the Financial Plan, and all local, State and federal laws and regulations (including, but not limited to, environmental, zoning, building code and public health laws and regulations, the City stormwater management plan and watershed district requirements).

(c) The Association has received no notice or communication from any local, state, or federal official that the activities of the Association, the City, or the EDA in the Housing Improvement Area may be or will be in violation of any environmental law or regulation (other than those notices or communications of which the EDA is aware). The Association is aware of no facts the existence of which would cause it to be in violation of or give any person a valid claim under any local, State, or federal environmental law, regulation or review procedure. The EDA and the Association understand and agree that the Housing Improvements, as described in **Exhibit B** attached hereto, are intended to improve certain physical conditions within the Housing Improvement Area, and that the Association makes no representations and warranties pursuant to this Section 2.2(c) regarding any conditions within the Housing Improvement Area or which may be discovered within the Housing Improvement Area, and which the Housing Improvements are intended to cure.

(d) The Association will cause the Housing Improvements to be constructed in accordance with all local, state, or federal energy-conservation laws or regulations.

(e) The Association will obtain, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely manner, all requirements of all applicable local, state, and federal laws and regulations which must be obtained or met before the Housing Improvements may be lawfully constructed.

(f) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in a breach of, the terms, conditions or provisions of any corporate restriction or any evidences of indebtedness, agreement or instrument of whatever nature to which the Association is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(g) Whenever any Event of Default occurs and if the City or the EDA shall employ attorneys, financial advisors or other consultants**,** or incur other expenses for the collection of payments due or to become due or for the enforcement of performance or observance of any obligation or agreement on the part of the Association under this Agreement, the Association agrees that it shall, within 10 days of written demand by the EDA pay to the EDA the reasonable fees of such attorneys, financial advisors or consultants, and such other expenses so incurred by the City or the EDA.

ARTICLE III

Internal Loan; Disbursement of Proceeds

Section 3.1. Internal Loan.

(a) In order to provide funds to defray the costs of the Housing Improvements, the EDA will make a Loan from funds legally available for such purposes, in the maximum principal amount of $225,000.00 (the "Loan"), which the parties agree and understand will be repaid from Fee Revenues. Proceeds of the Loan will be disbursed to pay costs of Housing Improvements incurred by the Association, all in accordance with this Article including without limitation, the EDA's internal fees and out of pocket costs in the amount $25,000. The Fee will be payable in accordance with the Fee Resolution and will include the advanced principal amount of the Loan allocated to each unit and interest at the annual rate of 4.0% on the amount of the Loan advanced from time to time pursuant to Draw Requests.

(b) Except as described in Section 3.8 (Administrative Costs) hereof, all Fee Revenues will be applied as repayment of the Loan and will be credited by the EDA to the fund from which the Loan was derived.

Section 3.2. Deposit of Funds by Association. If the EDA shall at any time in good faith determine that the principal amount of the Loan is less than the amount required to pay all costs and expenses of any kind which reasonably may be anticipated in connection with the completion of the Housing Improvements and shall thereupon send written notice thereof to the Association specifying the additional amount required to be deposited by the Association to provide sufficient funds to complete the Housing Improvements, the Association agrees that it will, within 10 calendar days of receipt of any such notice, deposit with the EDA the amount of funds specified

in the notice and hereby authorizes the EDA to disburse such funds prior to disbursement of any additional proceeds of the Loan.

Section 3.3. Conditions Precedent to Initial Disbursement. The obligation of the EDA to make any disbursement hereunder shall be subject to the condition precedent that the Association shall be in compliance with the conditions contained in Section 3.4 hereof and the further condition precedent that the EDA shall have received, on or before the date of such initial disbursement hereunder, the following:

(a) A copy of the Construction Plans, approved by the City Building Official in accordance with Section 4.2 hereof and in detail sufficient to enable the Association to authorize commencement of construction of the Housing Improvements, certified by the City Building Official and the Association;

(b) Copies of the Construction Contracts, and such other Association contracts as may be reasonably requested from time to time by the EDA;

(c) A sworn construction statement duly executed by the Contractors for the Housing Improvements showing estimates of all anticipated Contractors contract or subcontracts for specific portions of the work on the Housing Improvements and the amounts anticipated to become due each such Contractor, including all costs and expenses of any kind incurred and to be incurred in construction the Housing Improvements;

(d) A total project cost statement, incorporating estimates of the construction costs as shown on the sworn construction statement described in paragraph (c) above and setting forth all other costs and expenses of any kind anticipated to be incurred in completion of the Housing Improvements and sworn to by the Association to be a true, complete, and accurate account of all costs actually incurred and a reasonably accurate estimate of all costs to be incurred in the future;

(e) Copies of any licenses and permits which the EDA's Authorized Representative certifies as necessary and sufficient to construct the Housing Improvements, including all foundation and grading permits and building permits from time to time necessary for such construction.

Section 3.4. Further Conditions Precedent to All Disbursements. The obligation of the EDA to make the initial disbursement hereunder and each subsequent disbursement hereunder shall be subject to the condition precedent that the Association shall be in compliance with all conditions set forth in Section 3.3 hereof, and the further condition precedent that on the date of such disbursement:

(a) The EDA has received a written statement from the Association's Authorized Representative certifying with respect to each payment: (i) that none of the items for which the payment is proposed to be made has formed the basis for any payment theretofore made under this Article; (ii) that each item for which the payment is proposed to be made is or was necessary in connection with the Housing Improvements; and (iii) that following such proposed payment sufficient moneys will remain available from the Loan and any funds deposited by the Association under Section 3.2 to provide for payment in full of all remaining costs estimated to be incurred in order to complete the Housing Improvements. In the case of any contract providing for the

retention of a portion of the contract price, there shall be paid from the Loan proceeds only the net amount remaining after deduction of any such portion.

(b) No Event of Default under this Agreement or event which would constitute such an Event of Default but for the requirement that notice be given or that a period of grace or time elapse, shall have occurred and be continuing.

(c) No determination shall have been made by the EDA's Authorized Representative that the amount of undisbursed moneys, together with any amount of other funds deposited by the Association or to be deposited under Section 3.2 hereof, are insufficient to pay expenses of any kind which reasonably may be anticipated in connection with the completion of the Housing Improvements; or if such a determination has been made and notice thereof sent to the Association, the Association has deposited the necessary funds with the EDA in accordance with Section 3.2 hereof.

(d) The disbursement requirements set forth in Section 3.5 hereof have been satisfied.

(e) If requested by the EDA's Authorized Representative, the EDA shall be furnished with a statement of the Association and of any Contractor, in form and substance satisfactory to the EDA's Authorized Representative setting forth the names, addresses and amounts due or to become due as well as the amounts previously paid to every Contractor, person, firm or corporation furnishing materials or performing labor entering into the construction of any part of the Housing Improvements.

(f) No license or permit necessary for the construction of the Housing Improvements shall have been revoked or the issuance thereof subjected to challenge before any court or other governmental authority having or asserting jurisdiction thereover.

Section 3.5. Requests for Disbursement.

(a) Whenever the Association desires a disbursement to be made, which shall be no more often than monthly, the Association shall submit to the EDA a Draw Request in substantially the form attached as **Exhibit C** hereto, duly executed on behalf of the Association, setting forth the information requested therein. Each Draw Request shall be limited to amounts equal to (I) the total of such costs actually incurred and owing (or previously paid) by the Association to the date of such Draw Request for work performed on and materials used in the Housing Improvements and materials and equipment not incorporated in the Property, but delivered to and suitably stored at the Property, less (II) a retainage of 5%, but (III) at all times not to exceed the maximum principal amount of the Loan less prior disbursements. Notwithstanding anything herein to the contrary, no disbursements for materials stored at the Property will be authorized unless the Association shall provide adequate security for such storage. Each Draw Request shall constitute a representation and warranty by the Association that all representations and warranties set forth in this Agreement are true and correct as of the date of such Draw Request.

(b) At the time of submission of each Draw Request, the Association shall submit the following to the EDA's Authorized Representative:

(i) A written lien waiver from each Contractor for work done and materials supplied by it which were paid for pursuant to the next preceding Draw Request.

(ii) Such other supporting evidence as may be requested by the EDA to substantiate all payments which are to be made out of the relevant Draw Request and/or to substantiate all payments then made with respect to the Housing Improvements.

(c) If on the date a disbursement is desired, the Association has performed all of its agreements and complied with all requirements theretofore to be performed or complied with hereunder, including satisfaction of all applicable conditions precedent contained in Article III hereof, upon approval by the Council the EDA's Authorized Representative shall make a disbursement to the Association in the amount of the requested disbursement, or such lesser amount as shall be approved. Disbursement to pay costs of the Construction Manager are subject to the limitation described in Section 4.3(b) hereof.

Section 3.6. Conditions Precedent to the Final Disbursement. The making of the final disbursement of Loan proceeds by the EDA shall be subject to the condition precedent that the Association shall be in compliance with all conditions set forth in Sections 3.3 through 3.5 hereof and, further, that the following conditions shall have been satisfied prior to the Completion Date:

(a) The Housing Improvements have been substantially completed in accordance with the Construction Plans and Article IV hereof, and the EDA shall have received a certificate of completion from the Association's Authorized Representative and the City Building Official, certifying that to the best of their knowledge (i) work on the Housing Improvements has been completed in accordance with the Construction Plans and all other labor, services, materials and supplies used in such work have been paid for; (ii) the completed Housing Improvements conform with all applicable building laws and regulations of the governmental authorities having jurisdiction over the Housing Improvements; and (iii) lien waivers submitted to the EDA under Section 3.5(b) cover all labor, services materials and supplies in connection with the Housing Improvements.

(b) The EDA's Authorized Representative shall have received satisfactory evidence that all work requiring inspection by municipal or other governmental authorities having jurisdiction has been duly inspected and approved by such authorities and by the bureau, corporation or office having jurisdiction, and that all requisite certificates of occupancy and other approvals have been issued.

(c) The EDA's Authorized Representative shall have received a lien waiver from each Contractor for all work done and for all materials furnished by it for the Housing Improvements.

Section 3.7. Waiver. The EDA's Authorized Representative may, in his or her sole discretion, without notice to or consent from any other party, waive any or all conditions for disbursement set forth in this Article. However, the making of any disbursement prior to fulfillment of any condition therefore shall not be construed as a waiver of such condition, and the EDA's Authorized Representative shall have the right to require fulfillment of any and all such conditions prior to authorizing any subsequent disbursement.

Section 3.8. Administrative Costs. The EDA may at any time (and without regard to the other procedures in this Article) advance or disburse proceeds of the Loan in the amount of $25,000.00 to pay or reimburse itself for the EDA's internal fees and out of pocket costs and such amounts are deemed to be part of the Loan.

ARTICLE IV

Construction of Housing Improvements

Section 4.1. Construction of Housing Improvements. The Association agrees that it will construct the Housing Improvements on the Property in accordance with the approved Construction Plans and at all times prior to the Maturity Date will operate and maintain, preserve, and keep the Housing Improvements or cause the Housing Improvements to be maintained, preserved, and kept with the appurtenances and every part and parcel thereof, in good repair and condition, all in accordance with Article VI hereof.

Section 4.2. Construction Plans.

(a) Before the EDA makes any disbursements of Loan proceeds under Article III, the Association shall submit the Construction Plans to the City Building Official, who shall review such plans on behalf of the EDA. The Construction Plans shall provide for the construction of the Housing Improvements and shall be in conformity with this Agreement, and all applicable State and local laws and regulations. The City Building Official will approve the Construction Plans in writing if: (i) the Construction Plans conform to the terms and conditions of this Agreement; (ii) the Construction Plans conform to all applicable federal, state, and local laws, ordinances, rules, and regulations; (iii) the Construction Plans are adequate to provide for construction of the Housing Improvements; and (iv) no Event of Default has occurred. No approval by the City Building Official shall relieve the Association of the obligation to comply with the terms of this Agreement, applicable federal, state, and local laws, ordinances, rules, and regulations, or to construct the Housing Improvements in accordance therewith. No approval by the City Building Official shall constitute a waiver of an Event of Default. If approval of the Construction Plans is requested by the Association in writing at the time of submission, such Construction Plans shall be deemed approved unless rejected in writing by the City Building Official, in whole or in part. Such rejections shall set forth in detail the reasons therefore and shall be made within 30 days after the date of their receipt by the City Building Official. If the City Building Official rejects any Construction Plans in whole or in part, the Association shall submit new or corrected Construction Plans within 30 days after written notification to the Association of the rejection. The provisions of this Section relating to approval, rejection and resubmission of corrected Construction Plans shall continue to apply until the Construction Plans have been approved by the City Building Official. The City Building Official's approval shall not be unreasonably withheld. Said approval shall constitute a conclusive determination that the Construction Plans (and the Housing Improvements, constructed in accordance with said plans) comply to the City Building Official's satisfaction with the provisions of this Agreement relating thereto.

(b) If the Association desires to make any material change in the Construction Plans after their approval by the City Building Official, the Association shall submit the proposed change to the City Building Official for approval. For the purposes of this Section, a "material change" means any change that (i) increases or decreases the total cost of the Housing Improvements by more than

$10,000 or (ii) involves any change in construction materials or design that reasonably requires review for compliance with state and local laws and regulations. If the Construction Plans, as modified by the proposed change, conform to the requirements of this Section 4.2 of this Agreement with respect to such previously approved Construction Plans, the City Building Official shall approve the proposed change and notify the Association in writing of its approval. Such change in the Construction Plans shall, in any event, be deemed approved by the City Building Official unless rejected, in whole or in part, by written notice by the City Building Official to the Association, setting forth in detail the reasons therefor. Such rejection shall be made within 10 days after receipt of the notice of such change. The City Building Official's approval of any such change in the Construction Plans will not be unreasonably withheld.

Section 4.3. Completion of Construction.

(a) Subject to Unavoidable Delays, the Association shall complete the construction of the Housing Improvements by [date]. All work with respect to the Housing Improvements to be constructed or provided by the Association on the Property shall be in conformity with the Construction Plans as submitted by the Association and approved by the EDA.

(b) Prior to commencement of construction, the Association may retain a professional construction manager ("Construction Manager") to supervise construction of the Housing Improvements. Before executing a contract with the Construction Manager, the Association shall submit the name of entity and a proposed scope of work and budget. The EDA's Authorized Representative shall, within 10 days after receipt, approve the Construction Manager and the scope of work or provide reasons for rejection. The maximum amount the EDA will disburse from proceeds of the Loan for services of the Construction Manager is 5% of the hard Housing Improvements costs as described in **Exhibit B**.

(c) The Association agrees for itself, its successors and assigns, and every successor in interest to the Property, or any part thereof, that the Association, and such successors and assigns, shall promptly begin and diligently prosecute to completion the construction of the Housing Improvements thereon, and that such construction shall in any event be commenced and completed within the period specified in this Section 4.3 of this Agreement. Until construction of the Housing Improvements has been completed, the Association shall make reports, in such commercially reasonable detail and at such times as may reasonably be requested by the EDA as to the actual progress of the Association with respect to such construction.

Section 4.4. Certificate of Completion. (a) Promptly after substantial completion of the Housing Improvements in accordance with those provisions of the Agreement relating solely to the obligations of the Association to construct the Housing Improvements (including the dates for beginning and completion thereof), the EDA will furnish the Association with an appropriate instrument so certifying. Such certification by the EDA shall be a conclusive determination of satisfaction and termination of the agreements and covenants in the Agreement with respect to the obligations of the Association, and its successors and assigns, to construct the Housing Improvements and the dates for the beginning and completion thereof. Such certification and such determination shall not constitute evidence of compliance with or satisfaction of any obligation of the Association under Article VI hereof.

(b) The certificate provided for in this Section 4.4 of this Agreement shall be in such form as will enable it to be recorded in the proper office for the recordation of deeds and other

instruments pertaining to the Property. If the EDA shall refuse or fail to provide any certification in accordance with the provisions of this Section 4.4 of this Agreement, the EDA shall, within 30 days after written request by the Association, provide the Association with a written statement, indicating in adequate detail in what respects the Association has failed to complete the Housing Improvements in accordance with the provisions of the Agreement, or is otherwise in default, and what measures or acts it will be necessary, in the opinion of the EDA, for the Association to take or perform in order to obtain such certification.

(c) The construction of the Housing Improvements shall be deemed to be substantially completed as determined by the City Building Official, who may execute the certificate of completion on behalf of the EDA.

ARTICLE V

Insurance

Section 5.1. Insurance.

(a) The Association will provide and maintain or cause to be provided and maintained at all times during the process of constructing the Housing Improvements an All Risk Broad Form Basis Insurance Policy and, from time to time during that period, at the request of the EDA, furnish the EDA with proof of payment of premiums on policies covering the following:

(i) In lieu of a Builder's Risk Policy, a Contractors' Installation Floater Policy which includes an endorsement covering construction of the Housing Improvements up to $500,000 at any one time during construction, based on the provided work schedule that no more than $250,000 of materials will be on site at any given time. The Policy will name the City, the EDA, and the Association as additional insured. The interest of the City and the EDA shall be protected in accordance with a clause in form and content satisfactory to the EDA;

(ii) During construction of the Housing Improvements the Association shall maintain, or cause to be maintained, at its cost and expense, insurance against loss and/or damage to the Property and the Housing Improvements under a policy or policies covering such risks as are ordinarily insured against by similar condominium associations and that names the City and the EDA as an additional insured. The interest of the City and the EDA shall be protected in accordance with a clause in form and content satisfactory to the EDA;

(iii) Comprehensive general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations and contractual liability insurance) together with an Owner's Contractor's Policy with limits against bodily injury and property damage of not less than $1,000,000 for each occurrence (to accomplish the above- required limits, an umbrella excess liability policy may be used) and that names the City, and the EDA as an additional insured thereunder; and

(iv) Workers' compensation insurance provided by all Contractors.

(b) Upon completion of construction of the Housing Improvements and prior to the Maturity Date, the Association shall maintain, or cause to be maintained, at its cost and expense, at the request of the EDA but no more often than annually shall furnish proof of the payment of premiums on, insurance as follows:

(i) Insurance against loss and/or damage to the Property and the Housing Improvements under a policy or policies covering such risks as are ordinarily insured against by similar condominium associations, and that names the City and EDA as an additional insured.

(ii) Comprehensive general public liability insurance, including personal injury liability (with employee exclusion deleted), against liability for injuries to persons and/or property, in the amount for each occurrence and for each year of $1,000,000 for each occurrence (to accomplish the above- required limits, an umbrella excess liability policy may be used) and that names the City and EDA as additional insureds thereunder.

(iii) Such other insurance, including workers' compensation insurance respecting all employees of the Association, in such amount as is customarily carried by like organizations engaged in like activities of comparable size and liability exposure; provided that the Association may be self-insured with respect to all or any part of its liability for workers' compensation.

(c) All insurance required in Article V of this Agreement shall be taken out and maintained in responsible insurance companies selected by the Association which are authorized under the laws of the State to assume the risks covered thereby. Upon request, the Association will deposit annually with the EDA policies evidencing all such insurance, or a certificate or certificates or binders of the respective insurers stating that such insurance is in force and effect. Unless otherwise provided in this Article V of this Agreement each policy shall contain a provision that the insurer shall not cancel nor modify it in such a way as to reduce the coverage provided below the amounts required herein without giving written notice to the Association and the EDA at least 30 days before the cancellation or modification becomes effective. In lieu of separate policies, the Association may maintain a single policy, blanket or umbrella policies, or a combination thereof, having the coverage required herein, in which event the Association shall deposit with the EDA a certificate or certificates of the respective insurers as to the amount of coverage in force upon the Housing Improvements.

(d) The Association agrees to notify the EDA immediately in the case of damage exceeding $100,000 in amount to, or destruction of, the Property, the Housing Improvements or any portion thereof resulting from fire or other casualty. In such event the Association will forthwith repair, reconstruct, and restore the Housing Improvements to substantially the same or an improved condition or value as it existed prior to the event causing such damage and, to the extent necessary to accomplish such repair, reconstruction and restoration, the Association will apply the Net Proceeds of any insurance relating to such damage received by the Association to the payment or reimbursement of the costs thereof.

The Association shall complete the repair, reconstruction and restoration of the Housing Improvements and the Property, whether or not the Net Proceeds of insurance received by the

Association for such purposes are sufficient to pay for the same. Any Net Proceeds remaining after completion of such repairs, construction and restoration shall be the property of the Association.

(e) The Association and the EDA agree that all of the insurance provisions set forth in this Article V shall terminate upon the earlier of the Maturity Date or termination of this Agreement.

ARTICLE VI

Special Covenants

Section 6.1. No Warranty of Condition or Suitability, Indemnification.

(a) The EDA does not make any warranty, either express or implied, as to the design or capacity of the Housing Improvements, as to the suitability for operation of the Housing Improvements or that they will be suitable for the Association's purposes or needs. The Association releases the City and EDA from, agrees that the City and the EDA shall not be liable for, and agrees to hold the City, its Council, the EDA, its Board, and their officers and employees, harmless against, any claim, cause of action, suit or liability for any loss or damage to property or any injury to or death of any person that may be occasioned by any cause whatsoever pertaining to the Housing Improvements or the Property or the use thereof, except for those that arise from the willful misconduct of the City and the EDA.

(b) The Association further agrees to indemnify and hold harmless the City, the EDA, their officers and employees against any and all losses, claims, damages or liability to which the City, the EDA, their officers and employees may become subject under any law arising out of any act, omission, representation or misrepresentation of the Association in connection with the Loan and the carrying out of the transactions contemplated by this Agreement, and to reimburse the City, the EDA their officers and employees for any out-of-pocket legal and other expenses (including reasonable counsel fees) incurred by the City, the EDA, their officers and employees, in connection with investigating any such losses, claims, damages or liabilities or in connection with defending any actions relating thereto. The City agrees, at the request and expense of the Association, to cooperate in the making of any investigation in defense of any such claim and promptly to assert any or all of the rights and privileges and defenses which may be available to the City and the EDA. The provisions of this Section shall survive the Maturity Date.

(c) All covenants, stipulations, promises, agreements, and obligations of the EDA contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the EDA and not of any governing body member, officer, agent, servant or employee of the City or the EDA in the individual capacity thereof.

Section 6.2. Financial Statements. The Association agrees to furnish to the EDA, by no later than August 15 of each year, commencing August 15, 2026 and until the later of the Maturity Date or the date all excess Fee Revenues and fund balances, if any, have been expended in accordance with Section 3.8 hereof, a copy of the annual audited financial statements of the Association for the preceding Fiscal Year, including a balance sheet and operating statements, audited by an Independent certified public accountant. Such financial statements shall be accompanied by a separate written statement from such Independent certified public accountant

preparing such report that such Independent accountant has obtained no knowledge of any default by the Association in the fulfillment of any of the terms, covenants, provisions or conditions of this Agreement or if such accountant shall have obtained knowledge of any such default the accountant shall disclose in such statement the default and the nature thereof, but such accountant shall not be liable directly or indirectly to any party for failure to obtain knowledge of any default. The Association and the EDA agree and understand that compliance with this Section constitutes compliance with Section 6.01 of the Enabling Ordinance.

Section 6.3. Financial Plan; Annual Reports. The Association agrees to furnish to the EDA, by no later than August 15 of the year following each of Fiscal Years described below:

(a) in 2026 and every year thereafter until the Maturity Date, an updated Financial Plan for the Property prepared by a Management Consultant or another property management professional acceptable to the EDA, in substantially the form of the Financial Plan and providing plans for capital improvements to the Property through the Maturity Date;

(b) in 2026 and every other year thereafter until the Maturity Date, a written report by an Independent engineer or another property management professional acceptable to the EDA, describing the physical condition of the Property and the Housing Improvements as of the end of the preceding Fiscal Year, with detail sufficient to enable the EDA to evaluate adequacy of compliance with the Association's obligations under this Agreement.

Section 6.4. Records and Inspection. The Association shall maintain (i) copies of federal, state, municipal and other licenses and permits obtained by the Association relating to the operation of the Property and the Housing Improvements, (ii) financial books and records reflecting the operations of the Property and the Housing Improvements, and (iii) all other documents, instruments, reports and records required by any provision of this Agreement or the Financial Plan or by law relating to the Property or the affairs of the Association. The EDA shall have the right to inspect all such materials, except any materials made private or confidential by federal or state law or regulation, and the Property at all reasonable times and to make such copies and extracts as it may desire. At the request of the EDA the Association shall furnish to the EDA, at the Association's expense, a copy of any such materials which are required by the EDA in the performance of its duties under this Agreement, the Enabling Ordinance, the Fee Resolution, or the Act.

Section 6.5. Association to Maintain its Existence; Conditions Under Which Exceptions Permitted. The Association agrees that, until the Maturity Date, it will maintain its existence as a nonprofit corporation under the laws of Minnesota; will not dissolve or otherwise dispose of all or substantially all of its assets; and will not consolidate with or merge into another corporation or permit one or more other corporations to consolidate with or merge into it.

Section 6.6. Prohibition Against Assignment of Agreement. The Association represents and agrees that prior to the Maturity Date the Association has not made or created and will not make or create or suffer to be made or created any total or partial sale, assignment, conveyance, or any trust or power, or transfer in any other mode or form of or with respect to the Association's rights, interests or obligations under this Agreement or any part thereof, or any contract or agreement to do any of the same, without the prior written approval of the EDA.

Section 6.7. Notice of Fee Upon Transfer of Housing Units. The Association agrees that it will use its best efforts to ensure that owners of each Housing Unit upon which a Fee is imposed under the Fee Resolution provide notice of the Fee to prospective buyers or transferees upon any sale or transfer of the Housing Unit and cause the outstanding Fee for such unit to be prepaid upon any sale or transfer of such Housing Unit. Such efforts by the Association shall include, but are not limited to (i) ensuring that Housing Unit owners include a description of the Fee in each disclosure certificate provided to the purchaser as required under Minnesota Statutes, Section 515B.4-107 or any successor statute, and (ii) requesting and then providing to a prospective purchaser, at least 30 days prior to the proposed sale or transfer date, a payoff statement from the EDA providing the amount remaining outstanding for the individual unit of the original per unit amount of $9,375 plus accrued interest at the rate of 4.00% accruing from February 28, 2026 through the date of the sale, as determined by the EDA in its sole discretion.

ARTICLE VII

Events of Default

Section 7.1. Events of Default Defined. The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean, whenever it is used in this Agreement (unless the context otherwise provides), any failure by any party to observe or perform any covenant, condition, obligation, or agreement on its part to be observed or performed hereunder.

Section 7.2. Remedies on Default. Whenever any Event of Default referred to in Section 7.1 of this Agreement occurs, the EDA may exercise its rights under this Section 7.2 after providing 30 days written notice to the defaulting party of the Event of Default, but only if the Event of Default has not been cured within said 30 days or, if the Event of Default is by its nature incurable 30 days, the Association not provide assurances reasonably satisfactory to the EDA that the Event of Default will be cured and will be cured as soon as reasonably possible:

(a) Suspend its performance under the Agreement until it receives assurances that the Association will cure its default and continue its performance under the Agreement.

(b) Take whatever action, including legal, equitable or administrative action, which may appear necessary or desirable to collect any payments due under this Agreement, or to enforce performance and observance of any obligation, agreement, or covenant under this Agreement.

Section 7.3. No Remedy Exclusive. No remedy herein conferred upon or reserved to the EDA is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the EDA to exercise any remedy reserved to it, it shall not be necessary to give notice, other than such notice as may be required in this Article VII.

Section 7.4. No Additional Waiver Implied by One Waiver. In the event any agreement contained in this Agreement should be breached by the Association and thereafter waived by the

EDA, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous, or subsequent breach hereunder.

ARTICLE VIII

Additional Provisions

Section 8.1. Conflict of Interests; City and EDA Representatives Not Individually Liable. The EDA and the Association, to the best of their respective knowledge, represent and agree that no member, official, or employee of the City or the EDA shall have any personal interest, direct or indirect, in the Agreement, nor shall any such member, official, or employee participate in any decision relating to the Agreement which affects his or her personal interests or the interests of any corporation, partnership, or association in which he or she is, directly or indirectly, interested. No member, official, or employee of the City of the EDA shall be personally liable to the Association, or any successor in interest, in the event of any default or breach by the EDA or for any amount which may become due to the Association or successor or on any obligations under the terms of the Agreement.

Section 8.2. Equal Employment Opportunity. The Association, for itself and its successors and assigns, agrees that during the construction of the Housing Improvements provided for in the Agreement it will comply with all applicable federal, state, and local equal employment and non-discrimination laws and regulations.

Section 8.3. Provisions Not Merged With Deed. None of the provisions of this Agreement are intended to or shall be merged by reason of any deed transferring any interest in the Property and any such deed shall not be deemed to affect or impair the provisions and covenants of this Agreement.

Section 8.4. Titles of Articles and Sections. Any titles of the several parts, Articles, and Sections of the Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 8.5. Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand, or other communication under the Agreement by either party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally; and

(a) in the case of the Association, is addressed to or delivered personally to the Association at [Address], Attn: [Name of Contact]; and

(b) in the case of the EDA, is addressed to or delivered personally to the EDA at Brooklyn Park Economic Development Authority, 5200 85th Avenue N., Brooklyn Park, Minnesota, 55443, Attn: Executive Director;

or at such other address with respect to either such party as that party may, from time to time, designate in writing and forward to the other as provided in this Section.

Section 8.6. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 8.7. Recording. Either party may record this Agreement and any amendments thereto with the Hennepin County Recorder or Registrar of Titles. The Association shall pay all costs for recording.

Section 8.8 Binding Effect. This Agreement shall inure to the benefit of and shall be binding upon the EDA and the Association and their respective successors, heirs, and assigns.

Section 8.9. Amendment. This Agreement may be amended only by written agreement of the parties hereto.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the EDA has caused this Agreement to be duly executed in its name and behalf and its seal to be hereunto duly affixed and the Association has caused this Agreement to be duly executed in its name and behalf on or as of the date first above written.

BROOKLYN PARK ECONOMIC
DEVELOPMENT AUTHORITY

By _____
Its Executive Director

STATE OF MINNESOTA)
) SS.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this___day of _____ 2026, by Tim Gladhill, the Executive Director of the Brooklyn Park Economic Development Authority, a Minnesota public body corporate and politic, on behalf of the EDA.

_____
Notary Public

RIVER WALK ESTATES HOMEOWNERS ASSOCIATION

By _____
[Name]
Its [Title]

STATE OF MINNESOTA)
) SS.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this_____day of _____ 2026, by [Name], the [Title] of River Walk Estates Homeowners Association., a Minnesota nonprofit corporation, on behalf of the corporation.

_____
Notary Public

EXHIBIT A

DESCRIPTION OF PROPERTY

Parcel Number	House Number	Address
1311921330096	1200	Dupont Lane North
1311921330073	1203	Dupont Lane North
1311921330095	1204	Dupont Lane North
1311921330074	1207	Dupont Lane North
1311921330094	1208	Dupont Lane North
1311921330075	1211	Dupont Lane North
1311921330093	1212	Dupont Lane North
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1311921330082	1239	Dupont Lane North
1311921330086	1240	Dupont Lane North
1311921330083	1243	Dupont Lane North
1311921330085	1244	Dupont Lane North
1311921330084	1247	Dupont Lane North

EXHIBIT B

HOUSING IMPROVEMENTS

AS REFERENCED IN THE ENABLING ORDINANCE

1. Installing Gutters
2. Installing Drainage Systems
3. Clearing Retention Basin
4. Foundation Repair
5. Stucco Painting

Together with:

(a) all costs of architectural and engineering services, overhead, and all similar soft costs in connection with the activities described above, including without limitation costs of the Construction Manager in an amount of up to 5% of the costs listed as Item Nos. 1-4 above;

(b) all administration, legal and consultant costs in connection with the Housing Improvement Area; and

(c)costs of financing the Housing Improvements under the Act (including the $25,000.00 fee payable to the EDA as referenced in Section 3.1(a)).

EXHIBIT C

DISBURSEMENT REQUISITION OF

ASSOCIATION'S AUTHORIZED REPRESENTATIVE

TO: Brooklyn Park Economic Development
Authority 5200 85th Avenue North
Brooklyn Park, Minnesota, 55443
Attn: Executive Director

DISBURSEMENT DIRECTION

The undersigned Authorized Representative of River Walk Estates Homeowners Association, a Minnesota nonprofit corporation (the "Association"), and the undersigned Construction Manager retained by the Association, hereby authorizes and requests you to disburse proceeds of the Loan pursuant to the Development Agreement between the BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY and RIVER WALK ESTATES HOMEOWNERS ASSOCIATION, dated as of _____, 2026 (the "Agreement"), in the following amount to the following person and for the following proper Housing Improvements cost and purpose:

1. Amount: $_____
2. Payee: River Walk Estates Homeowners Association
3. Purpose: Common interest improvements that include Installing Gutters; Installing Drainage Systems; Clearing Retention Basin; Foundation Repair; and Stucco Painting; all as set forth in the details attached to the Agreement as Exhibit B.

all as defined and provided in said Agreement. The undersigned further certifies that (i) none of the items for which payment is proposed to be made has formed the basis for any payment theretofore made from proceeds of the Loan under the Agreement, and (ii) each item for which the payment is proposed to be made is or was necessary in connection with the Housing Improvements, and (iii) the remaining amount of the Loan proceeds, together with any other funds deposited by the Association under Section 3.2 of the Agreement, following this disbursement is currently estimated to be sufficient to pay all future costs of Housing Improvements.

Dated: _____

RIVER WALK ESTATES HOMEOWNERS ASSOCIATION

By _____
Association's Authorized Representative

CONSTRUCTION MANAGER

By_____
Its _____

THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF BROOKLYN PARK

RESOLUTION NO. 2026-_____

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN HIA DEVELOPMENT AGREEMENT WITH RIVER WALK ESTATES HOMEOWNERS ASSOCIATION AND A BUDGET AMENDMENT IN CONNECTION THEREWITH IN THE AMOUNT OF UP TO $225,000

WHEREAS, the City of Brooklyn Park, Minnesota (the "City") is authorized under Minnesota Statutes, Sections 428A.11 to 428A.21, as amended (the "Housing Improvement Act"), to establish by ordinance a housing improvement area within which housing improvements are made or constructed and the costs of such improvements are paid in whole or in part from fees imposed within the area;

WHEREAS, by Ordinance No. 2025-1320 adopted December 8, 2025 (the "Enabling Ordinance"), the City Council of the City established the River Walk Estates Housing Improvement Area (the "Riverwalk Estates HIA") in order to facilitate certain improvements to property known as the "River Walk Estates"," and designated the Brooklyn Park Economic Development Authority (the "EDA") as the implementing entity, all in accordance with the Housing Improvement Act;

WHEREAS, by Resolution No. 2025–[__] adopted December 15, 2025 (the "Fee Resolution") the EDA imposed a housing improvement fee on housing units in the River Walk Estates HIA in order to finance certain "Housing Improvements" (as defined in the Enabling Ordinance) in the River Walk Estates HIA;

WHEREAS, the EDA and the River Walk Estates Homeowners' Association (the "Association") have negotiated that certain Development Agreement (the "Development Agreement"), setting out the respective obligations of the EDA and the Association regarding the improvements and the payment of fees in connection with the River Walk Estates HIA; and

WHEREAS, the EDA has determined that it is necessary to amend its general fund budget to provide for the Loan (as defined in the Agreement) in the amount of up to $225,000.00 to finance the Housing Improvements and related costs.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners (the "Board") of the Brooklyn Park Economic Development Authority (the "EDA"), that:

1. Subject to a determination by the City Clerk that there have not been filed with the City Clerk objections to the Enabling Ordinance, prior to its effective date on January 22, 2026, or the Fee Resolution, prior to its effective date on January 29, 2026, from at least 45% of unit owners in accordance with the Housing Improvement Act, the EDA hereby approves the Development Agreement in substantially the form presented to the Board, together with any related documents necessary in connection therewith, including without limitation all documents or certifications referenced in or attached to the Development Agreement (collectively, the "HIA Documents") and hereby authorizes the Executive Director to negotiate the final terms thereof and, in the Executive Director's discretion and at such time as the Executive Director may deem appropriate, to execute the HIA Documents on behalf of the EDA, and to carry out, on behalf of

the EDA, the EDA's obligations thereunder when all conditions precedent thereto have been satisfied.

2. The approval hereby given to the HIA Documents includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by legal counsel to the EDA and by the officers authorized herein to execute said documents prior to their execution; and said officers are hereby authorized to approve said changes on behalf of the EDA. The execution of any instrument by the appropriate officers of the EDA herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof. This Resolution shall not constitute an offer and the HIA Documents shall not be effective until the date of execution thereof as provided herein.

3. In the event of absence or disability of the officers, any of the documents authorized by this Resolution to be executed may be executed without further act or authorization of the Board by any duly designated acting official, or by such other officer or officers of the Board as, in the opinion of the legal counsel to the EDA, may act in their behalf. Upon execution and delivery of the HIA Documents, the officers and employees of the EDA are hereby authorized and directed to take or cause to be taken such actions as may be necessary on behalf of the EDA to implement the HIA Documents.

4. The authority to approve, execute and deliver future amendments to the HIA Documents is hereby delegated to the Executive Director, subject to the following conditions: (a) such amendments or consents do not materially adversely affect the interests of the EDA; (b) such amendments or consents do not contravene or violate any policy of the EDA, or applicable provision of law; and (c) such amendments or consents are acceptable in form and substance to the counsel retained by the EDA to review such amendments. The authorization hereby given shall be further construed as authorization for the execution and delivery of such certificates and related items as may be required to demonstrate compliance with the agreements being amended and the terms of this Resolution. The execution of any instrument by the Executive Director shall be conclusive evidence of the approval of such instruments in accordance with the terms hereof. In the absence of the Executive Director any instrument authorized by this paragraph to be executed and delivered may be executed by the officer of the EDA authorized to act in his or her place and stead.

5. The Board hereby determines that the execution and performance of the HIA Documents will help realize the public purposes of the Housing Improvement Act

6. The EDA hereby authorizes an amendment to its budget in the amount of up to $403,055.00 for the Loan (as defined in the Agreement) to finance the Housing Improvements and related costs in accordance with the Agreement.

City of Brooklyn Park Financial Analysis

Brooklyn Park
Unique. United. Undiscovered.

City Council Meeting Date: 1/20/2025

RFCA Title: Approve Development Agreement for River Walk Estates Homeowners Association Inc

Agenda Section/Number: 4.3B

Fiscal Analysis/Explanation for Budget Amendment:

Consider Approving the Development Agreement for River Walk Estates Homeowners' Association Inc Housing Improvement Area and a Budget Amendment to Allow Related Expenditures in the Amount of $225,000.

Changes to the GENERAL LEDGER Budget

Financing Changes

Fund	Revenue Classification	Description	Current Budget	Changes	Amended Budget
EDA HIA Program	Special Assessments	Special Assessment	$ 154,467.00	$ -	$ 154,467.00
EDA HIA Program	Use of Fund Balance	Use of Fund Balance	$ -	$ 71,757.00	$ 71,757.00
		Total	$ 154,467.00	$ 71,757.00	$ 226,224.00

Spending Changes

Fund	Expense Classification	Description	Current Budget	Changes	Amended Budget
EDA HIA Program	Contractual Services	Other Contractual Services	$ 1,224.00	$ -	$ 1,224.00
EDA HIA Program	Other Charges	Developer Loan	$ -	$ 225,000.00	$ 225,000.00
		Total	$ 1,224.00	$ 225,000.00	$ 226,224.00

MEMORANDUM

DATE: December 19, 2025

TO: Homeowners and Residents, River Walk Estates Homeowners Association

FROM: City of Brooklyn Park

SUBJECT: River Walk Estates Housing Improvement Area Fee Resolution

---

Overview:

The Brooklyn Park Economic Development Authority adopted the fee resolution establishing the River Walk Estates Housing Improvement Area (HIA) on Monday, December 15, 2025.

The fee resolution outlines the loan amount to be awarded to River Walk Estates for its planned improvements, as well as the amounts each homeowner will be required to pay over the next 15 years.

If you have any questions, please contact John Kinara, the Housing and Development Coordinator, at 763-493-8054 or email john.kinara@brooklynpark.org.

Attachments:

- Notice to Residents
- Proposed Schedule of HIA Fee Resolution

NOTICE TO RESIDENTS OF RIVER WALK ESTATES
HOUSING IMPROVEMENT AREA
AND HOUSING IMPROVEMENT FEE

On December 19, 2025, the City Council of the City of Brooklyn Park, Minnesota (the "City") adopted Ordinance No. 2025-1320 (the "Ordinance") establishing the River Walk Estates Property Owners Association Inc. Housing Improvement Area (the "River Walk Estates HIA") and designating the Brooklyn Park Economic Development Authority (the "EDA") as the implementing entity thereof, all pursuant to Minnesota Statutes, Sections 428A.11 to 428A.21, as amended (the "Housing Improvement Act"). On December 15, 2025, the Board of Commissioners of the EDA adopted Resolution No. 2025-38 (the "Fee Resolution") imposing a housing improvement fee (the "Fee") to finance various housing improvements in the River Walk Estates HIA, pursuant to the Housing Improvement Act.

Owners of more than 67% of the housing units within the River Walk Estates (which exceeds the requirement for owners of at least 50% of the housing units pursuant to Section 428A.12 of the Housing Improvement Act) filed petitions with the City Clerk of the City requesting a public hearing regarding both the Ordinance and the Fee Resolution. The public hearings was held on December 8 and December 15, 2025.

In accordance with the Housing Improvement Act, the City mailed a summary notice of the Ordinance to owners of each housing unit in the River Walk Estates HIA on December 15, which was within 5 days of the adoption of the Ordinance. Within 5 days after adoption of the Fee Resolution, the EDA is required under the Housing Improvement Act to mail this notice summarizing the Fee Resolution to owners of each housing unit in the River Walk Estates HIA.

Following is a summary of the Fee Resolution, and some important information about your rights as an owner of a housing unit in the River Walk Estates HIA.

SUMMARY OF RESOLUTION NO. 2025-38

Fee Imposed: The Fee Resolution describes the total Fee for each housing unit, which is based on allocating the cost of the Housing Improvements equally to each unit. The total cost of the Housing Improvements will not exceed $225,000, including administrative fees, soft costs, and financing costs. The total fee for each unit is $9,375, including interest cost, and the estimated annual fee is $1,146.69.

Prepayment: The Fee may be prepaid as follows:

- Housing unit owners may prepay the total Fee, without interest, between January 29, 2026 and February 29, 2026. The Fee may not be prepaid in part; to prepay in full, the amount due shall be $9,375.

- *After February 28, 2026, the fee may not be prepaid except in full upon sale of such housing unit.*

Annual Payment: Housing unit owners who do not prepay the Fee will be required to pay the Fee in equal annual installments over 15 years, beginning in 2027. The Fee will include interest at a rate of 4.00% per annum. The Fee is paid along with property taxes (which means it is due semiannually on each May 15 and October 15).

NOTICE OF RIGHT TO FILE OBJECTIONS

Housing unit owners subject to the Fee have a right to veto either the Ordinance, the Fee Resolution, or both if owners of at least 45% of the housing units within the River Walk Estates HIA (i.e. 11 units) file an objection with the City Clerk of the City before the effective date of the Ordinance or the Fee Resolution. The key dates are as follows:

Ordinance adopted by City:	December 8, 2025
Fee Resolution to be adopted by EDA:	December 15, 2025
Deadline to file veto objection to Ordinance	January 22 , 2026
Effective date of Ordinance	January 22, 2026
Deadline to file veto objection to Fee Resolution	January 29, 2026
Effective date of Fee Resolution (Prepayment period begins)	January 29, 2026
Deadline to prepay fee:	February 28, 2026

FURTHER INFORMATION

Copies of Ordinance No. 2025- 1320 and Resolution No. 2025-38 are on file with the City Manager of the City for public inspection. If you have questions about the River Walk Estates HIA or the Fee, contact John Kinara at 763-493-8054 or via e-mail to john.kinara@brooklynpark.org.

Dated: December 19, 2025

PROPOSED SCHEDULE FOR RIVERWALK ESTATES
HOUSING IMPROVEMENT AREA

Basic Information:

- HIA Name: River Walk Estates Housing Improvement Area
- Property Name: River Walk Estates
- Association Name: River Walk Estates Homeowners Association
- Number of Units: 24
- Total Fee $225,000
- Fee Per Unit $9,375
- Admin Fee Per Unit: $1,146.69

	Event	Authority	Notes
November 5, 2025	2:00 PM Deadline for delivery to official newspaper of the City, the Sun Post, of the hearing notice regarding Ordinance and fee resolution.		
November 14, 2025	Notice regarding Ordinance and Fee Resolution mailed to each owner (at least 10 days before hearing – by no later than November 14, 2025 for November 24, 2025 hearing	428A.13, subd. 2	
November 13, 2025	Notice regarding Public Hearing on Ordinance and Fee Resolution published in official newspaper (at least 7 days before hearing – by no later than November 17, 2026 for November 24, 2025 hearing)	428A.13, subd. 2	Note significant advanced notice for publication
November 24, 2025	City Council public hearing regarding Fee Resolution and Ordinance; first reading of Ordinance.		
December 8, 2025	Second Reading and Adoption of Ordinance (within 6 months of hearing and contingent on expiration of 45-day veto period).	Veto Period – 428A.18	
December 13, 2025	Summary of Ordinance mailed to each owner (within 5 days after adoption).	428A.18	`
December 15, 2025	EDA public hearing and adoption Fee Resolution (within 6 months of hearing). Fee may not exceed amount in the published and mailed notice (contingent on expiration of 45-day veto period).	428A.14, subd 1	
December 20, 2025	Summary of Fee Resolution mailed to each owner (within 5 days after adoption).	428A.18	`
January 8, 2026	Ordinance filed with Commissioner of Minnesota Department of Revenue (within 30 days after adoption - by no later than January 8, 2026).	428A.13, subd. 1	
TBD	EDA approves Development Agreement with Association (contingent on expiration of 45-day veto period).		
January 22, 2026	Effective date of Ordinance and veto period ends (45 days after date of adoption, assuming no veto).		

	Event	Authority	Notes
January 29, 2026	Effective date of Fee Resolution and veto period ends (45 days after date of adoption, assuming no veto).		
February 28, 2026	Deadline to elect to prepay total Housing Improvement Fee without interest (within 30 days after the effective date of the resolution on January 29, 2025).		
TBD	Execution of Development Agreement with Association. EDA funds are available for disbursement in accordance with Development Agreement.		
November 30, 2026	Certify Annual Fee to the county auditor.		
May 2027	First installment of Housing Improvement Fee due with taxes.		

Document	Status	Drafted By	
Hearing Notice for Ordinance	Complete	JLS	
Hearing Notice for Resolution	Complete	JLS	
Ordinance	Complete	JLS	
EDA Resolution	Complete	JLS	
Development Agreement	In Progress	JLS	
Development Agreement approving resolution	No Started	JLS	

CITY OF BROOKLYN PARK, MINNESOTA

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING RIVER WALK ESTATES
HOUSING IMPROVEMENT AREA

The City Council (the "City Council") of the City of Brooklyn Park, Minnesota (the "City") hereby ordains:

Section 1. Recitals.

1.01. The City is authorized under Minnesota Statutes, Sections 428A.11 to 428A.21, as amended (the "Housing Improvement Act"), to establish by ordinance a housing improvement area within which housing improvements are made or constructed and the costs of such improvements are paid in whole or in part from fees imposed within the area.

1.02. The City has determined a need to establish the River Walk Estates Housing Improvement Area as further defined herein (the "River Walk Estates HIA"), in order to facilitate certain improvements to property known as "River Walk Estates," all in accordance with the Housing Improvement Act.

1.03. The City has consulted with the River Walk Estates Homeowners Association (the "Association") and with residents in the River Walk Estates HIA regarding the establishment of such area and the housing improvements to be constructed and financed under this ordinance.

Section 2. Findings.

2.01. The City Council finds that owners of approximately 67% of the housing units within the River Walk Estates HIA (which exceeds the requirement for owners of at least 50% of the housing units pursuant to Section 428A.12 of the Housing Improvement Act) have filed a petition with the City Clerk requesting a public hearing regarding establishment of such housing improvement area.

2.02. On 11/24/2025, the City Council conducted a public hearing, duly noticed in accordance with the Housing Improvement Act, regarding adoption of this ordinance at which all persons, including owners of property within the River Walk Estates HIA were given an opportunity to be heard.

2.03. The City Council finds that, without establishment of the River Walk Estates HIA, the Housing Improvements (as hereinafter defined) could not be made by the Association or the housing unit owners.

2.04. The City Council further finds that designation of the River Walk Estates HIA is needed to maintain and preserve the housing units within such area.

2.05. The Brooklyn Park Economic Development Authority (the "EDA") will be the implementing entity for the River Walk Estates HIA and the Housing Improvement Fee (as defined in Section 5 below).

2.06. For the purpose of providing full disclosure of public expenditures and financing arrangements for the River Walk Estates HIA (as required under Section 428A.13, subd. 1a(1) of the Housing Improvement Act), the City Council determines that the EDA expects to finance the Housing Improvements with available funds of the EDA which will be reimbursed by a housing improvement fee imposed on unit owners within the River Walk Estates HIA.

2.07. In accordance with Section 428A.13, subd. 1a(2) of the Housing Improvement Act, the City Council determines that the Association will contract for construction of the Housing Improvements.

Section 3. Housing Improvement Area Defined.

3.01. The River Walk Estates HIA is hereby defined as the area of the City including the property addresses and identification numbers listed in **Exhibit A** hereto.

3.02. The River Walk Estates HIA contains 24 housing units as of the date of adoption of this ordinance, along with common areas.

Section 4. Housing Improvements Defined.

4.01. For the purposes of this ordinance and the River Walk Estates HIA, the term "Housing Improvements" shall mean improvements to common areas within the River Walk Estates HIA including without limitation:

Installing Gutters
Installing Drainage Systems
Clearing Retention Basin
Foundation Repair
Stucco Painting

4.02. Housing Improvements shall also be deemed to include:

(a) all costs of architectural and engineering services, overhead, and all similar soft costs in connection with the activities described in Section 4.01 hereof, including without limitation costs of a professional construction manager.

(b) all administration, legal and consultant costs in connection with the River Walk Estates HIA; and

(c) costs of financing the Housing Improvements under the Housing Improvement Act.

Section 5. Housing Improvement Fee.

5.01. The EDA may, by resolution adopted in accordance with the petition (the "Fee Resolution"), hearing and notice procedures required under the Housing Improvement Act, impose a fee on the housing units within the River Walk Estates HIA, at a rate, term or amount sufficient to produce revenues required to provide the Housing Improvements (the "Housing Improvement Fee"), subject to the terms and conditions set forth in this Section. The EDA intends to adopt such a resolution imposing the Housing Improvement Fee on December 16, 2025 (the "Fee Resolution").

5.02. Any Housing Improvement Fee shall be allocated equally to each unit. The City Council specifically finds that such allocation is more fair and reasonable than a fee based upon the tax capacity or square footage of each housing unit (i) because all of the Housing Improvements are to common areas as defined by the Declaration of Covenants, Conditions and Restrictions Relating to the River Walk Estates HIA, dated [date] (the "Declaration") and such Declaration provides for an equal allocation to each unit of the costs of capital improvements to common areas and (ii) because the nature of the Housing Improvements does not create a different benefit to different housing units on the basis of the tax capacity or square footage thereof.

5.03. The Housing Improvement Fee shall be imposed and payable for a period no greater than 10 years after the first installment is due and payable.

5.04. Any Housing Improvement Fee shall be prepayable as specified in the Fee Resolution.

5.05. The Fee Resolution may provide that any fee not prepaid by the housing unit owner shall be deemed to include interest on unpaid Housing Improvements costs at a rate equal to 4.00%.

5.06. The Housing Improvement Fee shall be collected at the same time and in the same manner as provided for payment and collection of ad valorem taxes, in accordance with Section 428A.15 of the Housing Improvement Act and Minnesota Statutes, Section 428A.05. As set forth in Section 428A. 14, subd. 2 of the Housing Improvement Act, the Housing Improvement Fee is not included in the calculation of levies or limits on levies imposed under any law or charter.

5.07. The Housing Improvement Fee shall not exceed the amount specified in the notice of public hearing regarding the approval of such fee; provided, however, that the Housing Improvement Fee may be reduced after approval of the Fee Resolution, in the manner specified in such resolution.

Section 6. Annual Reports.

6.01. On August 15, 2026 and each August 15 thereafter until the Housing Improvement Fee and all interest thereon is paid in full and all Housing Improvement Fee revenues have been expended, the Association (and any successor in interest) shall be required to submit to the EDA, as the implementing entity, a copy of the Association's audited financial statements.

6.02. The Association (and any successor in interest) shall also submit to the City any other reports or information at the times and as required by any contract entered into between that entity and the City or the EDA.

Section 7. Notice of Right to File Objections.

7.01. Within 5 days after the adoption of this ordinance, the City Clerk is authorized and directed to mail to the owner of each housing unit in the River Walk Estates HIA (a) a summary of this ordinance; (b) notice that owners subject to the proposed Housing Improvement Fee have a right to veto this ordinance if owners of at least 45% of the housing units within the River Walk Estates HIA file an objection with the City Clerk before the effective date of this ordinance; and (c) notice that a copy of this ordinance is on file with the City Clerk for public inspection.

Section 8. Amendment.

8.01. This ordinance may be amended by the City Council upon compliance with the public hearing and notice requirements set forth in Section 428A.13 of the Housing Improvement Act.

Section 9. Effective Date.

9.01. This ordinance shall be effective 45 days after adoption hereof, or on the date of publication of this ordinance, whichever is later, subject to the veto rights of housing unit owners under Section 428A.18 of the Housing Improvement Act.

AYES:

NAYS:

Passed by the City Council of the City of Brooklyn Park this ____ day of _____, 2025.

_____
Mayor

Attest:

_____
City Clerk

Published:

EXHIBIT A

DESCRIPTION OF PROPERTY

Parcel Number	House Number	Address
1311921330096	1200	Dupont Lane North
1311921330073	1203	Dupont Lane North
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City of Brooklyn Park

Housing Improvement Area (HIA): Overview and Application

A Housing Improvement Area (HIA) is a defined area within a city where housing improvements to Common Interest Communities, such as townhome associations, are made and the cost of the improvements are paid in whole or in part from fees imposed on the properties within the area.

- Basically, the Association borrows low interest money from the City;
- Permanent, common area improvements are completed; and
- Unit owners repay the loan through fees imposed on their properties and collected with property tax payments.
- The City may establish an HIA within a Common Interest Community only at the request of the Association.
- Improvements must be common area improvements such as siding, roofs, etc.
- Financing is available as "last resort" option for associations that cannot obtain other financing.
- Over 50% of the owners must sign a petition requesting the City Council hold a public hearing to consider implementing the HIA.
- Owners may veto the process if 45% of the owner's object to the ordinance.
- The average market value for units must be at or less than the value of homes in the first-time homebuyer programs, for 2024, this is $515,200 based upon the Minnesota Housing cost limit for homes.

If your association is interested in learning more about this finance tool, please review the application procedure and policy and contact John Kinara, Housing and Redevelopment Coordinator, at John.Kinara@brooklynpark.org or call 763-493-8054.

Eligible Applicants:

Eligible applicants include town home associations that are requesting last resort financing for common area improvements. The town home association must include findings that without the housing improvement area, the proposed improvements could not be made by the associations or housing unit owners, and the HIA designation is needed to maintain and preserve the housing units within the housing improvement area.

As a matter of adopted policy, the City will consider using HIA financing to assist private property owners only in those circumstances in which the proposed private projects address one or more of the following goals:

a. Ensure stable neighborhoods through revitalization and upgrading of the existing housing stock in the neighborhood.
b. Stabilize or increase the owner-occupancy level within a neighborhood or Association.
c. Increase or prevent the loss of the tax base of the City in order to ensure the long-term ability of the City to provide adequate services for its residents.

Eligible Improvements

1. Housing improvements may include improvements to common elements of a condominium or other common interest community. All work must be completed by licensed contractors and the City may require additional work to be completed based on City inspections. Improvements include, but are not limited to:
   a. Siding, roofing, grading, driveways, decks, porches, exterior doors, public safety improvements, community building repairs and energy efficiency improvements.

b. Comprehensive exterior improvements that enhance the overall architectural character and add value to an Association.
c. Projects that utilize Crime Prevention through Environmental Design (CPTED) guidelines, such as: installing improved lighting, improving landscaping to maximize visibility, installing perimeter fencing, and for the installation of surveillance cameras.

Payment and Fees

1. The association must provide a $3,000 processing fee upon approval of the HIA.

2. The interest rate shall be adjusted annually and set at the same rate the city establishes for special assessment projects.

3. The minimum loan amount is $100,000 and the maximum will be determined based upon availability of funds.

4. The term of the HIA should be the shortest term possible while still making the annual fee affordable to the association members. The Loan Term must not exceed ten years for projects less than $500,000 or fifteen years for projects exceeding $500,000.

5. The City will impose fees and collect payments along with the collection of property taxes

Application Procedure

1. Meet with EDA staff to discuss the scope of the project, application requirements, and timeline for project.
2. Complete the application for the establishment of a Housing Improvement Area. Submit application with required documents to the Project Manager for review.
3. The EDA staff will review the application and the feasibility of the project.
4. Staff will prepare a report for the City Council and the applicant; the report will contain a financial and legal analysis of the project. In addition, there will be a public hearing held on the establishment of the Housing Improvement Area. (1st Council Meeting, 1st reading of ordinance, 1st Public Hearing)
5. At the second City Council meeting, the HIA ordinance will have a second reading and the City Council will approve or deny the establishment of the HIA ordinance. There will also be a public hearing to establish the fees for the Association. (2nd Council Meeting, 2nd reading of HIA ordinance, 2nd Public Hearing for fee establishment)
6. If the HIA is approved, the EDA will review the Development Agreement between the City and the Association. If approved, the Development Agreement will be executed subject to the successful passage of the veto period of 45 days. (If 45% or more of the owners file a written objection within the veto period, the City cannot establish the HIA). (1st EDA Meeting)
7. It is understood that City Staff or City Council may from time to time determine that a different process which is outlined is more appropriate, given the circumstances of each individual request.

City of Brooklyn Park Preliminary HIA Application

Legal Name of Association River Walk Estates Homeowners Association

Mailing Address 1331 Tyler St NE, Ste 202, Minneapolis, MN 55413

Name of Association Contact Person Tasha Alexander Phone: 612-202-8094

Name of Management Company/Agent Cities Managment, Steve Kvasnik, Community Association Manager

_____ Phone: 612-381-8600

Location of the Project Site 1200 - 1247 Dupont Lane N, Brooklyn Park, MN 55444

Provide a description of the proposed project. Please include:

1. A general description of the project
2. A list of improvements and estimated project budget
3. The number of buildings and units
4. An explanation for why the Housing Improvement Area financing is necessary to undertake the project. Include any documentation regarding efforts to secure financing.

What is the anticipated loan amount? $200,000

How do you propose the fee to be charged to the property owners? (Select one)

1. Equally among all properties X
2. Based on unit size, other: _____

Attach a copy of the following documents:

X The Association Bylaws
X Financial statements for the previous two years
X A financial plan prepared by an independent third party that provides for the association to finance maintenance and operation of the common elements in the town home association and a long-range plan to conduct and finance future capital improvements
X Evidence that the association has been in existence for 10 years
X Evidence that the average market value is less than $515,200
X Signed petition documents from at least 50% of the owners

_____ At least 3 project bids

Please submit the preliminary HIA application to:

City of Brooklyn Park
Economic Development & Housing Division C/O John Kinara
5200 85th Ave N
Brooklyn Park, MN 55443

For questions or electronic document submission please contact John Kinara, Housing and Redevelopment Coordinator, at John.Kinara@brooklynpark.org or 763-493-8054.

CityView map

11/12/2025

Brooklyn Park
Unique. United. Undiscovered.

Map Scale = 1: 905

75 ft 1 in

Map provided by the City of Brooklyn Park, MN. This map is for general reference only. It is not for legal, engineering, or surveying use. Please contact the sources of the information if you desire more details. www.brooklynpark.org

NOTICE OF PUBLIC HEARING
RIVER WALK ESTATES
HOUSING IMPROVEMENT AREA

NOTICE IS HEREBY GIVEN that the City Council of the City of Brooklyn Park, Minnesota (the "City") will hold a public hearing on

Monday, November 24, 2025, at 6:00pm or as soon thereafter as the matter may be heard

in the City Council chambers in City Hall located at 5200 85th Avenue North in the City, regarding *adoption of an ordinance* to establish the River Walk Estates Housing Improvement Area (the "HIA) and regarding a *resolution imposing fees* on housing units within the HIA under Minnesota Statutes, Sections 428A.11 to 428A.21, as amended (the "Housing Improvement Act").

The boundaries of the proposed HIA are shown in the map below. Within the HIA, the City proposes to facilitate various improvements to the River Walk Estates Homeowners Association. The improvements would be financed by fees imposed on the owners of units. Details regarding the hearing, the improvements and the fees are described below:

1. Persons to be heard: All persons owning housing units in the proposed HIA that would be subject to a fee for housing improvements, and all other interested persons, will be given an opportunity to be heard at the hearing.

2. Proposed Housing Improvements: The project will include installing gutters, installing drainage systems, clearing retention basin, foundation repair, and stucco painting.

3. Estimated Cost of Improvements to be paid in whole or in part by housing improvement fee: approximately $225,000, including construction costs, administrative costs, soft costs, and financing costs.

4. Amount to be charged against each housing unit: The total costs are allocated equally to each unit. The estimated Total Fee to be imposed on each housing unit in the HIA is approximately **$9,375** and the estimated Annual Fee* fee to be imposed on each of the housing units in the HIA is approximately **$1,146.69**.

*The Annual Fee includes interest at the rate of 4.00% per annum and is payable if the unit owner does not prepay the Total Fee as described below.

5. Owner's right to prepay: Housing unit owners may prepay the Total Fee in full, without interest, by February 28, 2026. *After February 28, 2026, the fee may not be prepaid except in full upon sale of such housing unit.* The unpaid balance will be imposed as an Annual Fee as described in paragraph 6, below.

6. Number of years the fee will be in effect: If owners do not prepay the Total Fee in full by February 28, 2026, the Annual Fee will be imposed in equal installments over a 10-year period. The first installment will be due and payable with taxes payable in 2027. The annual installments will be in the amount of the Annual Fee, described in paragraph 4 above.

7. Compliance with Petition Requirement: Owners of more than 50% of the housing units that would be subject to the proposed fee in the HIA have filed a petition with the City Clerk requesting a public hearing on both the ordinance creating the HIA and the proposed fee, in accordance with Section 428A.12 of the Housing Improvement Act.

For further information on the proposed HIA, ordinance and housing improvement fee, contact John Kinara at 763-493-8054 or via e-mail to john.kinara@brooklynpark.org.

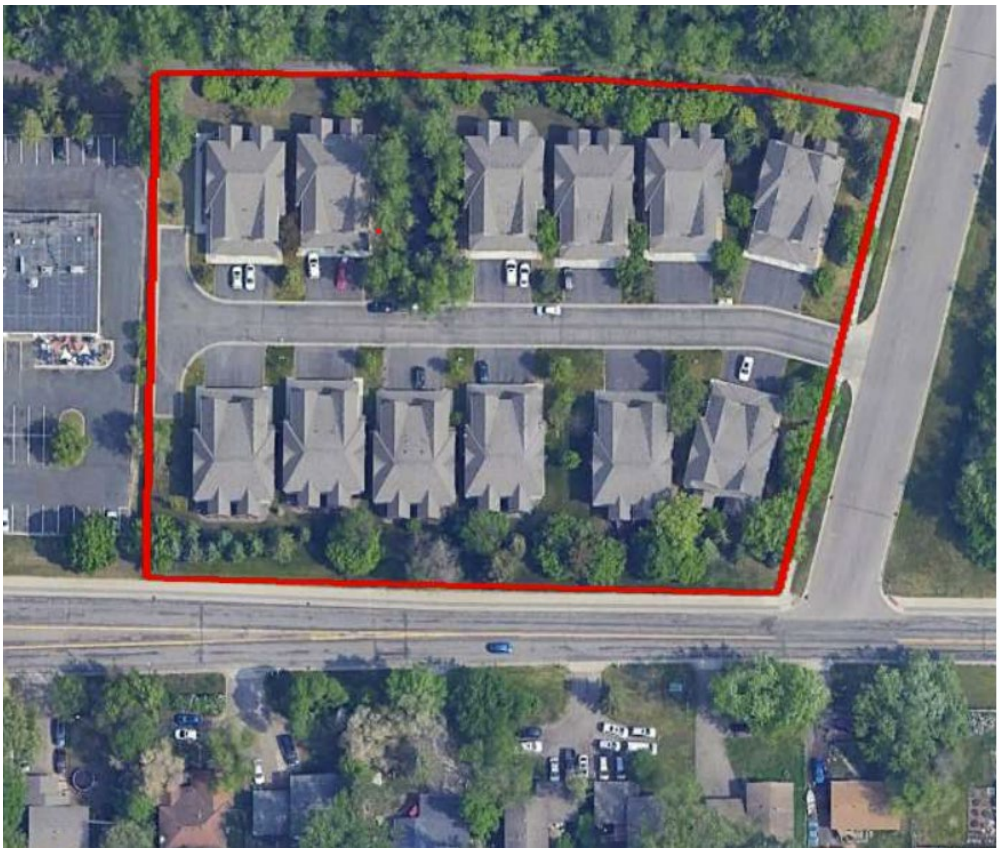
Some members of the City Council will participate in the meetings by telephone pursuant to Minnesota Statutes, Section 13D.021 rather than in person at the City Council's regular meeting place at City Hall, 5200 85th Avenue North, Brooklyn Park, Minnesota. Members of the public can monitor the Council meetings in person or by watching it on CCX Media Channel 16 or by livestreaming it at https://nwsccc-brooklynpark.granicus.com/ViewPublisher.php?view_id=5.

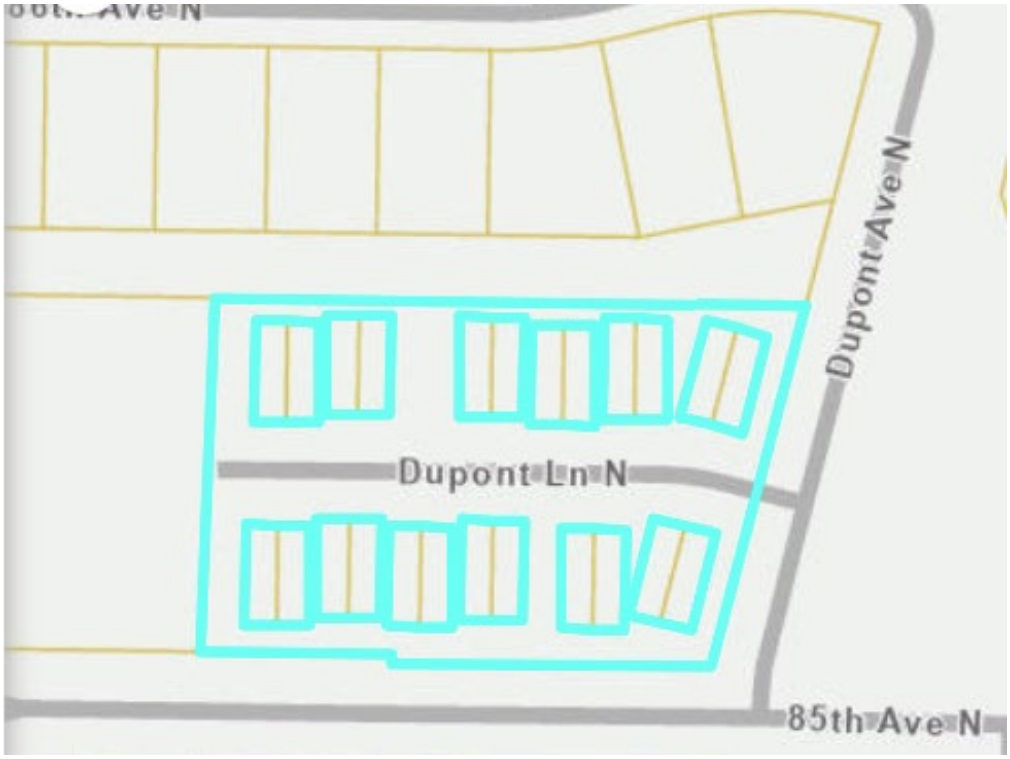
Anyone who wants to address the Council during the Public Comment period or on an Agenda Item may do so in person or by calling 763-493-8180 or emailing Devin Montero by 4:30 p.m. on the meeting day. You will be asked to provide your name, address, email, and phone number. You will then be registered to speak during the Public Comment period or on the agenda item and will be provided with the call-in number to address the Council.

Members of the public who desire to give input or testimony during the meeting may do so in person or by texting City Clerk Devin Montero at 763-439-8180 or emailing him at devin.montero@brooklynpark.org (Subject line: "Council Testimony").

If you need these materials in an alternative format or need reasonable accommodations for a City Council meeting, please provide the City with 72-hours' notice by calling 763-424-8000 or emailing Cindy Devonish at Cindy.Devonish@brooklynpark.org
Para asistencia, 763-424-8000; Yog xav tau kev pab, 763-424-8000.

Dated: November 13, 2025




Dupont Ave N
Dupont Ln N
85th Ave N

City of Brooklyn Park
Request for EDA Action

Agenda Item:	4.4	**Meeting Date:**	January 20, 2026
Agenda Section:	Consent	**Prepared By:**	John Kinara, Housing and Redevelopment Coordinator
Resolution:	X		
Attachments:	N/A	**Presented By:**	John Kinara, Housing and Redevelopment Coordinator
Item:	Consider Approving Proposed Use of Fiscal Year 2026 Urban Hennepin County Community Development Block Grant Program Funds and Authorize Execution of Subrecipient Agreement with Hennepin County and Any Third-Party Agreements		

Executive Director's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026-_____, APPROVING PROPOSED USE OF FISCAL YEAR 2026 URBAN HENNEPIN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FUNDS AND AUTHORIZE EXECUTION OF SUBRECIPIENT AGREEMENT WITH HENNEPIN COUNTY AND ANY THIRD-PARTY AGREEMENTS.

Overview:
The City of Brooklyn Park is part of the Urban Hennepin County Community Development Block Grant (CDBG) Program. CDBG is a population, and needs based federal grant program from the US Department of Housing and Urban Development (HUD). The City's relationship with Hennepin County allows the County to administer the grants and ensure federal compliance through a Joint Cooperation Agreement (JCA) adopted between the County and the City, which is renewed every three (3) years. The current agreement runs through the end of 2026.

In previous years, Subrecipient Cities used to receive a direct allocation through Hennepin County. This approach has been phased out and effective this fiscal year 2026, Cities will all apply directly to Hennepin County for funding for Public Infrastructure / Facilities projects; developer-led or non-profit led projects (e.g., homeownership, rental rehabilitation projects, public services) for housing projects, and Hennepin County's consolidated home repair program or the deferred loan program will serve the full CDBG Urban County without city-specific allocations. This process will mirror the long-term model for awarding funding for Public Services and will replace the process of "direct allocation cities" securing council approval for city projects. This updated process will not require a Public Comment period from Cities, as the Public Notice process will be completed by Hennepin County for selected proposals.

In accordance with HUD requirements, up to 15-percent of the funds or an estimated $60,000 can be directed to public/human service activities. Hennepin County CDBG selection committee will allocate the public facilities/human service activity for all communities within the Urban Hennepin County JCA. The city appoints a representative to this selection committee which has previously been the Housing and Redevelopment Coordinator.

Primary Issues/Alternatives to Consider:

- **How is the CDBG amount determined?**

HUD allocates CDBG funds to communities based on a distribution formula. HUD considers a community's population, individuals with incomes at or below the poverty level, and the number of overcrowded housing units to determine grant amounts. Poverty data is a double-weighted factor.

- **How does the City allocate CDBG funds?**

The City has participated in the CDBG program for the past 43 years and historically the City Council has allocated the major portion of the funds for EDA approved housing and redevelopment projects. In addition, the City Council has also supported community public/human service programs through utilization of 15-percent of CDBG funds, the maximum allowed by HUD for that purpose.

Eligible CDBG projects are those that meet at least one of three national program objectives. The objectives are activities benefiting low- and moderate-income households; activities preventing or eliminating slums or blight; and/or projects meeting community development needs with a specific urgency.

- **How are public/ human services funds awarded?**

Funding for public/human service activities is capped at 15-percent of the grant amount. Per the JCA between the City and the County, the County will retain the full 15-percent of the grant for allocation to public/human service activities in the city. A County-based selection committee will award funds retained for public service activities on a competitive request for proposal basis. The County will invite one representative from each Direct Allocation City under the JCA to participate in the Selection Committee. Staff requests an action by the City Council to appoint this representative. Staff recommends Housing and Redevelopment Coordinator, John Kinara, to serve on this committee.

In FY2025, $400,000 in public service funds were available through Hennepin County's CDBG program. 14 proposals requesting 1.4 million were received during the 2025 CDBG Public Services RFP. A total of 7 organizations were funded and 5 of the organizations provide services in Brooklyn Park. Awards ranging from $10,000 to $80,000 were given, and many of the organizations provide services that meet the needs of Low-Moderate income residents in Brooklyn Park and other northwestern suburbs.

On December 15, 2025, Hennepin County issued a Request for Proposals (RFP) for the 15-percent of CDBG directed to public/human service activities. All registered non-profit organizations operating in Brooklyn Park may submit applications for CDBG funds. The submission of applications to the County are due on January 29, 2026. The Selection Committee will meet in March to review and score all the submitted applications before making funding recommendations to the County Board for the Annual Action Plan approval expected in June 2026.

- **What locally directed programs are proposed to be funded?**

Staff recommends using the non-public service funds for the programs described in Table 1 below which details the CDBG funding allocations made in FY2025 and proposed funding allocations for FY2026. The proposed allocations for FY2026 aim to meet HUD expectations to serve multiple income groups and areas in the community as the objectives of Hennepin County's Consolidated Plan.

Table 1: FY2026 CDBG Proposed Program Activities

Program Activity	FY2025 Funds Awarded	FY2026 Proposed Funding
Home Rehabilitation Deferred Loans	$170,518.47	$200,000
Zanewood Teen Center	$250,000	$250,000
TOTAL	**$420,518.47**	**$450,000**

Home Rehabilitation Deferred Loan Program **$200,000**

Staff recommends allocating $200,000 to the Home Rehabilitation Deferred Loan Program. Administered in partnership with Hennepin County, this program provides financial resources to single-family homeowners for capital improvements and emergency repairs. The program allows homeowners who earn 80-percent of the Area Median Income or less to borrow money to make interior and exterior improvements such as new furnaces, windows, siding as well as some kitchen renovations. The Home Rehabilitation Deferred Loan Program provides zero interest loans without any monthly payments and is entirely forgiven if the borrower maintains ownership and occupancy for 10 years.

Under the current program guidelines, qualifying Brooklyn Park homeowners receive between $1,000 and $20,000 in a deferred loan. In the fiscal year 2025 about $200,000 was awarded to 20 homeowners, with 250 more homeowners still on the waiting list. The average amount awarded to qualifying homeowners was about $15,000.

Teen Center **$250,000**

The Zanewood Recreation Center has served the community for more than twenty years, but as the demand has increased the facility was no longer large enough to support program needs. As part of the 2018, Park Bond Referendum, voters approved additional Youth and Teen Recreation Center space that serve as a hub for youth and teen activities. In April 2025, construction started on the expansion and renovation of the Zanewood Recreation Center. The new facility will feature a gymnasium, Best Buy Teen Tech Center, BrookLynk workforce development space, intentional art program space and space intentionally designed for K-5 programs. The positive youth development programs strengthen young people's sense of identity, belief in the future, and self-efficacy as well as their social, emotional, cognitive, and behavioral competence.

While the Park Bond Referendum identified $2M of funding for the Youth and Teen Recreation Center, inflation and rising material costs have limited the amount of new or renovated space that can be created. The Recreation and Parks Department is seeking $250,000 in Community Development Block grants to help support the addition of items that were originally removed from the project during value engineering to keep the project within budget. Staff have identified the following items to enhance the experience of facility users:

- Additional facility signage, murals and structural column wraps
- Exterior Basketball Court enhancements
- Interior ceiling treatments and sound abatement materials
- Multi-Purpose room AV and audio components
- Exterior site enhancements and landscaping.

Staff Analysis
The proposed CDBG allocations are designed to be a part of a comprehensive community development strategy, which includes both "bricks and mortar" projects as well as programs and projects designed to support some of the social service needs of City residents. Each of the programs offer specific benefits to low- and moderate-income households, youth, or assists in the clearance of slum and blight, as required by the national CDBG program objectives.

The City Council has discretion on suggested funding allocations. Staff will evaluate any proposed changes to the allocations presented in this report for consistency with CDBG guidelines and report any findings at the February 24 Council meeting.

Budgetary/Fiscal Issues:
The CDBG program is a federally funded program and has no impact on the City’s budget, except for the budgeted City staff time needed to receive and allocate funds and administer CDBG-funded programs.

Attachments:
4.4A RESOLUTION
4.4B CONSOLIDATED PLAN 2025 - 2029

THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF BROOKLYN PARK

RESOLUTION #2026-_____

RESOLUTION APPROVING PROPOSED USE OF FISCAL YEAR 2026 URBAN HENNEPIN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FUNDS AND AUTHORIZING EXECUTION OF SUBRECIPIENT AGREEMENT WITH HENNEPIN COUNTY AND ANY THIRD-PARTY AGREEMENTS

WHEREAS, the City of Brooklyn Park, through execution of a Joint Cooperation Agreement with Hennepin County, is cooperating in the Urban Hennepin County Community Development Block Grant Program; and

WHEREAS, the City of Brooklyn Park Economic Development Authority (EDA) has developed a proposal for the use of Urban Hennepin County CDBG funds made available to it, and held a meeting on January 20, 2026, to discuss the local and Urban Hennepin County housing and community development needs and priorities regarding the City's proposed use of CDBG funds for the Fiscal Year 2026 Urban Hennepin County Community Development Block Grant program.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park to approve the following projects for funding from the Urban Hennepin County Community Development Block Grant program and authorize submittal of the proposal to Hennepin County for review and inclusion in the Fiscal Year 2026 Urban Hennepin County Community Development Block Grant Program.

FY2025 CDBG PROGRAM ACTIVITY	BUDGET
Home Rehab/Emergency Deferred Loan Program	$200,000.00
Zanewood Teen Center	$250,000.00
Total Allocation	**$450,000.00**

BE IT FURTHER RESOLVED that should the final amount of Fiscal Year 2026 CDBG funds available to the City be different from the preliminary amount provided to the City, the City Council hereby authorizes the Home Rehab/Emergency Deferred Loan Program activity reflect an increase or decrease in funding accordingly.

BE IT FURTHER RESOLVED that the City Council hereby authorizes and directs the Mayor and its City Manager to execute the Subrecipient Agreement and any required Third-Party Agreements on behalf of the City.

BE IT FURTHER RESOLVED that the City Council hereby authorizes the Mayor and its City Manager to approve such modifications to the Agreement as in their judgment is consistent with the spirit and content thereof.

HENNEPIN COUNTY
MINNESOTA

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

August 14, 2025

www.hennepin.us/housing-plans

Consortium Members:

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

EQUAL HOUSING OPPORTUNITY

Website www.hennepin.us/housing-plans

Hennepin

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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 Edan 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.

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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Hennepin County Housing and Economic Development Department
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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

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(l)).

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

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

The County developed the Supportive Housing Strategy specifically to increase this type of coordination and alignment across internal and external partners. The Strategy provides capital financing for supportive housing projects meeting criteria developed by the intended tenants and the agencies that support them, 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	**Agency/Group/Organization**	City of Brooklyn Park
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Homelessness Strategy Non-Homeless Special Needs Anti-Poverty Strategy Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	**Agency/Group/Organization**	City of Edina
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Homelessness Strategy Non-Homeless Special Needs Anti-Poverty Strategy Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	**Agency/Group/Organization**	City of Brooklyn Center
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Homelessness Strategy Non-Homeless Special Needs Anti-Poverty Strategy Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	**Agency/Group/Organization**	City of Richfield
	Agency/Group/Organization Type	Housing PHA Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Homelessness Strategy Non-Homeless Special Needs

		Anti-Poverty Strategy Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	**Agency/Group/Organization**	City of St. Louis Park
	Agency/Group/Organization Type	Housing PHA Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Homelessness Strategy Non-Homeless Special Needs Anti-Poverty Strategy Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	**Agency/Group/Organization**	City of Hopkins
	Agency/Group/Organization Type	Housing PHA Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	**Agency/Group/Organization**	City of Maple Grove
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes	Hennepin County Housing and Economic Development staff convened all Consortium City staff to identify housing and community development

	of the consultation or areas for improved coordination?	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	**Agency/Group/Organization**	City of Minnetonka
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	**Agency/Group/Organization**	City of New Hope
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	**Agency/Group/Organization**	City of Bloomington
	Agency/Group/Organization Type	Housing PHA Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	**Agency/Group/Organization**	City of Plymouth
	Agency/Group/Organization Type	Housing PHA Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	**Agency/Group/Organization**	Metropolitan Council - Metro HRA
	Agency/Group/Organization Type	Housing PHA Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	**Agency/Group/Organization**	MINNESOTA HOUSING FINANCE AGENCY
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	**Agency/Group/Organization**	Hennepin County / City of Minneapolis Office to End Homelessness
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children

		Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	**Agency/Group/Organization**	Hennepin County Human Services and Public Health Department
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes	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

	of the consultation or areas for improved coordination?	improve as the two departments continue to exchange information. HHS staff participate in HOME application reviews.
16	**Agency/Group/Organization**	Duffy Development Corporation
	Agency/Group/Organization Type	Housing Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	**Agency/Group/Organization**	City of Eden Prairie
	Agency/Group/Organization Type	Housing PHA Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	**Agency/Group/Organization**	Hennepin County's Lived Experience Advisory Group
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	**Agency/Group/Organization**	Hennepin County Eviction Prevention Stakeholders
	Agency/Group/Organization Type	Housing Services - Housing Services - Homeless Services - Fair Housing Publicly Funded Institution/System of Care Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	**Agency/Group/Organization**	Hennepin County Office of Broadband and Digital Inclusion
	Agency/Group/Organization Type	Other Government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	**Agency/Group/Organization**	Hennepin County Department of Climate Resiliency
	Agency/Group/Organization Type	Other Government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	**Agency/Group/Organization**	Hennepin County Continuum of Care
	Agency/Group/Organization Type	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 Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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.
23	**Agency/Group/Organization**	Hennepin County Department of Economic Development
	Agency/Group/Organization Type	Services - employment Other government - County
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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

		alongside local and state funds in the upcoming five years.
24	**Agency/Group/Organization**	Hennepin County Homeless Prevention Services
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Elderly Persons Services – Homeless Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	**Agency/Group/Organization**	City of Golden Valley
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Homelessness Strategy Non-Homeless Special Needs Anti-Poverty Strategy Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes	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

	of the consultation or areas for improved coordination?	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	**Agency/Group/Organization**	City of Shorewood
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Homelessness Strategy Non-Homeless Special Needs Anti-Poverty Strategy Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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(l))

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 4th, 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 19th 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. 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	www.hennepin.us/your-government/research-data/housing-plans-accomplishments
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

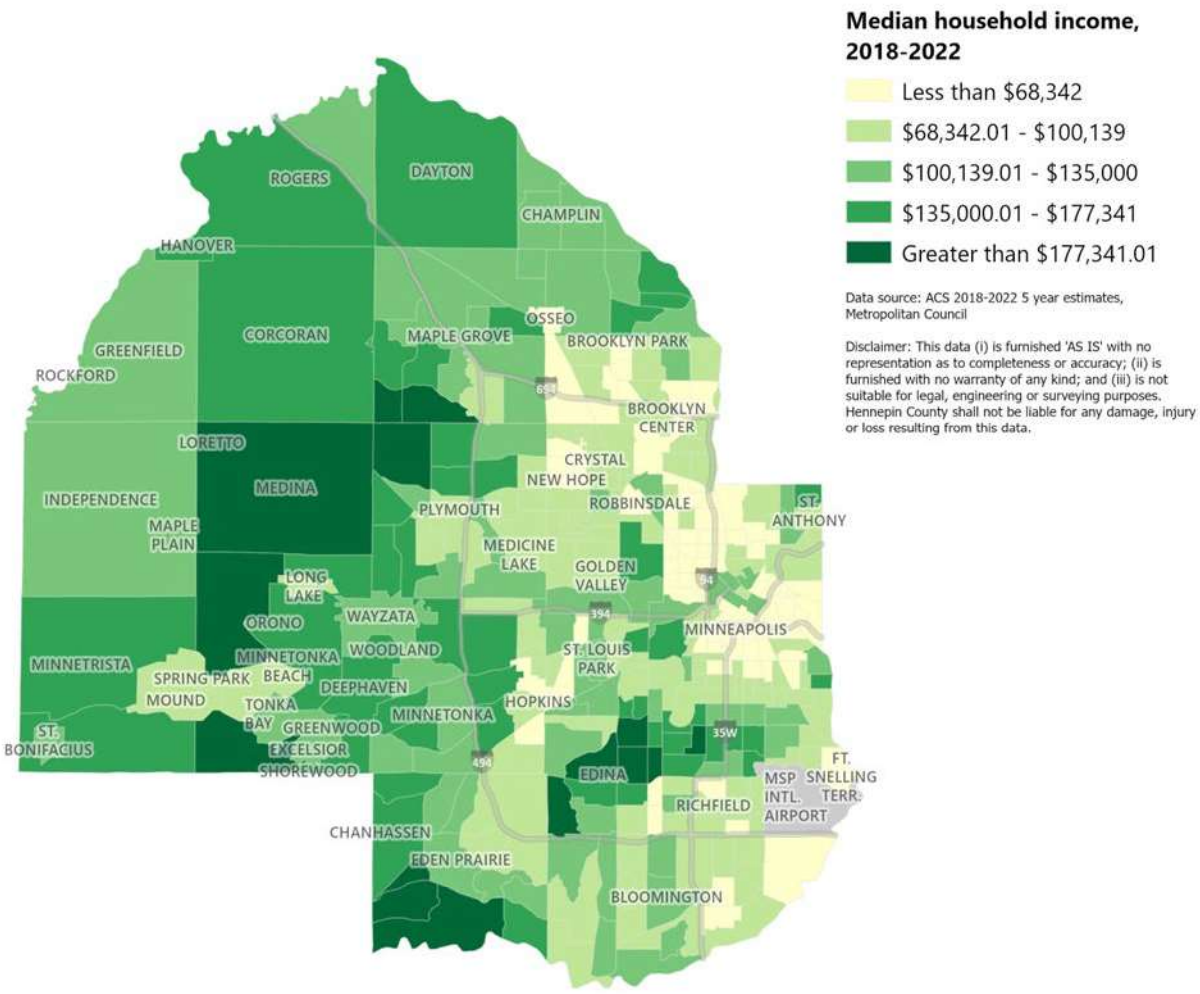
This section reviews the housing needs experienced by low- and moderate-income suburban Hennepin residents. The majority of housing data prepared and required by HUD, below, is taken from HUD's Comprehensive Housing Affordability Strategy (CHAS) data for 2016-2020, which is based on American Community 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.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
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 burden 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					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							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				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							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				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							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

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 *
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

	Source: 2024 PIT		Source: 2024 LSA			
Population	Persons Experiencing Homelessness on a Given Night		# Experiencing Homelessness each year	# Becoming Homeless Each Year	# Exiting Homelessness Each Year	# of Days Persons Experience Homelessness
	Sheltered	Unsheltered				
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	*not available*	*not available*	*not available*
Persons in Chronically Homeless Families	56	7	301	*not available*	*not available*	*not available*
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)

	Emergency Shelter	Transitional Housing	Unsheltered	Total
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
Total Homeless Households	**2,953**	**417**	**496**	**3,866**

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%
Total	***353,144***	***100%***

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%
Total	***238,692***	***99%***	***100,315***	***100%***

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 below at approximately 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%
Total	***100,360***	***100.1%***

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
Total	***90,767***	***145,469***

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

Data Source: HUD FMR and HOME Rents

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%
Total	***238,680***	***100%***	***100,333***	***100%***

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%
Total	***238,699***	***100%***	***100,341***	***101%***

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

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 homeless 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		
	Civilian Employed	Unemployed	Not in Labor Force
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 embracive 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://metrocouncil.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://metrocouncil.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, that increases access to local, state, and federal events, programs, and funding sources for aspiring entrepreneurs, startups, and early-stage businesses. Though 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 proving 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

1		
	Priority Need Name	Increase and Preserve Affordable Housing Choice
	Priority Level	High
	Population	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
	Geographic Areas Affected	
	Associated Goals	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
	Description	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:

		• Property acquisition/rehabilitation/construction of multi-family housing to be occupied by low- to moderate-income renters • 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. • Rehabilitation assistance for homeowners which provides low interest loans for the rehabilitation of owner-occupied housing • Property acquisition/rehabilitation/construction of single-family housing to be occupied by homeowners • Direct homebuyer assistance to bridge the gap between the mortgage a household can afford and the cost of the home
	Basis for Relative Priority	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. 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 (<60% AMI) are the highest priority population, however moderate-income households (<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. 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.
2	**Priority Need Name**	Prevent Homelessness and Increase Housing Stability
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals

	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
Geographic Areas Affected	
Associated Goals	Emergency Assistance and Homelessness Prevention Services to Increase Housing Stability
Description	There is a continued need to support the education, outreach and services activities (public services) within Hennepin County.
Basis for Relative Priority	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 (<30% AMI). In addition, goals were established based upon a number of criteria, including: • Impact of cost per household on meaningful outcomes • Prioritization and access for households with extremely low incomes and people of color • Serves an area or population with a high rate of poverty, evictions, or other relevant differences • Unique needs of particular geographic areas and/or populations • Ability of CDBG funds to leverage other public and private funding • 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 their clients • The support of the community for these projects and activities 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.

3	**Priority Need Name**	Improve Community Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Acquisition and/or Demolition of Structures Build/Improve Public Facilities or Infrastructure
	Description	Support the stabilization and safety of communities through demolition of blighted structures and the building and improving of community amenities.
	Basis for Relative Priority	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: • Impact on a large number of low-income households • Unique needs of particular geographic areas and/or populations • Ability of CDBG funds to leverage other public and private funding • 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 their clients • The support of the community for these projects and activities Neighborhood revitalization activities were deemed to be a high priority by our partners and survey respondents and help provide a suitable living environment.
4	**Priority Need Name**	Administration
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Administration CHDO Operating Fair Housing Activities
	Description	Support general administration of CDBG and HOME, CHDO Operating, and Fair Housing.

Basis for Relative Priority	Administrative activities meet federal regulations, and ensure adequate monitoring, oversight, and planning support for CDBG, HOME, and regional Fair Housing efforts.

Table 47 – Priority Needs Summary

Narrative (Optional)

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
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
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X

Supportive Services			
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
Other			
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
6	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
7	Acquisition and/or Demolition of Structures	2025	2029	Non-Housing Community Development	Improve Community Infrastructure	CDBG: $100,000	Buildings Demolished: 2 Buildings
8	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
9	Administration	2025	2029	Administration	Administration	CDBG: $2,225,340 HOME: $783,745	
10	CHDO Operating	2025	2029	CHDO	Administration	HOME: $250,000	Other: 5 Other
11	Fair Housing Activities	2025	2029	Fair Housing	Administration	CDBG: $150,000	Other: 5 Other

Table 52 – Goals Summary

Goal Descriptions

1	**Goal Name**	Create or Preserve Affordable Rental Housing
	Goal Description	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.
2	**Goal Name**	Tenant Based Rental Assistance and Rapid Rehousing
	Goal Description	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.
3	**Goal Name**	Create or Preserve Affordable Homeownership Opportunities
	Goal Description	Assist in the creation and preservation of affordable homeownership opportunities affordable for low to moderate-income households through: • 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. • 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%.
4	**Goal Name**	Homeowner Rehabilitation Assistance
	Goal Description	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.)
5	**Goal Name**	Emergency Assistance and Homeless Prevention

	Goal Description	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	**Goal Name**	Services to Increase Housing Stability
	Goal Description	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: • Providing legal advice to renters regarding tenant law. • Assisting seniors with chore services to remain independent in their homes as long as possible. • Youth programming with a focus on providing a healthy and positive atmosphere and youth counseling interventions to address or prevent serious issues. • 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.
7	**Goal Name**	Acquisition and/or Demolition of Structures
	Goal Description	Encourage neighborhood revitalization through activities to improve blighted, deteriorated, undeveloped, or inappropriately developed real property preventing sound community development and growth.
8	**Goal Name**	Build/Improve Public Facilities or Infrastructure
	Goal Description	Provide financing for public facility new construction, rehabilitation, infrastructure and streetscape improvements.
9	**Goal Name**	Administration
	Goal Description	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	**Goal Name**	CHDO Operating

	Goal Description	Operating support to foster and maintain Community Housing Development Organizations as required by the HOME Statute.
11	**Goal Name**	Fair Housing Activities
	Goal Description	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 though the development of new affordable rental housing, affordable homeownership through acquisition and rehab, and rehabilitating homeowners' home. These HUD fund activities are cover 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 preforms 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 from10 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
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Hennepin County Consortium 2025 Annual Action Plan

August 14, 2025

www.hennepin.us/housing-plans

Consortium Members:

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

EQUAL HOUSING OPPORTUNITY

Website 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
Need addressed: Increase and preserve affordable housing choice							
1	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: **42** Rental units rehabilitated: **308**
2	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: **90 Households Assisted**

					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: • Loans to developers for the acquisition of single-family properties for rehabilitation and resale designed to stabilize neighborhoods and preserve existing housing stock, and • Direct homebuyer assistance to income eligible households, bridging the gap between the mortgage and household affordability, based on the home purchase price.	CDBG: $441,500 HOME: $500,000	Homeowner Housing Added: **11 Household Housing Units** Direct Financial Assistance to Homebuyers: **11 Households Assisted**
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: **40 Household Housing Units**
Need addressed: Prevent homelessness and increase housing stability							
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: **202 households assisted**

6	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: **2,850 households assisted**
Need addressed: Improve community infrastructure							
7	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: **9330 Persons Assisted**
Need addressed: Administration							
8	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: **1 Other**

Table 54 – Goals Summary

Goal Descriptions

1	**Goal Name**	Create or Preserve Affordable Rental Housing
	Goal Description	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.
2	**Goal Name**	Tenant Based Rental Assistance and Rapid Rehousing
	Goal Description	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.
3	**Goal Name**	Create or Preserve Affordable Homeownership Opportunities
	Goal Description	Assist in the creation and preservation of affordable homeownership opportunities affordable for low to moderate-income households through: • 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.

		• 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%.
4	**Goal Name**	Homeowner Rehabilitation Assistance
	Goal Description	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.)
5	**Goal Name**	Emergency Assistance and Homeless Prevention
	Goal Description	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	**Goal Name**	Services to Increase Housing Stability
	Goal Description	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: • Providing assistance to agencies that provide legal advice to renters regarding tenant law. • 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. • 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. • 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.
7	**Goal Name**	Build/Improve Public Facilities or Infrastructure

	Goal Description	Provide financing for public facility new construction, rehabilitation, infrastructure and streetscape improvements.
8	**Goal Name**	Administration
	Goal Description	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).
9	**Goal Name**	CHDO Operating
	Goal Description	Operating support to foster and maintain Community Housing Development Organizations as required by the HOME Statute.
10	**Goal Name**	Fair Housing Activities
	Goal Description	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	**Project Name**	Rental property rehabilitation
	Target Area	
	Goals Supported	Create or preserve affordable rental housing
	Funding	CDBG: $297,481
	Description	Provide $297,481 in CDBG funds to improve the living conditions in affordable rental housing properties within suburban Hennepin County.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	199 Households at or below 80% AMI.
	Location Description	Suburban Hennepin County
	Planned Activities	Rehabilitation at affordable rental housing properties.
2	**Project Name**	Affordable rental housing development
	Target Area	
	Goals Supported	Create or preserve affordable rental housing
	Funding	HOME: $898,074
	Description	Development and preservation of affordable multifamily housing projects: $898,074 to create or preserve 151 units of affordable housing.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	When complete, the projects will create or preserve a total of 151 units affordable to households <60% AMI
	Location Description	Suburban Hennepin County
	Planned Activities	Construction of affordable multifamily housing projects in suburban Hennepin County. Includes $348,074 from Program Income.
3	**Project Name**	Stable HOME
	Target Area	
	Goals Supported	Tenant based rental assistance & rapid rehousing

	Funding	HOME: $308,172
	Description	Tenant Based Rental Assistance
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	35 households at or below 50% AMI.
	Location Description	Suburban Hennepin County
	Planned Activities	Rental Assistance.
4	**Project Name**	Homeowner Rehabilitation
	Target Area	
	Goals Supported	Repair homes for lower-income owners
	Funding	CDBG: $977,804
	Description	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.)
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	40 low income and moderate-income households
	Location Description	Suburban Hennepin County
	Planned Activities	Homeowner rehabilitation – includes Program Income and Rehab administration
5	**Project Name**	Affordable homeownership development
	Target Area	
	Goals Supported	Acquire and rehabilitate homes, or build new homes, for homeownership
	Funding	CDBG: $205,000 HOME: $500,000
	Description	Funding to assist with the acquisition of land or the construction and/or rehabilitation to create homeownership opportunities in a suburban Hennepin County.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	11 households at or below 80% AMI

	Location Description	CDBG: Suburban Hennepin County HOME: Suburban Hennepin County
	Planned Activities	Acquisition and rehabilitation and/or new construction of properties to create homeownership opportunities.
6	**Project Name**	Homebuyer assistance
	Target Area	
	Goals Supported	Direct homebuyer assistance
	Funding	CDBG: $236,500
	Description	Homebuyer Assistance
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	11 households at or below 80% AMI
	Location Description	Suburban Hennepin County
	Planned Activities	Buyer Assistance to homebuyers
7	**Project Name**	Rapid rehousing
	Target Area	
	Goals Supported	Tenant based rental assistance & rapid rehousing
	Funding	ESG: $256,527
	Description	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.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	55 households <30% AMI experiencing homelessness.
	Location Description	TBD - scattered site units for rapid rehousing
	Planned Activities	Rapid rehousing and HMIS
Need addressed: Prevent homelessness and increase housing stability		
8	**Project Name**	Emergency assistance
	Target Area	

	Goals Supported	Emergency assistance & homeless prevention
	Funding	CDBG: $288,100
	Description	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.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	157 low income and moderate-income households
	Location Description	Suburban Hennepin County
	Planned Activities	Emergency rental assistance
9	**Project Name**	Homeless prevention
	Target Area	
	Goals Supported	Emergency assistance & homeless prevention
	Funding	CDBG: $45,000
	Description	Supports shelter/transitional housing with intensive support services for youth ages 16 to 21 who are experiencing homelessness.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	45 low income or moderate-income youth experiencing homelessness
	Location Description	Suburban Hennepin County
	Planned Activities	Emergency shelter for youth, services, and transitional housing
10	**Project Name**	Housing stability services for seniors
	Target Area	
	Goals Supported	Services for housing stability
	Funding	CDBG: $40,000
	Description	Provide housing support to low-income older adults to assist with aging in place.
	Target Date	6/30/2026

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

13	**Project Name**	Program administration
	Target Area	
	Goals Supported	CDBG and HOME General Administration
	Funding	CDBG: $449,083 HOME: $195,138
	Description	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.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	
	Planned Activities	General administration and Fair Housing for the CDBG and HOME programs.
14	**Project Name**	CHDO Operating
	Target Area	
	Goals Supported	CHDO Operating
	Funding	HOME: $50,000
	Description	CHDO Operating
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	
	Planned Activities	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 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.

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(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(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
Total Program Income	**$325,000**

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.

City of Brooklyn Park
Request for EDA Action

Agenda Item:	6.1	**Meeting Date:**	January 20, 2026
Agenda Section:	General Action Items	**Prepared By:**	Seng Moua, EDA Secretary
Resolution:	N/A	**Presented By:**	Tim Gladhill, Executive Director
Attachments:	1		
Item:	Consider Election of Officers		

Executive Director's Proposed Action:

MOTION _____, SECOND _____, TO ELECT _____ AS PRESIDENT OF THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY.

MOTION _____, SECOND _____, TO ELECT _____ AS VICE PRESIDENT OF THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY.

MOTION _____, SECOND _____, TO ELECT _____ AS TREASURER OF THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY.

MOTION _____, SECOND _____, TO ELECT SENG MOUA AS SECRETARY OF THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY.

Overview:

The officers of the Authority shall consist of a President, a Vice President, a Secretary, a Treasurer and an Assistant Treasurer. The President, the Vice President and the Treasurer shall be members of the Board and shall be elected annually. No Commissioner may serve as President and Vice President at the same time. The offices of Secretary and Assistant Treasurer need not be held by a Commissioner.

The **President** shall preside at all meetings of the Board.

The **Vice President** shall preside at any meeting of the Board in the absence of the President and may exercise all powers and perform all responsibilities of the President if the President cannot exercise or perform the same due to absence or other inability.

The **Treasurer** shall receive and be responsible for Authority money, shall disburse authority money by check only, keep an account of all Authority receipts and disbursements and the nature and purpose relating thereto, shall file the Authority's financial statement with its secretary at least once a year as set by the Authority, and be responsible for the acts of the assistant treasurer.

The **Assistant Treasurer** shall be the **City Finance Director** and shall have all the powers and duties of the Treasurer, if the Treasurer is absent or disabled.

The **Secretary** shall keep or cause to be kept minutes of all meetings of the Board and shall maintain or cause to be maintained all records of the Authority. Traditionally this position has been held by the Executive Director's Assistant and staff recommends that Seng Moua be appointed as the Secretary.

Attachments:

6.1A BYLAWS OF THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY

BY-LAWS OF THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY

ARTICLE I

The Authority

Section 1.1. Name. The name of the Authority shall be the Brooklyn Park Economic Development Authority (the "Authority"), its governing body shall be called the board of commissioners (the "Board") and individual members of the Board shall be called its commissioners (the "Commissioners").

Section 1.2. Enabling Resolution. The Brooklyn Park City Council created the Authority on October 24, 1988 by enactment of Enabling Resolution Number 1988-273 (the "Enabling Resolution"), which, as amended, governs the powers and operations of the Authority.

Section 1.3. Office. The principal office of the Authority shall be at City Hall, 5200 85th Avenue North, Brooklyn Park, Minnesota.

Section 1.4. Seal. The Authority shall have an official seal, which shall be maintained by the Authority Secretary.

ARTICLE II

Organization

Section 2.1. The Board.

(a) The Board shall consist of the duly elected and sworn members of the Brooklyn Park City Council, which are seven (7) in number. Each Commissioner's term shall be co-terminus with his or her City Council term. If a membership is vacated because a Commissioner leaves the City Council, the vacated position shall be open until filled by a duly elected or appointed and sworn successor.

(b) Absent an amendment to the Enabling Resolution changing the requirement that City Council and Board membership shall be at all times the same, a duly elected and sworn member of the City Council may not resign his or her membership on the Board unless also vacating membership on the City Council.

(c) A Commissioner shall not acquire any financial interest, direct or indirect, in any contract, matter or project over which the Board acts or has the right to act. If a Commissioner has reason to believe that he or she may have a conflict of interest under this provision, he or she shall seek the advice of the Authority's legal counsel.

Section 2.2. Removal of Board Member. A Commissioner may be removed by the City Council for inefficiency, neglect of duty or misconduct in office, after the submission of written charges and a hearing pursuant to *Minnesota Statutes*, §469.095, subdivision 5.

Section 2.3 Officers.

(a) *Election*. Election of officers of the Authority shall be held at the annual meeting and those elected shall hold office for one (1) year or until their successors are elected and qualified. Officers may be elected to successive terms, without limitation.

(b) *Offices*. The officers of the Authority shall consist of a President, a Vice President, a Secretary, a Treasurer and an Assistant Treasurer. The President, the Vice President, and the Treasurer shall be members of the Board. A Commissioner may not simultaneously serve as President and Vice President.

(c) *President*.

(i) The President shall preside at all meetings of the Board. Except as otherwise provided in Section 4.3 or as otherwise authorized by resolution of the Board, the President shall sign all contracts, deeds and other instruments made by the Authority.

(ii) At any meeting of the Board, but subject to the notice provisions otherwise provided by law or these bylaws, the President shall submit such recommendations and information as he or she may consider proper concerning the business, affairs and policies of the Agency.

(iii) If the President vacates the office for any reason within one hundred eighty (180) days of last being elected President, another election shall be conducted by the Board at its next regular meeting or at a special meeting called for that purpose. If the President vacates the office of President after one hundred eighty (180) days of last being elected President, the Vice President shall assume the office of President for the remainder of the term.

(d) *Vice President*. The Vice President shall preside at any meeting of the Board in the absence or incapacity of the President and may exercise all powers and perform all responsibilities of the President. When the office of Vice President becomes vacant, an election shall be held at the next regular meeting or at a special meeting called for that purpose.

(e) *President Pro Tem*. In the event of the absence or incapacity of the President and the Vice President at a duly called meeting, a majority of those present, assuming a quorum, may appoint any remaining Commissioner as President Pro Tem to preside at such meeting.

(f) *Treasurer.*

(i) The Treasurer shall receive and be responsible for Authority money, shall disburse Authority money by check only, keep an account of all Authority receipts and disbursements and the nature and purpose relating thereto, shall file the Authority's financial statement, as described in Section 4.4., with its Secretary at least once a year as set by the Authority, and be responsible for the acts of the Assistant Treasurer in matters of the Authority.

(ii) The Treasurer shall give bond to the State conditioned for the faithful discharge of official duties. The bond must be approved as to form and surety by the Authority and filed with the Secretary of the Authority and must be for twice the amount of money likely to be on hand at any one time as determined at least annually by the Authority, provided, however, that said bond must not exceed $300,000.

(g) *Assistant Treasurer*. The Assistant Treasurer shall be the Finance Director of the City, shall act at the direction of the Treasurer and shall have all the powers and duties of the Treasurer if the Treasurer is absent or incapacitated. The Assistant Treasurer is authorized to perform all of the Treasurer's duties set forth in Minnesota Statutes, Section 469.096 and in Section 2.3(f) of these Bylaws.

(h) *Secretary*. The Secretary shall keep or cause to be kept minutes of all meetings of the Board and shall maintain or cause to be maintained all records of the Authority. The Secretary shall also have such additional duties and responsibilities as the Board may from time to time and by resolution prescribe. The Secretary need not be a member of the Board.

(i) *Executive Director*. The Director of Community Development of the City of Brooklyn Park, as appointed from time to time by the City Manager, shall be the chief administrative officer of the Authority and shall have such additional responsibilities and authority as the Board may from time to time by resolution prescribe. The City Manager shall act as the Assistant Executive Director.

(j) *Interim Executive Director*. In the event that an Interim Director of Community Development of the City of Brooklyn Park is appointed by the City Manager, the City Manager shall serve as the Interim Executive Director of the Authority, or the City Manager shall appoint an Interim Executive Director.

ARTICLE III

Procedures of Board of Commissioners

Section 3.1 Open Meetings. All meetings of the Board, whether as a whole or in committee, shall be open to the public. Meetings of a number of Commissioners equal to or greater than a majority of a quorum shall be held only after notice as provided in this Article. All meetings shall be held in accordance with the requirements of the Minnesota Open Meeting Law, *Minnesota Statutes*, Chapter 13D.

Section 3.2. Meeting Place. All meetings of the Board shall take place at the Brooklyn Park City Hall unless otherwise determined by the Board after notice as required for a special meeting.

Section 3.3. Annual Meeting. The annual meeting of the Board shall be held as a part of the January regular meeting each year, except that if, on or before the January regular meeting date, newly elected members of the City Council have not yet been sworn and seated to the City Council, the annual meeting shall be postponed until the first regular meeting after which all City Council members have been seated.

Section 3.4. Regular Meetings. Monthly meetings of the Board shall be held without notice at the regular meeting place of the Authority at the Brooklyn Park City Hall on the third Monday of each month, commencing at 6:00 o'clock p.m., unless the same shall be a legal holiday, in which event said regular meeting shall be held on the next succeeding secular day. To hold a regular meeting at a different time or place, notice shall be given as required for a special meeting.

Section 3.5 Special Meetings.

(a) Special meetings of the Authority may be called by the President, the Executive Director or any two members of the Board for the purpose of transacting any business designated in the call.

(b) Each Commissioner shall advise the Secretary, in writing, as to the method by which it wishes to receive notice of the time and purpose of special meetings, which may include by telephone message, mail, electronic mail, facsimile or other means. Notices shall be given by such means no later than forty-eight (48) hours before such meeting. In the event of failure of a Commissioner to so advise the Secretary, notice shall be sufficient if mailed to the business or home address of each Commissioner at least forty-eight (48) hours prior to the date of such special meeting.

(c) At least three days prior to a special meeting, written notice of its date, time, place and purpose shall be (i) mailed or delivered to anyone who has specifically requested notice of special meetings or, as an alternative, published in the Authority's official newspaper, and (ii) posted on the "principal bulletin board" of the Authority or, if there is none, on the door of the Commissioner's "usual meeting room."

(d) At such special meeting, no business shall be considered other than as designated in the call.

Section 3.6. Emergency Meetings. Meetings regarding matters which, in the reasonable judgment of those entitled to call a special meeting pursuant to Section 3.5(a) above, require the immediate consideration of the Authority may be held without regard to the notice requirements otherwise applicable to special meetings. The Authority shall make a good faith effort to give notice of such emergency meeting, including the purpose thereof, to any news medium that has filed such a written request with the Authority.

Section 3.7. Quorum. A quorum of the Board shall consist of four Commissioners. In the absence of a quorum, no official action may be taken by, on behalf of, or in the name of the Board or the Authority. When a quorum is in attendance, actions may be taken by the Board upon a vote of majority of the Commissioners present.

Section 3.8. Adoption of Resolutions.

(a) Resolutions of the Board shall be deemed adopted if approved by not less than a simple majority of all Commissioners present.

(b) Resolutions may but need not be read aloud prior to vote taken thereon and may, but need not be, executed after passage.

(c) Voting on all questions coming before the Board may be by voice vote or, if requested by a Commissioner, by roll call vote. All ayes and nays shall be entered into the minutes of such meeting.

Section 3.9. Official Record. The minutes of all meetings of the Board, once approved, shall constitute the official record of all actions of the Board and the "journal" required to be maintained by *Minnesota Statutes*, §13D.01, subdivision 4.

Section 3.10. Rules of Order. Procedural matters pertaining to the conduct of Board meetings only shall be governed by the most recent edition of Robert's Rules of Order.

ARTICLE IV

Financial Matters

Section 4.1. Fiscal Year. The fiscal year of the Authority shall be the calendar year, but shall in all events be the same as the City's fiscal year.

Section 4.2. Depositories; Collateral; Investments.

(a) *Designation of Depositories*. Every two years the Authority shall name national or state banks within the state of Minnesota as depositories of Authority funds. Before acting as a depository, a named bank shall give the Authority a bond approved as to form and surety by the Authority. The bonds must be conditioned for the safekeeping and prompt repayment of deposits. The amount of the bonds must be at least equal to the maximum sums expected to be deposited at any one time.

(b) *Collateral and Investment*. Authority funds in designated depositories shall be collateralized and investment pursuant to *Minnesota Statutes*, Chapter 118A.

Section 4.3. Checks. All checks of the Authority must be signed by (1) the Treasurer and (2) one of the following: the President, Assistant Treasurer or Executive Director. The check must state the name of the payee and the purpose for which the check was issued.

Section 4.4. Financial Statements. Financial statements of the Authority, prepared and filed as described in Section 2.3(f)(i), shall show all receipts and disbursements, their nature, money on hand and the purposes to which it shall be applied, the Authority's credits and assets and its outstanding liabilities, all in a form consistent with the financial reporting requirements of the City. If the Authority finds the financial statement and Treasurer's vouchers to be correct, it shall approve them by resolution and enter the resolution in its records.

Section 4.5. Budget to City. The Authority shall annually send its budget to the City Council, which budget shall includes a written estimate of the amount of money needed by the Authority from the City and from tax levies authorized by *Minnesota* Statutes, §§469.033, subdivision 6 and 469.107 in order for the Authority to conduct business during the upcoming fiscal year. The City Council may approve, reject or modify the budget submitted by the Authority.

ARTICLE V

Miscellaneous

Section 5.1. Report to City. The Authority shall annually, at a time designated by the City, make a report to the City Council giving a detailed account of its activities, its receipts and expenditures for the preceding calendar year and proposed changes to the Authority enabling resolution, if any.

Section 5.2. Employees. The Authority shall utilize such City staff and facilities as it may require and as assigned by the Executive Director.

Section 5.3. Services. The Authority may contract for the services of consultants, agents, public accountants, attorneys, appraisers and others as needed to perform its duties and to exercise its powers.

Section 5.4. Supplies, Purchasing, Facilities and Services. The Authority may purchase the supplies and materials it needs. The Authority may use the facilities of the City's purchasing department. The City may furnish offices, structures and space, stenographic, clerical, engineering and other assistance to the Authority and the Authority may agree to reimburse the City for the cost thereof.

Section 5.5. Execution of Contracts. All contracts, notes, and other written agreements or instruments to which the Authority is a party or signatory or by which the Authority may be bound shall be executed by the President and/or the Executive Director or by such other Commissioners or Officers of the Authority as the Board may by resolution prescribe.

Section 5.6. Amendment of By-Laws. These By-Laws may be amended by the Board by majority vote of all the Commissioners, provided that any such proposed amendment shall first have been delivered to each Commissioner at least five days prior to the meeting at which such amendment is voted upon.

MEMORANDUM

DATE: January 15, 2026

TO: EDA Commissioners

FROM: Tim Gladhill, EDA Executive Director

SUBJECT: EDA Status Update

Overview:

This memo provides an update to the Brooklyn Park Economic Development Authority (EDA) and serves to keep interested community members informed.

A. Business Development Updates
B. Housing Updates
C. Development Updates
D. Development Inquiry Updates
E. Workforce Development Updates
F. Other Updates

A. BUSINESS DEVELOPMENT UPDATES

Brooklyn Park Small Business Center

The Brooklyn Park Small Business Center is undergoing a planned transition as the current operator concludes services at the end of the year, with measures in place to ensure continuity of operations and uninterrupted support for members. To maintain stability during this period, Robert-Half staff have been engaged as temporary operators to manage day-to-day operations and administrative functions. In parallel, the Center has finalized its Marketing Request for Proposals and selected Surthrive LLC, an Atlanta-based marketing firm with expertise in coworking and community-driven marketing. The selection process is complete, and a formal kickoff meeting with Surthrive LLC was held on January 7, marking the start of a coordinated effort to strengthen the BPSBC brand, visibility, and outreach.

Season of Small Business Roundtable

On Thursday, December 11, the City of Brooklyn Park partnered with Minnesota Employment and Economic Development (DEED) to host the Season of Small Business Rountable at the Brooklyn Park Small Business Center from 10:30 AM-12:00 PM. The event was part of a series of events to bring together leaders and business owners in Rochester, Brooklyn Park, and Crosby for roundtable discussions on relevant topics and walking tours.

State Senator Susan Pha and Mayor Hollies Winston served as guest speakers along with representatives from DEED and U.S. Small Business Administration. Council Member Shelle Page was also in attendance, along with City Staff.

Photo 1: Representatives From More Than a Dozen Brooklyn Park Businesses Shared Their Experiences

Photo 2: Business Leaders Shared Insights During the Panel Discussion

Photo 3: Andy Donahue, Director of the Small Business Development Center, Engaged in Conversation to Address Key Challenges

Photo 4: Council Member Shelle Page Highlighted Resources Available to Support Businesses

Business Forward Forum

On Wednesday, November 19, the City of Brooklyn Park hosted the 14th Annual Business Forward Forum at Edinburgh USA Clubhouse from 11:00 AM-2:00 PM. The event is designed to educate, empower, and inspire the Brooklyn Park business community, offering valuable networking opportunities, insights from local leaders, and access to city and partner resources. This theme, Future-Forward Growth, featured two expert panels highlighting how local industry leaders are driving economic sustainability in Brooklyn Park.

U.S. Senator Amy Klobuchar, U.S. Senator Tina Smith, and U.S. Representative Kelly Morrison shared remarks in support of the business community. Mayor Hollies Winston and Council Member Shelle Page were also in attendance, along with representatives from Hennepin County who connected business owners and entrepreneurs with technical assistance and support programs.

Photo 1: The Event Welcomed Over 100 Guests for Lunch at the Edinburgh USA Clubhouse

Photo 2: More Than a Dozen Financial Institutions and Organizations Provided Resources

Photo 3: Mayor Hollies Winston Provided Welcome Remarks at the Event

Photo 4: Industry Experts Shared Insights on Community Impact During a Panel Discussion

Photo 5: Saolia Tucker, Business Development Coordinator, Emceed the Entire Event

Photo 6: City Staff Organized the Event and Connected Business Owners with City Resources and Programs

B. HOUSING UPDATES

Home Improvement Loan Programs

The EDA administers several housing reinvestment programs that provide financial resources to first time homebuyers, single-family and townhome homeowners in the community. During fiscal year 2025, the EDA allocated $1 million for the home improvement programs administered by Center for Energy and Environment (CEE) and $170,000 in Community Development Block Grant (CDBG) funds for the Hennepin County administered home rehab program. These programs continue to have a high level of activity, with Senior Deferred Loans and Down Payment and Closing Cost Assistance Loans being the most popular programs. Funds for Fiscal Year 2025 still have funds available for Code Correction and Home Improvement Loan Programs. Below is a breakdown through August 2025. ***No updates are yet available since last EDA Meeting.***

Program	Total Loan Budget	Activity YTD	Available Balance
Home Improvement	$300,000	$158,624.09	$141,375.91
Senior Deferred Loan	$300,000	$300,000	$0
Down Payment Assistance	$400,000	$282,500	$117,500
Rental Rehab Loan			
Total	**$1,000,000**	**$801.774.09**	**$258,875.91**

C. DEVELOPMENT UPDATES

BioTech Innovation District

Staff continues to actively meet with the City' Consultant Team (Fairmount Properties and Buro Happold) to launch the process and is hosting bi-weekly Project Management Team Meetings. The Project Team will provide separate monthly updates moving forward.

The BioTech Innovation District is a 200-acre portion of the Northwest Area Plan located along Highway 610 on both sides of Highway 169. The EDA recently authorized a strategic planning exercise that extends beyond the Northwest Area Planning efforts and focuses on individual sites, users, and recruitment of BioTech Businesses. Among a number of EDA Goals, the BioTech Innovation District is intended to:

- Build the tax base to improve resources available for all areas of Brooklyn Park, not just the area North of 610
- Develop a market for restaurants, retail, and recreation by improving daytime population (businesses/places to work) and nighttime population (residential/places to live)
- Develop a workforce pipeline for Brooklyn Park Residents of all ages and demographics as well as deliver the workforce needed to support a BioTech Innovation District

Additionally, Staff has met with multiple Developer Prospects interested in future partnerships and opportunities for development in the BioTech Innovation District and broader Northwest Area Growth Plan.

Staff will be adding a quarterly detailed verbal update to supplement the monthly written updates, as the EDA's request.

Blue Line Extension

City staff continue to meet with the Blue Line Extension project office. Staff are currently working on the following:

- Value engineering for streetscape elements including lighting, pavement, landscaping, and other aesthetic elements. These cost-saving efforts were discussed with City Council on October 6, 2025.
- Reviewing project details as the design progresses, including utilities.
- Platting north of 610 near the Oak Grove Station area. These discussions have included Target, the majority property owner.
- The Park and Ride design at the Oak Grove Station area.

Blue Line Extension Anti-Displacement Policies and Programs

The ACPP Board is currently recruiting new members. The Community Development, Communications, and Community Engagement teams promoted the opportunity via email and discussions at events. Interested individuals may learn more here: https://yourblueline.org/board-recruitment.

City staff have continued to attend ACPP (Anti-Displacement Community Prosperity Program) meetings and meet with community organizations about partnering on program proposals. The ACPP board voted on December 19 to approve contracts for a selected group of organizations that received awards for a pilot program. ACER is the only organization active in Brooklyn Park that was invited to apply for the program, and they were awarded funds for housing support and small business support. The pilot program has $2 million to disperse for housing support, small business support, and real estate projects.

The Request for Proposals (RFP) timeline for the remaining $8 million has been postponed indefinitely by the ACPP Board until after the pilot program. City staff will return to the EDA when more information is available on a release date for the RFP.

City staff will return to City Council to discuss housing policies aimed to reduce displacement in a future meeting.

Brooklyn Boulevard Corridor Plan

Progress has been made on several fronts of the Brooklyn Boulevard Corridor Plan, including:

- The project was announced on Brooklyn Park social media, through Gov Delivery, through business contacts, a project one-pager that has been distributed throughout Brooklyn Park, in Park Pages, and on CCX Media. There is a webpage that will be updated throughout the project: https://www.brooklynpark.org/brooklyn-blvd-corridor-plan/.
- Business outreach was conducted by City staff on December 19th to approximately 40 businesses near the intersections with Zane Ave N and West Broadway. Two pieces of feedback were provided most often: the need for economic resources and more businesses in the corridor which could bring more customers and improve public safety. Several businesses support more housing and a diverse set of housing on the corridor.
- City staff and the consulting team met with Metro Transit, Hennepin County, Three Rivers Park District, and the City of Brooklyn Center to discuss future projects on Brooklyn Boulevard.
- The market study was completed and public engagement material has been prepared to share the results.

Next steps include:

- Public outreach for the market study.
- Presentation by City staff to the Planning Commission to introduce the project on January 14th.
- Presentation by City staff and the consulting team to the Economic Development Authority to provide updates on the project and allow time for guidance on development concepts for EDA-owned property in the Village Area on January 20th.
- Focus groups for all stakeholders in the month on February to provide feedback on development concepts and plan proposals for the Village Area, the Station Area, and the Corridor.

D. DEVELOPMENT INQUIRY UPDATES

The following are Pre-Application Concepts submitted to the EDA. To ensure that Staff Direction to Applicants is in line with EDA Policies, Direction, and Desires, Staff is reporting on key inquiries and responses. If the EDA desires to discuss any of these concepts that was otherwise directed by Staff, please let the EDA Executive Director request it be placed on a future agenda.

No additional updates from last report. Last month's updates below for reference.

Project Name	Project Details	Staff Response
610 Corridor Affordable Multifamily	Regional Developer looking for more information on sites along the Highway 610 Corridor (next to Hy-Vee, next to 610 West Apartments)	Staff shared EDA's informal policy/past practice and 100% affordable versus mixed income. Staff requested concept site plan and concept financial pro-forma if desiring additional

		feedback. ***No EDA Action needed.***
Project Gamma RFP	Manufacturer looking for available sites across the nation. RFP for Developers, Property Owners, & Cities to propose available sites.	Staff is working with Scannell to share information about 'Marway Parcel' west of North Park (west side of 169). ***No EDA Action needed at this time.***
Northwest Growth Area // Neighborhood Node	Local Developer interested in a mix of Industrial and Multifamily.	Plan does not match recently approved Preferred Scenario. Staff desires to work with this Emerging Developer to find a project (or series of projects) that meet their overall goals. Staff also offered the opportunity to submit an alternative to the Preferred Scenario, similar to Scannell's Marway Parcel. Developer will submit additional information if continuing to pursue opportunity***. No EDA Action needed at this time.***
Northwest Growth Area // Neighborhood Node 85th Avenue Corridor (Royalton Site)	Local Medium Density (Townhome) Developer interested in development sites.	Proposal shows promise. Working with Staff on Site Selection and Concept Plan. Tentative plan to bring forth in January. ***No EDA Action needed at this time.***
Citywide	Developer interested in a variety of EDA Owned Sites.	Waiting on Developer for more information // next steps. ***No EDA Action needed at this time.***

E. WORKFORCE DEVELOPMENT UPDATES

Career Pathways

Construction and Trades

The Construction and Trades Program is scheduled to begin on January 20, in collaboration with Hennepin Technical College. An information session for interested candidates was held on January 13 to review program expectations, eligibility, and next steps in preparation for the program start.

This pathway continues to focus on preparing participants for entry into high-demand trades careers through a combination of technical training, work readiness, and employer connections. Participants will have opportunities to earn micro-credentials and gain direct work experience through public works and construction-related placements.

The Youth Entrepreneurship Program

Planning and coordination for the Youth Entrepreneurship Program (YEP) are ongoing. The program will continue to provide youth with exposure to entrepreneurship concepts, business fundamentals, and hands-on learning opportunities designed to build confidence, creativity, and career awareness. The Program is set to begin on February 18th.

For additional information regarding Construction and Trades and the YEP Program, please contact Carmen Bibiano, Career Pathways Program Manager at carmen.bibiano@brooklynk.works. Relevant program flyers are attached for reference.

Get Ready!

BrookLynk's Get Ready! work readiness training is now live. This pre-employment training equips youth with foundational professional skills including resume development, interviewing, financial literacy, teamwork, and navigating the job application process.

Get Ready! is offered through multiple delivery formats to meet participant needs, including asynchronous online modules, self-directed learning, and in-person facilitation.

Through a partnership with Hennepin County, BrookLynk will also be hosting Career Academies, a multi-day, in-person training experience aligned with the Get Ready! curriculum. These academies provide youth with structured, immersive professional development and exposure to career pathways.

For more information, please contact Anthony Villagrana, BrookLynk Program Coordinator, at anthony.villagrana@brooklynk.works.

Summer Internships

Planning for the Summer Internship Program is underway, with employer recruitment actively ongoing. Employers are being engaged to secure internship pledges across a range of sectors, with a focus on providing meaningful, paid work experiences aligned with youth career interests and local workforce needs. Interested employers may contact Lauren Melzer, BrookLynk Program Manager, at lauren.melzer@brooklynk.works for additional information.

F. OTHER UPDATES

The Men's Health & Wellness Initiative

Led by Better Ways Outreach Foundation, successfully hosted its bi-annual Men's Health and Wellness Resource Fair on Saturday, January 10, from 11:00 a.m. to 2:00 p.m. at the Brooklyn Park Small Business Center. The event focused on advancing health equity for Black and Brown men by increasing access to free health screenings, including blood pressure, glucose, and cholesterol checks, as well as providing health education, mental wellness support, and connections to culturally competent care through local health and community organizations. The event also featured a panel discussion and was highlighted in coverage by KSTP 5 Eyewitness News, where Clarence Castile, Executive Director of Better Ways Outreach Foundation, discussed the purpose and goals of the initiative in an interview with anchor Brett Hoffland.

Full interview can be viewed here: https://kstp.com/kstp-news/local-news/interview-mens-health-and-wellness-resource-event/

Attachments: N/A

Exhibit A
Annual EDA Calendar

January	**February**	**March**
Annual Organization Meeting Written Reports: BioTech Small Business Center Workforce Development Quarterly Updates: None	EDA Annual Report (now all inclusive, no separate annual reporting) Written Reports: BioTech Workforce Development Quarterly Updates: Small Business Center	EDA Priority Setting // Strategic Plan Written Reports: Small Business Center Workforce Development Quarterly Updates: BioTech
April	**May**	**June**
Written Reports: BioTech Small Business Center Quarterly Updates: Workforce Development	Written Reports: BioTech Workforce Development Quarterly Updates: Small Business Center	Written Reports: Small Business Center Workforce Development Quarterly Updates: BioTech
July	**August**	**September**
Written Reports: BioTech Small Business Center Quarterly Updates: Workforce Development	Written Reports: BioTech Workforce Development Quarterly Updates: Small Business Center	Written Reports: Small Business Center Workforce Development Quarterly Updates: BioTech
October	**November**	**December**
Written Reports: BioTech Small Business Center Quarterly Updates: Workforce Development (Annual Report)	Written Reports: BioTech Workforce Development Quarterly Updates: Small Business Center	Written Reports: Small Business Center Workforce Development Quarterly Updates: BioTech

City of Brooklyn Park
Request for EDA Action

Agenda Item:	8.1	**Meeting Date:**	January 20, 2026
Agenda Section:	Work Session Items	**Prepared By:**	Cara Donovan, Senior Planner
Resolution:	N/A	**Presented By:**	Cara Donovan, Senior Planner and Paul Mogush, Planning Director
Attachments:	2		
Item:	Review of Two Concept Plans for Properties Owned by the Economic Development Authority in the Village Area as Part of the Brooklyn Boulevard Corridor Plan		

Overview:

As part of the Brooklyn Boulevard Corridor Plan the project team has prepared concept plans for the properties owned by the Economic Development Authority near the intersection of Brooklyn Boulevard and Zane Avenue. These concept plans take into account existing housing and business spaces, property tax revenue, development type, and market feasibility. Focus groups will be held in late February, early March where concept plans will be available for comment by residents, business owners, property owners, students, and other community members. The project team are seeking input on the concept plans prior to the focus groups.

The project team presenting tonight includes City staff and the consulting team.

Background:

Long-Range Plans

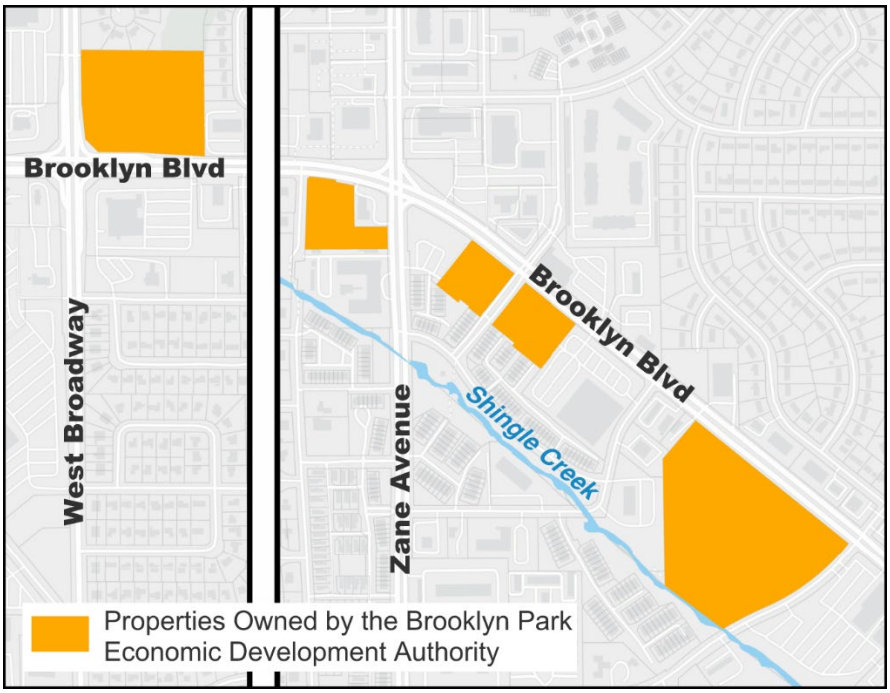
The Brooklyn Boulevard Corridor Plan will provide an update to the existing Village Creek Master Plan/Shingle Creek Corridor Plan (2000). This Village Creek Plan envisions a walkable neighborhood with mixed-use development. Significant work was completed in the Village as a result of this plan including development of owner-occupied housing, improvement of stream health and natural functions, and public realm enhancements along Shingle Creek and roadways. Over $50 million in public investments have helped bring the neighborhood closer to the Village Creek Plan's vision. The Brooklyn Boulevard Corridor Plan is considering how to strategically leverage future public and private investments to bring the neighborhood closer to this vision. A major component of the plan is guiding future development, in particular on the vacant land owned by the Economic Development Authority (depicted below). The project team has identified the following goals for these properties:

- **Maximize tax returns.**
  - City-wide economic development priorities revolve around building tax base and rebalancing the tax burden on residents. Tax base building should be evaluated on a 'per-acre' performance, rather than just total dollars.

- **Encourage density.**
  - Added density results in more activity, more foot traffic, and more customers for area businesses. These are essential ingredients to attract the type of place and businesses the city wants.

- **Diversify area housing stock by prioritizing market rate and home ownership options.**
  - Providing a greater diversity of housing allows for more places to live, for more people, at more stages of life. Prioritizing market rate housing and ownership options meets a community and economic need that isn't sufficiently offered with the current area housing stock.

- **Strategically use City/EDA tools to encourage desired development.**
  - There have been significant public resources invested into the Village Area. Any additional potential investments must balance this reality with development-specific outcomes and long-term fiscal impacts.



Development Concepts and Requested Feedback

The project team reviewed different types of development that could be on the EDA sites. Housing types included small lot single-family and duplexes, middle housing (e.g. townhomes, 8-plexes), and multi-family housing, both affordable and market rate. The project team also considered where new retail was viable based on the market study.

Based on the goals for the EDA properties, findings of the market study, and financial analysis of different development types two development concepts have been developed for consideration.

1. The first concept depicts a mix of middle housing (primarily townhouses) and multi-family housing (primarily market rate apartments). The middle housing is concentrated on the south sides of properties, which extends the pattern of townhomes alongside Shingle Creek. Multi-family housing fronts Brooklyn Boulevard where there is greater access to public transit and retail.
2. The second concept depicts a variety of multi-family housing projects. Both concepts include proposals for public enhancements including new roads, open space, and trails on the EDA-owned properties.

The project team will be conducting open houses in the last week of February and early March. These focus groups will be hosted at community gathering spaces, city-owned locations, schools, and other locations along and near Brooklyn Boulevard. Focus groups are open to all and are intended to host a wide variety of individuals including young people, residents, business owners, community leaders, developers, and others. The focus groups will concentrate on collecting feedback for two concept plans for the Village Area which are intended to promote discussion, deliberate the benefits or drawbacks of different scenarios, and identify any new elements for consideration.

The project team is seeking feedback from the Economic Development Authority on the concept plans presented tonight. Feedback can be integrated into the concept plans prior to the focus groups. Feedback provided tonight, at the February EDA meeting focused on the Station Area and Corridor, and at the focus groups will be integrated into a corridor-wide design which will be brough back for public consideration at an open house this spring. Feedback during all these meetings will be considered for recommendations in the Brooklyn Boulevard Corridor Plan.

Next Steps:

The project team will continue to conduct public engagement and work with other agencies.

The project team has started reviewing existing conditions of the Station Area and the Corridor. Similar to the Village, concepts will be developed and brought for EDA consideration on February 17, 2026.

Focus groups will be scheduled and promoted starting in mid-January and will be hosted in the last week of February and early March. Developers and property owners will be invited to discuss concepts with City staff at scheduled times.

The plan's vision, goals, recommendations, designs, and implementation plan will be drafted for a community-wide open house that will take place in spring 2026.

The plan will be brought for City Council consideration in late spring/early summer 2026 for adoption.

Attachments:

8.1A Executive Summary for Market Analysis for the Brooklyn Boulevard Corridor Plan
8.1B Draft Market Analysis for the Brooklyn Boulevard Corridor Plan

Market Analysis for the Brooklyn Boulevard Corridor Plan Executive Summary

A market analysis was completed in late 2025 for the study area. The full market study can be found in Attachment B. Below are the key findings from the market study:

Residential

- Overall, corridor would work well for residential redevelopment.
- Brooklyn Park is averaging about 85 new units of housing per year (building permit data), mostly multifamily rental.
- Several new rental projects (both market rate and affordable) have been built in the Brooklyn Park area in recent years, increasing overall supply, but absorption has been strong.

Restaurant and Retail

- Based on traffic counts and site characteristics, retail would work well in the corridor at parcels immediately adjacent to Brooklyn Boulevard on the corridor.
- However, new retail construction is projected to be constrained in the next five years based on consumer stress and challenging margins for retailers.
- With large retail traffic drivers at the Station Area portion of the corridor, these areas will likely be more attractive to national retail tenants. Areas in and around The Village will likely be attractive to local retail tenants, looking more affordable retail spaces.

Office, Medical Office, and Industrial

- General office development will continue to be slow; but there may be opportunities for medical office development in the study area.

The market study provides the following guidance for the Village and Station Areas:

- Focus initial development on multifamily residential projects at EDA-owned sites (both market rate and affordable).
- The METRO Blue Line extension will drive development momentum to the area after 2027, presenting additional opportunities for development into the 2030s. But this development will be slow.
- Anticipate more mixed-used development opportunities as the area becomes more densified and transit oriented. There may be limited demand for mixed-use in early stages
- Create walkable nodes at key intersections—West Broadway, Zane Avenue, Welcome Avenue, and Regent Avenue.
- Consider maintaining larger shopping center parcels in Station Area to provide more options for development. Larger scale development can often leverage scale to be more feasible.
- As housing affordability continues to drive household decisions, provide flexibility to pivot to more dense housing option—both for-sale and rental.
- As demand for new retail will likely remain slow initially, focus economic development efforts on supporting existing national retailers and small businesses on the corridor.
- Carefully consider the balance between walkability and car access for retail uses. This area will remain car focused into the foreseeable future.

Preliminary Findings from the Market Analysis for the Brooklyn Boulevard Corridor Plan ***Draft V3***

Prepared for Bolten & Menk and the City of Brooklyn Park

October 31, 2025

Market Analysis for Brooklyn Boulevard Corridor Plan

Purpose

- Provide market analytics component to guide a larger planning and land-use analysis for development and redevelopment opportunities on the Brooklyn Boulevard corridor

Overall Methodology

- Site analysis
- Demographic and economic analysis
- Review of competitive market
- Forecasts of demand
  - Based on demographic and economic projections
  - Calibrated with recent market trends
- Summary of findings and recommendations

Considered Uses

- Townhomes and twinhomes
- Multifamily apartment buildings
- Restaurant and retail space
- Other commercial land uses

Key Assumptions

- METRO Blue Line opens in 2030
- Land is available for redevelopment

Demand Estimates for the Brooklyn Boulevard Corridor Plan

	Development Densities from Market Analysis*	2025-2030	2030-2040
Attached Townhomes and Twinhomes	10.0 units per acre	20 – 30 units 2.0 – 3.0 acres	40 – 60 units 4.0 – 6.0 acres
Apartments	25.0 units per acre	150 – 200 units 6.0 – 8.0 acres	300 – 400 units 12.0 – 16.0 acres
Restaurant and Retail	10,000 sq. ft. per acre	1,000 – 2,000 sq. ft. 0.1 – 0.2 acres	0 – 50,000 sq. ft. 0.0 – 5.0 acres
Office and Medical Office	10,000 sq. ft. per acre	0 – 10,000 sq. ft. 0.0 – 1.0 acres	0 – 20,000 sq. ft. 0.0 – 2.0 acres

* These are typical densities of new developments in the City of Brooklyn Park and are used to estimate absorption of land at redevelopment sites in the small area.

Preliminary Findings

Key Findings from Market Analysis

Residential

- Overall, corridor would work well for residential redevelopment
- Brooklyn Park is averaging about 85 new units of housing per year (building permit data), mostly multifamily rental
- Several new rental projects (both market rate and affordable) have been built in the Brooklyn Park area in recent years, increasing overall supply, but absorption has been strong

Restaurant and Retail

- Based on traffic counts and site characteristics, retail would work well in the corridor at parcels immediately adjacent to Brooklyn Boulevard on the corridor
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Office, Medical Office, and Industrial

- General office development will continue to be slow; but there may be opportunities for medical office development in the study area

Preliminary Findings

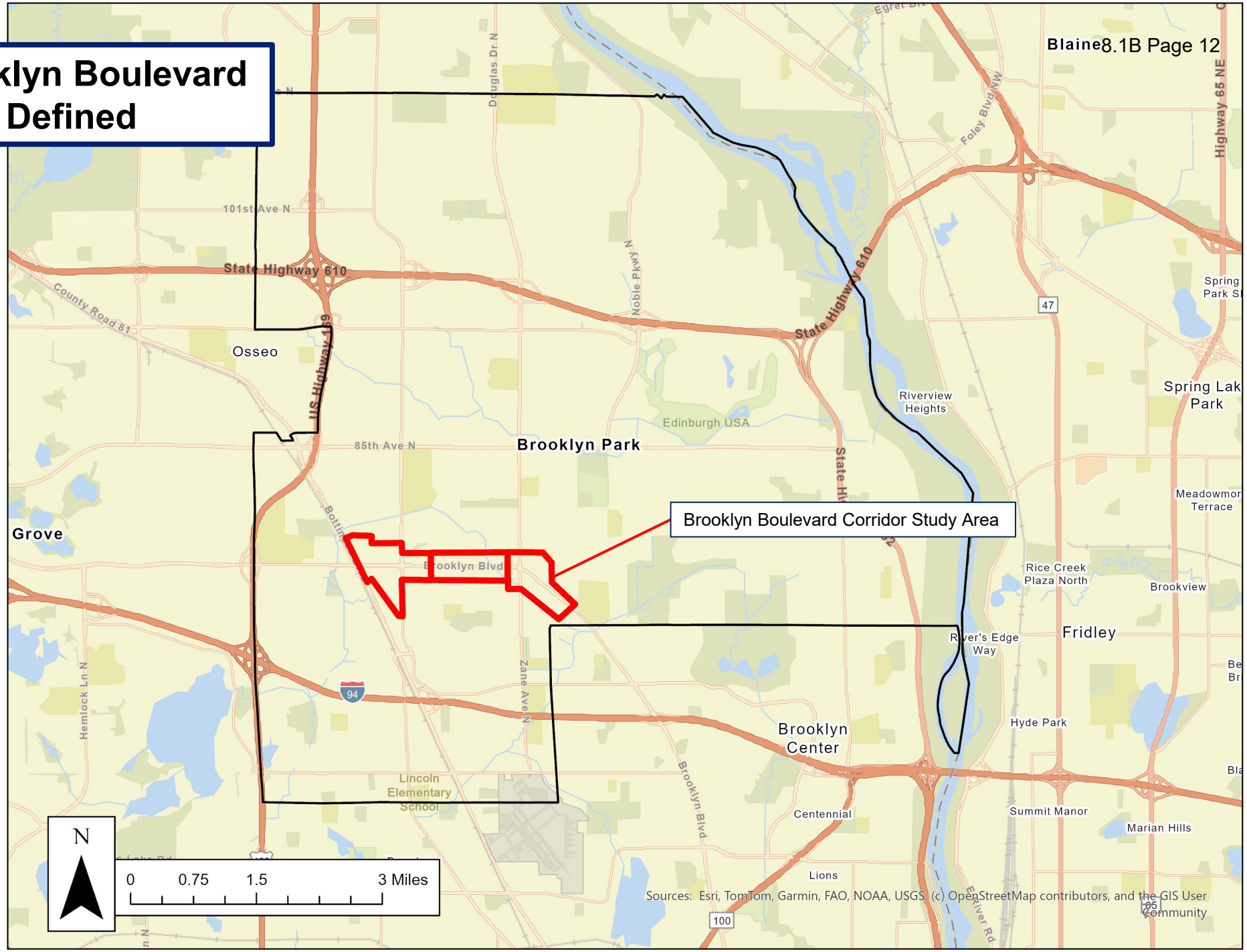
Guidance for Corridor Planning Process

- Focus initial development on multifamily residential projects at EDA-owned sites (both market rate and affordable)
- The METRO Blue Line extension will drive development momentum to the area after 2027, presenting additional opportunities for development into the 2030s. But this development will be slow
- Anticipate more mixed-used development opportunities as the area becomes more densified and transit oriented. There may be limited demand for mixed-use in early stages
- Create walkable nodes at key intersections—West Broadway, Zane Avenue, Welcome Avenue, and Regent Avenue
- Consider maintaining larger shopping center parcels in Station Area to provide more options for development. Larger scale development can often leverage scale to be more feasible
- As housing affordability continues to drive household decisions, provide flexibility to pivot to more dense housing option—both for-sale and rental
- As demand for new retail will likely remain slow initially, focus economic development efforts on supporting existing national retailers and small businesses on the corridor
- Carefully consider the balance between walkability and car access for retail uses. This area will remain car focused into the foreseeable future

Market Analysis for the Brooklyn Boulevard Corridor Plan

Site Analysis: Brooklyn Boulevard Corridor Study Area Defined

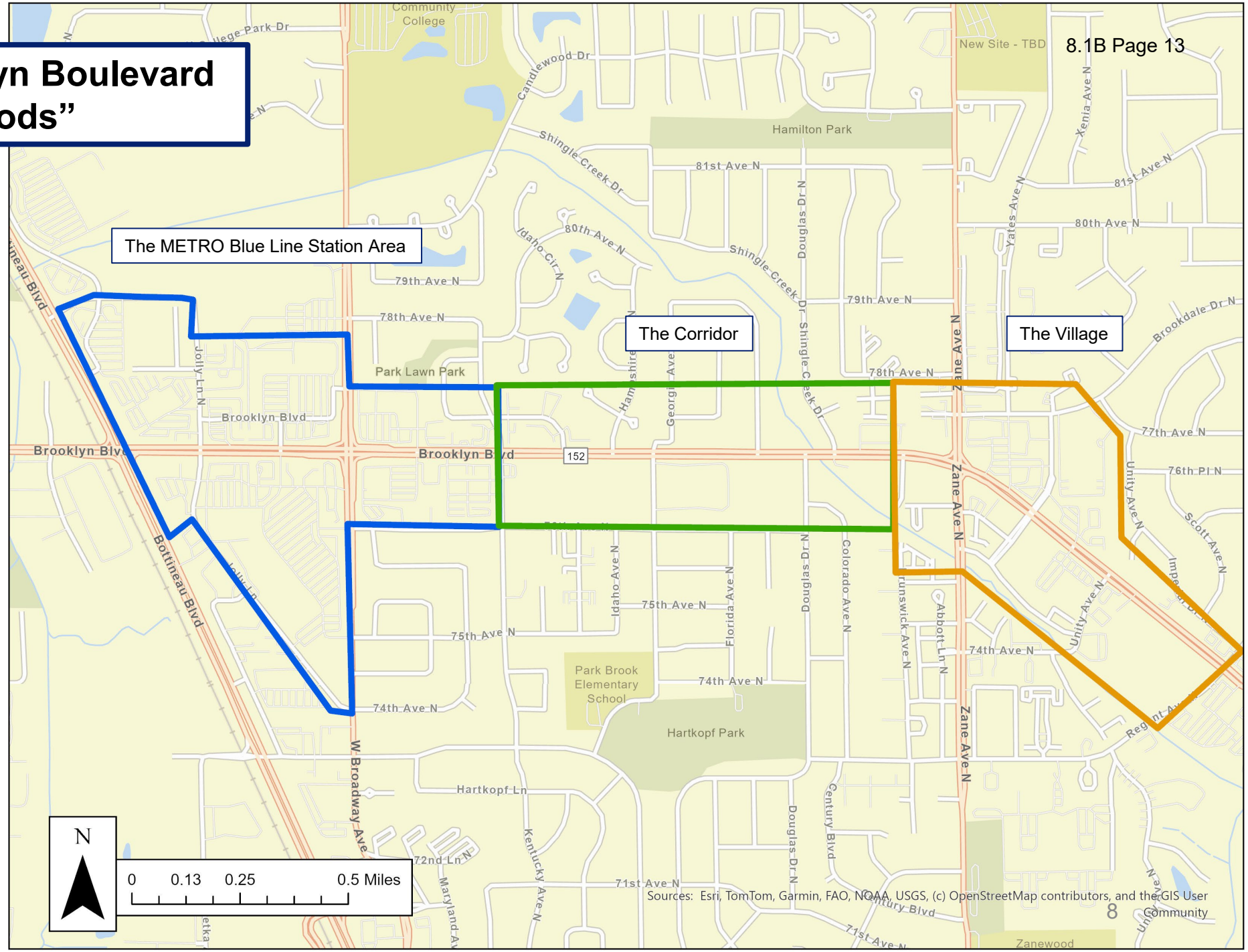
- The red boundary marks the corridor study area in the City of Brooklyn Park
- The area includes about 350 acres



Source: ESRI; LOCi Consulting LLC

Site Analysis: Brooklyn Boulevard Corridor "Neighborhoods"

- The Brooklyn Boulevard Corridor can be divided into three distinct zones



Source: ESRI; LOCi Consulting LLC

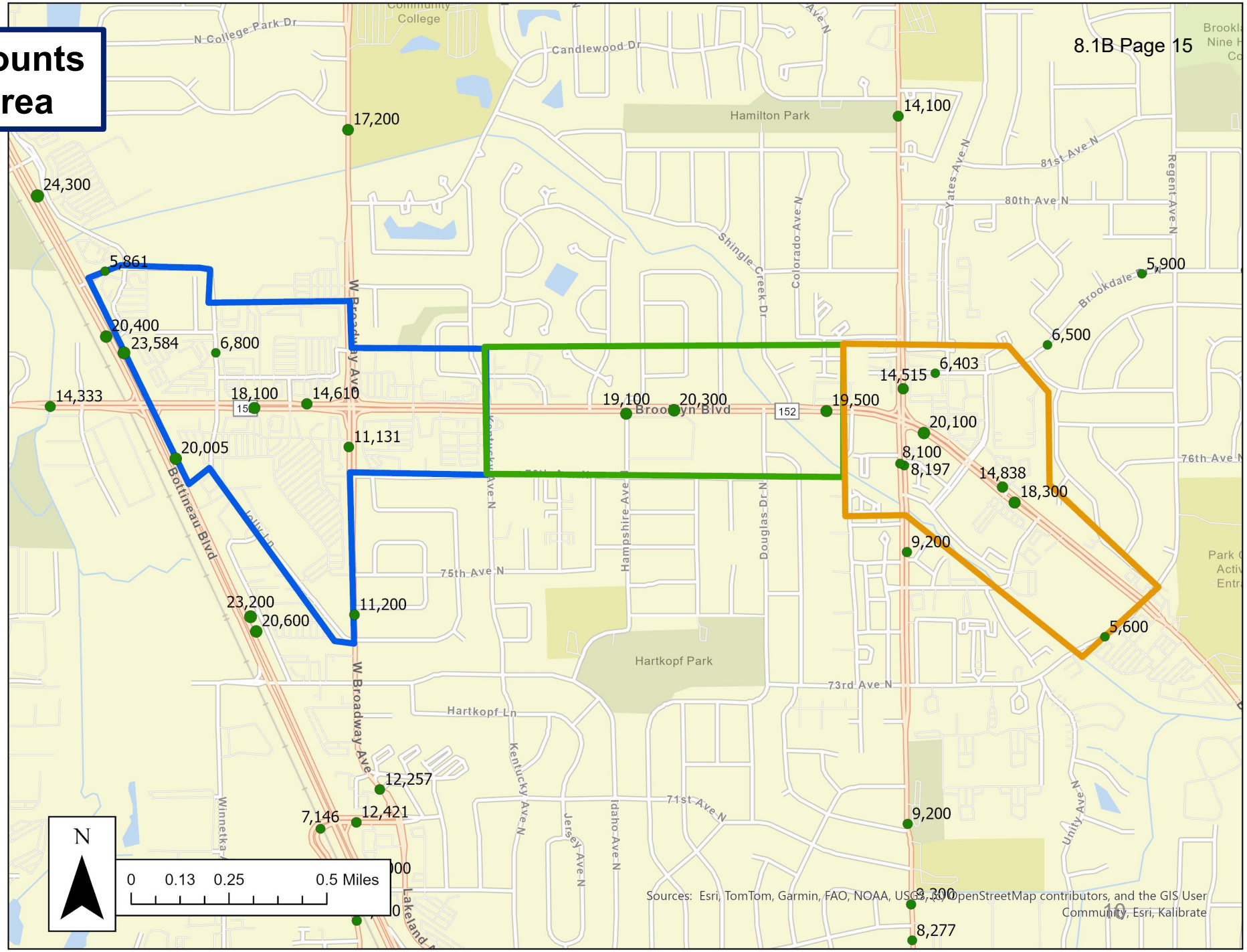
Site Analysis: Traffic Counts in and near Brooklyn Park

- Brooklyn Boulevard carries between 20,000 and 30,000 vehicles per day through the study area
- Other key intersections in and near the corridor include:
  - Bottineau Boulevard (CSAH 81)
  - West Broadway Avenue
  - Zane Avenue North
  - 73rd Avenue North
  - 69th Avenue North

Source: ESRI; LOCi Consulting LLC

Site Analysis: Traffic Counts in and near the Study Area

- Traffic counts north and south through the study area are
  - Bottineau Boulevard: 20,000-23,000 vehicles per day
  - West Broadway Avenue: 11,000-17,000 vehicles per day
  - Zane Avenue North: 8,000-14,000 vehicles per day
- Traffic counts through this area will evolve as the LRT infrastructure is built



Source: ESRI; LOCi Consulting LLC

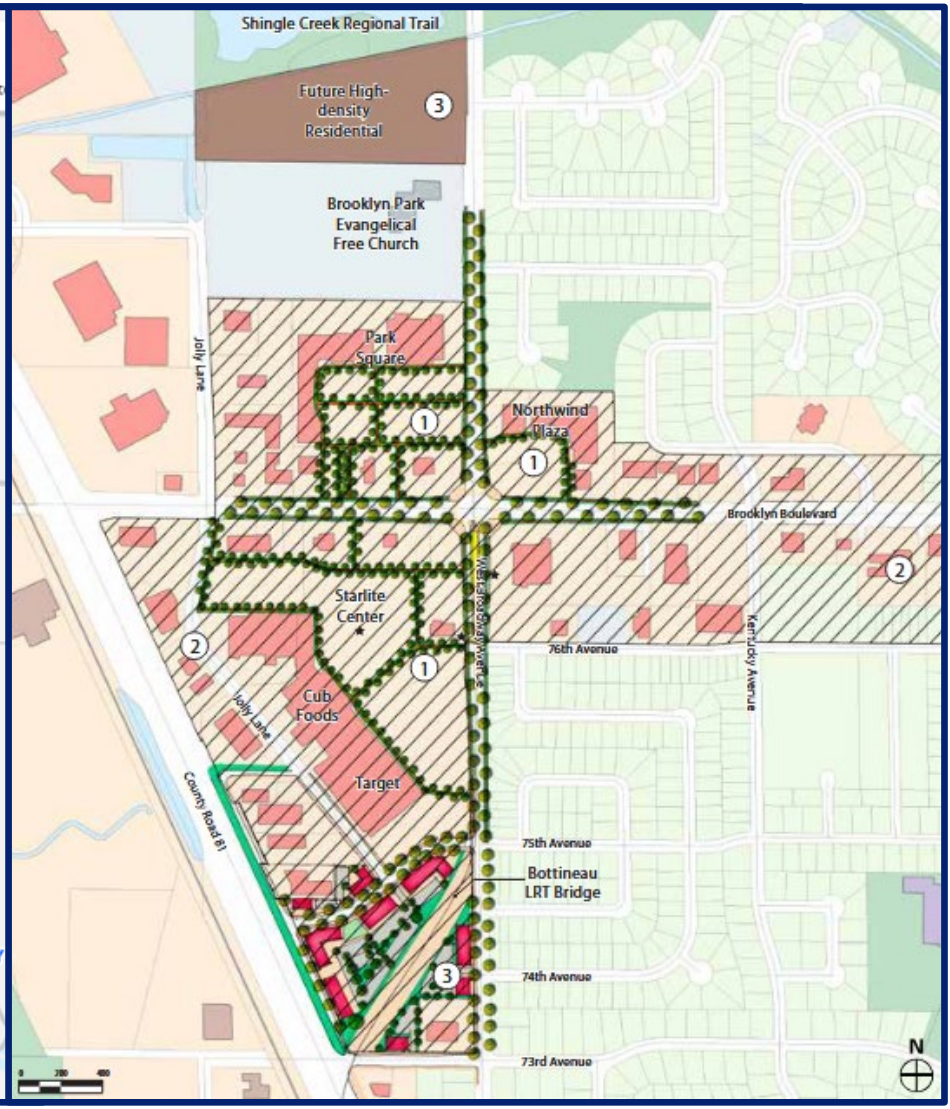
Site Analysis: Background for the Planned METRO Blue Line

Background

- The planned METRO Blue Line Extension light rail project will connect Brooklyn Park to Robbinsdale, Hopkins, and Minneapolis
- The light rail will end at the Target Field Station in downtown Minneapolis

Assumptions

- Construction is projected to begin 2027
- The route is projected to be operational in 2030
- The route will run north-south through the area on West Broadway Avenue
- Station will be located at the intersection of Brooklyn Boulevard and West Broadway Avenue



Source: Metropolitan Council; Hennepin County; LOCi Consulting LLC

Site Analysis: The METRO Blue Line Station Area

Site Analysis: The METRO Blue Line Station Area

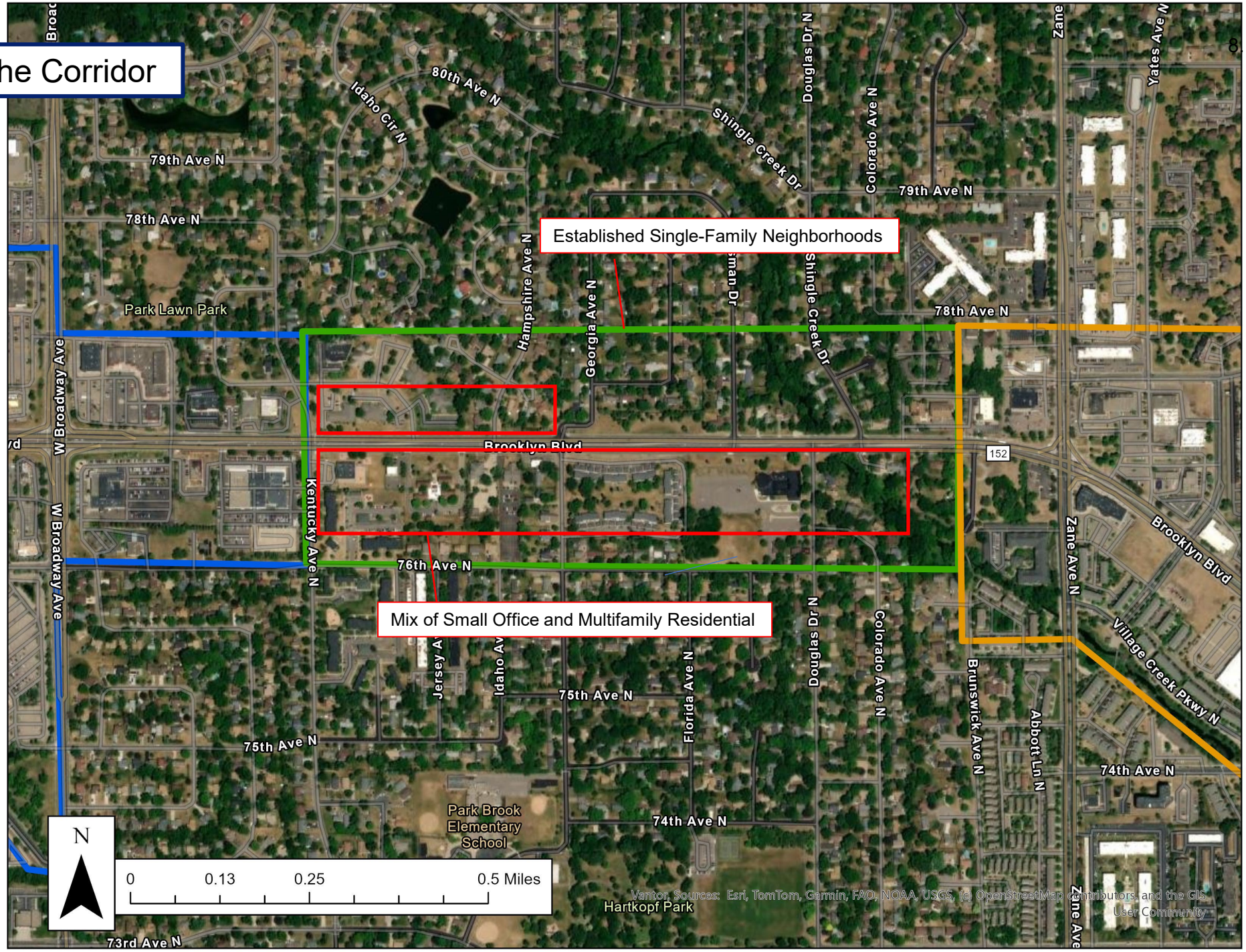
Strengths

- Planned METRO Blue Line will drive development momentum to the area
- Brooklyn Boulevard is an existing commercial corridor with good traffic counts
- Strong intersection at Brooklyn Boulevard and West Broadway
- The retail node has existing traffic drivers (Target, Menards, Walmart, grocery stores, etc.)
- Large parcels may create more opportunity for larger mixed-use developments
- Area has become a landing spot for ethnic grocers and small businesses, creating a unique character for the district

Weaknesses

- Limited visibility to the high traffic Bottineau Boulevard/County 81 corridor
- The area is not close enough to major highways (Highway 169, Highway 610, Interstate 94/694) to capture that traffic
- Bottineau Boulevard has evolved to become more of the retail center
- Highway 169 and Bottineau Boulevard create a barrier between Brooklyn Boulevard and areas to the west

Site Analysis: The Corridor



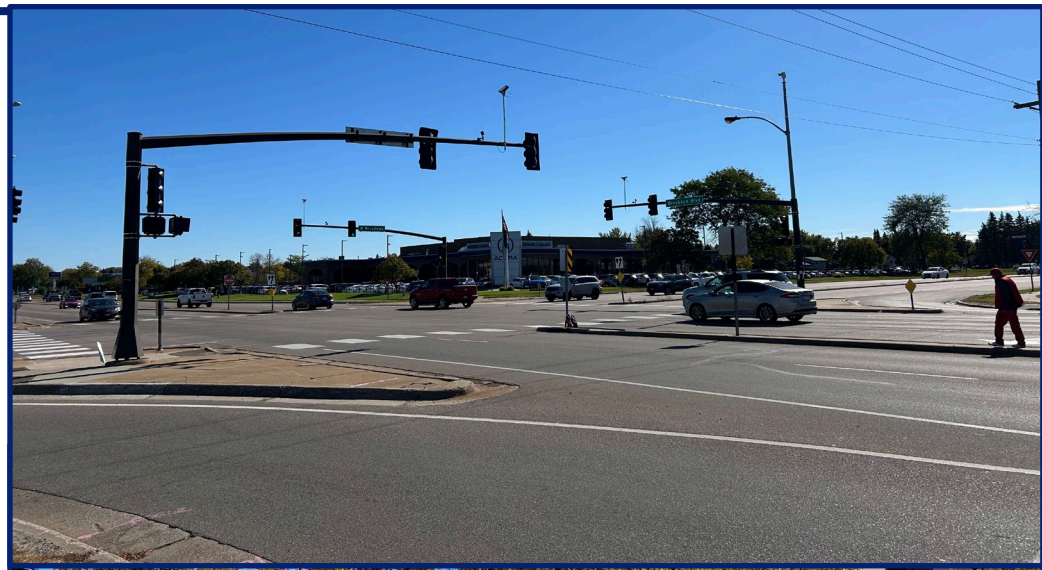
Site Analysis: The Corridor

Strengths

- Brooklyn Boulevard is an existing commercial corridor with good traffic counts
- The area is well connected within established neighborhoods
- There is existing east-west transit infrastructure (Routes 716, 723, and 724)

Weaknesses

- No major north-south intersection
- The area is not directly adjacent to the planned LRT line
- Fully developed parcels limit redevelopment opportunities



Site Analysis: The Village

Site Analysis: The Village

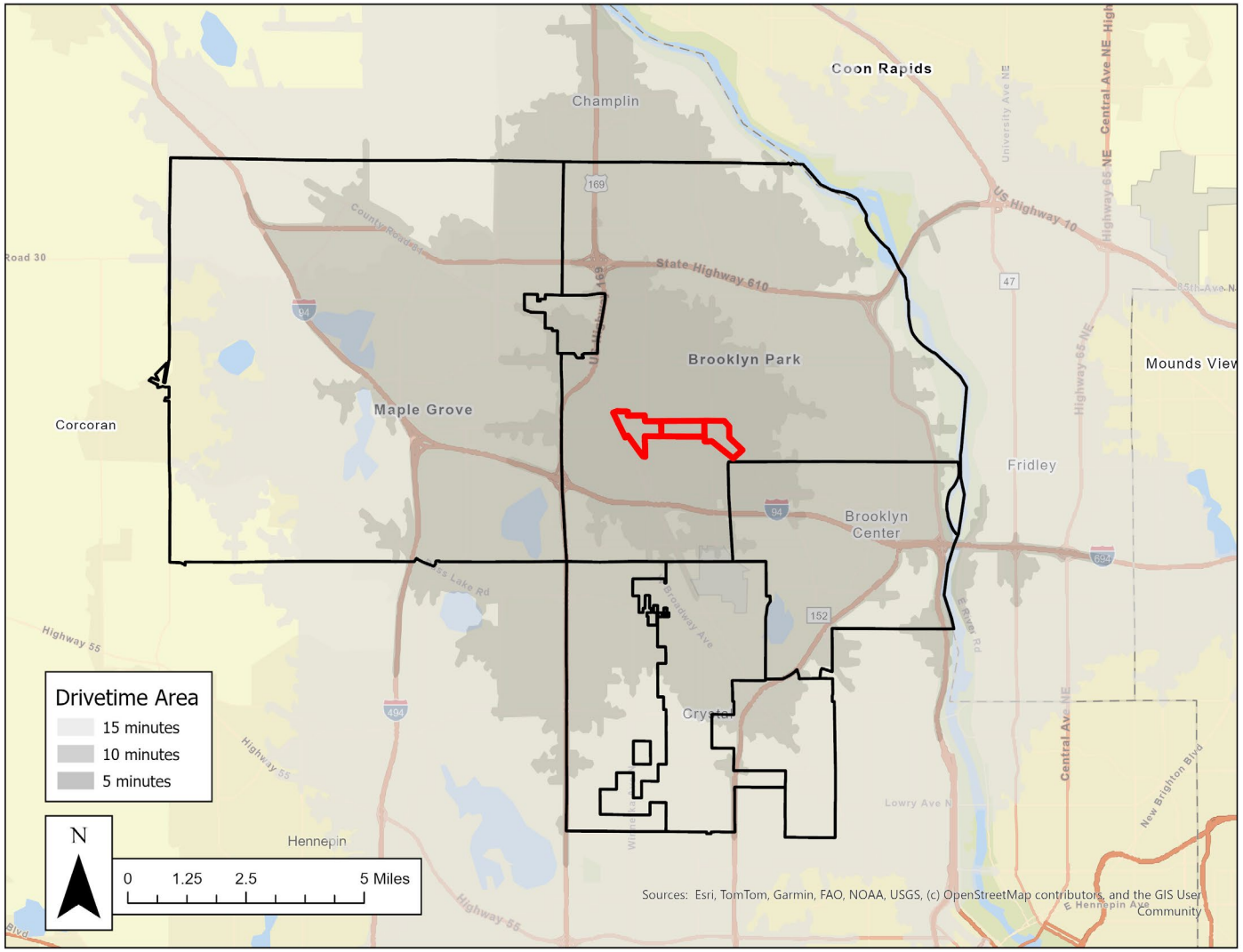
Strengths

- Brooklyn Boulevard is an existing commercial corridor with good traffic counts
- Centered around high-traffic intersection of Zane Avenue and Brooklyn Boulevard
- Existing base of retail in the area (ALDI, ethnic grocery stores, etc.)
- There are several redevelopment parcels owned by the EDA that could be quickly developed
- The area has already seen significant residential and commercial redevelopment
- As with the Station Area, this area has become a landing spot for ethnic grocers and small businesses

Weaknesses

- Area would not see the same development momentum from the planned LRT development
- The area is a distinctly separate node from the retail located at Brooklyn Boulevard and West Broadway
- A larger coordinated development on the two Welcome Avenue sites may be challenging because the two sites are separated by Welcome Avenue

Primary Market Area Definition



- Primary market area (PMA) for development in the corridor is generally defined as the 10-minute drivetime area around the corridor

- Cities included:
  - Brooklyn Park
  - Brooklyn Center
  - Crystal
  - Robbinsdale
  - Maple Grove
  - New Hope
  - Osseo

Source: ESRI; LOCi Consulting LLC

Demographics: Population and Population Growth

- The PMA and the city of Brooklyn Park are seeing solid population growth—slightly below the rate of the Metro as a whole
- The population of the PMA is approximately 254,000, according to ESRI**, a national demographics firm used by real estate developer and users
- The annual growth rate over the next five years is projected to slow considerably, compared to the previous 15 years

1 Population and Population Growth

	Census 2010	Census 2020	Estimate 2025	Forecast 2030	Annual Growth Rate 2010-2025	Proj. Annual Growth Rate 2025-2030
Primary Market Area	226,336	253,163	254,272	255,694	0.8%	0.1%
City of Brooklyn Park	75,780	86,478	85,769	84,707	0.8%	-0.2%
Brooklyn Blvd and West Broadway						
5-Minute Drive-Time Area	31,855	35,344	34,571	34,095	0.5%	-0.3%
10-Minute Drive-Time Area	173,203	192,587	193,526	194,244	0.7%	0.1%
15-Minute Drive-Time Area	462,434	510,534	515,648	519,517	0.7%	0.1%
Brooklyn Blvd and Zane						
5-Minute Drive-Time Area	31,204	34,013	33,458	33,023	0.5%	-0.3%
10-Minute Drive-Time Area	118,576	134,300	134,213	134,162	0.8%	0.0%
15-Minute Drive-Time Area	388,627	425,043	427,231	428,394	0.6%	0.1%
Minneapolis-St. Paul MSA	3,333,633	3,690,261	3,809,346	3,903,629	0.9%	0.5%
United States	308,745,538	331,449,281	339,887,819	347,149,422	0.6%	0.4%

Source: US Census Bureau; ESRI; LOCi Consulting LLC

*The Census-defined Minneapolis-St. Paul Metropolitan Statistical Area (MSA) consists of Hennepin, Ramsey, Dakota, Anoka, Washington, Scott, Wright, Carver, Sherburne, Chisago, Isanti, Le Sueur, Mille Lacs counties in Minnesota and St. Croix and Pierce counties in Wisconsin.

**This analysis uses ESRI data because it is forecasted for smaller areas and geographies (e.g., drivetime areas). ESRI also provides 5-year forecasts by demographic characteristics (e.g., age and income). Further, this data source is used by developers and private sector decision makers for site selection.

Demographics: Households and Household Growth

- Household growth is also strong in the PMA
- The PMA has approximately 94,000 households, based on ESRI estimates
- The annual household growth rate is projected to slow in the next five years, compared to the previous 15-year period

2 Households and Household Growth

	Census 2010	Census 2020	Estimate 2025	Forecast 2030	Annual Growth Rate 2010-2025	Proj. Annual Growth Rate 2025-2030
Primary Market Area	78,584	84,627	94,362	95,593	1.2%	0.3%
City of Brooklyn Park	24,432	26,228	28,728	28,507	1.1%	-0.2%
Brooklyn Blvd and West Broadway						
5-Minute Drive-Time Area	12,071	11,689	12,192	12,074	0.1%	-0.2%
10-Minute Drive-Time Area	62,684	64,942	72,662	73,532	1.0%	0.2%
15-Minute Drive-Time Area	171,610	179,252	200,011	203,358	1.0%	0.3%
Brooklyn Blvd and Zane						
5-Minute Drive-Time Area	11,660	11,081	11,351	11,252	-0.2%	-0.2%
10-Minute Drive-Time Area	42,084	42,669	46,900	47,138	0.7%	0.1%
15-Minute Drive-Time Area	147,227	149,682	164,133	165,903	0.7%	0.2%
Minneapolis-St. Paul MSA	1,154,882	1,293,601	1,498,244	1,546,472	1.8%	0.6%
United States	105,480,101	116,716,292	132,422,916	136,716,884	1.5%	0.6%

Source: US Census Bureau; ESRI; LOCi Consulting LLC

*The Census-defined Minneapolis-St. Paul Metropolitan Statistical Area (MSA) consists of Hennepin, Ramsey, Dakota, Anoka, Washington, Scott, Wright, Carver, Sherburne, Chisago, Isanti, Le Sueur, Mille Lacs counties in Minnesota and St. Croix and Pierce counties in Wisconsin.

Demographics: Long-Term Population, Household, and Employment Projections

- Metropolitan Council provides preliminary estimates available for projected population, households, and employment, 2020 to 2050
- The Primary Market Area is projected to see steady growth over the next 25 years, driven primarily by growth in Brooklyn Park and Maple Grove
- The long-term projections show continued growth in Brooklyn Park but rates of growth slowing after 2040
- (Note that these forecasts are more conservative than the ESRI forecasts for the current decade)
- Demand forecasts for residential and commercial uses in this analysis account for this projected slow down

3 Long-Term Population, Household, and Employment Projections

	Census	Forecast	Forecast	Forecast	Projected Change			Projected Annual % Growth Rate		
	2020	2030	2040	2050	2020-2030	2030-2040	2040-2050	2020-2030	2030-2040	2040-2050
Population										
Primary Market Area	253,163	264,130	278,410	299,310	10,967	14,280	20,900	0.4%	0.5%	0.7%
City of Brooklyn Park	86,478	89,300	94,000	103,500	2,822	4,700	9,500	0.3%	0.5%	1.0%
Seven-County Metro Area	3,163,100	3,374,100	3,559,300	3,814,000	211,000	185,200	254,700	0.6%	0.5%	0.7%
Households										
Primary Market Area	92,896	98,900	104,780	112,620	6,004	5,880	7,840	0.6%	0.6%	0.7%
City of Brooklyn Park	28,749	30,300	32,000	35,300	1,551	1,700	3,300	0.5%	0.5%	1.0%
Seven-County Metro Area	1,239,525	1,357,300	1,454,300	1,563,300	117,775	97,000	109,000	0.9%	0.7%	0.7%
Employment										
Primary Market Area	96,154	114,490	121,710	134,450	18,336	7,220	12,740	1.8%	0.6%	1.0%
City of Brooklyn Park	29,761	35,500	39,500	44,700	5,739	4,000	5,200	1.8%	1.1%	1.2%
Seven-County Metro Area	1,543,400	1,814,100	1,901,400	2,061,700	270,700	87,300	160,300	1.6%	0.5%	0.8%

* Imagine 2050 local forecasts approved February 2025

Source: Metropolitan Council; LOCi Consulting LLC

Demographics: Daytime Employment

4 **Daytime Population, 2025**

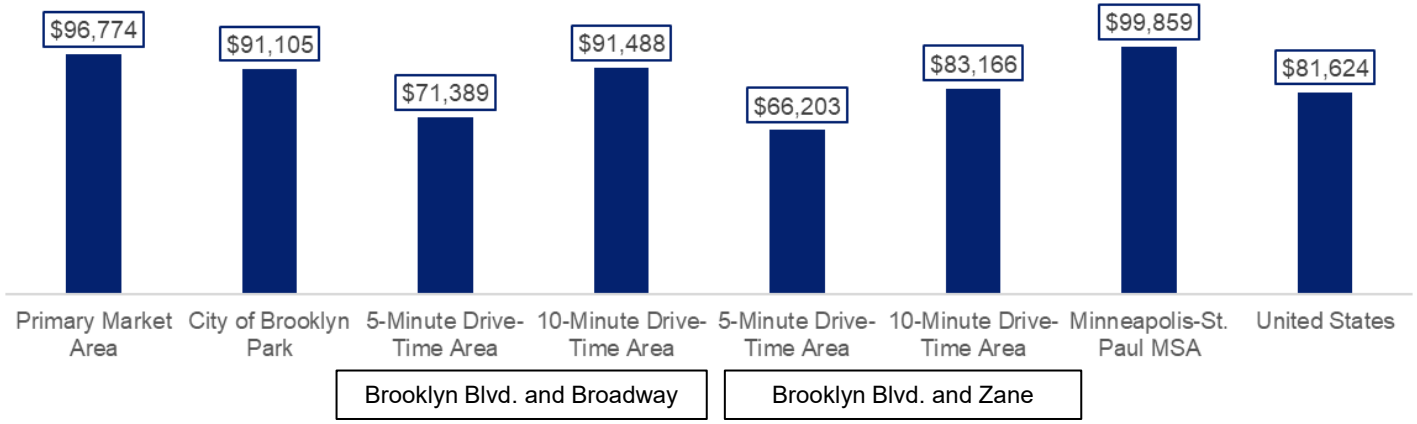
	Total Population	Total Daytime Population	Daytime Population: Workers	Daytime Population: Residents
Primary Market Area	254,272	236,874	120,068	116,806
City of Brooklyn Park	85,769	75,334	35,383	39,951
Brooklyn Blvd and West Broadway				
5-Minute Drive-Time Area	34,571	41,582	25,152	16,430
10-Minute Drive-Time Area	193,526	192,510	104,062	88,448
15-Minute Drive-Time Area	515,648	535,637	294,469	241,168
Brooklyn Blvd and Zane				
5-Minute Drive-Time Area	33,458	25,210	9,560	15,650
10-Minute Drive-Time Area	134,213	127,397	63,975	63,422
15-Minute Drive-Time Area	427,231	418,912	216,823	202,089

Source: US Census Bureau; ESRI; LOCi Consulting LLC

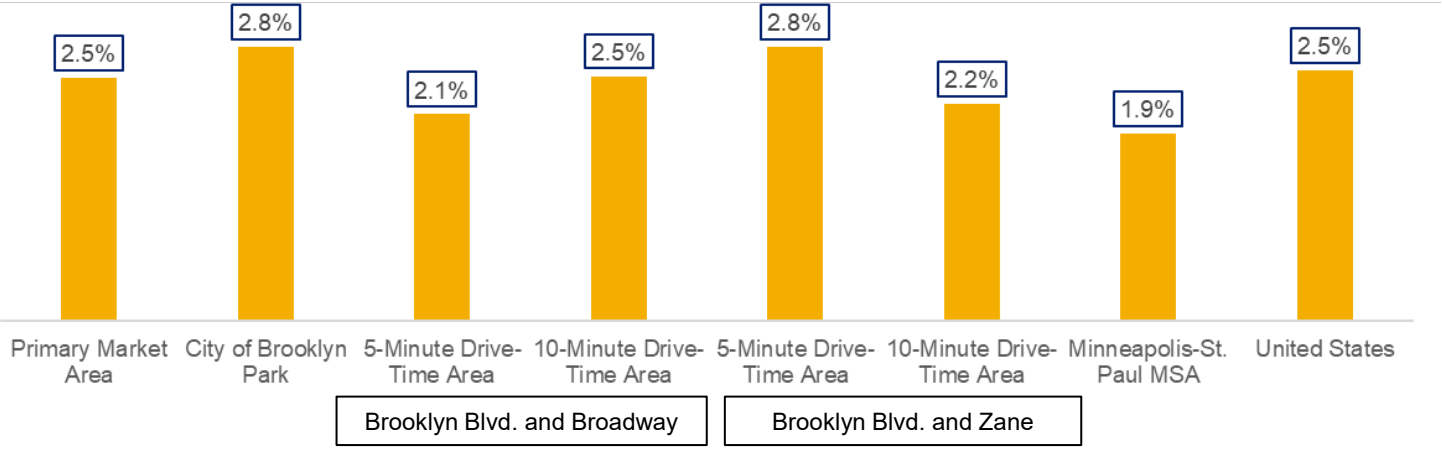
- The employment base in Brooklyn Park contributes to residential and commercial demand
- Because many workers who reside in the PMA commute outside of the city, the daytime population shrinks to about 237,000 people
- Like the PMA as a whole, the city of Brooklyn Park also sees declines in its daytime population
- Based on US Census Data from 2022 (not shown on chart):
  - 25,587 workers commute into the city
  - 38,678 residents commute out of the city
  - 4,290 residents both work and live in Brooklyn Park
- Workers who commute into Brooklyn Park provide additional retail spending
- These workers are also potential residents who may consider homes in Brooklyn Park to be closer to their jobs

Demographics: Median Household Income

5. Median Household Income, 2025



6. Projected Annual Growth in Median Household Income, 2025-2030



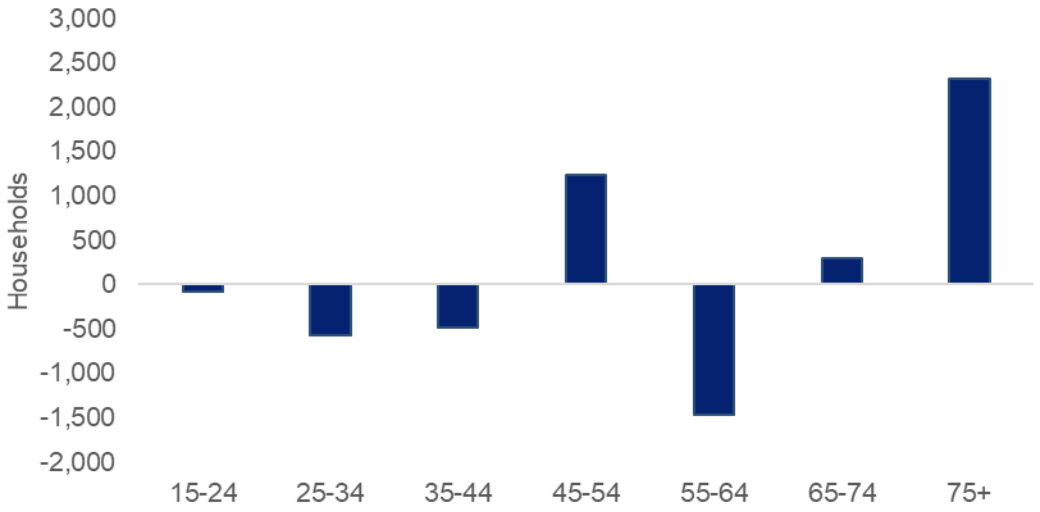
- Incomes in the PMA are comparable to the Metro Area as a whole and increasing slightly relative to inflation
- The median household income for the PMA is $97,0000
- Median household income in the City of Brooklyn Park is about $91,000—9% lower than the median for the Metro MSA
- ESRI is forecasting 2.4% inflation over the 2025-2030 period and provide forecasts without adjustments for inflation—so growth below 2.4% means that incomes are actually declining relative to inflation
- This forecasts suggests that the slight income growth in the market is real growth
- The Twin Cities Metro MSA, however, is projected to see declines in income relative to inflation
- Higher base incomes and income growth are attractive to housing and commercial developers

See Figure A.1 for detail for these figures

Source: ESRI; LOCi Consulting LLC

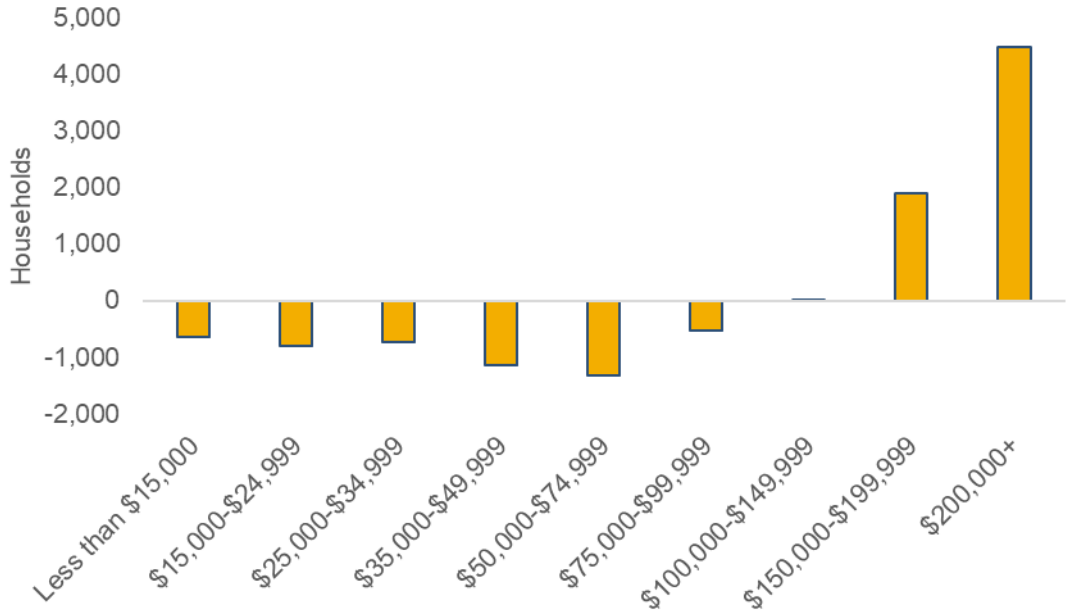
Demographics: Projected Household Growth by Age of Householder in the Primary Market Area, 2025 to 2030

7. Projected Household Growth by Age of Householder, Primary Market Area, 2025 to 2030



- Baby Boomers (Age 65 plus) will continue to drive household growth

8. Projected Household Growth by Income of Householder, Primary Market Area, 2025 to 2030

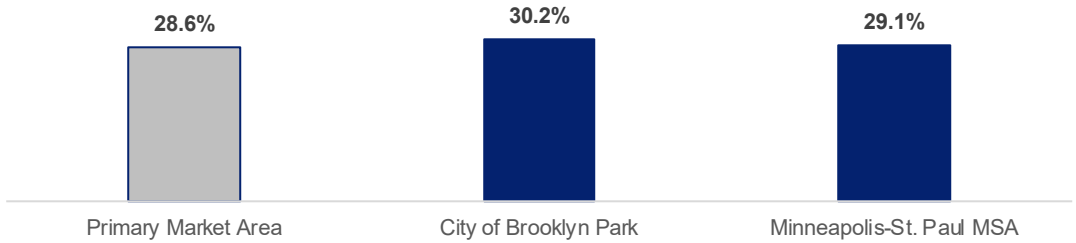


- Overall shift in growth to higher income groups—Millennials hitting higher income earning years and Baby Boomers with higher investment incomes

Source: ESRI; LOCi Consulting LLC

Demographics: Household Rental Rates and Housing Turnover for Homeowners and Renters

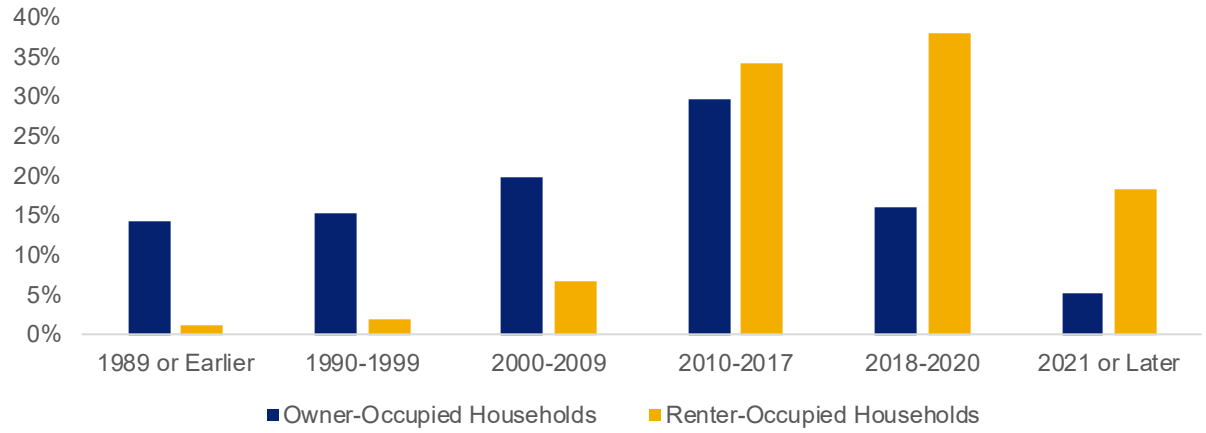
9 **Household Rental Rates, 2023**



Source: American Community Survey, U.S. Census; ESRI; LOCi Consulting LLC

- The household rental rate in the PMA and in the city of Brooklyn Park are comparable to the Minneapolis-St. Paul market as a whole

10 **Move-In Year for Households in the Primary Market Area, 2023**

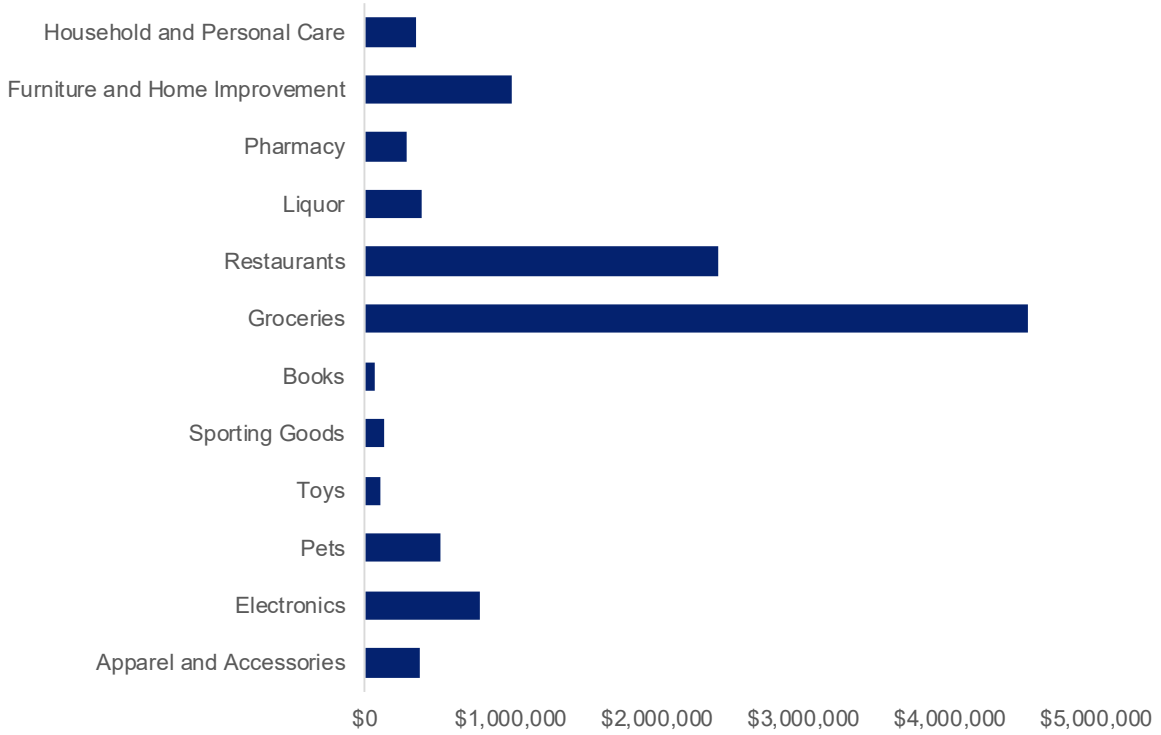


Source: American Community Survey, US Census Bureau; ESRI; LOCi Consulting LLC

- In 2023, it is estimated that 21% of homeowners and 56% of renters moved into their homes in the previous five years
- This data is used to determine housing demand from turnover within existing households

Demographics: Growth in Consumer Expenditure in Retail Categories

11 **Forecasted Growth in Consumer Spending in the PMA, 2025-2030**



* Data is shown in 2025 Dollars, adjusted from ESRI projection. ESRI assumes 2.5% inflation.

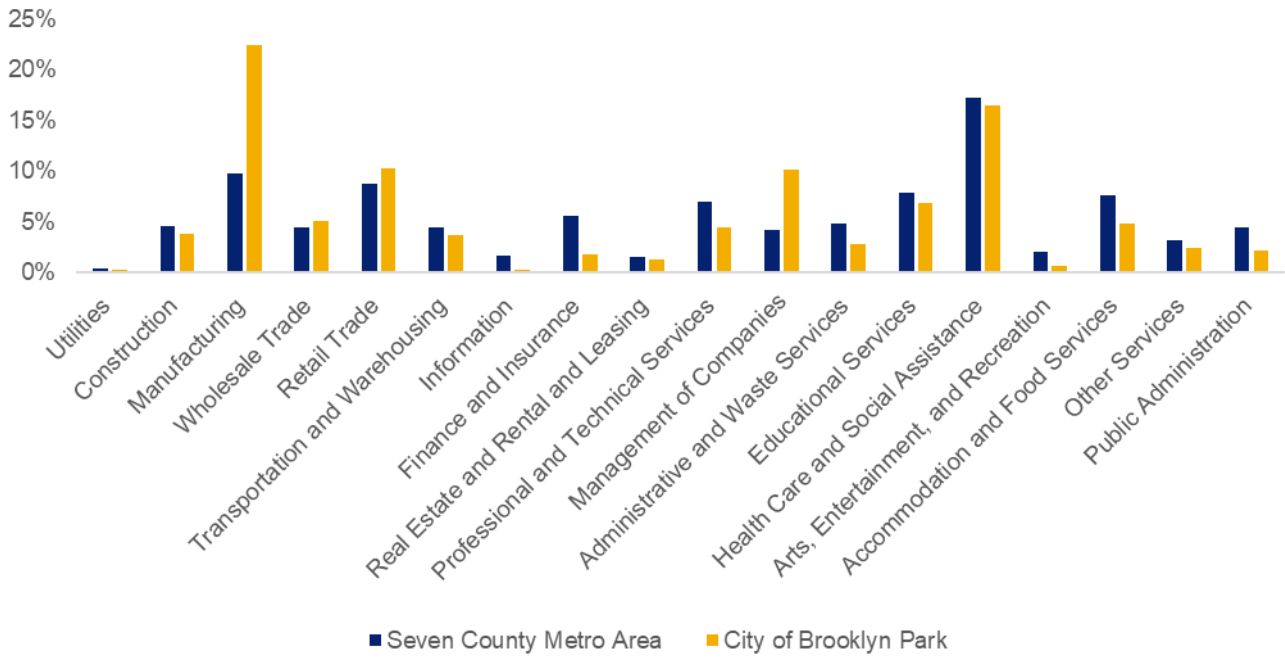
Source: US Census Bureau; ESRI; LOCi Consulting LLC

- Retail expenditure is projected to grow by about $11 million in the Primary Market Area
- This growth is driven by new households in the market and real income growth
- Grocery stores and restaurant categories are projected to see the highest increases in consumer spending
- These categories make up the largest percentage of overall spending
- Additionally, groceries and restaurants tend to be less impacted by online competition, so these categories have seen more growth in commercial real estate demand

Demographics: Employment by Industry

- Compared to the Seven-County Metro Area, the City of Brooklyn Park has a higher percentage of Manufacturing, Retail Trade, and Management jobs
- These types of jobs are more likely to be located at industrial and retail real estate and less likely to be located in office space

12 **Distrbution of Employment for the Brooklyn Park and the Metro Area, 2024**

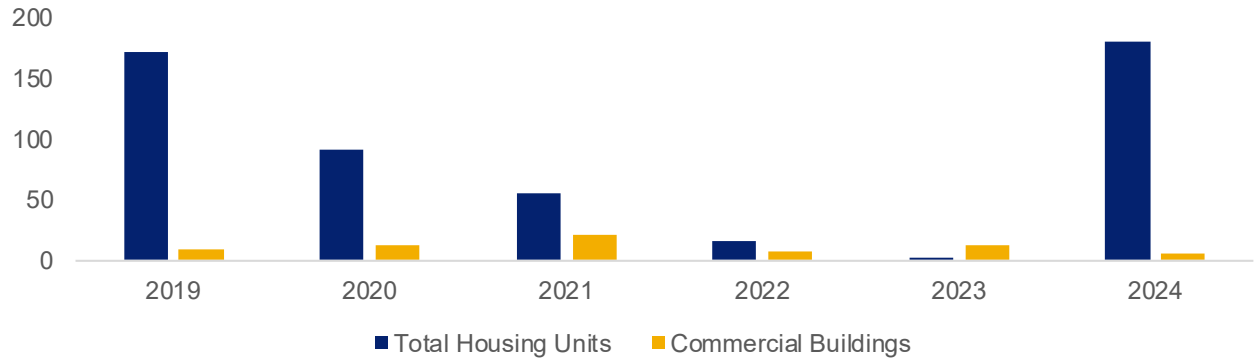


Notes:
Utilities, Construction, and Transportation and Warehousing are not disclosed for the City of Brooklyn Park. Data is estimated using distribution of employment for the Metro Area.

Source: Minnesota Department of Employment and Economic Development; Quarterly Census of Employment and Wages; Employment Outlook; LOCi Consulting LLC

Building Permits: Brooklyn Park is averaging 86 housing unit permits per year since 2019

13 **Building Permit in the City of Brooklyn Park, 2019-2024**



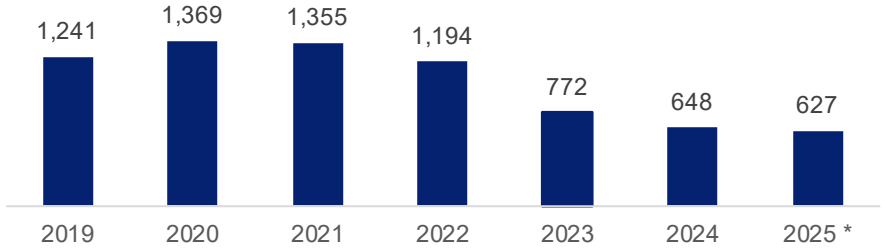
	2019	2020	2021	2022	2023	2024
Total Housing Units	172	91	56	16	2	181
Single-Family Structures	26	13	14	6	2	2
Townhomes and Twinhomes	0	0	0	10	0	0
Multifamily Units	146	78	42	0	0	179
Commercial Buildings	10	12	21	8	13	6

Source: City of Brooklyn Park; Minnesota Department of Labor and Industry; LOCi Consulting LLC

Residential Market: With rising interest rates over since 2022, existing home sales have cooled slightly in Brooklyn Park, in line with national trends

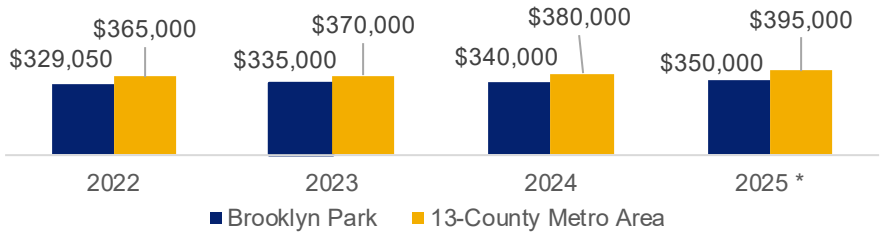
- Transactions declined -16% from 2023 to 2024, driven by challenging homebuying conditions and less inventory
- The median sale price of sold homes in 2024 was $350,000 in the Brooklyn Park, 11% lower than the 13-County Metro Area
- Average days on the market has stabilized but is still much higher than 2020 and 2021

14 Residential Real Estate Transactions in Brooklyn Park



Source: Multiple Listing Service; LOCi Consulting LLC

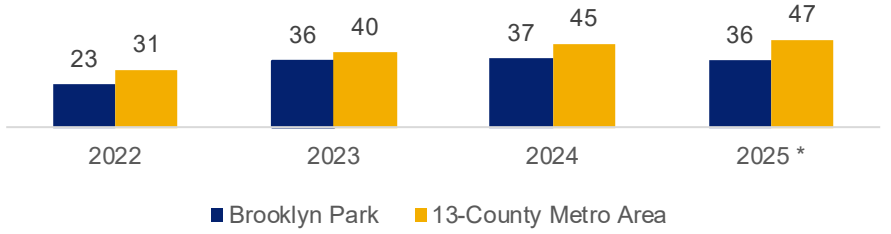
15 Median Sales Price of Home Sales in Brooklyn Park



*2025 YTD is rolling 12-months from September 2024.

Source: Multiple Listing Service; LOCi Consulting LLC

16 Average Days on the Market for Home Sales in Brooklyn Park



*2025 YTD is rolling 12-months from September 2024.

Source: Multiple Listing Service; LOCi Consulting LLC

* The 13-County Metro Area is Anoka, Carver, Chisago, Dakota, Hennepin, Isanti, Le Sueur, Mille Lacs, Ramsey, Scott, Sherburne, Washington, and Wright counties.

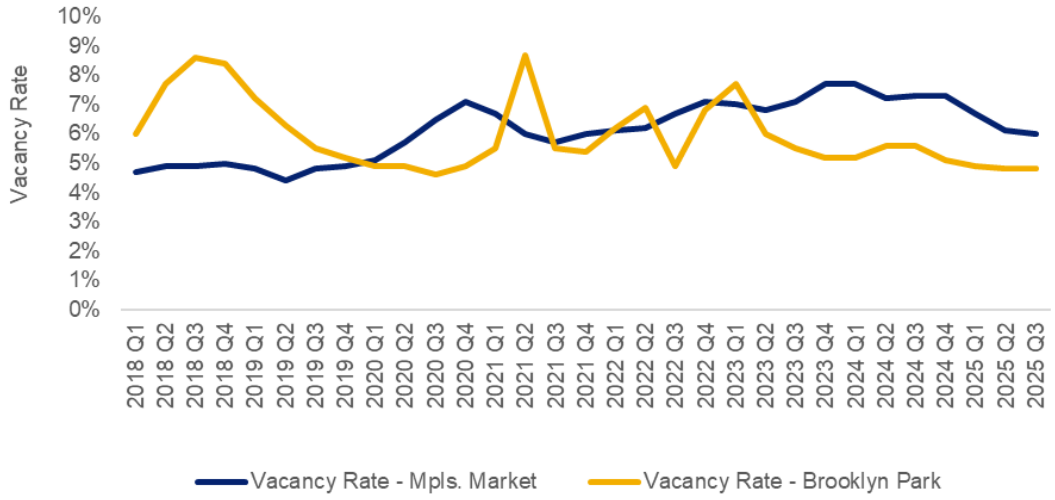
Residential Market: Recently Marketing Townhome and Twinhome Developments near the PMA (No projects are actively marketing in PMA)

Development	Units	Square Footage	Price Points	Estimated Units per Acre
Balsam Pointe Dayton Side-by-Side Townhomes 2021	98 (91 sold)	1,687 - 1,965	$379,000 - $403,600	9.3 (10.5-acre development)
Brookside Villas Coon Rapids Side-by-Side Townhomes 2022	11 (10 sold)	1,610	$408,000 - $463,000	5.5 (2.0-acre development)
Pinewski Development Anoka Detached Townhomes 2023	28 (4 Sold)	1,653	$410,000 - $455,000	8.2 (3.4-acre development)

Source: MLS, websites, interviews, LOCi Consulting LLC

Rental Market: New rental product developed in the market has kept the vacancy rate at or above 5%, but market-rate rents are still seeing growth

17 Vacancy Rates for Market Rate Rental in Brooklyn Park and the Metro



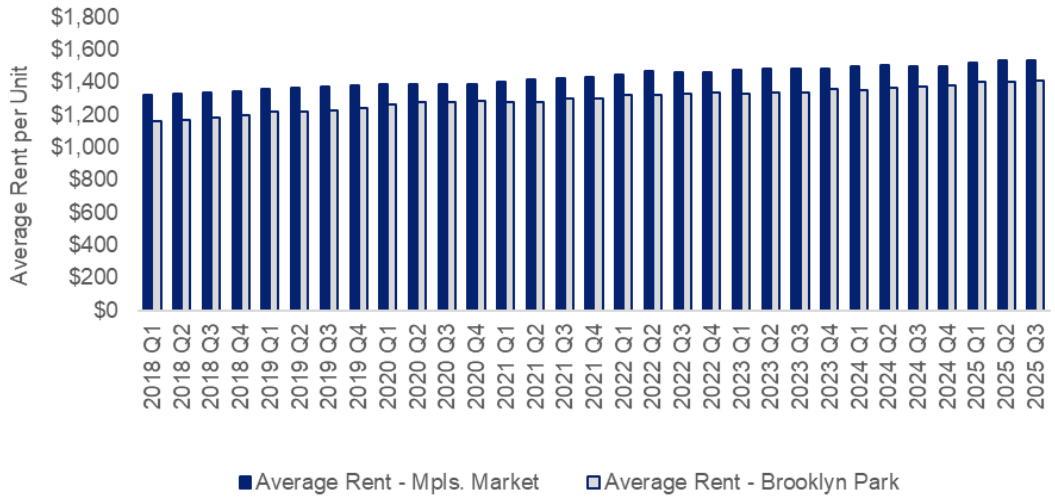
* Data is Q1 2018 to Q3 2025. Minneapolis Market includes Sherburne, Hennepin, Ramsey, Dakota, Anoka, Washington, Scott, Wright, Carver, Chisago, Isanti Counties in Minnesota and St. Croix and Pierce Counties in Wisconsin.

** Average Rent is for Triple Net Direct.

Source: CoStar; LOCi Consulting LLC

- The vacancy rate for market rate rental units in Brooklyn Park was 4.8% in Q3 2025—lower than the Minneapolis Market rate of 6.0%

18 Avg. Rental Rates for Market Rate Rental in Brooklyn Park and the Metro



* Data is Q1 2018 to Q3 2025. Minneapolis Market includes Sherburne, Hennepin, Ramsey, Dakota, Anoka, Washington, Scott, Wright, Carver, Chisago, Isanti Counties in Minnesota and St. Croix and Pierce Counties in Wisconsin.

** Average Rent is for Triple Net Direct.

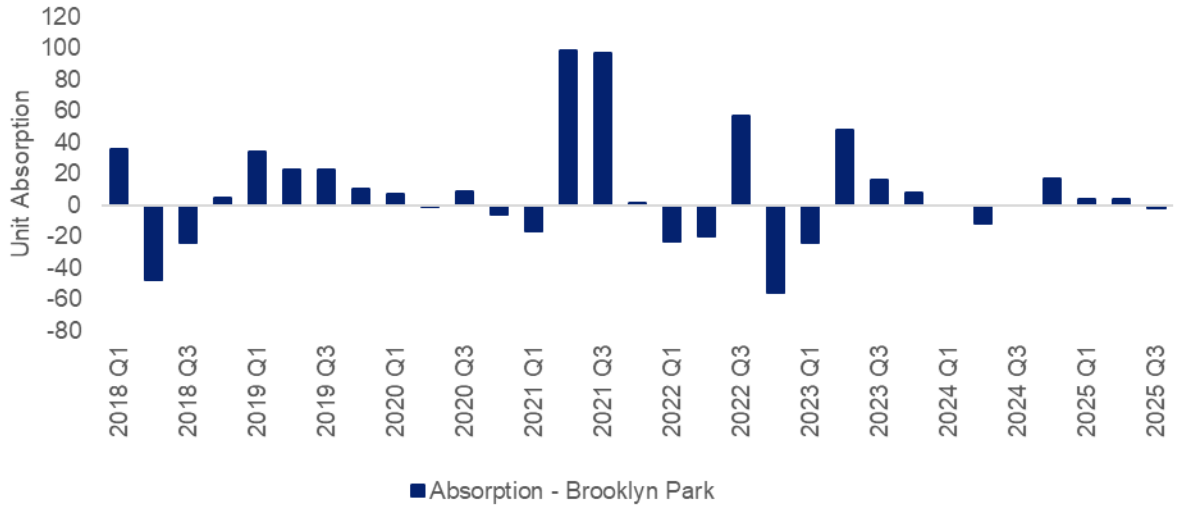
Source: CoStar; LOCi Consulting LLC

- The average market rate rent in Brooklyn Park was $1,413—about 8% lower than the Minneapolis Market average

* Includes estimates for all market-rate units in Brooklyn Park, regardless of size of unit type.

Residential Market: The PMA has seen an average rental unit absorption of about 34 units per year since 2018

19 **Net Absorption for Market Rate Rental Units in Brooklyn Park**



* Data is Q1 2018 to Q3 2025. Minneapolis Market includes Sherburne, Hennepin, Ramsey, Dakota, Anoka, Washington, Scott, Wright, Carver, Chisago, Isanti Counties in Minnesota and St. Croix and Pierce Counties in Wisconsin.

Source: CoStar; LOCi Consulting LLC

- The Brooklyn Park rental market has seen slower absorption in the last year compared to 2021-2023

Residential Market: Select Newer Rental Building in the PMA

Development	Year Built	Rent Type	Units	Vacancies	Square Footages	Rents	Estimated Units per Acre
Decatur Landing 9500 Decatur Dr N., Brooklyn Park	2025	Affordable	350	0	691 - 1,348	$1,405 - 2,157	44.9 (7.8 acres)
Norheim Townhomes 17250 98th Way N., Maple Grove	2025	Market Rate	208	37	1,497 – 1,919	$2,698 – 3,250	11.9 (17.49 acres)
Tessman Ridge Apartments 7100 85th Ave N., Brooklyn Park	2024	Affordable	75	0	550 - 1,700	$653 – 2,900	29.4 (2.55 acres)
Olive Lane Townhomes 17610 102nd Pl N., Maple Grove	2024	Market Rate	136	11	1,438 - 2,604	$2,7558 - 3,970	2.5 (53.3 acres)

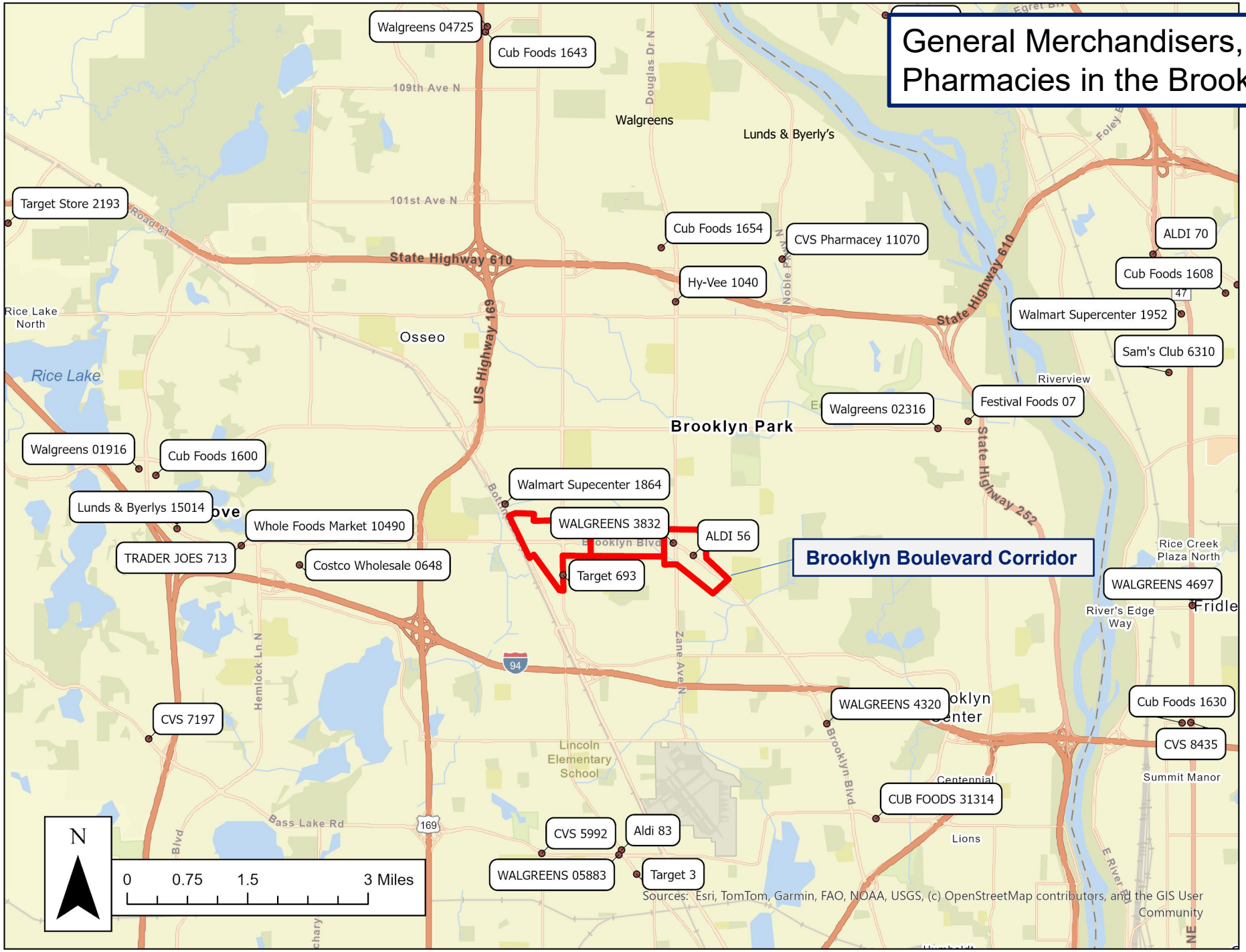
Source: Websites, interviews, Costar, LOCi Consulting LLC

Residential Market: Select Newer Rental Building in the PMA (Continued)

Development	Year Built	Rent Type	Units	Vacancies	Square Footages	Rents	Estimated Units per Acre
The Edison at Maple Grove 9820 Garland Ln N., Maple Grove	2024	Market Rate	248	8	590 - 1,391	$1,497 - 2,650	4.0 (62.7 acres)
Elm Creek Commons 13653 Territorial Rd., Maple Grove	2024	Market Rate	208	14	460 - 1,495	$1,200 - 2,375	14.3 (14.5 acres)
The Kipling Apartments 5055 N 96th Ave., Brooklyn Park	2023	Market Rate	146	6	520 - 1,604	$1,388 – 2,767	32.4 (4.51 acres)
5240 Apartments 5240 W Broadway Ave., Crystal	2023	Affordable	58	0	1,386 - 1,547	NA	32.8 (1.77 acres)

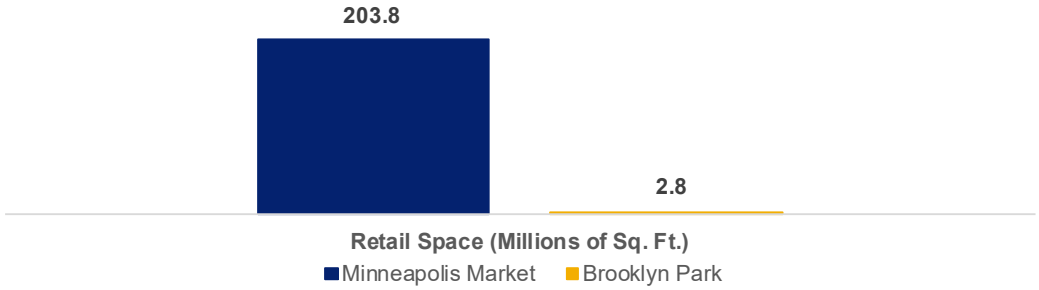
Source: Websites, interviews, Costar, LOCi Consulting LLC

General Merchandisers, Grocers, and Pharmacies in the Brooklyn Park Area



Retail Real Estate Market: Brooklyn Park has about 2.8 million square feet of retail space; the city has seen little retail construction in recent years

20 Existing Square Footage of Retail Space

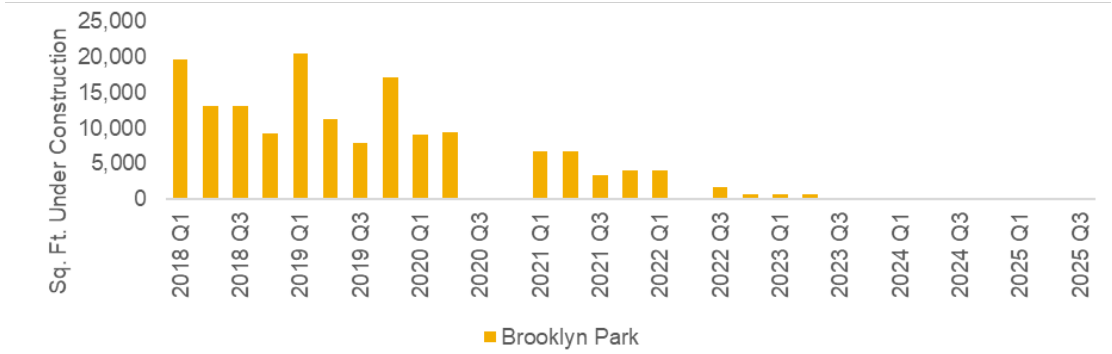


* Minneapolis Market includes Sherburne, Hennepin, Ramsey, Dakota, Anoka, Washington, Scott, Wright, Carver, Chisago, Isanti Counties in Minnesota and St. Croix and Pierce Counties in Wisconsin.

Source: CoStar; LOCi Consulting LLC

- Retail space in Brooklyn Park makes up about 1.4% of all retail space in the Metro Area

21 Sq. Footage of Retail Space Under Construction in Brooklyn Park



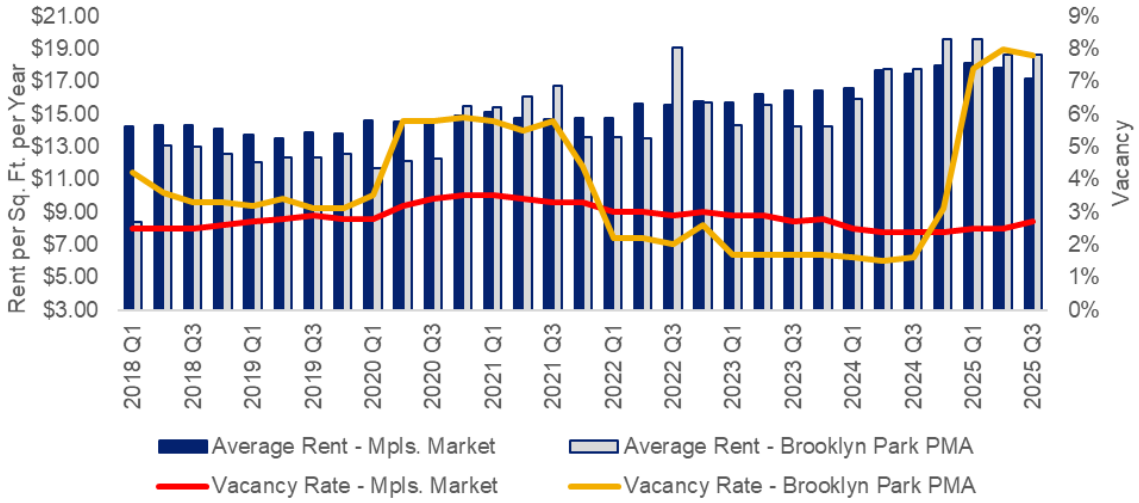
Source: CoStar; LOCi Consulting LLC

- The city of Brooklyn Park had construction activity prior to and immediately following the COVID19 pandemic. Activity has slowed significantly since early 2023

* Absorption is the amount of new or vacant space moved into and occupied by users over a period of time. Positive absorption means new users are moving to the market and occupying new and vacant spaces. Negative absorption most likely results in vacant spaces.

Retail Real Estate Market: Vacancy rates for retail are much higher than the Metro Area and absorption has turned negative in the last four quarters

22 **Avg. Lease and Vacancy Rates for Retail Space in Brooklyn Park**



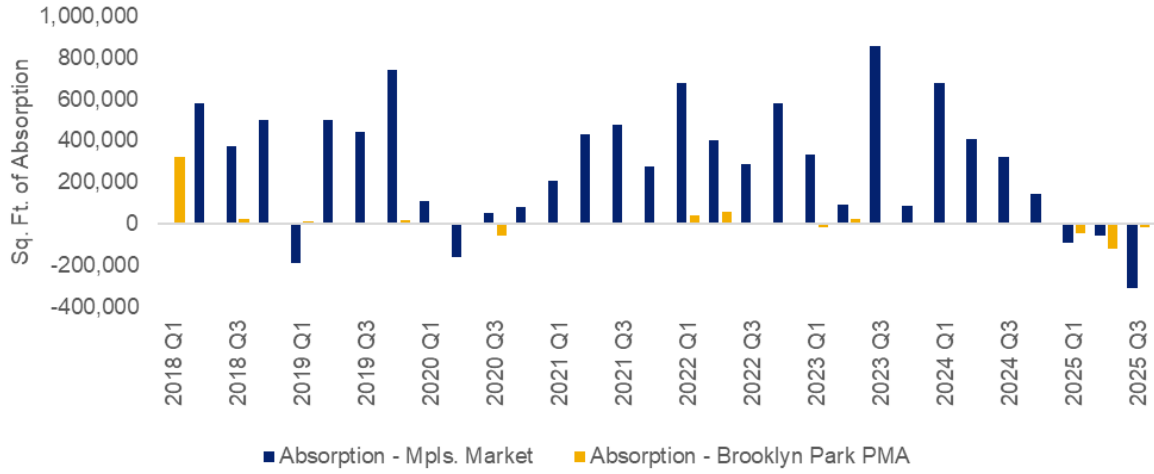
* Data is Q1 2018 to Q3 2025. Minneapolis Market includes Sherburne, Hennepin, Ramsey, Dakota, Anoka, Washington, Scott, Wright, Carver, Chisago, Isanti Counties in Minnesota and St. Croix and Pierce Counties in Wisconsin.

** Average Rent is for Triple Net Direct.

Source: CoStar; LOCi Consulting LLC

- Brooklyn Park's retail vacancy rate was 7.8% in the 3rd quarter of 2025 (versus 2.7% for the Minneapolis Market)

23 **Net Absorption for Retail Space in Brooklyn Park**



* Data is Q1 2018 to Q3 2025. Minneapolis Market includes Sherburne, Hennepin, Ramsey, Dakota, Anoka, Washington, Scott, Wright, Carver, Chisago, Isanti Counties in Minnesota and St. Croix and Pierce Counties in Wisconsin.

Source: CoStar; LOCi Consulting LLC

- The retail market in Brooklyn Park has seen average annual absorption* of over 9,000 square feet of space per year (2018-2025 32). However, over the last four quarters absorption has been negative

* Absorption is the amount of new or vacant space moved into and occupied by users over a period of time. Positive absorption means new users are moving to the market and occupying new and vacant spaces. Negative absorption most likely results in vacant spaces.

Retail Real Estate Market: New Construction in Brooklyn Park since 2020

Development	Year Built	Square Footage	Acreage	Floor Area Ratio
8401 84th Ave N – Scooter's Coffee	2023	670	3.37	0.01
5921 94th Ave N – Take 5	2022	1,632	1.25	0.03
5931 N 94th Ave – Taco Bell	2022	4,000	1.17	0.08
5625 North 96th Ave – Raising Cane's	2021	3,384	1.85	0.04
5651 96th Ave N – Panera Bread	2020	4,313	1.35	0.07

Source: City of Brooklyn Park, Costar, Dakota County GIS, websites, interviews, LOCi Consulting LLC

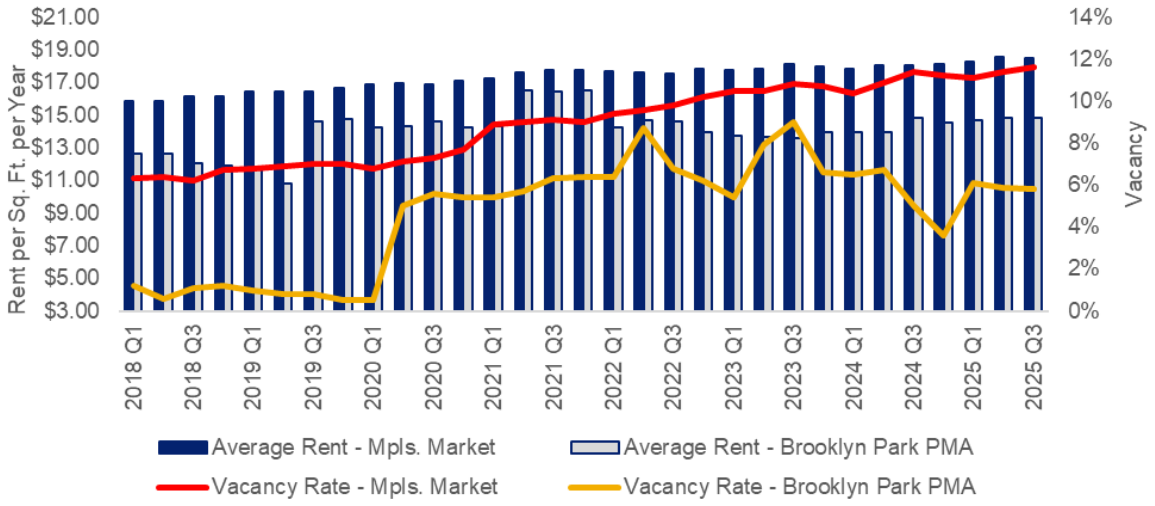
Retail Real Estate Market: New Construction in Brooklyn Park since 2020 (Continued)

Development	Year Built	Square Footage	Acreage	Floor Area Ratio
5703 100th Ave N – TruStone Financial Credit Union	2020	3,623	1.02	0.08
8232 Lakeland Ave N – Enterprise Auto	2020	4,707	1.61	0.07
9801 Xenia Ave – Strip Center	2020	9,352	1.31	0.16
9751 Xenia Ave N – Chik-fil-A	2020	4,400	1.79	0.06

Source: City of Brooklyn Park, Costar, Dakota County GIS, websites, interviews, LOCi Consulting LLC

Office Real Estate Market: Vacancy rates are lower than the Metro Area. Almost all of the recently constructed office has been medical office

24 **Avg. Lease and Vacancy Rates for Office Space in Brooklyn Park and the Metro**



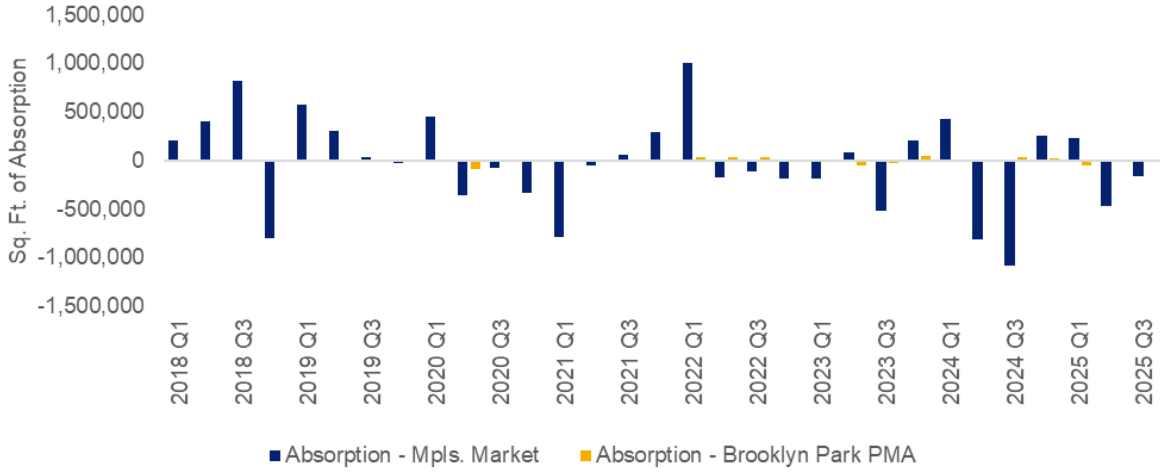
* Data is Q1 2018 to Q3 2025. Minneapolis Market includes Sherburne, Hennepin, Ramsey, Dakota, Anoka, Washington, Scott, Wright, Carver, Chisago, Isanti Counties in Minnesota and St. Croix and Pierce Counties in Wisconsin.

** Average Rent is for Triple Net Direct.

Source: CoStar; LOCi Consulting LLC

- Brooklyn Park's office vacancy rate was 5.8% in 2nd quarter of 2025 (versus 11.6% for the Minneapolis Market)

25 **Net Absorption for Office Space in Brooklyn Park and the Metro**



* Data is Q1 2018 to Q3 2025. Minneapolis Market includes Sherburne, Hennepin, Ramsey, Dakota, Anoka, Washington, Scott, Wright, Carver, Chisago, Isanti Counties in Minnesota and St. Croix and Pierce Counties in Wisconsin.

Source: CoStar; LOCi Consulting LLC

- The Brooklyn Park office market has seen positive absorption* of about 800 square feet per year in the last 10 years, although the last year (2024 Q3 to 2025 Q3) saw negative absorption

* Absorption is the amount of new or vacant space moved into and occupied by users over a period of time. Positive absorption means new users are moving to the market and occupying new and vacant spaces. Negative absorption most likely results in vacant spaces.

Office Real Estate Market: New Office Constructed in Brooklyn Park since 2015 – all but one development is medical office

Development	Year Built	Square Footage	Acreage	Floor Area Ratio
5555 N 96th Ave – Rasmussen University	2022	41,472	5.19	0.18
5601 96th Ave N – Twin Cities Orthopedics	2022	39,080	5.00	0.18
6001 96th Ln N – 610 Medical	2022	41,643	8.15	0.12
5500 94th Ave N – 610 Zane Medical Office	2017	40,000	4.42	0.21
5500 94th Ave N – Medial Office Building	2016	20,000	4.50	0.10

Source: City of Brooklyn Park, Costar, Dakota County GIS, websites, interviews, LOCi Consulting LLC

Planned and Pending Developments in Brooklyn Park

Residential

- The Brook is a 192-unit market rate apartment building under construction at 6001 94th Ave North
- Owners of 610 West apartments at 6501 96th Lane North. have received approval for the addition of 115 market rate units at the existing complex
- Developers have received site plan approval to move forward with Sandgrass Pointe—a 44-unit affordable housing development with 33 units of apartments and 11 units of townhomes
- Operators of Estherra Care Assisted Living had proposed a new 21-unit facility at 7964 Xerxes Ave North. Operators serve elderly and disabled individuals and run four smaller residential facilities in the city. This project has been withdrawn, but may come back in the future

Commercial

- The Brooklyn Park Pet Hospital is under construction at 5815 80th Ave N. The project will consist of construction of a 900 square foot building addition on the southeast side of the existing building.
- BCS African Foods has received approval for an expansion at its existing store at 7916 Brooklyn Blvd. The new space will be about 3,500-square feet.
- Waterside Market at 7500 Brooklyn Blvd has received approval for two additions totaling about 5,000-square feet

Appendix

Market Analysis Methodology Summary

	Summary of Demand Estimate Methodology	Sources of Data
Residential Demand	1. Use household forecasts from ESRI and Metropolitan Council to forecast demand from new households. 2. Use existing rental rates to estimate split between for-sale and rental. 3. Use turnover rates to estimate demand from existing households. 4. Use building permits and recent sales to estimate the demand for single-family versus attached units. 5. Calibrate with absorption from market analysis and with other estimates. 6. Project forward next 10 years using population, household, and employment assumptions from the Metropolitan Council.	• US Census • HUD and City of Brooklyn Park (building permits) • ESRI • Metropolitan Council • Costar • Minneapolis Area Association of Realtors • Fieldwork, interviews, and other primary research
Commercial Demand	1. Understand strengths and challenges for commercial uses at the site 2. Use consumer expenditure and employment projections to estimate increase in demand for retail and office space. 3. Use site analysis, sales tax data, and existing commercial space to estimate amount capturable by the site. 4. Calibrate with findings from the commercial market analyses. 5. Project forward next 10 year using population, household, and employment assumptions from the Metropolitan Council.	• City of Brooklyn Park • US Census • ESRI • Metropolitan Council • Costar • Fieldwork and other primary research

A.1 Median Household Income

	Estimate 2025	Forecast 2030	Proj. Annual Growth Rate 2025-2030
Primary Market Area	$96,774	$109,248	2.5%
City of Brooklyn Park	$91,105	$104,425	2.8%
Brooklyn Blvd and West Broadway			
5-Minute Drive-Time Area	$71,389	$79,156	2.1%
10-Minute Drive-Time Area	$91,488	$103,376	2.5%
15-Minute Drive-Time Area	$92,194	$103,497	2.3%
Brooklyn Blvd and Zane			
5-Minute Drive-Time Area	$66,203	$75,884	2.8%
10-Minute Drive-Time Area	$83,166	$92,681	2.2%
15-Minute Drive-Time Area	$87,214	$97,484	2.3%
Minneapolis-St. Paul MSA	$99,859	$109,679	1.9%
United States	$81,624	$92,476	2.5%

Source: US Census Bureau; ESRI; LOCi Consulting LLC

A.2 Households by Age and Income in the Primary Market Area

	2025						
	Age of Householder						
	15-24	25-34	35-44	45-54	55-64	65-74	75+
Less than $15,000	293	622	609	539	980	870	994
$15,000-$24,999	210	374	379	376	641	852	1,280
$25,000-$34,999	199	466	515	336	573	762	1,100
$35,000-$49,999	439	1,184	1,347	928	1,101	1,584	1,739
$50,000-$74,999	477	1,940	2,446	1,993	2,177	2,816	2,010
$75,000-$99,999	432	2,337	2,817	2,396	2,167	2,117	1,117
$100,000-$149,999	320	3,396	4,965	4,103	3,347	2,500	985
$150,000-$199,999	80	1,831	2,803	2,401	2,253	1,285	628
$200,000+	38	1,858	4,091	3,895	3,166	1,416	457
Median HH Inc.	$53,829	$100,717	$113,712	$117,881	$105,761	$76,926	$50,338
Minneapolis-St. Paul CBSA	$53,317	$97,534	$119,053	$126,783	$112,459	$80,580	$52,412

	2030						
	Age of Householder						
	15-24	25-34	35-44	45-54	55-64	65-74	75+
Less than $15,000	273	491	510	470	721	738	1,072
$15,000-$24,999	168	273	271	307	430	656	1,215
$25,000-$34,999	171	365	368	262	388	561	1,095
$35,000-$49,999	381	988	1,078	781	792	1,296	1,870
$50,000-$74,999	456	1,623	2,001	1,771	1,704	2,572	2,408
$75,000-$99,999	437	2,052	2,538	2,394	1,889	2,098	1,446
$100,000-$149,999	365	3,146	4,649	4,328	2,970	2,743	1,438
$150,000-$199,999	98	1,992	3,111	2,823	2,365	1,670	1,116
$200,000+	57	2,503	4,960	5,064	3,682	2,161	962
Median HH Inc.	$59,113	$110,357	$126,827	$131,372	$121,038	$90,366	$58,616
Minneapolis-St. Paul CBSA	$56,933	$107,563	$130,078	$140,611	$127,872	$93,170	$60,030

Source: ESRI; LOCi Consulting LLC

A3 Consumer Spending in Retail Categories In the PMA

	Estimate 2025	Forecast 2030	Growth 2025-2030
Apparel and Accessories	$56,006,755	$56,378,795	$372,040
Electronics	$140,142,495	$140,932,787	$790,292
Pets	$105,096,485	$105,614,318	$517,833
Toys	$18,371,109	$18,476,657	$105,548
Sporting Goods	$26,107,237	$26,244,389	$137,152
Books	$12,802,037	$12,870,179	$68,142
Groceries	$749,219,430	$753,743,803	$4,524,373
Restaurants	$420,550,357	$422,965,308	$2,414,951
Liquor	$69,758,410	$70,141,248	$382,838
Pharmacy	$62,036,760	$62,322,907	$286,147
Furniture and Home Improvement	$179,496,590	$180,503,149	$1,006,559
Household and Personal Care	$61,047,013	$61,394,916	$347,903
Total	$1,900,634,678	$1,911,588,457	$10,953,779

* Data is shown in 2025 Dollars, adjusted from ESRI projection. ESRI assumes 2.5% inflation.

Source: US Census Bureau; ESRI; LOCi Consulting LLC

A4 Est. Employment by Industry for the Metro Area and Brooklyn Park, 2024

	Seven County Metro Area		City of Brooklyn Park	
	Number	Pct.	Number	Pct.
Utilities	7,035	0%	118	0%
Construction	80,031	5%	1,341	4%
Manufacturing	172,794	10%	7,949	22%
Wholesale Trade	77,820	4%	1,797	5%
Retail Trade	155,474	9%	3,619	10%
Transportation and Warehousing	79,091	4%	1,326	4%
Information	28,735	2%	104	0%
Finance and Insurance	99,668	6%	646	2%
Real Estate and Rental and Leasing	27,103	2%	446	1%
Professional and Technical Services	124,295	7%	1,570	4%
Management of Companies	74,226	4%	3,588	10%
Administrative and Waste Services	84,323	5%	1,000	3%
Educational Services	137,938	8%	2,440	7%
Health Care and Social Assistance	304,451	17%	5,845	17%
Arts, Entertainment, and Recreation	35,946	2%	244	1%
Accommodation and Food Services	135,106	8%	1,709	5%
Other Services	56,525	3%	855	2%
Public Administration	79,689	5%	764	2%
Total	1,764,363	100%	35,361	100%

Notes:

Utilities, Construction, and Transportation and Warehousing are not disclosed for the City of Brooklyn Park. Data is estimated using distribution of employment for the Metro Area.

Source: Minnesota Department of Employment and Economic Development; Quarterly Census of Employment and Wages; Employment Outlook; LOCi Consulting LLC

A.5 For-Sale Housing Demand in the Study Area, 2025 to 2030

Demand from Household Growth in the PMA		
Households in 2025		94,362
Households in 2030		95,593
Projected growth of the market		1,231
Estimated percentage that will choose new for-sale housing		71%
Units needed to meet demand from household growth in the PMA		878
Demand from For-Sale Housing Turnover in the PMA		
Estimated number of households that own in the PMA in 2025		67,334
Pct. that will seek new for-sale housing between 2025 and 2030		21%
Pct. that will choose new for-sale housing		3%
Units needed to meet demand from turnover in PMA		357
Demand from Outside the PMA		
Estimated demand from outside PMA		5%
Total Demand for For-Sale Housing in the PMA		1,300
Demand in the PMA by Housing Type [1]	**Single-Family**	**Townhomes**
	80%	20%
Units needed in the PMA	1,040	260
Capturable by the Study Area	0%	10%
Units needed in the Study Area	0	26

1. Based on distribution of MLS listed new construction sold between 2020 and 2024.

Source: LOCi Consulting LLC

A.6 Rental Housing Demand in the Growth Area, 2025 to 2030

Demand from Household Growth in the PMA	
Households in 2025	94,362
Households in 2030	95,593
Projected growth of the market	1,231
Estimated percentage that will choose new rental housing	29%
Units needed to meet demand from household growth in the PMA	353
Demand from For-Sale Housing Turnover in the PMA	
Estimated number of households that rent in the PMA in 2024	27,028
Pct. that will seek new rental housing between 2025 and 2030	56%
Pct. that will choose new rental housing	10%
Units needed to meet demand from turnover in PMA	1,520
Planned and Pending Rental Units	
Planned or pending rental units	192
Total Demand for For-Sale Housing in the PMA	1,681
Demand from Outside the PMA	
Estimated demand from outside PMA	5%
Total Demand for For-Sale Housing in the PMA	1,769
Capturable by the Study Area	10%
Total Demand for For-Sale Housing in the PMA	177

Source: LOCi Consulting LLC

A7 Retail Space Demand in the PMA, 2025-2030

Increase in Consumer Demand in 2025 Dollars, 2025 to 2030	$10,953,779
Percent of Consumer Demand Spent at Brick and Mortar Retail	85%
Demand from Brick-and-Mortar Retail in the Market	$9,311,000
Times Percentage Capturable by the Retail Node	7.5%
Equals Consumer Demand for Retail Sales in the Market	$698,325
Divided by Average Sales per Square Foot	$400 - $600
Equals Demand for New Retail Space in the Retail Node	1,200 - 1,700

Source: ESRI; Minnesota Department of Revenue; Costar; LOCi Consulting LLC

A.8 Medical Office Space Demand in the Study Area, 2025-2030

Estimated Base of Medial Office Employment, Seven County Metro Area, 2023	
Ambulatory Health Care Services	91,729
Total	91,729
Estimated Total Square Footage Medical Office in Seven County Metro, 2025 [1]	24,000,000
Medical Office Square Footage per Employee	262
Estimated Five-Year Growth of Medical Office Employment, Seven County Metro Area, 2022 - 2032	
Ambulatory Health Care Services	4,450
Total	4,450
Additional Medical Office Space Demanded in Seven County Metro, 2025-2030	1,200,000
Medical Office SF in Brooklyn Park, 2025 [1]	270,000
Medical Office SF in Brooklyn Park as Percent of Total Metro	1.1%
Estimated Demand for Medical Office SF in Brooklyn Park	13,500
Estimated capture rate for Study Area	50.0%
Estimated Demand for Medical Office SF in the Study Area	6,750

1. Costar data.

Source: ESRI; Minnesota Department of Employment and Economic Development; CoStar; LOCi Consulting LLC

Data Resources and Study Limitations

The data in this market analysis are compiled from a variety of sources, including interviews with city officials, property managers, and real estate salespeople, along with secondary demographic, economic, and competitive resources. Sources are identified in the tables and figures.

LOCi Consulting believes that these sources are reliable. However, there is no way to authenticate this data and information. LOCi Consulting does not guarantee the data and assumes no liability for any errors in fact, analysis, or judgement. The data in this analysis includes the most recent information available at the time of this analysis.

The findings, conclusions, and recommendations in this demand analysis are based on the best judgements and analysis at the time of the study. LOCi Consulting makes no guarantees or assurances that the projections or conclusions will be realized as stated.

Thank you!

Services:

- Market studies
- Demographic analysis
- Customer segmentation
- Market identification
- Market sizing
- Competitive analysis
- Geographic Information Systems (GIS) and site selection
- Data analytics

Contact Information:

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City of Brooklyn Park
Request for EDA Action

Agenda Item:	8.2	**Meeting Date:**	January 20, 2026
Agenda Section:	Work Session Items	**Prepared By:**	John T. Kinara, Housing and Redevelopment Coordinator
Resolution:	N/A	**Presented By:**	John T. Kinara, Housing and Redevelopment Coordinator
Attachments:	3		
Item:	Discuss Potential 4d(1) Classification and Rehabilitation Funding Options for Villa Del Coronado Apartments		

EDA Executive Director's Recommended Action

Consider Providing Direction on 4d(1) Classification and Potential Rehabilitation Funding Options for Villa Del Coronado Apartments. ***Based on previous direction and discussion of the EDA & City Council, Staff would not recommend creating a local 4d(1) program and would recommend other forms of funding and more robust improvements to the property.*** If the EDA concurs, it should direct Staff to inform the Property Owner that the EDA does not support the current request but will work through other appropriate funding sources. The Property Owner is requesting confirmation from the EDA that the City is not interested in a local 4d(1) program and that other funding sources will be necessary for this proposed rehab.

Overview:

The Villa Del Coronado Apartments is owned and managed by Real Estate Equities, LLC. Villa Del Coronado is located at 8104 Zane Avenue North, just five minutes off I-610 and Brooklyn Blvd with a convenient location close to shopping, dining, entertainment, schools and on several bus lines. The Villa Del Coronado Community is a market rate property that offers a combination of 1 bedroom and 2-bedroom floor plans. It has a total of about 350 residents. The property's rents range from $850 - $945 for 1 bedroom to $1050 - $1205 for 2 bedrooms. These rents fall under the 60% of the Area Median Income. The property was built in 1971 and shows signs of aging and functional obsolescence. The property is need of significant rehabilitation work to improve the structural livability and curb appeal while enhancing the property's market value.

Background:

Attached to this report is a previous memo that outlines a number of funding and financing tools available to the Property Manager. Staff would recommend that the EDA direct Staff to work with the Property Owner to secure one of these sources to provide funding for necessary repairs. Additionally, Staff will focus on the City's LAHA (Local Affordable Housing Aide) funds made available through the metrowide sales tax as a primary source for this NOAH (Naturally Occurring Affordable Housing) Preservation.

Primary Issues/Alternatives to Consider:

What are the funding options available for the rehabilitation work?

The City has other funding sources it could use to preserve NOAH properties rather than reduce the City's tax base. These are some of the funding sources and options available:

I. **Capital Programs from Minnesota Housing**:
   a. Tax credit program
   b. Amortizing mortgages for substantial or limited scope rehab
   c. Deferred loans

II. **City of Brooklyn Park:**
   a. Tax Increment Financing
   b. Tax Abatement
   c. Local Affordable Housing Aid (LAHA)

III. **Hennepin County:**
   a. Repair & Grow
   b. Affordable Housing Incentive Fund (AHIF)

What are the physical improvements required?

- Major interior/exterior renovations
- Accessibility retrofits in line with America Disability Act (ADA) and the Fair Housing Policy
- Energy efficiency upgrades. Improvements must exceed routine maintenance and be detailed in the participation agreement.

What are the next steps?

If the EDA does not desire to create a 4(d)1 Local Program, no additional action is necessary. Staff will work with the Property Owner to identify other, more appropriate funding mechanisms.

If the EDA does desire to create a local 4(d)1 Program, a formal action will be added to the February EDA Meeting.

Attachments:

8.2A 4(d) Property Tax Classification – Brooklyn Park
8.2B Villa Del Coronado Apartments – Information
8.2C July 2025 4d(1) Staff Memo

4(d) I Property Classification In Brooklyn Park MN

Property Name	Property Address	
Autumn Ridge Apartments	8516 63rd Ave N	
Brook Gardens Apartments	550 69th Ave N	
Brooks Landing Senior Apartments	5825 74th Ave N	
Park Have Apartments	6917 76th Ave N	
Evergreen Apartments	7108 West Broadway Ave N	
Tessman Ridge Apartments	7100 85th Ave N	
Decatur Landing Apartments	9500 Decatur Drive N	
Creekside Gables Senior Apartments	7601 Zane Ave N	
Huntington Place Apartments	5805 73rd Ave N	
The Brook Apartments	6001 94th Ave N	Under Construction

MEMORANDUM

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Property Statistics

- The community has 192 Units. 160 units are 1 bedroom and 32 are 2 bedrooms
- It has a total of about 350 residents. 8 buildings in total.
- Rents range from $850 - $945 for 1 bedroom to $1050 - $1205 for 2 bedrooms
- Property is 100% market rate. Subsidized vouchers accepted.
- The current occupancy rate is 96.37%
- The community has 116 garages that are rented at $60 per month
- The property has 206 parking spaces on site. Parking permits are issued.
- Guest parking permits are required if visitor parks for more than 24 hours in visitor parking area
- The property allows smoking in designated areas
- The community is pet friendly for cats. Pet rent is $35.
- Pet deposit is $500. Out of which, $250 is refundable and $250 is not.
- The community has two staff maintenance technicians and a caretaker on site
- The maintenance calls are all answered within 24 hours except for emergencies
- Rent is paid by money orders, rent café online portal, checks. Drop box onsite.
- Parking provided for renters on site
- Residents sign a one-year lease
- Evictions done on nonpayment of rent and criminal activity

Property Amenities

• Plenty of Parking spaces and garages
• High-Speed Internet & Cable Ready
• Laundry facilities available
• Pet friendly cats are welcome
• Utilities Included in Rent: Heat, Water, Sewer & Trash Removal Services
• Picnic area with Barbecue grills
• Outdoor swimming pool, Sundeck
• Community room with kitchen and large TV
• Gourmet kitchens/ Patios/ Balcony/ Dishwashers
• Public transportation outside the window on Zane Avenue and Brooklyn Blvd

Community Engagement Activities/ Best Practices

- National Night and some community events take place occasionally
- Guests allowed to stay for 2 weeks
- Resident Parking provided
- Management Office open throughout the week

- Work orders executed within 24 hours except for emergencies
- Maintenance staff available onsite
- Visitor parking spaces are available. Visitors can park for 24 hours without parking permit.
- Property has a privacy fence around it
- Some staff members have worked at the property for 20 years!

Parking

Residents are entitled to a parking space at the property. Parking permits are provided. Garages are available to rent at $40 a month. Guests can park for 24 hours without a permit. After 24 hours of parking, then they must request a parking permit

Rent Payment

Rent is due on the 1st of each month. Rent is dropped off at the drop box onsite or residents can pay electronically on the resident portal online. Money orders and checks only. Eviction for nonpayment of rent is filed on the 9th of each month. Residents with trouble paying their rent on the 1st can make arrangements with the management to pay later.

Future Investments

- Proper Signage to be installed all over the property
- 5 buildings are currently marked for interior upgrades. Kitchens, flooring, bathrooms and common areas
- Ongoing property upgrades including the community room
- Painting of all common areas
- Additional lighting throughout the community
- All stairwells to be replaced
- New energy efficient washers and dryers to be installed

Notable Problems

- High property management staff turnover rate.
- No monthly resident meetings except National Night Out and other occasional events
- Garages appear to be in poor shape
- Occupancy rate is low

Screening Criteria

•Applicants must be at least 18 years of age and reside legally in the United States, either permanently or temporarily.
•All adult Applicants must complete separate Rental Applications and pay the nonrefundable application fee.
•Government issued photo IDs required in conjunction with a valid Social Security Number to verify the identity of all Applicants and their status in the United States.
•Payment of the security deposit is required at the time of application to hold the apartment throughout the rental selection process and if approved, the Applicant's taking possession of the apartment.

In reviewing each rental application for approval or denial, the following factors will be taken into consideration:

•INCOME: 2.5 of the monthly rent

•CREDIT REPORT & PUBLIC RECORD: 525 credit score. A copy of your credit report and public record will be obtained through an authorized credit bureau. Poor credit, bankruptcies, foreclosures, judgments and evictions can negatively affect your rental application.

•CRIMINAL BACKGROUND: Criminal convictions for certain offenses will result in denial of the rental – application.

Falsification of any information or failure to meet the criteria listed above may result in denial of the Applicant's rental application or require additional deposit monies, advance rent or a Co-Signor.

Brooklyn Park Community Development

City of Brooklyn Park
City Hall
5200 85th Ave. N.
Brooklyn Park, MN 55443
763-424-8000
www.brooklynpark.org

MEMO

To: EDA Commissioners

From: Tim Gladhill, EDA Executive Director

CC: Jay Stroebel, City Manager
Malcolm Hicks, Economic Development & Housing Director
John Kinara, Housing & Redevelopment Coordinator
August 18, 2025 EDA Agenda Packet

Date: July 23, 2025

Subject: 4d(1)/Low Income Rental Classification (LIRC) Data Request

At the July 21, 2025 EDA Meeting, Commissioners requested additional information about other financial tools to assist multifamily housing properties with necessary reinvestment. Staff is issuing this memo in advance of the August 18, 2025 EDA Agenda Packet to give Commissioners additional time for review and questions.

Priority/Key Financial Tools

The following funding opportunities are recommended as primary opportunities by the City's Financial Advisor, Ehlers.

- Capital Programs from Minnesota Housing:
  - Tax credit program
  - Amortizing mortgages for substantial or limited scope rehab
  - Deferred loans
- City of Brooklyn Park:
  - Tax Increment Financing
  - Tax Abatement
  - Local Affordable Housing Aid (LAHA)
- Hennepin County:
  - Repair & Grow
  - Affordable Housing Incentive Fund (AHIF)

A more detailed and comprehensive listing of potential funding and finance tools is attached as Exhibit A to this memo.

Continued on next page.

Potential 4d(1) Policy Framework

While not full EDA Consensus to bring forward a draft policy, Staff does offer a general framework if the EDA desired to add this tool to the toolbox. The EDA would not be obligated to utilize this tool, but would be available as a final safety net if all other opportunities were unsuccessful.
Properties must meet the following criteria:

- Located within the City
- Residential rental properties with at least 8 rental units
- At least 20% of the rental units are affordable to households whose incomes are at or below 60 percent AMI
- Licensed with the City and in good standing with no code compliance violations
- The property must have a Certificate of Occupancy inspection grade of either A or B, as designated by City guidelines
- Rental properties experiencing structural integrity issues and outstanding city code issues or concerns related to maintenance and safety conditions
- Properties maintain an affordability period of between 5 years to 20 years.
- Properties must reinvest in physical improvements

Additional Provisions

- Requires physical improvement based on a physical inspection of the City's Rental and Business Licensing Team (and a set of developed priorities by the EDA)
- Requires a match of another funding source
- Can be limited to a portion of the units (but not lower than the 20% as required by Statute)
- Award based on need – to be underwritten similar to TIF and Tax Abatement (with criteria developed for ROI, etc.)
- Limited to 10 years; new awards can approved at end of term with new application and approvals
- Initial Pilot Program limited to ½ mile along Zane Avenue and West Broadway Avenue

A more detailed policy draft is included for consideration as Exhibit B to this memo. The EDA is not obligated to approve a policy.

ENCLOSURES

Exhibit A
Detailed/Comprehensive Housing Finance Matrix

**Note // Funding Matrix developed with the assistance of AI.*

This not an all-exhaustive list. Additional funding tools may exist.

Category	Funding Source	Administered By	Eligible Uses	Match Required	Notes
Federal					
CDBG (Community Development Block Grant)	U.S. HUD / Hennepin County CDBG Consortium	City of Brooklyn Park	Rehab, site improvements, ADA upgrades, energy efficiency	Yes (typically 25%)	Income-qualified properties; must benefit low/mod residents
LIHTC (Low-Income Housing Tax Credit)	MN Housing Finance Agency (MHFA)	State of MN	New construction or substantial rehab for affordable housing	Yes (private equity)	Competitive; scoring favors preservation and community impact
HOME Investment Partnership	Hennepin County	County	Rehabilitation, tenant services, energy upgrades	Yes	Usually requires nonprofit or CHDO sponsor
EPA Green and Healthy Homes	U.S. EPA / Partner Orgs	National	Lead paint remediation, air quality, insulation	Varies	Can be layered with rehab grants
Weatherization Assistance Program	U.S. DOE / MN Dept. of Commerce	Community Action Partnership of Hennepin County	Energy efficiency retrofits, HVAC, windows	No	Available to income-qualified households
State					
Economic Development and Housing Challenge Fund	MN Housing Finance Agency (MHFA)	State	Gap financing for acquisition, rehab	Yes	Prioritized for workforce housing projects
Publicly Owned Housing Program (POHP)	MHFA (bond-funded)	State	Rehab of publicly owned rental housing	Yes	Requires long-term affordability
MN Housing Home Improvement Loans	MN Housing	Partner Lenders	Moderate rehab for owner-occupied 1–4 unit buildings	No (but income-limited)	Residents must meet income guidelines
Local / City					
Brooklyn Park Housing Set-Aside Fund	City of Brooklyn Park	City	Rehab assistance, gap funding, developer incentives	Possibly	Often used for strategic redevelopment or neighborhood stabilization
TIF (Tax Increment Financing)	City of Brooklyn Park	City	Infrastructure, site work, exterior improvements	Case-by-case	Requires City Council approval and public benefit findings

Brooklyn Park Rental Licensing Incentives	City of Brooklyn Park	City	Improvements tied to code compliance and rental licenses	Varies	Participation in STAR or similar quality programs
Private / Philanthropic					
Greater Minnesota Housing Fund	GMHF	Nonprofit Fund	Gap financing, technical assistance, preservation of naturally affordable housing	Yes	May align with LIHTC or MHFA projects
Twin Cities LISC / Affordable Housing Trust	LISC / Partners	CDFI / Nonprofit	Predevelopment, acquisition, preservation, resident services	Yes	Supports mission-aligned developers
Center for Energy and Environment (CEE)	CEE	Nonprofit	Low-interest loans for HVAC, insulation, windows	No	Can be used with utility rebates
Utility Rebates (Xcel, CenterPoint)	Local Utilities	Utility Companies	Energy upgrades, lighting, insulation	No	Must use approved contractors; incentive-based

Exhibit B
Potential Draft 4d(1) Policy

*Note // Draft developed with the assistance of AI
DRAFT FOR DISCUSSION & ILLUSTRATION ONLY // NOT OFFICIAL POLICY DISCUSSION

City of Brooklyn Park
Policy Title: 4d(1) Low-Income Rental Classification for Rental Housing

1. Purpose

To incentivize creation or preservation of affordable housing within Brooklyn Park by enabling qualified rental units to receive the reduced property tax classification 4d(1), in accordance with Minnesota Statutes § 273.128 and the state's LIRC Program. This program is intended as a last opportunity need in favor of other local, County, and State funding programs.

2. Scope

Applies to rental housing properties within the corporate limits of Brooklyn Park that:

- Contain a minimum of **20% low-income rental units**,
- Undertake **physical improvements**, and
- Enter into a **local participation agreement** with the City.

3. Eligibility Criteria

Geographic Limitation. Only available to properties **located in Brooklyn Park city limits**.

Unit Threshold. At least **20% of the total units** must be rent- and income-restricted (≤ 60% AMI) with recorded restrictions matching the statewide LIRC structure. The City reserves the right to limit the maximum number of units based on demonstrated financial need.

Affordability Requirements

- Units must be rented at or below 60% AMI level, consistent with Minnesota Housing rent limits.
- Existing tenants are only required to pay qualifying rents; income certification is required only upon new leases.
- RIPR must be recorded in the property's deed before applying.

Physical Improvements Requirement. Property owners must commit to performing substantial physical improvements, such as:

- Major interior/exterior renovations,
- Accessibility retrofits,
- Energy efficiency upgrades.
  Improvements must exceed routine maintenance and be detailed in the participation agreement.

4. Local Participation Agreement

Owners must execute an agreement with the City, which includes:

- Declaration of restrictions ensuring ≥ 20% units are ≤ 60% AMI low-income rentals.
- Description and schedule of physical improvements.
- Commitment to pass through tax savings to support:
  - Maintenance,

    - Security,
    - Property improvements,
    - Rent stabilization, or
    - Replacement reserves.
- Term: Minimum of **10 years**, renewable.
- City assistance with recording the declaration and submitting the State LIRC application.

5. Application Process

- Owner applies to Brooklyn Park for preliminary approval, including units count, proposed improvements, and rent schedule.
- City staff review for compliance with affordability and improvements criteria.
- Upon City approval, owner records restrictions and submits the local agreement.
- City records documents, submits LIRC application and pays associated state fee (up to $150).
- Owner annually submits state LIRC renewal with City-verified documentation by **March 31** each year
- Non-compliant or late applications result in ineligibility for classification in the following tax year.

6. Limits & Compliance

- Classification limited to **20% or more** qualifying units; owners may designate up to 100% if eligible.
- Tax savings (property taxed at 0.25% on qualifying units vs. 1.25% full rate) must be directed per state guidelines
- The City will annually audit compliance including rent level checks, unit counts, and improvement completion.
- Should improvements not be completed or affordability not maintained, the City may revoke local participation and notify state authorities to remove 4d(1) status.

7. Reporting to City Council

An annual report summarizing participating properties, completed improvements, units preserved, and tax savings usage to be presented to City Council.

8. Definitions

- **Low-Income Rentals**: Units at or below 60% AMI rent limits, income-qualified at initial lease.
- **Physical Improvements**: Capital projects enhancing health, safety, durability, accessibility, or energy use.

9. Effective Date

This policy is effective upon adoption by the Brooklyn Park City Council and remains in effect until amended or repealed.

City of Brooklyn Park
Request for EDA Action

Agenda Item:	8.3	**Meeting Date:**	January 20, 2026
Agenda Section:	Work Session Items	**Prepared By:**	Tim Gladhill, EDA Executive Director
Resolution:	N/A		
Attachments:	5	**Presented By:**	Tim Gladhill, EDA Executive Director
Item:	Concept Plan Review for Bader Companies Concept at Oxbow Commons (EDA Site)		

Overview:

The purpose of this concept plan review is to determine whether or not to proceed forward with an official application and financial underwriting. ***The EDA is reacting to a proposal; nothing in this report should be considered as support or consideration for this project.***

Background:

The EDA previously issued a Request for Qualifications (RFQ) for Developers on the Noble Park & Ride Site and Oxbow Commons Site. This current proposal is the sole remaining proposal on either site.

The Developer is proposing a 203 unit market-rate apartment on the Oxbow Commons Site. Details of the proposal can be found in the attached exhibits. The Developer has not yet provided exact rent levels (AMI: Area Median Income Levels) but has noted that is closer to 100% AMI, but less than 100% AMI.

Fiscal Impact:

The Developer is requesting the following financial considerations.

- Tax Increment Financing ($8.4M)
- Park Dedication Fee Waiver
- Mixed Income Housing Policy Waiver

This is a larger financial ask compared to other projects in Brooklyn Park but is indicative of current market conditions. If confirmed by financial underwriting, assistance would be appropriate and returns on investment would be within industry standards. But for the assistance, this project is not likely to move forward. ***If the EDA desires to move forward, Staff would recommend negotiating a smaller assistance amount.***

Note – this site is located within an area that received Special Legislation TIF. This project would not ordinarily qualify for a Housing TIF District. The EDA can only set up a maximum of two (2) Redevelopment TIF Districts between Noble Park & Ride and Oxbow Commons and will need to be strategic in how it deploys these opportunities.

The proposal does leave a parcel for future retail development that is not part of the current proposal.

Next Steps:

If the EDA desires to explore this project further, additional financial underwriting would be necessary. This would require acceptance of the current application and payment by the Developer of the standard Application Fee/Escrow.

Attachments:

8.3A Developer Assistance Application
8.3B Project Concept
8.3C Bader Project Experience
8.3D Developer Team Information
8.3E Bader Information on Brooklyn Park Properties

BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY

2025 DEVELOPER FINANCIAL ASSISTANCE APPLICATION

Brooklyn Park
Community Development
City of Brooklyn Park
City Hall
5200 85th Ave. N.
Brooklyn Park, MN 55443
763-424-8000
www.brooklynpark.org

INTRODUCTION

The City of Brooklyn Park Economic Development Authority (EDA) has the authority to provide financial assistance and facilitate development on EDA-owned parcels to enhance community development goals. The use of tax increment financing, property tax abatement, and land transfers is governed by Minnesota Statute. All requests must comply with applicable City policies and demonstrate clear public benefit.

The Brooklyn Park EDA, in its sole determination, will consider whether or not to provide assistance. Submission of this application is not a guarantee of approval.

INITIAL PROCESS OVERVIEW

Application > Meeting > Financial/Planning Review > Draft Term Sheet > EDA decision

FEE SCHEDULE

No fees are collected at the time of this application. A $10,000 escrow will be collected upon approval of a term sheet. The $10,000 escrow is used to cover legal and financial advisory costs that result from this application.

This fee does not limit the liability of the applicant to pay any and all other reasonable professional and consulting costs incurred by the City regardless of the outcome of the request for assistance after approval. If additional expenses are incurred beyond $10,000, the City will notify the Applicant and the Applicant will be required to deposit additional funds. The signatures at the end of this application indicate an agreement to pay any additional fees incurred by the City. Unused funds will be returned to the Applicant.

These fees are in addition to other fees for additional City services (planning applications, permits, etc.)

SECTION A: PROJECT SUMMARY

Please complete this section with the information known so far. We understand this information may still be evolving.

Project Name: Oxbow Commons

Project Address: TBD

Project PID(s): 0911921210007

1. Type of Assistance Requested (Check all that apply):

☒ Tax Increment Financing

☐ Property Tax Abatement

☐ Land Acquisition/Write-Down (for EDA-owned parcels)

☒ Fee Waivers Park Dedication

☒ Other (specify): Mixed Income Housing Policy waiver

2. Brief Project Description:

Provide a detailed description of the proposed development, including project type, scale, and intended users/occupants. Please attach any maps, designs, or info if needed.

The project is intended as a 203 unit market rate, multifamily community that has been designed to meet the City's goals identified in the RFP process. The project is slated to include walkup units with sidewalk connections and stormwater capacity to support the future commercial development next door.

4. Project Benefits

Describe the applicable public benefits that will result from this project:

- New Permanent Jobs Created (FTE): 5.5
- Construction Jobs Created (FTE): 75 - 85
- Affordable Housing Units Created: 0
- Public Improvements: Pedestrian connections and preparation for future commercial site
- Other Benefits: Significant increase in tax base

5. Sustainability Elements

Describe sustainable design features and energy efficiency measures:

We're committed to exploring all available opportunities to make our communities more energy friendly. With that said, we make a goal of providing 20% of the enclosed parking stalls prepared for EVs and work to have capacity for conversion of another 30% in the future.

SECTION B: APPLICANT INFORMATION

1. Applicant Entity Information

- Legal Name: Bader Development
- Type of Entity: ☐ Corporation ☑ LLC ☐ Partnership ☐ Individual ☐ Non-Profit ☐ Other
- State of Organization: Minnesota
- Federal Tax ID: 26-1972232
- Principal Address: 3020 France Ave S, St. Louis Park, MN 55416

2. Development Team

Please provide details about your development team by attaching a document with the following information: developer, financial consultant, architect, engineer, contractor, property manager, attorney, and any other relevant team members. For each team member, include the company name, primary contact person, phone number, and email address. Also include a brief description (1-2 paragraphs) of your development team's qualifications, relevant experience, and your organization's history with similar projects.

3. Reference Projects

List at least two recent projects similar in scope that the Applicant has successfully completed, attach any additional information if necessary:

Project 1:

- Name/Location: The Ansel - Vadnais Heights, MN
- Description: 176 unit redevelopment to multifamily along Rice Street in Vadnais Heights.
- Project Cost: $64,000,000

- Public Assistance Received:
  - Type: TIF
  - Amount: $5,700,000
- Completion Date: July 2024

Project 2:

- Name/Location: The Morrison
- Description: 124 unit redevelopment to multifamily along Main Street in Rosemount
- Project Cost: $30,000,000
- Public Assistance Received:
  - Type: TIF
  - Amount: $3,400,000
- Completion Date: November 2021

4. Existing Interests in Brooklyn Park

Describe any interests the Applicant has in other Brooklyn Park properties or businesses, attach if needed:

Please see attached

SECTION C: FINANCIAL INFORMATION

1. Financial Standing

Has the Applicant or any related entity filed for bankruptcy or defaulted on a development agreement in the last seven years? If yes, please attach an explanation.

☐ Yes ☑ No

2. Financial Performance Target

What is the return on investment you are looking to achieve? (Yield on Costs, IRR, Cash on Cash, other, etc.): Cash on Cash - 8.5%

3. Sources and Uses of Funds

Please attach your detailed Sources and Uses statements at the end of this application. Your attachment should include the following information:

The Sources section should detail all funding sources for both Construction and Permanent phases, including Developer Equity, Private Debt, Public Assistance, and any Other Sources. For each source, include the amount and percentage of total project costs. Please ensure totals equal 100% for each phase.

The Uses section should itemize all project costs including Land Acquisition; Site Preparation (demolition, environmental remediation, grading, and other site costs); Construction Costs (building construction, infrastructure, and contingency); and Soft Costs (architecture and engineering, legal and professional services, financing costs, developer fee, and other soft costs). For each use, include the amount and percentage of total project costs.

4. Extraordinary Costs

What are your extraordinary impacts preventing your proposed development from moving forward? The development market has been an extraordinary one for most of the last 4 years between volatility in interest rates, labor, and material with insurance continuing to rise quickly. This project necessitates public assistance based on the capacity to achieve rents in Brooklyn Park compared with the costs of construction - which is only further exacerbated by prevailing wage requirements.

5. Stabilized Operating Proforma

Please attach your detailed stabilized operating proforma and cash flow projects in the next section.

Operating proformas for rental real estate ventures should break out gross potential revenue by use and type, vacancy factors, as well as detailed operating expenses. Also provide an income statement of operations breaking down net sales, cost of products sold, gross profit, and detailed operating expenses.

SECTION D: REQUIRED DOCUMENT CHECKLIST

Please title all attachments with the developer's name and as the appropriate document name.

Initial Required Documents:

☑ Completed application with signatures .....Section E

☑ Project concept ..... Section A.2

☑ Description ☐ Map(s) ☑ Other Information

☑ Development Team Information ..... Section B.2

☑ Qualifications ☑ Relevant Project Experience ☑ Organizational History

☐ Reference Project Information (if needed) ..... Section B.3

☑ Existing Interests in Brooklyn Park (if needed) ..... Section B.4

☐ Financial Standing (if needed) ..... Section C.1

☑ Detailed sources and uses analysis ..... Section C.3

☑ Detailed stabilized operating proforma ..... Section C.5

☑ 15-year cash flow projections .....Section C.5

☑ Preliminary site plan .....

☑ Preliminary construction schedule .....

☐ Market study or analysis (if available) .....

☑ Financing commitments/letters of interest .....

Other initial documents may be required upon request.

SECTION E: CERTIFICATION

I HAVE READ AND UNDERSTAND THE ABOVE STATEMENT REGARDING PUBLIC RELEASE OF INFORMATION.

By signing this Application, I Will O'Keefe attest that all the information contained herein is accurate and complete.

I agree to bear the financial cost incurred by the City of Brooklyn Park and Brooklyn Park EDA related to this request upon approval. I understand that financial responsibility remains valid regardless of outcome within this aspiration.

I fully understand that application for Public Financial Assistance is no guarantee of approval.

Applicant Signature: William O'Keefe

Printed Name: Will O'Keefe

Title: Director of Development

Date: 12/1/2025

Property Owner's Statement (if different from applicant):

I am the fee title owner of the property located at _____ and am familiar with the pending request for public financial assistance. I consent to this application including the inspection of this property and the potential inclusion of this property in a future TIF District, if applicable.

Owner Signature: _____

Printed Name: _____

Title: _____

Date: _____

12/11/2025

Tim Gladhill
City of Brooklyn Park
5200 85th Avenue N
Brooklyn Park, MN 55443

Tim,

On behalf of Bader Development, we are pleased to submit this letter of commitment expressing our intent to partner with the City of Brooklyn Park in the development of one parcel at Oxbow Commons. We are excited to contribute to the ongoing transformation and investment in Brooklyn Park and to help realize the city's vision for a denser and more walkable environment in this section of the community.

Our proposed project will transform the vacant land into a high-quality, pedestrian-friendly multifamily community, consisting of 203 units of market rate housing. This development is designed to address the city's desire for more walkability while at the same time setting the table for future commercial in the parcel adjacent. Our plan would include the construction of a stormwater system that could accommodate the commercial development next door, hopefully lowering the barrier to entry for that project. It is our hope that in concert with other projects being considered at Oxbow Commons that a safe and engaging environment will be created all to benefit from.

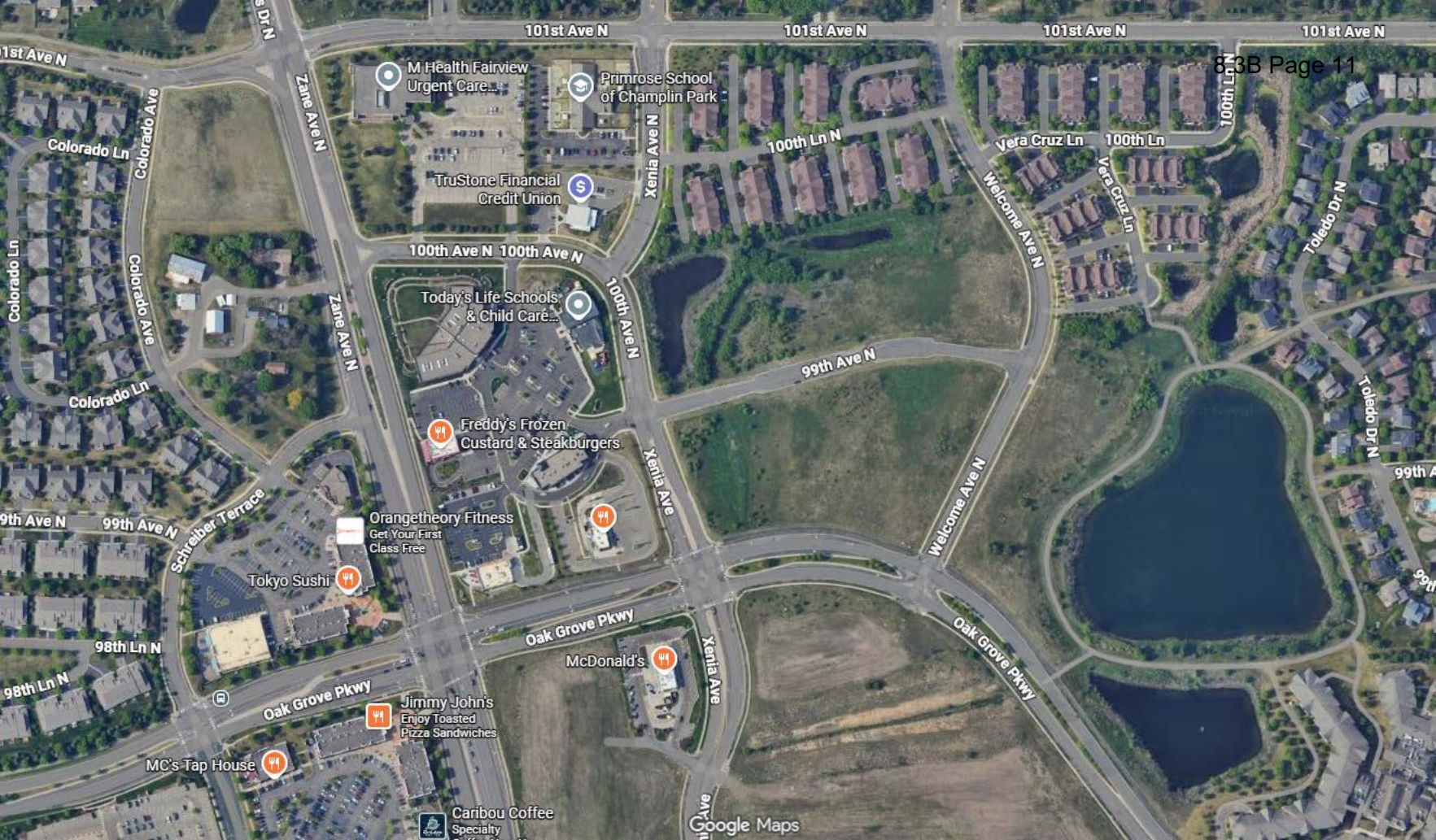
We are committed to working collaboratively with the city, local stakeholders, and the community to create a development that not only provides much-needed housing options but also supports further reinvestment in this part of Brooklyn Park. Our vision includes walkable streetscapes and an architectural design that complement the evolving character of the area. We believe this redevelopment will be a catalyst for continued growth, economic vitality, and community pride.

Bader Development is dedicated to upholding the highest standards of quality, engagement, and communication throughout the planning, design, and construction of the project. We look forward to advancing this project in partnership with the City of Brooklyn Park.

Thank you for your consideration and support. We are excited for the opportunity to work together to enhance the future of the community.

Sincerely,

Will O'Keefe
Bader Development


101st Ave N
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M Health Fairview Urgent Care...
Primrose School of Champlin Park
TruStone Financial Credit Union
Zane Ave N
Xenia Ave N
100th Ln N
Vera Cruz Ln
100th Ln
Welcome Ave N
Toledo Dr N
Colorado Ln
Colorado Ave
100th Ave N
Today's Life Schools & Child Care...
99th Ave N
Freddy's Frozen Custard & Steakburgers
Xenia Ave
Welcome Ave N
Schreiber Terrace
Orangetheory Fitness
Get Your First Class Free
Tokyo Sushi
Oak Grove Pkwy
98th Ln N
McDonald's
Jimmy John's
Enjoy Toasted Pizza Sandwiches
MC's Tap House
Caribou Coffee
Google Maps

BROOKLYN PARK - CONCEPT PLAN

12/ 4/ 2025

Collage | architects

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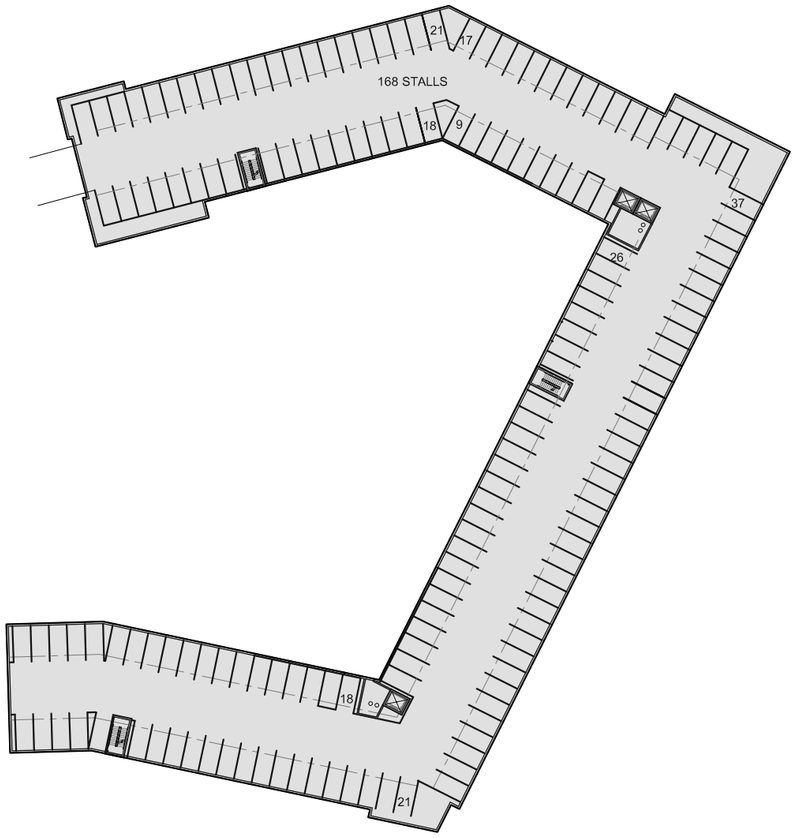
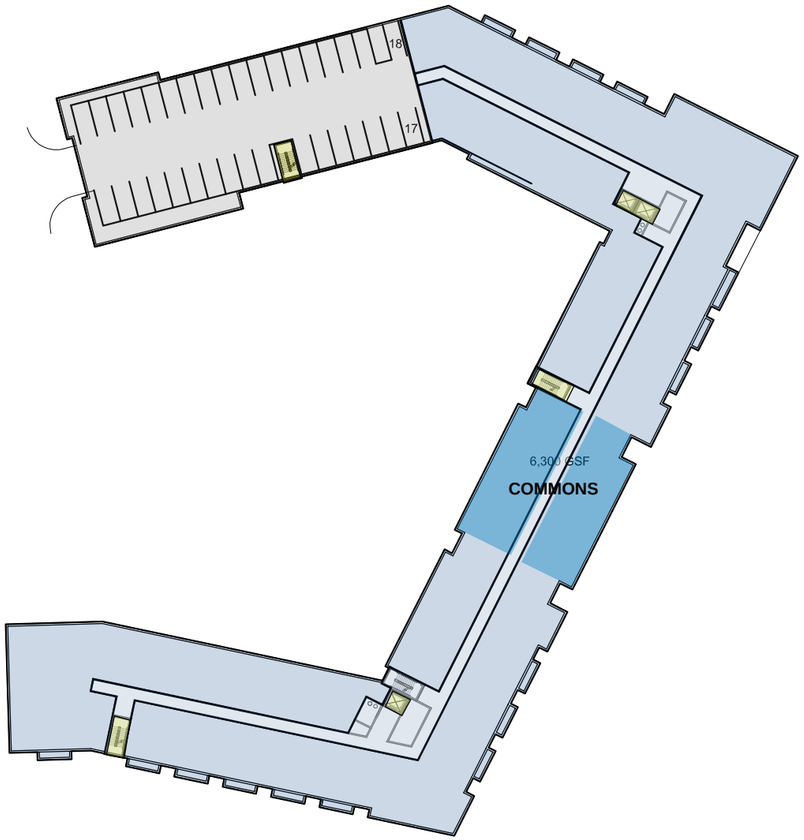


FIRST LEVEL PLAN

55,081 GSF

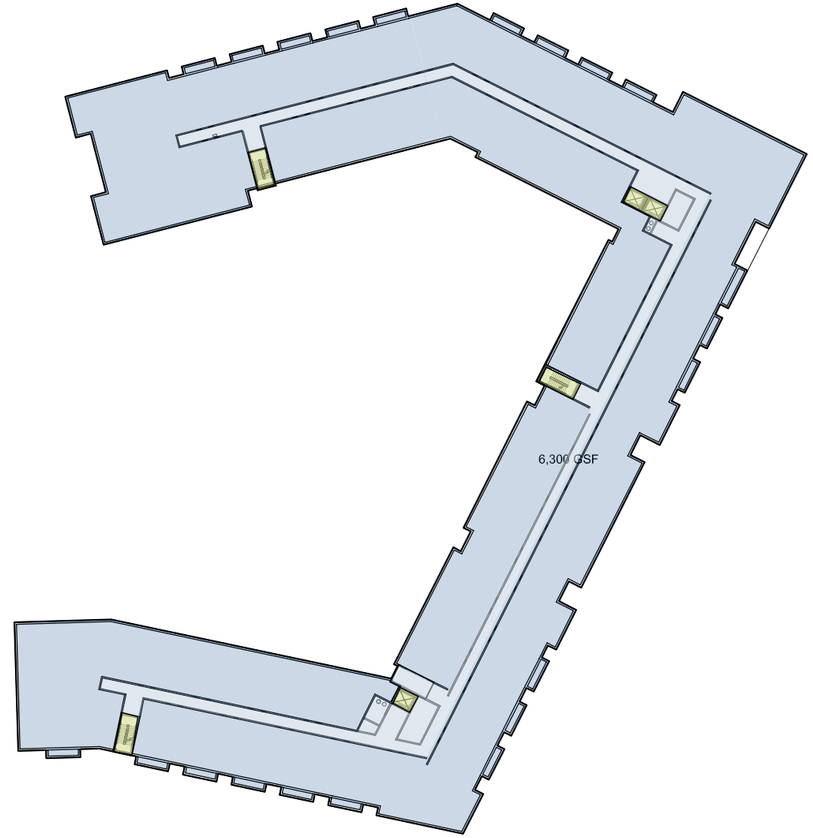
168 PARKING STALLS



FIRST LEVEL PLAN

56,582 GSF

41 UNITS



SECOND FLOOR PLAN (THIRD AND FOURTH FLOOR SIMILAR)

57,041 GSF

54 UNITS PER FLOOR = 162 UNITS

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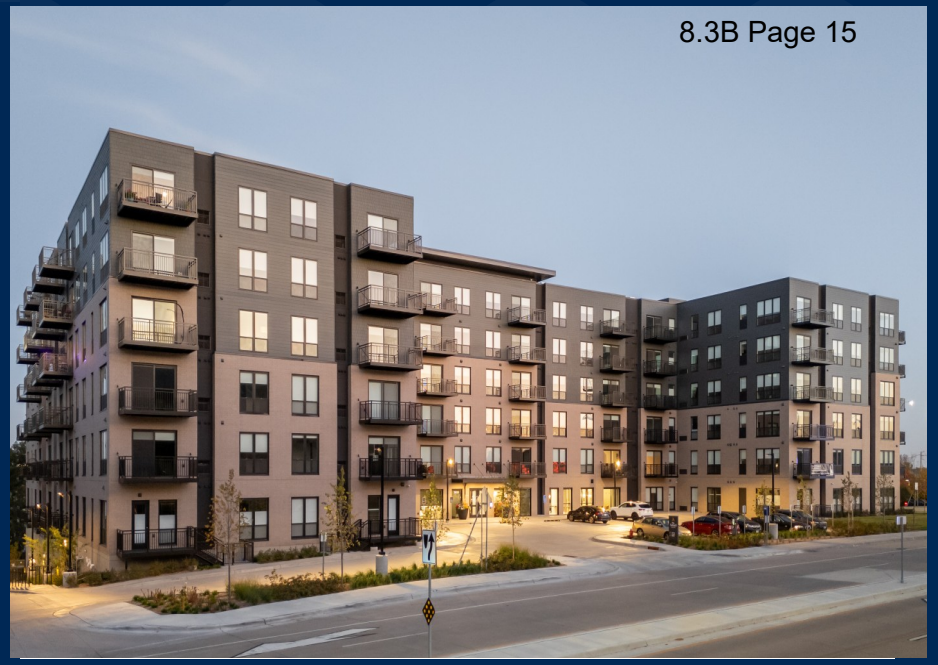

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Bader Development Project Experience

Sandhill Parkway Townhomes – East Bethel, MN (2025)
- Multifamily
- 105 units
- Total Development Cost: $36 million

The Ansel – Vadnais Heights, MN (2024)
- Multifamily
- 176 units
- Total Development Cost: $64 million

Tyler Street Stacks – Minneapolis, MN (2023)
- Mixed-Use
- 129 units
- Total Development Cost: $35 million

The Gateway @ West Lake Quarter – Minneapolis, MN (2023)
- Multifamily
- 151 units
- Total Development Cost: $44 million

Waterbury House – Minneapolis, MN (2023)
- Mixed-Use
- 72 units
- Total Development Cost: $65 million

700 Central Flats – Minneapolis, MN (2023)
- Multifamily
- 64 units
- Total Development Cost: $19 million

The Mezz @ West Lake Quarter – Minneapolis, MN (2022)
- Multifamily
- 98 units
- Total Development Cost: $27 million

Parking Ramp @ West Lake Quarter – Minneapolis, MN (2021)
- Parking Structure & Amenity Deck
- 574 Stalls
- Total Development Cost: $25 million

The Morrison – Rosemount, MN (2021)
- Mixed-Use
- 124 units
- Total Development Cost: $30 million

The McMillan - Shoreview, MN (2019)
- Mixed-Use
- 135 units
- Total Development Cost: $37 million

The Shoreham on France - St. Louis Park, MN (2017)
- Mixed-Use / Mixed-Income
- 148 units
- Total Development Cost: $47 million

Residences at 1700 - Minnetonka, MN (2017)
- Mixed-Use
- 115 units
- Total Development Cost: $38 million

700 Central Lofts - Minneapolis, MN (2016)
- Mixed-Use / Historic Rehab
- 80 units
- Total Development Cost: $31 million

Zest - Minneapolis, MN (2016)
- Mixed-Use
- 45 Units
- Total Development Cost: $10 million

MartinBlu - Eden Prairie, MN (2015)
- Multifamily
- 191 Units
- Total Development Cost: $35 million

Elements of Linden Hills - Minneapolis, MN (2015)
- Multi-Family
- 31 units
- Total Development Cost: $9 million

E2 - St. Louis Park, MN (2013)
- Multifamily
- 58 Units
- Total Development Cost: $13 million

Ellipse on Excelsior - St. Louis Park, MN (2010)
- Mixed Use
- 132 units
- Total Development Cost: $30 million

BADER.

Primary Project Team

Developer: Bader
- Will O'Keefe (Director of Development) – wokeefe@badercompanies.com / (952) 540-8681
- Mike Pokorney (Director of Construction) – mpokorney@badercompanies.com / (952) 540-8682
- Robb Bader (Chief Development Officer) – rbader@badercompanies.com / (952) 540-8643
- Justin Wentzel (Finance Analyst) – jwentzel@badercompanies.com / (952) 540-8625

Architect: Collage Architects
- Pete Keely (President / Founder) – pkeely@collagearch.com / (612) 720-9552

Contractor: Big-D Construction
- Cory Schubert (President) – Cory.Schubert@big-d.com / (651) 728-4780
- Tim Callahan (Direct of Preconstruction) – Tim.Callahan@big-d.com / (651) 728-4645
- Kris Lynn (Director of Business Development) – kris.lynn@big-d.com / (651) 728-4787

Civil Design: Civil Site Group
- Matt Pavek (Principal Civil Engineer) – mpavek@civilsitegroup.com / (612) 615-0060 x701

Management: Bader
- Mark Jensen (Chief Executive Officer) – markjensen@badercompanies.com / (952) 540-8630

BADER.

Developer / Manager Company Information

Owners / Officers

- Sid Bader – Shareholder
- Scott Bader – Shareholder
- Mark Jensen – Shareholder and CEO
- Robb Bader – Shareholder and Chief Development Officer
- Brenda Hvambsal – Chief Revenue Officer

Years in Operation: 50+ years

Business Scope

- Real Estate Development
- Property Management
- Real Estate Investment

Office Location: St. Louis Park, MN

Big-D

With the mission to become the most sought after construction company in the business, Big-D Construction Midwest, was established in May 2013. Officing in St. Paul, MN, Big-D Midwest employs on average 40 industry professionals. In the last 10 years, Big-D Midwest completed over $1,300,000,000 in successful construction projects. Currently, Big-D Midwest has 350 affordable apartment units under construction at Decatur Landing in Brooklyn Park.

Previous Project Experience with Bader

- Residences at 1700 – Minnetonka, MN
- Tyler Street Stacks – Minneapolis, MN

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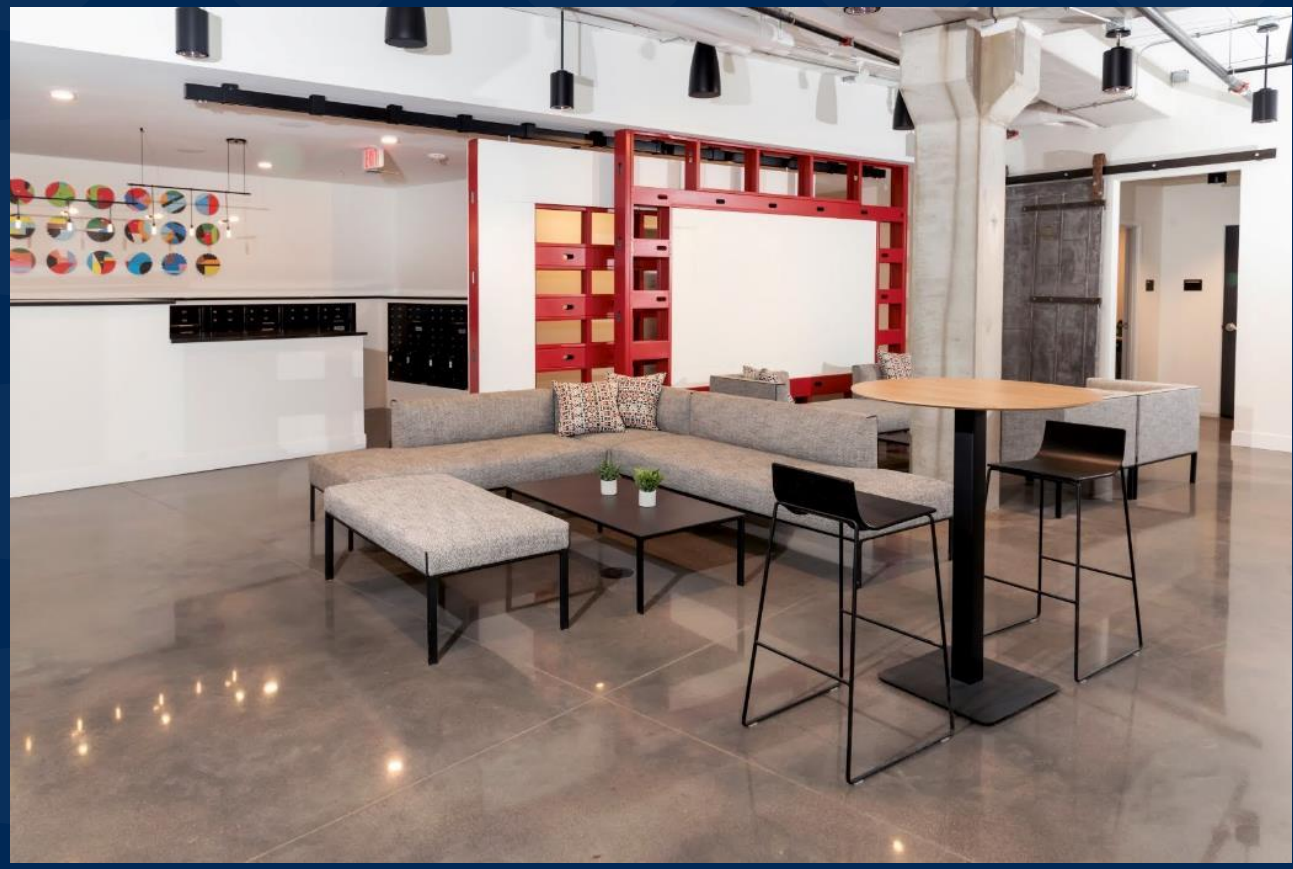
Collage Architects

Collage Architect have designed housing projects in over 15 states and completed over 9,000 units of housing over the past 19 years. The team at Collage is well versed in all sectors of the housing industry. Successful and award-winning housing design has been the mainstay of Collage since inception.

Previous Project Experience with Bader

- Tyler Street Stacks – Minneapolis, MN
- Willis Trucking Redevelopment – Rogers, MN



Civil Site Group

Civil Site Group, PC is a professional design and consulting firm that provides civil engineering, land surveying, landscape architecture, and land planning services. We have a lot of experience working in Brooklyn Park and with the watershed governing Oxbow Commons.

Recent projects in Brooklyn Park include Great Lakes Villa, Taco Bell Defy, and The Brooklyn Park Apartments.

Previous Project Experience with Bader

- Tyler Street Stacks – Minneapolis, MN
- The Ansel – Vadnais Heights, MN
- The Morrison – Rosemount, MN
- Waterbury House – Minneapolis, MN
- Sandhill Parkway Townhomes – East Bethel, MN

BADER.

Bader in Brooklyn Park

Bader has owned and managed apartment communities in Brooklyn Park for more than 50 years. Over the years, we have stayed in good standing with the City, supported the Come Home to the Park campaign, and collaborated with the City and police department on security and quality of life concerns.

We currently manage nearly 500 NOAH units in the city at Moonraker and Point of America.

Our Director of Construction has successfully completed numerous projects in Brooklyn Park including the Park Center Sports Dome, Firefly / TruStone Credit Union, and projects with Hennepin Health Care.

References:

- Jeff Satzinger, City of Brooklyn Park Rental Inspector