



FY 2020-2024 Minneapolis

HUD CONSOLIDATED PLAN for Housing and Community
Development and 2020 One Year Action Plan

April 15, 2020

- ❖ Community Development Block Grant
- ❖ Emergency Solutions Grant
- ❖ Housing Opportunities for Persons with AIDS
- ❖ HOME Investment Partnerships



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Executive Summary

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

1. Introduction

The 2020-24 Consolidated Plan and 2020 Action Plan details how the City of Minneapolis will use the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) entitlement funding provided to it by the U.S. Department of Housing and Urban Development (HUD). The Plan describes how the City of Minneapolis will address needs facing its very low-, low- and moderate-income residents.

The City of Minneapolis' 2020 Action Plan program year runs from June 1, 2020 through May 31, 2021. The Action Plan chapter of the 2020-24 Consolidated Plan outlines the city's budgeting of funds for its 2020 Consolidated Plan grant funds in working to address the goals outlined in the Strategic Plan of the document.

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

The City of Minneapolis' Consolidated Plan seeks to address the following HUD objectives and outcomes for these HUD entitlement funds:

Objectives

1. Creating suitable living environments
2. Providing decent housing, and
3. Expanding economic opportunities

Outcomes

1. Availability/accessibility
2. Affordability, and
3. Sustainability

In pursuit of these HUD objectives and outcomes, the City will pursue the following goals with its HUD resources over the 2020-24 Consolidated Plan:

1. Provide decent affordable housing
2. Develop housing and services for the homeless
3. Provide special needs housing
4. Expand economic opportunities
5. Improve neighborhood conditions

3. Evaluation of past performance

With reductions in overall Consolidated Plan funding since 2010, the City has continued to be challenged in its efforts to address community development priorities, goals and strategies with HUD resources. The City continues to seek expanded economic opportunities that benefit its low and moderate income citizens, preserve and create decent and affordable housing opportunities, address the needs faced by those who are homeless or are threatened with homelessness, provide accessible public services for vulnerable populations, affirmatively further fair housing, and leverage its federal HUD funding with other funds to make significant, sustainable change in the community.

During the most recently completed program year of 2018 (June 1, 2018-May 31, 2019) CDBG funds were directed to increased affordable housing investments to preserve existing affordable housing that is at risk of being lost for guaranteed affordability and to creating new affordable housing in an attempt to increase available supply. The Adult Training and Placement program, Minneapolis Works, served 445 income qualified Minneapolis residents who were either unemployed or underemployed meeting the overwhelming demand of residents looking for increasing their wages and contributes significantly to the overall economic health of their families and the City. The City invested its HOME funds in first-time homeownership opportunities and the creation of new long-term affordable rental housing. ESG funds programming initiatives addressed basic shelter and housing stabilization needs of those who are homeless. Finally, HOPWA funds were used to serve the housing needs of medically fragile, low-income households throughout the metropolitan region.

The success and impact of past funded programs and projects inform the City as it reviews the needs and market analysis contained in this Consolidated Plan and its determination to continue to address its existing efforts for the benefit of very low-, low-, and moderate-income residents.

4. Summary of citizen participation process and consultation process

The City of Minneapolis provides its residents in alternative forums many opportunities to provide input to decision making processes. Residents are encouraged to review and participate in City council committee meetings, neighborhood/community revitalization meetings, numerous boards and public hearings designed to solicit public comments. These avenues of engagement allow the City Council to sense the needs and views of city residents and factor them into decision-making actions. Community

participation includes the broad resident involvement in neighborhood and community organizations, and supports clearly defined links between the City, municipal services and neighborhood and community organizations. The City encourages resident participation to promote sustainable decisions by recognizing and communicating the needs and interests of all participants, including elected officials and decision-makers.

As a business planning strategy, City departments commit to a resident engagement framework that encourages participation for a shared vision. The City provides alternative means of public involvement through its community engagement framework, various community advisory groups, technical assistance, requests for proposals (RFPs) and through its extensive use of internet communications and community surveys. The City actively meets its policy objectives by developing public service, employment and housing strategies, through a network of sustainable relationships. Participation from the local and regional stakeholders garners broad relationships, and through this network of relationships, resources are leveraged whenever possible with new and existing partnerships including federal, private and non-federal public sources.

5. Summary of public comments

Three public hearings were held for the purpose of obtaining comment on the City of Minneapolis proposed 2020 City Budget including the 2020 Consolidated Plan Action Plan budget. The hearing dates were November 7, December 4, and December 11, 2019. Public comments are summarized as:

- Tax credits for new home builders
- Comments on public safety funding levels related to wanting either more police funded or less police funded
- More sustainability funding and clean energy funding to deal with climate change
- Funding for violence prevention, resources for youth populations, and opioid crisis treatment
- More funding for senior services for housing and caregivers
- Access to jobs and housing for homeless, addicts, and those with mental health issues
- More training for public safety officers on mental health issues
- Assistance with housing costs for seniors on a fixed income and other senior support services
- Funding for trans equity work in the city

A public hearing was also held on April 8, 2020 to obtain comment on adoption of the 2020-24 Consolidated Plan/Action Plan. No comments were received during the hearing nor written comments received in the 30-day public comment review period.

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

All comments were received by the City Council for consideration.

7. Summary

As outlined and discussed in the following pages of the Consolidated Plan, the City will address the housing and community development needs of its very low-, low- and moderate-income residents with a variety of programming initiatives that implement the following goals:

Provide decent affordable housing

Work to maintain and produce decent, safe and affordable housing options for extremely low-, low- and moderate-income households. The City will prioritize the creation of units affordable to households with incomes less than 30% and 60% of Area Median Income (AMI) through new construction/positive conversion, preservation, acquisition and substantial rehabilitation. With this work, the City will also seek to address racial disparities in housing and affirmatively further fair housing.

Develop housing and services for the homeless

Assist persons experiencing homelessness in realizing safe and accessible shelter and housing. This work will be done consistent with Continuum of Care priorities and strategies.

Provide special needs housing

Support development of affordable housing options for households with special needs including HIV/AIDS.

Expand economic opportunities

Invest in high-quality community-based, culturally appropriate, and accessible employment strategies and business creation efforts that serve to remove barriers to holding a living-wage job and achieving economic self-sufficiency with a focus on eliminating race-based employment disparities.

Improve neighborhood conditions

Implement city housing, economic development and public service strategies to improve access to affordable housing, jobs, transit, amenities and services for Minneapolis residents.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 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	MINNEAPOLIS	Intergovernmental Relations Department
HOPWA Administrator	MINNEAPOLIS	Intergovernmental Relations Department
HOME Administrator	MINNEAPOLIS	Community Planning & Economic Development Dept.
ESG Administrator	MINNEAPOLIS	Community Planning & Economic Development Dept

Table 1 – Responsible Agencies

Narrative

The City's lead agency responsible for the plan's development is the Office of Grants & Special Projects in the Department of Intergovernmental Relations, Office of the City Coordinator. Consolidated Plan policy items are under the general purview of the City Council's Housing Policy and Development Committee. Programs are administered by Minneapolis city departments, primarily the Health Department and the Community Planning and Economic Development Department (CPED). Programming is delivered either through the City directly or through subrecipients or contractors.

Development of the Five-Year Consolidated Plan strategy and annual Action Plans is a continuous process with many opportunities for feedback. Annually, the Mayor recommends a budget for Consolidated Plan funding each August for City Council deliberation leading up to an approved budget in December. City departments and partner agencies review implementation and program strategies to develop the Consolidated Plan submitted to HUD in April. Then the City collects performance data, annually, on previous program year activities during the summer before submitting an annual performance report to HUD in August. This performance data provides feedback for budget setting priorities for the following year.

Consolidated Plan Public Contact Information

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Questions regarding the Consolidated Plan can be directed to Matt Bower, City of Minneapolis
Intergovernmental Relations Department, 307M City Hall, 350 South Fifth St., Minneapolis, MN 55415;
matthew.bower@minneapolismn.gov

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

1. Introduction

In developing the Consolidated Plan, the City relies on a variety of complementary planning efforts to inform the needs and strategies expressed in the Plan. The following summaries describe some of these efforts. The City of Minneapolis will continue to consult with other partners in the implementation of the Consolidated Plan.

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

City staff of the Grants and Special Projects office consult internally with the Minneapolis Department of Community Planning and Economic Development (CPED), Health Department, and other city departments as appropriate in drafting the Consolidated Plan Five-Year Strategy. Hennepin County staff in the Office to End Homelessness provide information and analyses on homelessness needs and priorities based on Continuum of Care consultation. City staff sit on the Minnesota HIV Housing Coalition covering HOPWA issues. The Minneapolis Public Housing Authority (MPHA) provide data and information on public housing. Economic development priorities are developed through the City's relationships with private industry and businesses and public service strategies are developed through consultation with social services agencies. As well, various outside groups were consulted informally by staff. Outside efforts were reviewed for formally provided input to city programming priorities and strategies through means such as advisory committees, task groups and commissions. The most recent public documents of these efforts were reviewed for this document.

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 City of Minneapolis is an active participant in the local Continuum of Care known as Heading Home Hennepin. The City provides support for the Office to End Homelessness which provides coordination activities for the implementation of goals and strategies of Heading Home Hennepin. City elected officials and staff sit on the Continuum of Care Executive Board and Operations Board. City and county office to end homelessness staff meet bi-monthly on areas of concern.

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

City staff sit on the Continuum of Care Operations Board which has responsibility for ESG funds allocation, development of outcome and written performance standards for the CoC, and the funding, policies and procedures developed for the administration of HMIS and the Coordinated Entry System.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Heading Home Hennepin
	Agency/Group/Organization Type	Services-homeless Other government - County Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Continuum of Care is consulted at both the elected official and staff level. City representatives sit on the Executive Committee and Operations Board. At a staff level, city and county office to end homelessness staff meet bi-monthly on areas of concern.
2	Agency/Group/Organization	Minnesota HIV Housing Coalition
	Agency/Group/Organization Type	Housing Services-Persons with HIV/AIDS Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Minnesota HIV Housing Coalition is the community planning and advisory group that assists with identifying the housing needs for persons living with HIV/AIDS in the EMSA served by the Minneapolis HOPWA grant.
3	Agency/Group/Organization	MINNEAPOLIS PUBLIC HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	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?	Minneapolis Public Housing Authority plans and staff were consulted on identifying the public housing needs in the city.

4	Agency/Group/Organization	City of Minneapolis Advisory Boards
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Employment Health Agency Agency - Emergency Management Other government - Local Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Minneapolis City Council has several community advisory boards which provide input to the city decision making process in areas around need identification, strategy development, priority-setting, and evaluation. Several documents and initiatives related to these boards in areas such as community public services around health, community livability, youth and senior living and other issues inform and contribute to the City's setting of priorities and strategies related to the Consolidated Plan.
5	Agency/Group/Organization	HENNEPIN COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Service-Fair Housing Publicly Funded Institution/System of Care
	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 Non-Homeless Special Needs

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City and Hennepin County staff consulted and collaborated on needs identification and analysis required for the Consolidated Plan, particularly in areas of special needs populations and homelessness.
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Identify any Agency Types not consulted and provide rationale for not consulting

City staff did not rule out any agency input into the Consolidated Plan that could be utilized. The City considers its consolidated planning process an open and fluid environment that can responsively react to new input over the course of the five-year plan.

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 Office to End Homelessness	All homelessness goals outlined in the Consolidated Plan are consistent with the goals of the Continuum of Care.
2020 Regional Analysis of Impediments to Fair Hous	Fair Housing Implementation Committee	Affirmative fair housing actions developed during the 2020-24 Consolidated Plan are sourced from the findings in the Analysis of Impediments to Fair Housing.
Minneapolis 2040 Comprehensive Plan	City of Minneapolis CPED-Planning	Strategic plan goals and strategies related to housing and community development sourced from comprehensive plan text regarding future development and redevelopment of the City of Minneapolis.
HIV Housing Coalition Status Report	Minnesota HIV Housing Coalition	HOPWA goals and priorities set by the HIV Housing Coalition.
2020 Moving To Work Annual Plan	Minneapolis Public Housing Authority	Public housing discussion reflects priorities adopted by the MPHA in their strategic plan.
2018-2019 Local Plan for WDA #10	City of Minneapolis Employment and Training	Workforce development strategy submitted to Minnesota Department of Employment and Economic Development. Reflects city priorities in economic development and workforce strategy implementation.

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))

External consulting with other public entities in the development of the Consolidated Plan is primarily 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.

The City administers the HOPWA grant on behalf of the metro area and staff participate with the Minnesota HIV Housing Coalition in planning annual HOPWA priorities and allocations. City staff are also part of Heading Home Hennepin, and Fair Housing Implementation Committee and other public groups who inform the Consolidated Plan.

Narrative (optional):

For broadband and resiliency information, the City obtained data from the FCC's website on broadband availability as well as figures from the League of Minnesota Cities and the City's IT Department. The City's Office of Resiliency was also consulted as to the effects of climate change on low/mod populations within Minneapolis. The work of this office is funded and supported by the 100 Resilient Cities Network. Further information can be found in the Market Analysis section of the Consolidated Plan (MA-60 and MA-65).

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 City of Minneapolis provides its residents in alternative forums many opportunities to provide input to decision making processes. Residents are encouraged to review and participate in City council committee meetings, neighborhood/community revitalization meetings, numerous boards and public hearings designed to solicit public comments. These avenues of engagement allow the City Council to sense the needs and views of city residents and factor them into decision-making actions. Community participation includes the broad resident involvement in neighborhood and community organizations, and supports clearly defined links between the City, municipal services and neighborhood and community organizations. The City encourages resident participation to promote sustainable decisions by recognizing and communicating the needs and interests of all participants, including elected officials and decision-makers.

As a business planning strategy, City departments commit to a resident engagement framework that encourages participation for a shared vision. The City provides alternative means of public involvement through its community engagement framework, various community advisory groups, technical assistance, requests for proposals (RFPs) and through its extensive use of internet communications and community surveys. The City actively meets its policy objectives by developing public service, employment and housing strategies, through a network of sustainable relationships. Participation from the local and regional stakeholders garners broad relationships, and through this network of relationships, resources are leveraged whenever possible with new and existing partnerships including federal, private and non-federal public sources.

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 on 2018 Consolidated Annual Performance and Evaluation Report held on August 28, 2019.	No comments on performance were received.	N/A	
2	Public Hearing	Non-targeted/broad community	Public hearing held on November 7, 2019 on the 2020 Consolidated Plan and 2020 City of Minneapolis budget.	Seven persons provided testimony on subject areas germane to the Consolidated Plan: affordable housing, public senior services, and permanent affordable housing.	The City Council received the comments for the record and their consideration.	

Demo

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)
3	Public Hearing	Non-targeted/broad community	Public hearing held on December 4, 2019 on the 2020 Consolidated Plan and 2020 City of Minneapolis budget.	16 persons spoke to subject areas germane to the Consolidated Plan: affordable housing, public senior services, rental assistance, and small business support.	The City Council received the comments for the record and their consideration.	
4	Public Hearing	Non-targeted/broad community	Public hearing held on December 11, 2019 on the 2020 Consolidated Plan and 2020 City of Minneapolis budget.	Comments germane to the Consolidated Plan were offered on affordable housing and public senior services.	The City Council received the comments for the record and their consideration.	

Demo

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	Public Hearing	Non-targeted/broad community	Public hearing held on April 8, 2020 on the 2020-24 Consolidated Plan. Due to the COVID-19 local public health emergency declaration, the hearing was held by the Minneapolis City Council in an online format that allowed for public comments via email or phone with answers coming directly from the elected representatives or staff to all "attendees".	No comments received.	N/A.	http://www.minneapolismn.gov/meetings/index.htm

Demo

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)
6	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Somali, Oromo, Hmong, Vietnamese</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>Since 2016 city staff engaged in multiple forums and meetings with community residents in development of the Minneapolis 2040 Comprehensive Plan.</p>	<p>Refer to the summaries contained in the public record referenced in the webpage link.</p>	<p>City long-range planning received public input and comments for the comprehensive plan record to develop the plan.</p>	<p>https://minneapolis2040.com/planning-process/</p>

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment reviews the housing, homelessness, special needs, and community development needs experienced by low- and moderate-income Minneapolis residents. Most housing data presented is taken from HUD Comprehensive Housing Affordability Strategy (CHAS). Other non-housing data is provided by HUD. In several sections alternative local data is used to provide a more current picture of needs.

Section NA -10 provides a summary of household type and housing problems by income group, as well a basic outline on the intersection 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. The analysis finds greater prevalence of these issues in lower income populations relative to higher income populations as well as racial disparities present in the data.

Section NA-35 surveys the supply and demand of federally-assisted public housing, as well as Section 8 rental assistance. Demand for these affordable housing programs is greater than available 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. There has been an increase in the unsheltered population, which is almost entirely single adults, while seeing progress in a structured process to end chronic homelessness. There continues to be disproportionately large representations of people of color in the homeless population.

Section NA-45 discusses issues within the non-homeless special needs population. 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 present in the city. A demand for a variety of social services and economic development programming continues to support thriving neighborhoods.

Priority Needs

In summary, given the needs outlined in the forthcoming sections, the following needs are identified as high priorities for the City.

Affordable Housing

The City will seek to address the housing needs for its extremely low-, low- and moderate-income households with an emphasis on rental housing for extremely low-income households. Housing for those with special needs will be supported by the City. City ownership housing programs will be designed to provide construction/rehabilitation and financing products achieving long-term and permanent affordability terms and to seek to reduce racial disparities in ownership. Preservation of ownership for very low- and low-income households will be pursued. New affordable housing will be targeted for designated growth areas and commercial and transit corridors that can benefit from and support increased housing density.

With housing preservation efforts, the City's first priority is to preserve and stabilize federally subsidized low-income housing that is in danger of converting to market-rate housing, having subsidies expire, or is deteriorating due to age, poor management or physical condition. The City's second priority is to preserve and stabilize Low Income Housing Tax Credit housing and locally subsidized housing that is approaching the end of its affordability period, and unsubsidized affordable housing that is at risk of experiencing significant rent increases. Naturally Occurring Affordable Housing is unsubsidized housing where at least 20% of the units have rents affordable to households with an income at or below 60% of AMI.

Affordable Rental Housing for Special Needs Populations

Produce and make available affordable housing options for HIV households through rental assistance and site-based housing projects. Provide financing for the development of permanent supportive housing options and choice in the community.

Neighborhood Stabilization

Stabilize neighborhood conditions through spot identification of blighting properties and treat to preserve neighborhood livability.

Economic Development

Work to create economic growth opportunities accessible to low- and moderate-income residents and support workforce training options enabling residents to take advantage of those opportunities. Support businesses with the potential to create jobs available for residents.

Public Services

Provide services and programming that support resident health and safety including but not limited to employment training, youth development, crime prevention, health services and public services for vulnerable residents.

Homelessness Programming

Support activities that assist persons experiencing homelessness in realizing safe and accessible shelter and housing. By being an active participant in the Continuum of Care, the City will seek to provide funding for the development of supportive housing units, renovation of emergency shelters, emergency shelter essential case management services, street outreach activities, and provision of rapid rehousing and homelessness prevention assistance.

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

Summary of Housing Needs

This section reviews the housing needs experienced by low- and moderate-income Minneapolis residents. It provides a housing market analysis that touches on the options available to the City in addressing the needs and gaps in the housing supply for HUD client populations. The majority of housing data presented by HUD is taken from HUD Comprehensive Housing Affordability Strategy (CHAS) data for 2011-15. Please note, CHAS data is based on American Community Survey data with a relatively high margin of sampling error in several instances. HUD requires communities to document their local affordable housing needs upon this data. This data is demographic and housing information that is used to inform the decisions for the use of HUD funding. This is supplemented with local housing or updated ACS data where available.

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 show racial disparities present in the needs as well. Disparities exist due to structural imbalances in the housing market as well as a mismatch between economic variables and housing supply.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	382,578	399,950	5%
Households	165,253	168,385	2%
Median Income	\$45,625.00	\$51,480.00	13%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

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Demographics	Base Year: 2009 - 2013 Average	Most Recent Year: 2014- 2018	%Change
Population	389,112	416,021	6%
Households	165,438	173,916	5%
Median Income	\$ 49,886.00	\$ 58,993.00	15%

Table 1: Housing Needs Assessment Demographics

Data Source: 2009-2013 ACS (Base Year), 2014-2018 ACS (Most Recent Year)

Table 1: Housing Needs Assessment (2014 ACS data) Demographics

Table 1: Housing Needs Assessment (2014 ACS data) Demographics

Table 1 is an alternate 2014 ACS data providing the most up to date information

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	38,680	23,485	26,040	16,475	63,700
Small Family Households	9,015	5,685	7,195	4,935	28,310
Large Family Households	2,650	2,075	1,855	930	2,565
Household contains at least one person 62-74 years of age	5,610	3,265	3,745	2,185	8,275
Household contains at least one person age 75 or older	3,275	2,295	1,585	940	1,980
Households with one or more children 6 years old or younger	6,495	3,415	3,715	1,745	6,550

Table 6 - Total Households Table

Data Source: 2011-2015 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	915	170	120	85	1,290	55	60	35	35	185
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,170	350	255	135	1,910	40	100	125	15	280
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,380	1,050	520	165	3,115	70	115	300	15	500
Housing cost burden greater than 50% of income (and none of the above problems)	17,415	2,340	235	85	20,075	3,715	2,470	1,085	285	7,555
Housing cost burden greater than 30% of income (and none of the above problems)	5,125	7,185	2,890	630	15,830	945	2,670	3,755	1,950	9,320

Demo

	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
Zero/negative Income (and none of the above problems)	1,495	0	0	0	1,495	355	0	0	0	355

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

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	20,880	3,910	1,130	470	26,390	3,885	2,745	1,545	355	8,530
Having none of four housing problems	10,300	11,565	13,065	7,330	42,260	1,760	5,265	10,300	8,320	25,645
Household has negative income, but none of the other housing problems	1,495	0	0	0	1,495	355	0	0	0	355

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

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	6,765	2,410	850	10,025	710	1,275	1,605	3,590
Large Related	1,965	920	65	2,950	305	380	294	979
Elderly	3,395	965	230	4,590	2,070	1,910	1,210	5,190
Other	13,255	5,985	2,030	21,270	1,710	1,750	1,800	5,260
Total need by income	25,380	10,280	3,175	38,835	4,795	5,315	4,909	15,019

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

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	5,195	600	15	5,810	640	560	255	1,455
Large Related	1,280	80	0	1,360	250	75	4	329
Elderly	1,800	370	45	2,215	1,415	885	405	2,705
Other	10,800	1,360	175	12,335	1,510	1,005	430	2,945
Total need by income	19,075	2,410	235	21,720	3,815	2,525	1,094	7,434

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

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	2,055	1,060	600	175	3,890	80	160	305	19	564
Multiple, unrelated family households	300	265	70	40	675	34	50	120	10	214

	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
Other, non-family households	280	80	119	85	564	0	4	0	0	4
Total need by income	2,635	1,405	789	300	5,129	114	214	425	29	782

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 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	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source:
Comments:

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

The most recent 2018 5-year ACS data shows that for Minneapolis, 40.3% of households are single person households. HUD data shows that of 0-30% HAMFI households, 70% are single person households. 30-50% HAMFI households are 67% single person households. 50-80% HAMFI households are 65% single person households. The most recent ACS data shows that approximately 61% of households are single person households. Using the metro wide housing problems above, approximately half of single person households in the city have a housing problem with cost burden being the most common issue. It is expected that a housing problem such as cost burden diminish as incomes go up.

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.

The City's work in providing Emergency Solutions Grant and Homelessness Prevention and Rapid Rehousing grant resources to rapid rehousing services directed toward families and young mothers with children indicate that victims of domestic violence or other forms of relationship violence commonly find themselves requiring emergency housing assistance. The 2018 Wilder Homelessness Survey found 53% of homeless women and 25% of homeless men reported that they had stayed in abusive relationships because alternative housing is not available. In addition, at least 33% of families in need of housing assistance are victims of domestic violence, dating violence, sexual assault and stalking. This is an estimate based on Minnesota's results from CDC's National Intimate Partner and Sexual Violence Survey. The National Network To End Domestic Violence found in a 2019 national

census survey of domestic violence programs of 74% of programs in the State of Minnesota that of the 1,975 victims served on the day of the census, 77% of unmet requests for services were for housing and emergency shelter.

According to a 2017 report from the State of Minnesota's Department of Administration, 10.9% of the total population have some sort of disability. In the study, there are six types of recognized disabilities: hearing, vision, cognitive, ambulatory, self-care, and independent living. According to the study, the City of Minneapolis has about 41,000 residents with a disability which is more than any other Minnesota City. The study states that in Minnesota, disabled people are 2.6 times more likely to be unemployed, 3.4 times times more likely to not participate in the labor force, and more than half likely to work full-time year-round. In addition, as a group, disabled persons who are employed have lower earnings than non-disabled persons in Minnesota. Because of these factors, it is difficult for those with disabilities to find housing in Minneapolis.

What are the most common housing problems?

According to data provided throughout the document, cost and overcrowding are cited as major housing issues facing residents, especially at lower incomes. According to the most recent ACS information, the most common housing problem for both renters and homeowners are housing cost burdens. This is not surprising due to the fact that the housing supply is not meeting demand of the residents in Minneapolis. The Minneapolis 2040 Plan lists housing as a major topic for discussion and cites the issues of population growth rising faster than the amount of units being built as contributing to these conditions. With that growth comes an increased demand for housing and an associated increase in costs. Due to this demand, residents with lower income are facing many challenges in finding affordable housing.

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

It is expected that with the general population of the city trending younger with children due to relatively recent immigration patterns and corresponding family household sizes increasing, younger households with children will often face the issues of cost burden and overcrowding. As discussed in the market analysis section, with vacancy rates for multi-bedroom apartments very low and with wages at the lower end of the income scale requiring a household to work up to 100 hours a week to reasonably afford an available unit, a far too significant city population faces a severe housing crisis. Racial minorities in the City recognize lesser income and wealth building opportunities making them more susceptible to experiencing housing difficulties and account for disparities with white households in the data.

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

Evidence of families in shelter indicate that the number of families in shelter has not decreased as the local economy has improved. With rents outpacing income, inflation, and fair market rents, it is apparent that this situation has contributed to an increase of families using shelter and the City's rapid rehousing experience indicates that many of the households assisted are coming out of housing conditions of rents being unaffordable and overcrowding such as doubling up with extended family members and friends.

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:

Households with incomes up to 30 percent of median family income paying more than 50% of their income for housing are considered to be the most vulnerable, and at greatest risk for becoming homeless.

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

Currently, the rental market is not favorable to households with low incomes. Minnesota Housing Partnership states that full-time minimum wage earners cannot afford an apartment in the state anywhere including Minneapolis. In 2019, MHP calculated that a resident must earn at least \$22.13 per hour in order to afford a modest 2 bedroom apartment. Currently, the average wage in the MSP-Bloomington area is \$17.65 per hour. Due to these calculations, it is clear that housing cost burdens remain a significant hurdle for many residents. Any household with inability to address rising rental costs increases the risk of losing housing. If the housing is lost to the renter with an unlawful detainer, access to housing is further constrained. The rental market is marked with increased competition for available units at all income levels and ownership levels for minority and moderate-income homebuyers are not keeping pace with the sharp increase in demand and pricing for housing. Data and experience indicates that households that spend over 50% of their income for housing without the means to reduce that ratio through increasing income will need to balance their housing costs against other life costs such as health, food, transportation, and family expenses.

Discussion

As the data above illustrate, low income residents in the city face enormous obstacles in accessing and retaining housing that is affordable. These obstacles are especially acute for residents facing conditions that lead to housing instability such as large families, low wages, and issues such as domestic violence.

NA-15 Disproportionately Greater Need: Housing Problems – 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

These tables measure households with housing problems where among other factors, cost burden is greater than 30%. Residents in the city usually face problems of overcrowding and excessive cost burden. As resident incomes go up, the incidence of these severe housing problems decrease due to the fact that higher incomes can accommodate greater residential space as well as a reduction in the cost of housing as a percentage of income. A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience severe housing problems at a greater rate (10 percentage points or more) than the income level as a whole. As an example, assume that 60% of all low-income households within a jurisdiction have a severe housing problem and 70% of low-income Hispanic households have a severe housing problem. In this case, low-income Hispanic households have a disproportionately greater need. The percent of households with a severe housing problem is calculated by taking the HUD CHAS data from the tables below and dividing the number of households with a severe housing problem by the total of households with a severe housing problem and those without a severe housing problem. HUD specifies that the calculation should not include households with no/negative income, although they are included in the CHAS data tables. All highlighted cells in the following tables indicate a disproportionate need.

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	30,835	5,995	1,850
White	13,710	2,390	660
Black / African American	10,855	2,555	760
Asian	1,650	505	260
American Indian, Alaska Native	510	144	29
Pacific Islander	10	0	0
Hispanic	2,795	205	115

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

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	16,505	6,980	0
White	9,575	4,110	0
Black / African American	3,155	1,520	0
Asian	910	230	0
American Indian, Alaska Native	145	79	0
Pacific Islander	10	10	0
Hispanic	1,950	745	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

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	9,320	16,720	0
White	6,520	12,015	0
Black / African American	1,005	2,335	0
Asian	565	730	0
American Indian, Alaska Native	70	200	0
Pacific Islander	0	0	0
Hispanic	775	1,025	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

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	3,410	13,070	0
White	2,620	9,990	0
Black / African American	320	1,300	0
Asian	100	425	0
American Indian, Alaska Native	20	115	0
Pacific Islander	0	0	0
Hispanic	295	800	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

At the very low- and low-income levels over two-thirds of total households have housing problems. Across races and ethnicities, housing problems are quite common across all at all income levels. Housing costs burdens affect all in Minneapolis. One group that had a disproportionate amount of housing problems was very-low income Hispanics (93%).

NA-20 Disproportionately Greater Need: Severe Housing Problems – 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

Most of Minneapolis' very low-income households 61% experience one or more of severe housing problems: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%. Residents in the city usually face the latter two problems, those of overcrowding and excessive cost burden. As resident incomes go up, the incidence of these severe housing problems decrease, again due to the fact that higher incomes can accommodate greater residential space as well as a reduction in the cost of housing as a percentage of income. A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience severe housing problems at a greater rate (10 percentage points or more) than the income level as a whole. As an example, assume that 60% of all low-income households within a jurisdiction have a severe housing problem and 70% of low-income Hispanic households have a severe housing problem. In this case, low-income Hispanic households have a disproportionately greater need. The percent of households with a severe housing problem is calculated by taking the HUD CHAS data from the tables below and dividing the number of households with a severe housing problem by the total of households with a severe housing problem and those without a severe housing problem. HUD specifies that the calculation should not include households with no/negative income, although they are included in the CHAS data in the following tables.

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	24,765	12,060	1,850
White	11,360	4,740	660
Black / African American	8,195	5,220	760
Asian	1,335	815	260
American Indian, Alaska Native	440	215	29
Pacific Islander	10	0	0
Hispanic	2,300	700	115

Table 17 – Severe Housing Problems 0 - 30% AMI

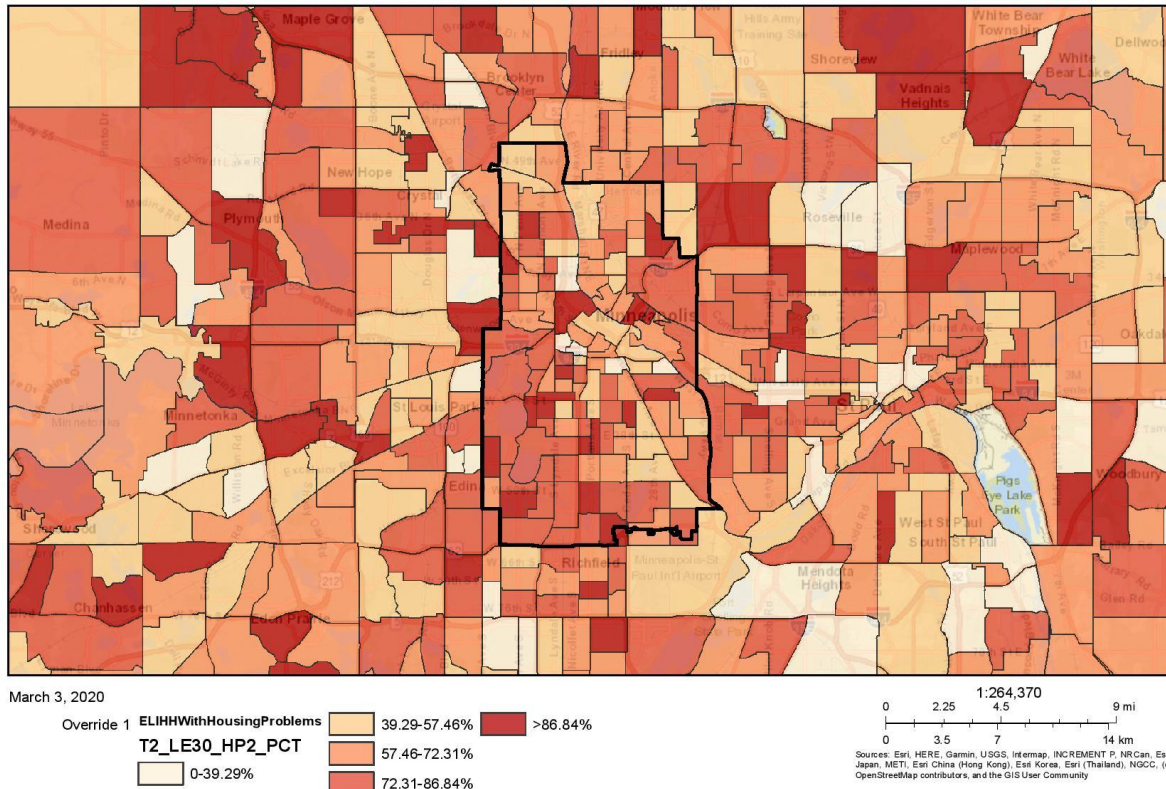
Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

CPD Maps - ELI Households with Housing Problem



Extremely Low Income with Housing Problem Map

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	6,655	16,830	0
White	3,540	10,145	0
Black / African American	1,215	3,460	0
Asian	425	715	0
American Indian, Alaska Native	25	195	0
Pacific Islander	10	10	0
Hispanic	1,145	1,550	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*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%

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	2,675	23,365	0
White	1,425	17,110	0
Black / African American	370	2,965	0
Asian	290	1,005	0
American Indian, Alaska Native	15	250	0
Pacific Islander	0	0	0
Hispanic	485	1,310	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*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%

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	825	15,650	0
White	450	12,165	0
Black / African American	125	1,495	0
Asian	65	465	0
American Indian, Alaska Native	0	135	0
Pacific Islander	0	0	0
Hispanic	165	930	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*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%

Discussion

As mentioned above, 61% of Minneapolis very low-income households have one or more of the severe housing burdens. One-third of low-income households face this situation and 10% of moderate-income households do. At moderate- and middle-income levels, Hispanics face a disproportionate share of severe housing problems while American Indians do middle-income level. All races have similar severe housing problems at the very low- and low-income levels indicating that all racial/ethnicity groups experience similar housing situations. As noted on the accompanying map within the 0-30% of Area Median Income section, very low-income households experiencing severe housing burdens are primarily concentrated in south central, north of downtown and northeast Minneapolis around the University area and north of that area.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 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:

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience severe housing problems at a greater rate (10 percentage points or more) than the income level as a whole. As an example, assume that 60% of all low-income households within a jurisdiction have a severe housing problem and 70% of low-income Hispanic households have a severe housing problem. In this case, low-income Hispanic households have a disproportionately greater need. The percent of households with a severe housing problem is calculated by taking the HUD CHAS data from the tables below and dividing the number of households with a severe housing problem by the total of households with a severe housing problem and those without a severe housing problem. HUD specifies that the calculation should not include households with no/negative income, although they are included in the CHAS data in the following tables. Since costs continue to rise while wages stagnate, the likelihood of housing burden costs increases. According to the tables, it is shown that in the entire jurisdiction of Minneapolis, housing costs continue to rise which will cause problems for most residents.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	106,430	30,175	29,805	1,970
White	81,515	18,545	16,030	715
Black / African American	11,180	6,310	8,275	775
Asian	4,810	1,355	1,475	275
American Indian, Alaska Native	760	320	455	29
Pacific Islander	10	0	20	0
Hispanic	5,425	2,550	2,200	145

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

Running the numbers for housing problems shows a racial disparity when coming housing cost burdens. According to the table above, 70% of white residents do not have a cost burden over 30% of their income. For black and American Indian populations, over 50% of their populations have a housing cost burden over 30%. For the city's black or African American population, 24% have a housing cost burden of 30-50% while 32% of black residents have a cost burden of over 50% income. For the American Indian

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population in the city, 49% of the population have a housing cost burden of over 30%. Finally, the Hispanic population is affected with 46% of their population having a housing cost burden of over 30%.

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?

At all income categories most racial and ethnic groups show proportionate housing needs. It appears that this is due to a combination of a constrained rental housing market and stagnant incomes affecting all populations in the city equally. However, disproportionate needs show up with African American and Hispanic groups at the very low-income and African American and American Indian groups at moderate-income levels. It should be noted that communities of color in Minneapolis, particularly African American residents, are far more likely to live in the lowest income categories. The lowest income levels demonstrate that highest housing needs in the data.

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

Incomes of Minneapolis residents are not keeping up with the rates of housing increases. Because of this, all racial groups and incomes types will struggle to find affordable housing. According to the most recent 2019 MHP study, a worker in Hennepin County would need to earn \$18.45 - \$22.13 an hour in order to afford a modest two-bedroom apartment with the Minneapolis area needing the top end of the scale. It was also pointed out that from 2018 to 2019, that number increased 3% and with supply not keeping up with demand, it should be expected that the wage amount should increase. In addition, communities of color are disproportionately impacted as they reportedly earn less than white renters or homeowners: since 2000, the gap has increased 20% for black communities, 11% for Native communities, and 9% for Hispanic communities.

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

These groups are more likely to be residing in near north Minneapolis northwest of downtown, south central areas of Minneapolis south of I-94 with concentrations more likely between I-35 and Hiawatha Avenue. These same neighborhoods are composed of primarily the oldest rental housing stock in the city. These neighborhoods also contain many public social services. As communities of color in Minneapolis are more likely to have low incomes, the most affordable housing that is accessible to them are in these parts of the city. This has led over time to a concentration of poverty in these neighborhoods and with communities of color more likely to be low income, a concentration of minorities.

NA-35 Public Housing – 91.205(b)

Introduction

Minneapolis Public Housing Authority (MPHA) is the provider of publicly assisted housing in Minneapolis. MPHA is the largest public housing authority in Minnesota. The information displayed in the following tables are from HUD's central public housing inventory management system. The numbers are slightly different from the numbers the MPHA reports in its most recent 2020 Moving to Work Plan. Those numbers show that the MPHA has 6,259 site-based units serving approximately 10,500 residents with an average income of \$15,000. The MPHA also administers 5,289 housing vouchers serving over 15,500 persons with an average income of \$16,000. Approximately 2/3 of the PHA's seniors and disabled populations are housed in its highrise properties, while 80-96% of its highrise, family properties and housing vouchers users are people of color. The tables below provide additional information on the characteristics and makeup of those served by the MPHA.

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	256	5,983	4,615	606	3,850	87	0	71

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	6,829	8,516	12,131	8,930	12,697	10,600	0
Average length of stay	0	3	6	5	1	5	0	0
Average Household size	0	1	1	2	2	3	1	0
# Homeless at admission	0	0	3	4	2	2	0	0
# of Elderly Program Participants (>62)	0	29	2,306	507	61	432	11	0
# of Disabled Families	0	63	2,020	1,383	153	1,118	44	0
# of Families requesting accessibility features	0	256	5,983	4,615	606	3,850	87	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	63	1,200	908	163	674	37	0	34
Black/African American	0	186	4,220	3,425	409	2,932	47	0	36
Asian	0	2	469	86	6	78	2	0	0
American Indian/Alaska Native	0	5	91	191	27	162	1	0	1
Pacific Islander	0	0	3	5	1	4	0	0	0
Other	0	0	0	0	0	0	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

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	11	90	145	18	123	1	0	3
Not Hispanic	0	245	5,893	4,470	588	3,727	86	0	68
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Demo

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:

MPHA accessible units in its inventory which consist of mainly one bedrooms but also includes units up to 4 bedrooms for larger families. Many of these units house families that do not need the accessibility features with the understanding that they will have to move if a family comes along who needs those features. There are currently no families in process on our waiting list who need an accessible unit.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Minneapolis has a tight rental market with a vacancy rate of less than 3%. The waiting lists for MPHA show that 10,000 households are on the elderly/disabled list, 10,600 households are on the family waitlist, and 2,450 households are on the housing choice voucher list. MPHA's efforts include investing in dedicated resident mobility and owner outreach positions to create new housing opportunities, completing a study of our local rental market, and launching an incentive fund for property owners. Using MTW flexibility, MPHA will continue conversations in 2020 to create other flexible subsidies that can be tailored to the needs of families, local priorities, and the experience of non-profit partners.

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

These needs are similar to the general population, especially with regard to the need for housing units appropriate for large households (3+ bedrooms). Currently, the vacancy rate for rental housing units appropriate for large households is less than 2% even market housing vacancy rates for these units is similar.

Discussion

Designated by HUD as a Moving To Work (MTW) public housing agency, MPHA has the ability to develop and test local housing strategies in the aim of using federal housing resources more efficiently through work with families with children and greater choice in housing options made available. The flexibility in administering public housing granted by the MTW authority has allowed MPHA tailor delivery of public housing programming to best meet local needs. The authority has permitted MPHA to be an active participant in City and County housing strategies aimed at providing affordable housing to those who are homeless or are threatened with homelessness.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Over the last five years the Hennepin Continuum of Care has seen significant reduction in family homelessness. From 2014 to 2019 the number of people in families captured in the annual Point-In-Time (PIT) count dropped by 36% (from 2,088 to 1,343). Over the same period the national decrease in family homelessness has been 21%, while Minnesota (excluding Hennepin County) has seen a Statewide decrease of 22%.

Over the same period, however, single adult homelessness increased by 25% (from 1,620 in the 2014 PIT Count to 2,032 in the 2019 PIT Count). This has driven an increase in unsheltered homelessness that is predominantly experienced by single adults aged 25+ (92% of the 2019 unsheltered count).

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	1	385	5,566	3,146	2,657	51
Persons in Households with Only Children	2	22	110	66	56	59
Persons in Households with Only Adults	403	1,427	6,779	3,515	2,915	59
Chronically Homeless Individuals	200	465	846	444	439	510
Chronically Homeless Families	0	29	110	36	36	321
Veterans	29	94	442	230	190	59
Unaccompanied Child	35	224	1,053	548	453	59
Persons with HIV	2	32	150	78	65	59

Table 26 - Homeless Needs Assessment

Data Source Comments: HUD 2019 Point-in-Time Count; HMIS estimates

Indicate if the homeless population is: Has No Rural Homeless

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):

[delete this text question out of public draft word doc.]

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	593	152
Black or African American	1,635	338
Asian	20	6
American Indian or Alaska Native	313	54
Pacific Islander	27	9
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	165	63
Not Hispanic	2,632	540

Data Source

Comments:

HUD 2019 Point-in-Time Count

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

The average family household size is 3.5. On average, three families enter county-contracted shelter daily and one in three has been in shelter before. The 2019 PIT count showed 281 households with children and 7 households with only children in emergency shelter. An additional 104 households were in transitional housing and 1 was unsheltered.

For veterans, in the 2019 PIT count, there were 49 people in shelter and 45 in transitional housing.

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

Persons experiencing homelessness are predominantly people of color. A report produced for Hennepin County by C4, as part of their Supporting Partnerships for Anti-Racist Communities action-research project (SPARC), found that African Americans make up 66% of those that experienced homelessness over a five-year period against a general population representation of 13%. This disparity holds even when poverty is controlled for (African Americans make up 33% of those at 100% poverty in the same data set). The disproportionate impact is even greater for American Indians (0.7% general population against 7.4% experiencing homelessness in the same data set). The preponderance of those who experience homelessness are non-Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Family shelter use has significantly reduced but increases in single adult homelessness have driven a significant increase in unsheltered homelessness. The most recent unsheltered count was 603, which is

more than double that of two years previously (298 in 2017). Other characteristics of those experiencing unsheltered homelessness include:

- 92% are over the age of 25
- 28% identify as female
- 83% self-reported as long-term homeless (one-year or more)

Of the approximately 5,500 individuals and approximately 900 families that use homeless shelters each year, typically 93-94% of users have incomes below 30% AMI. A study from 2013 found that only 29 percent of families entering shelter had any earned income during that quarter. For the 29 percent with earned income, the median amount earned was \$318/month. Many of the single adults in shelter have no earned income. Many rely on the state's General Assistance program, which provides \$203/month. Hennepin County has 73,660 households below 30% AMI but only 14,192 units of housing subsidized to be affordable at these income levels. Further, vacancy rates have remained at historic lows (1-2%) for several years which has driven increasing rents and competition for places to live, creating major barriers for those on low incomes and with other barriers to housing, such as criminal records or histories of eviction.

Discussion:

Hennepin County has a shelter-all policy for families with children. The number of families using Hennepin County shelter decreased even more rapidly than the PIT count figures (which also included Transitional Housing and non-county shelters) from more than 1,500 families using shelter in 2014 to fewer than 900 in 2019. These reductions are attributed to three primary causes:

1. Increased investment in prevention measures including new programs to prevent evictions and to problem-solve in advance of shelter entry
2. Integration with employment services to support families to increase their income
3. Increased capacity and better targeting of homeless designated housing programs through the Coordinated Entry System that was implemented during this period.

Hennepin County makes extensive use of by-name lists and case conferencing to problem solve for difficult households. These approaches have been in place since the start of 2015 for veterans experiencing homelessness, during which period 1,360 veterans have been identified as experiencing homelessness and 939 stably housed. In the last year, 24 veterans were housed every month, compared to 19 new identifications.

A by-name list was introduced for people experiencing chronic homeless in July 2017 and Hennepin County joined the Built for Zero movement in 2018 with Community Solutions. Through ongoing strengthening of Continuum of Care policies and processes, particularly in relation to Coordinated Entry, housing outcomes accelerated dramatically from 76 chronically homeless individuals housed in 2018 to 285 individuals in 2019.

In response to the increases in single adult and, particularly, unsheltered homelessness, Hennepin County recently confirmed a 25% increase to the single adult shelter system budget (\$1.1 million per year) in order to lower barriers, improve outcomes and increase capacity for under-served populations. The increase will fund new case management services in the larger shelter, convert shelters to accommodate couples together, provide more systematic training and establish a new small-scale women-only shelter in 2020.

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

Introduction:

Minneapolis has a high priority for development and maintenance of permanent supportive housing that can serve non-homeless people with special needs. It seeks to fund projects that provide on-site or link to community-based services options where possible. Most special needs human service programs are funded with federal/state funds delivered through Hennepin County or State of Minnesota agencies. Minneapolis supports and funds efforts at advocating for and ensuring fair housing protections for persons with disabilities.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	6,186
Area incidence of AIDS	3,191
Rate per population	0
Number of new cases prior year (3 years of data)	96
Rate per population (3 years of data)	0
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	7,072
Area Prevalence (PLWH per population)	197
Number of new HIV cases reported last year	226

Table 27 – HOPWA Data

Data Source Comments: CDC HIV Surveillance Report 2018 (Preliminary), rates are calculated as per 100,000 population

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	43
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	400

Table 28 – HIV Housing Need

Alternate Data Source Name:
HOPWA

Data Source Comments: Program records, 2018 HIV Housing Strategy

Describe the characteristics of special needs populations in your community:

The City has based on 2014 ACS data, 40,980 persons with a disability or 10.5% of its population. Nearly half of those of working age have no annual earnings.

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

Across the special needs population, there is a strong need for additional safe, affordable housing units. The City's senior housing initiatives recognize that senior populations are attracted to affordable, quality housing with convenient access to desired services and functions supporting a variety of lifecycle housing options. With both developmentally and physically disabled populations, a continuum of housing options that meets the needs and interests of different people at different points in their lives is needed, and that as much as possible this should be about individualization and community integration. There is a strong tie between chemical dependency and homelessness. Some of the most common housing problems for chronically homeless clients are overall affordability and timelines of access (too long of wait lists for people leaving treatment to obtain stable, permanent housing). Specific populations who have additional difficulty/housing needs are: those who also have a criminal background, aging populations which need assisted living settings, and housing for parents in recovery with children.

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

The Minneapolis HOPWA-funded community is comprised of the metropolitan area, the 13-County Eligible Metropolitan Statistical Area (EMSA), which includes two counties in Wisconsin. The majority of new HIV cases in Minnesota live in the seven-county metro area; with almost four of 10 new cases (38 percent) residing in the suburban seven-county metro area, about three of 10 (29 percent) residing in Minneapolis, and one in 10 (10 percent) residing in St. Paul. Approximately 2/3 of all new cases of HIV diagnoses are attributed to persons of color, among women 80% of new cases were among women of color. The highest racial disparity is with persons of African-American or African origin.

Affordable housing is one of the greatest unmet needs for people living with HIV/AIDS. It is estimated half of all people living with HIV will need housing assistance at some point in their lives. Compared to people living with HIV who are stably housed, people living with HIV who are homeless are more likely to delay entry to care, be less adherent to medication, have worse overall health outcomes, and are more likely to use emergency rooms and be hospitalized. People who are homeless or unstably housed have HIV infection rates as much as 16 times higher than people who have a stable place to live. When housed, people are more likely to gain access to treatment and adhere to treatment.

Discussion:

Minneapolis supports the creation of housing units for special needs populations. When possible these units should be in the form of supportive housing. The city supports this through the following strategies:

- Promote the development of housing suitable for people and households in all life stages, adaptable to accommodate changing housing needs over time
- Promote accessible housing designs
- Support the development of housing with supportive services

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Due to the severe reductions in CDBG funding levels made available to the City, Minneapolis will treat public facility needs as a low priority for its estimated receipt of CDBG funds in the 2020-24 planning period. If CDBG funding levels were to rise significantly, the City may revisit the priority for public facilities. As noted in the next question, there remains a high need for public facility improvements as identified in the City's Capital Improvement Plan. In the area of economic development, the City will be using CDBG to assist businesses in their capital needs, however, that strategy is in support of the community development goals around job creation/retention and workforce development.

How were these needs determined?

The City will pursue support for public facility improvements outside of its HUD funds in order to create a quality living experience for its citizens. If sufficient HUD funds exist, the City will assign high priorities to commercial/industrial building rehabilitation, economic development assistance to businesses, a variety of public facilities catering to the city's seniors, youth and working low and moderate income persons, and the provision of public safety, health services and senior services.

Describe the jurisdiction's need for Public Improvements:

As noted above, Minneapolis will treat public improvement needs as a low priority for its estimated receipt of CDBG funds in the 2020-24 planning period. If CDBG funding levels were to rise significantly, the City may revisit this priority.

How were these needs determined?

City public improvements needs are identified and prioritized by the city's Capital Long-Range Improvement Committee (CLIC). CLIC is a citizen advisory committee to the Mayor and City Council. In developing a five-year forecast plan, members rate staff proposed capital proposals against needs and racial equity concerns to develop a numerical ranking of projects. High-ranking projects are then balanced against available resources by year to arrive at recommendations for the Mayor and City Council.

Describe the jurisdiction's need for Public Services:

Low-income households and households with residents of color are concentrated in two areas of Minneapolis: the northwest quadrant and the central area. When measures of population well-being,

such as infant mortality, child lead poisoning, and violence are similarly mapped, they tend to concentrate in the same areas. Because health disparities are clearly evident by race/ethnicity and income, public services are needed to reduce these disparities and improve community well-being. Key benefits of funding include healthier families and safer homes and communities. The Minneapolis Health Department (MHD) works with Hennepin County and an array of community-based health and social service agencies to improve community health and well-being at all age levels. Reducing health disparities requires access to resources that include: prenatal services for high risk women; early childhood health and school readiness; successful educational outcomes and healthy lives for school aged children; preventing violence among youth and young adults as part of ensuring safe and livable communities; primary health services for all ages from newborn to seniors; violence free families; and, safe, healthy, and stable housing at all ages.

How were these needs determined?

Public service needs are informed the City's Local Public Health Advisory Community; relationships with other City Departments including Neighborhood and Community Relations, Community Planning and Economic Development, and Police Department; a variety of special community advisory committees convened to address particular topics or grant-funded projects; and participation in a large number of national, state, metropolitan-area and local advisory groups and planning committees.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The production and preservation of affordable housing has been a longstanding priority within the City of Minneapolis. Since the adoption of initial affordable housing legislation in 1999, the City has evolved its policy due to research and needs. With development of the recent Minneapolis 2040 comprehensive plan, affordable and accessible housing remains a top priority for the City. Minneapolis is a city attracting more residents and businesses each year. With this growth, challenges are being seen with housing shortages and a rise in cost-burdened households. Some of these challenges are regulatory barriers that the City can address. Previously, restrictive zoning regulations had been a roadblock in creating higher density that could support addressing these issues. Since 2019 the City Council has adopted inclusionary zoning and elimination of single family zoning districts. Even though the city is dealing with a large housing shortage and cost burdened homeowners and renters, these new zoning policies promise an effective tool assist in making more housing affordable and possible.

Policy-wise, in order to increase housing supply and choice, the City will:

- Allow multifamily housing with higher densities along high-frequency routes and near metro stations
- Allow new housing within neighborhood interiors to permit a mix of housing types from single-family homes to apartments.
- Allow up to three dwelling units on individual lots in the neighborhoods farthest from downtown that contain primarily single-family homes.
- Allow the highest density housing in and near downtown.

In terms of supporting affordable housing production and preservation, the City of Minneapolis will seek to produce housing units meeting the changing needs of residents in terms of unit sizes, housing types, affordability, and location while preserving existing affordable housing using targeted, priority-based strategies. With rates of cost burdened households rising, it is important to develop actions that will effectively make housing options more affordable in the city. Specific action steps include:

- Produce more affordable housing by expanding programs and resources, prioritizing funding to households earning at or below 30% and 50% area median income.
- Pursue policies, tools and programs to ensure long-term housing affordability, such as requiring the maximum affordability term of at least 30 years for new affordable housing construction.
- Strengthen existing strategies and create new strategies to retain naturally occurring affordable housing and existing housing types that are typically not constructed in the marketplace, such

as, single room occupancy, shared housing, co-housing, cooperative housing, and 3+ bedroom units for families.

The following market analysis section will show specific figures and areas of concern that illustrate the need for HUD funding and the programming work outlined above. The market analysis also addresses community development needs present in the community and economic conditions facing low- and moderate-income residents.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Minneapolis boasts a diverse housing stock ranging from single family homes to high density apartment and condominium buildings. The diverse mix of housing types come as a direct result of neighborhoods uniquely evolving throughout different eras of the city's history. Approximately half of the housing units in the City of Minneapolis are single family units with the remainder being multifamily buildings that range from duplexes to very large developments. With the recent adoption of inclusionary zoning and the elimination of single family zoning, opportunities for growth are higher than in the past.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	79,465	44%
1-unit, attached structure	6,930	4%
2-4 units	24,125	13%
5-19 units	20,885	12%
20 or more units	49,215	27%
Mobile Home, boat, RV, van, etc	370	0%
Total	180,990	100%

Table 29 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Property Type	Estimate	Percent
Total housing units	185,260	
1-unit, detached	78,273	42.30%
1-unit, attached	7,089	3.80%
2 units	15,888	8.60%
3 or 4 units	7,760	4.20%
5 to 9 units	6,731	3.60%
10 to 19 units	13,635	7.40%
20 or more units	55,382	29.90%
Mobile home	470	0.30%
Boat, RV, van, etc.	32	0.00%

Table 1 - Residential Properties by Unit Number

Data source: 2014-2018 ACS

Table 1: Residential Properties by Unit Number

Table 1: Residential Properties by Unit Number

Table #1 is an alternate data table with the most up to date information

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	380	0%	8,770	10%
1 bedroom	6,030	7%	37,000	42%
2 bedrooms	24,265	30%	26,195	30%
3 or more bedrooms	50,245	62%	15,500	18%
Total	80,920	99%	87,465	100%

Table 30 – Unit Size by Tenure

Data Source: 2011-2015 ACS

	Owners		Renters	
	Number	%	Number	%
No bedroom	530	1%	10,955	12%
1 bedroom	6,021	7%	39,027	43%
2 bedrooms	56,995	69%	36,641	40%
3 or more bedrooms	18,727	23%	5,020	6%
Total	82,273	100%	91,643	100%

Table 2 – Unit Size by Tenure

Data source: 2014-2018 ACS

Table 2: Unit Size by Tenure

Table 2: Unit Size by Tenure

Consolidated Plan

MINNEAPOLIS

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Table 2 is an alternate data table with the most up to date information

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

Housing is a basic component of human welfare and an essential building block of a strong city. Communities with concentrations of poverty face challenges related to public safety, disinvestment and education quality therefore maintaining and improving upon the quantity and quality of the affordable housing stock in the city of Minneapolis. The City's Affordable Housing Trust Fund is the program for financing the production of new or rehabilitated affordable rental units. Among the sources of funds for this program are HOME and CDBG. This program provides funds to affordable rental projects that need gap financing assistance to cover the difference between total development costs and the amount that can be secured from other sources. In addition, rental production and preservation, the City of Minneapolis creates homeownership opportunity through its Neighborhood Stabilization Program, HOME and CDBG funds. These federal sources are typically leveraged with tax credits, project-based assistance, private, state and local dollars to maximize impact.

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

The preservation of federally subsidized housing in the city is vital in maintaining the city's affordable housing inventory. Both the Affordable Housing Trust Fund and 9% Low Income Housing Tax Credit (LIHTC) Program list federally subsidized housing preservation as a priority in their Requests For Proposals and Qualified Allocation Plan respectively. The City will work with HUD, MPHA and the private market to ensure that federal subsidies do not expire while allowing for market strengthening incentives through either city Consolidated Plan funding, tax credits or other measures. Furthermore, through Affordable Housing Trust Fund and the LIHTC program re-investment, expiring requirements do not always, in fact, result in loss of affordable units. It is very possible that affordability of these units will be preserved through restructuring terms of the maturing debt to extend affordability periods and/or thru additional HOME / CDBG rehab funding through the Affordable Housing Trust Fund. A HUD list of subsidized projects and HousingLinks Streams dataset were reviewed to estimate a number of properties/units that are at risk of being lost in the next five years. Approximately 17 properties with 1,317 units are identified as at risk. The City and other partners currently are addressing 6 of these properties with 629 units with new financing or the properties are proposed for new financing. The City also estimates that there are **xx units** of naturally occurring affordable housing (NOAH) that are present in the city. As described in the Strategic Plan, the City is pursuing preservation of these NOAH properties with its federal and local investments.

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

In October, 2019, The City of Minneapolis adopted its 2040 Comprehensive plan which serves as a shared vision for the future of the city. One of the main goals of this plan is for all Minneapolis residents

having the ability to access quality and affordable housing throughout the city. Minneapolis is a growing city (a 6% increase according to the 2014-2018 ACS compared to the 2009-2013) and faces challenges as it continues to grow. These challenges include an overall shortage in housing stock that residents can afford, a rise in the number of and percentage of cost-burdened homes, and the presence of zoning regulations that have long favored single-family housing at the expense of housing access. Since the adoption of the 2040 plan, single family zoning has been removed from the city which will improve expansion opportunities. In order to meet the goals of increasing access and affordability to housing, the city has adopting many policies to meet this goal such as innovative housing types, affordable housing production and preservation, mixed income housing, and creation of affordable housing near transit corridors

Describe the need for specific types of housing:

The City will pursue with its HUD resources specific attention to the creation and preservation of rental housing affordable to those at or below 50 percent of area median income with preference to maximizing resources as available to those at or below 30 percent of area median income. Priority will be for the creation of new units with 3+ bedrooms to accomodate the need for large family households. In ownership, the City will pursue the development of housing opportunities for households at or below 60 percent of area median income. 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 - 91.210(a)

Introduction

Minneapolis continues to suffer a persistent and growing lack of affordable housing that contributes to cost burdens to all households, especially very low- and low-income renter households. Vacancy rates for the Minneapolis area are among the lowest in the nation 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, it is especially difficult for low-income renters to access affordable housing.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	229,700	205,300	(11%)
Median Contract Rent	702	802	14%

Table 31 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	16,640	19.0%
\$500-999	45,290	51.8%
\$1,000-1,499	18,560	21.2%
\$1,500-1,999	4,695	5.4%
\$2,000 or more	2,290	2.6%
Total	87,475	100.0%

Table 32 - Rent Paid

Data Source: 2011-2015 ACS

	Base Year: 2009-2013 Average	Most Recent Year: 2014-2018 Average	% Change
Median Owner Costs	\$1,450	\$1,426	-2%
Median Contract Rent	\$836	\$985	18%

Table 3 - Cost of Housing

Data source: 2009-2013, 2014-2018 ACS

Not adjusting for inflation underrepresents the magnitude of the change.

Table 3: Cost of Housing
Table 3: Cost of Housing

Table 3 is an alternate data table with the most up to date information

Rent Paid	Number	%
Less than \$500	11,741	13.00%
\$500-999	29,928	33.30%
\$1,000-1,499	28,667	31.90%
\$1,500-1,999	13,099	14.60%
\$2,000 or more	6,537	7.20%
Total	89,972	100%

Table 4 - Rent Paid

Data source: 2014-2018 ACS

Table 4: Rent Paid
Table 4: Rent Paid

Table 4 is an alternate data table with the most up to date information

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	12,715	No Data
50% HAMFI	36,610	7,130
80% HAMFI	61,090	21,790
100% HAMFI	No Data	31,610
Total	110,415	60,530

Table 33 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	763	915	1,151	1,636	1,923
High HOME Rent	763	915	1,151	1,636	1,828
Low HOME Rent	763	915	1,125	1,300	1,450

Table 34 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The Metropolitan Council projects that between 2010 and 2040, the metro region will add 367,000 households and that roughly 40% will earn less than 80% of Area Median Income (\$65,800 for a family of four). Currently, one-third of the region's households pay more than 30% of their income on rent, making them housing cost burdened. The Council forecasts that between 2020 and 2030, our region will add 37,400 low- and moderate-income households that will need additional affordable housing. For comparison, in the first three years of this decade, the region added just under 3,000 new affordable units, far under the need. According to the 2018 ACS 5-year survey data, the vacancy rate for housing units in Minneapolis is 6.1% compared to a vacancy rate of 10.4% across the entire state. As mentioned before, with the population growth rises higher than the amount of new housing units being built, it is difficult for residents to find adequate housing. The vacancy rate is even lower for homeowners at 1.3%. According to an article published in the Star Tribune in 2020, the Twin Cities (Minneapolis and St. Paul) are the 4th most competitive housing market in the United States behind San Francisco, San Jose, and Boston.

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

As the population continues to grow and with it, the demand for housing, the affordability of the available housing will continue to decrease and it will be increasingly more difficult to produce. Currently, with the vacancy rate on apartments being so low, the Fair Market Rent and the HOME rents are significantly lower than the Area Median Rent. This means that naturally occurring affordable housing will be increasingly difficult to locate and any available naturally occurring affordable rental housing will most likely be substandard in its quality. Due to market conditions, naturally occurring affordable housing is being sold and redeveloped for rent at current market rates. Similarly, the rising sale price of homes is an indicator that affordability of homeownership will be a more significant issue moving forward. An additional factor in play is that a great deal of affordable housing, especially privately owned single family homes are occupied by higher income persons, thus increasing the mismatch between need and availability. The City of Minneapolis is exploring mechanisms to ensure long-term affordability through partnerships with land trusts and the local Habitat for Humanity, and will explore additional options for ensuring sustainable and permanent affordable investments in ownership housing. The recent adoption of inclusionary zoning offers an opportunity for housing expansions throughout the city, however, without the supply of housing meeting the demand of residents, housing costs will likely continue to increase.

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

As noted above, with the apartment vacancy rate so low, Fair Market and HOME rents are significantly lower than the Area Median Rent. According to an article published in June of 2019 by the Star Tribune, an average 2 bedroom apartment in the City of Minneapolis will cost approximately \$1,847 per month - which is almost \$700 more than HUD's fair market rate for a two bedroom apartment. This means that naturally occurring affordable housing will be increasingly difficult to locate and any available naturally occurring affordable rental housing will most likely be substandard in its quality. Thus, equal attention will need to be paid to both the production of new affordable rental housing with attributes not present to a significant level in the housing market and to the preservation of affordable housing especially those units that are contracted for with affordable rents.

Discussion

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

As buildings age, they require maintenance. If that maintenance is deferred, this leads to a decline in the city's housing stock. Maintenance is generally sound investment for property owners. However, major rehabilitation sometimes costs more than it adds to property value. This creates an economic disincentive for property owners to make substantial repairs to older properties. Another concern is that some maintenance is very expensive, especially in terms of mechanical and structural systems and may not be affordable to the current residents.

Definitions

The City Assessor's Office is responsible for maintaining property descriptions on all parcels in the city as a basis for estimating their market values for tax purposes. A condition rating is a qualitative factor utilized as one of the variables used in valuing properties. The condition rating describes the status of the property's overall general physical condition. This includes the foundation, framing, siding, roof, windows and doors, mechanical equipment, electric and plumbing, cabinets, trim, plaster, floor cover, finishes, and any attachments such as porches and decks. The condition is often dependent on the age of improvements, but the condition rating is not based on physical image alone. It is also distinct from functional utility or external obsolescence. The condition rating intent is to rate the overall condition of the property relative to citywide standards, and not neighborhood standards alone. The ratings are to be based on the observable condition of the property and what can be reasonably imputed from information such as the age, known improvements to older structures, building inspector's records, or MLS notes. It reflects only the physical condition of the subject property and is not influenced by location, functional utility, or external obsolescence such as the condition of adjacent or surrounding properties. In this rating context, condition ratings of 6-7 are considered as substandard but suitable for rehabilitation while a housing unit with a condition rating of 7 or 8 is considered substandard and not suited for rehabilitation. These applicable conditions are described as such:

6 FAIR The condition is significantly below average. It represents a property that is structurally sound but has a significant amount of deferred maintenance. There should be no significant foundation problems however, siding, roofing, mechanical systems, etc. are old and show signs of significant wear. If not in need of immediate replacement, they are definitely at the end of their useful life. Paint, trim, cabinets, floor cover, etc. are tired or in need of replacement.

7 LOW These properties have numerous problems. The property foundation may have large cracks or substantial settling. Most of the building components are in need of repair or replacement such as; rotting wood, holes in the plaster or sheetrock, carpets worn through to the backing, tiles are broken or missing in the kitchen or bath. Heating and plumbing systems may be unreliable. The house is still inhabitable, but bringing the house up to average condition would require major expenditures. The cost to cure may out weigh the entire value of the home.

8 UNINHABITABLE This represents properties at the end of their economic life. The property is uninhabitable, beyond repair, probably condemned and likely to be demolished in the near future.

Rating scores above 6 are considered standard housing conditions meeting local and state housing code standards as well as being able to meet HUD Housing Quality Standards.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	20,410	25%	39,045	45%
With two selected Conditions	440	1%	3,725	4%
With three selected Conditions	15	0%	265	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	60,050	74%	44,430	51%
Total	80,915	100%	87,465	100%

Table 35 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,020	6%	9,150	10%
1980-1999	5,850	7%	10,780	12%
1950-1979	15,390	19%	30,230	35%
Before 1950	54,660	68%	37,310	43%
Total	80,920	100%	87,470	100%

Table 36 – Year Unit Built

Data Source: 2011-2015 CHAS

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2014 or later	431	0.50%	2,719	3.00%
2010 to 2013	459	0.60%	4,152	4.50%
2000 to 2009	5,054	6.10%	6,830	7.50%
1980 to 1999	6,201	8%	11,301	12%
1960 to 1979	6,188	8%	23,118	25%
1940 to 1959	16,851	21%	12,954	14%
1939 or earlier	47,089	57%	30,569	33%
Total	82,273	100%	91,643	100%

Table 8 – Year Unit Built

Data Source: 2014-2018 ACS

Table 8: Year Unit Built
Table 8: Year Unit Built

Table 8 is an alternate data table with the most up to date information

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	70,050	87%	67,540	77%
Housing Units build before 1980 with children present	4,330	5%	1,310	1%

Table 37 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	8,301	4,019	12,320
Abandoned Vacant Units	415	19	434
REO Properties	440	0	440
Abandoned REO Properties	0	0	0

Table 38 - Vacant Units

Alternate Data Source Name:

Vacant Housing data

Data Source Comments: Local regulatory data, RealtyTrac and 2018 ACS one year data is used to compile estimates for this table.

Vacant Unit Table

Vacant Units are from the 2018 ACS one year estimate for Minneapolis. Units identified by ACS as for rent, rented, for sale, sold or seasonal are considered as suitable for rehabilitation. Not suitable for rehab are ACS "other vacant" units. Abandoned vacant unit numbers are local city data of tracked units. Not suitable for rehab units (19) are those with a demolition order made by the city. REO properties are from spring 2020 RealtyTrac data and are all assumed to be suitable for rehabilitation. All other cells on the table are unknown (N/A).

Need for Owner and Rental Rehabilitation

There is a need throughout the city for owner and rental rehabilitation in order to preserve the current housing stock. City funds are targeted to aging and blighted housing stock as part of the City's stabilization and revitalization programs. Low-income homeowners also need access to rehabilitation programs to increase the life of their housing and lower maintenance costs with the goals of reducing cost and condition burdens while preserving their housing asset.

A healthy mix of income levels and housing options in all sections of the City will assist in maintaining a robust housing market.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Last year 84% of the homes the city inspected had lead-based paint hazards, so $(10,240 + 14,404) * 0.84 = 20,701$ families living in housing with lead-based paint hazards. This is a low estimate for risk exposure, children often visit other homes (grandparents, non-custodial parent or residential daycares) with lead hazards.

Discussion

As discussed previously in the introduction, while aging housing units require maintenance, many times property owners will put off needed work as costs can be too costly. Even though property value may go up with regular maintenance, many property owners will allow units to fall into disrepair. As the City finds itself with either very young under resourced households or growth in seniors, both populations will have an increasingly difficult time to keep housing well-maintained. City and community housing rehab programs target these issues with a variety of financial options to assist in this regard.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Minneapolis Public Housing Authority (MPHA) is the provider of publicly assisted housing in Minneapolis. MPHA is the largest public housing authority in Minnesota. Designated by HUD as a Moving To Work (MTW) public housing agency, MPHA has the ability to develop and test local housing strategies in the aim of using federal housing resources more efficiently through work with families with children and greater choice in housing options made available. The flexibility in administering public housing granted by the MTW authority has allowed MPHA tailor delivery of public housing programming to best meet local needs. The authority has permitted MPHA to be an active participant in City and County housing strategies aimed at providing affordable housing to those who are homeless or are threatened with homelessness. The numbers are slightly different from the numbers the MPHA reports in its most recent 2020 Moving to Work Plan. Those numbers show that the MPHA has 6,259 site-based units serving approximately 10,500 residents with an average income of \$15,000. The MPHA also administers 5,289 housing vouchers serving over 15,500 persons with an average income of \$16,000.

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	252	6,207	5,050	0	5,050	778	0	678
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 39 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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 public housing condition scores below are from the latest HUD inspection seasons. Minneapolis Public Housing Authority's (MPHA) housing stock is comprised of 42 highrise buildings, 736 scattered site homes, 200 townhouse units, and three maintenance, administrative, and service facilities. Forty of the forty-two highrise buildings in MPHA's inventory were built in the 1960's and early 1970's; the age range of MPHA's single-family homes is 2 – 100+ years old. The most recent needs analysis indicates an unmet capital need of approximately \$152 million. Federal public housing operating and capital funding subsidies have not kept pace with these needs with annual subsidies addressing only 10% of the need.

Public Housing Condition

Public Housing Development	Average Inspection Score
Northeast	98
Horn	90
Hiawatha	96
North	95
Cedar	95
Scattered Sites	82
Heritage Park	68
Glendale	84

Table 40 - Public Housing Condition

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

The MPHA has an estimated capital improvement need of \$152 million. Current highrise building capital investment priorities include elevator modernization, window and building systems (HVAC, plumbing, electricity, security) replacements and comprehensive modernization of buildings. Capital priorities with the single-family scattered sites are roofing, siding and other exterior upgrades; kitchen and bath improvements and new construction. MPHA will consider replacing scattered site units that have high capital needs with new, more energy efficient, denser housing units such as duplexes or rowhomes. These new units will be more efficient to operate and improve the livability of the units. Using MTW flexibility, MPHA will continue conversations in 2020 to create other flexible subsidies that can be tailored to the needs of families, local priorities, and the experience of non-profit partners.

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

The MPHA's strategic vision and capital planning employs a long-term vision that is founded upon the following initiatives: 1) Housing Preservation and Creation: repair and modernize properties under public control and management without displacement and seek to create new housing opportunities, 2) Education, Employment, and Health: recognize that housing is a foundation for family stability, educational success and whole wellness, and 3) Operational Excellence: pursuing new methods to manage public housing to increase fiscal savings to improve customer service options for public housing residents. Resident and community engagement will be employed to nurture existing and new relationships to deliver on the above initiatives.

Discussion:

In its current strategic plan, MPHA pursues the sustainable preservation and growth of its properties; programming responsive to the affordable housing needs of low-income residents; and pursuit of partnerships that enhance and sustain the living environments of both the residents the agency directly

assists and the surrounding community. An example of this work is the creation of a partnership with the Metropolitan Council Housing and Redevelopment Authority as a regional Moving to Work agency. This work will start with a regional mobility initiative to examine what types of programming will allow families to use tenant- or project-based housing vouchers in areas of opportunity. The MPHA is pursuing additional funding options for public housing to allow for increased investments in preservation of existing housing stock and opening up potential for development of new housing. MPHA recently converted all of its scattered site housing under a Section 18 authority and is pursuing Rental Assistance Demonstration projects in its highrise properties, the most imminent one is a complete renovation of Elliot Park Apartments, preserving 174 units and adding 10 units of fully accessible housing. MPHA will look for opportunities to reposition and augment its scattered site housing through creative redevelopment strategies such as acquiring land adjacent to existing properties and developing small clusters of townhomes or other multi-unit developments. MPHA currently projects creating six units of additional scattered site housing through energy-focused pilot projects that will simultaneously expand the stock. All of these efforts will be undertaken with communication strategies to residents consistent with approved Moving to Work plans and the housing authority's commitments made to the City of Minneapolis under a Memorandum of Understanding.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Facilities and Housing Targeted to Homeless Households

	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)	992	0	360	3,843	0
Households with Only Adults	935	241	358	4,278	119
Chronically Homeless Households	0	0	0	640	59
Veterans	0	0	77	517	11
Unaccompanied Youth	70	0	170	370	0

Table 41 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: 2019 Housing Inventory Count; AHTF project data worksheets (units under development)

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 works with homeless services and housing providers to assist participants to maximize access to needed services and care that can be funded by Medicaid (Medical Assistance), TANF (MN Family Investment Program), state General Assistance (including Group Residential Housing / Housing Support), and federal and state employment services. In addition, Hennepin County Human Services and a number of contracted and affiliated services provide case management, information and referral, and direct services for people with mental illness, substance abuse/chemical dependency, HIV/AIDS, developmental disabilities, and for people with other disabilities and needs, and those who are aging. All of these services are available to eligible persons who are also experiencing or at risk of homelessness.

The State of Minnesota expanded the availability of Medicaid benefits under the Affordable Care Act (ACA), and Hennepin County created and will continue to promote access to its Accountable Care Organization, Hennepin Health, for low income adults eligible for Medicaid. Hennepin County strongly encourages all providers of homeless assistance and housing to prioritize Single Adult beds for Hennepin Health participants as they turn over. The County and other service providers are encouraged to assist participants who are eligible to obtain Hennepin Health benefits or other health care benefits, including plans that are accessible through Minnesota's ACA online system, MNSure. The County is also promoting access and navigation services for MNSure in emergency shelters and other homeless service centers.

Hennepin County and the City of Minneapolis, in partnership with the State of Minnesota, operate Workforce Centers and services (one-stop shops) for people needing employment and training assistance. New efforts are being made to make these services more accessible and available for people experiencing homelessness.

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

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

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. Both the Minneapolis Police Department and the Metro Transit Police Department have established homeless liaison positions and they coordinate with non-profit outreach providers to respond to homelessness in a manner which increases the potential for service connection and avoids criminalization.

In 2016 a central office “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. The Homeless Management Information System (HMIS) provides the platform for the reservation system and enables staff to track people experiencing homelessness in the system and target them for interventions. In particular, it directly feeds into the County's by-name list of people experiencing chronic homelessness, allowing the County to prioritize them for housing interventions through the Coordinated Entry System.

The local Coordinated Entry System (CES) continues to mature as it moves towards a more dynamic prioritization that matches highest need individuals and households to the next available housing program which fits the individuals preferences and for which they are eligible (rather than ‘banding’ folks into specific interventions without their input). The entire CES process is integrated into the same 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 Re-housing programs and Transitional Housing Programs that receive Federal, State, County or City funds are required to exclusively take their referrals through the CES. For those receiving Federal funding, written performance standards have been formalized by the CoC Operations Board.

For those who cannot be served through homeless designated housing, the County has established Hennepin Housing Key – an online directory of other supportive housing programs (i.e. Board and Lodge, Adult Foster Care) with eligibility information and real time vacancy data – and are increasingly rolling out ‘diversion’ problem-solving methodologies through training and capacity building to front line workers to provide more exit paths.

Additional online resources finders – in particular Hennepin Waypoint (<https://gis.hennepin.us/waypoint/>) – have been established to provide real-time information on the full range of services that people may wish to access with public transport and map information included.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	142
PH in facilities	20
STRMU	0
ST or TH facilities	0
PH placement	251

Table 42– HOPWA Assistance Baseline

Alternate Data Source Name:
HOPWA

Data Source Comments: Based on 2018 HIV Housing Coalition Report and Grantee records.

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

Persons with HIV/AIDS: The Ryan White HIV/AIDS Program provides us with the best available data. In 2018, there were 9,966 Minnesotans diagnosed HIV+. 4,472 (50%) received assistance from what is known as the federal Ryan White HIV/AIDS Program. In 2018, 661 Ryan White clients (15% of those with a known housing status) were seeking permanent affordable housing solutions. That's 15% of those with a listed housing status. It is estimated that there are at least 340 additional people living with HIV in Minnesota who are unstably or temporarily housed. This brings the total estimated number of people in need of housing statewide to 1,000. 62% of the individuals seeking permanent housing solutions are located in Hennepin County. Individuals who identify as Black/African American are disproportionately impacted by HIV; they represented 37% of the total number of individuals seeking permanent housing solutions.

Elderly/Frail Elderly: The supportive housing needs for this population include affordable customized living units with qualified providers who can address the needs of seniors requiring supervision due to dementia, especially the aging male population. The current market does not have enough units to address this need. One barrier to placement for low income seniors is a common requirement that a consumer private pay at least 2 years prior to transitioning to a waiver program.

Persons with mental illness: Development of an array of housing options allowing persons with serious mental illness to be as integrated into community settings as possible remains a challenge. The County's advisory group of consumers, families, and providers has noted these gaps/needs: more safe affordable housing (due to a shortage and long wait lists), and an increase for housing options designed to meet different cultural needs, more services, e.g. tenancy support, and more landlord flexibility. Housing and support for people coming out of institutions are needed, especially those coming out of correctional institutions with severe mental illness or drug dependencies that need specialized housing.

Persons with Alcohol/Drug Addictions: The 2018 MN Human Services Drug and Alcohol Abuse Normative Evaluation System (DAANES) reported 58,769 treatment admissions by all payment sources; 14,751 of those were Hennepin County residents. Hennepin County authorized treatment for a total of 5,200 unique individuals in 2018. There is a strong tie between substance use and homelessness. The DAANES data showed 13.6% of treatment admissions statewide were homeless; in Hennepin County that rate was 21.2%. The most common housing problems are affordability and timeliness of access (wait lists too long for people leaving treatment). Specific populations with additional difficulty/housing needs are those who have a criminal background, need assisted living, or parents in recovery with children.

Developmentally Disabled: A continuum of housing options is needed that meets the needs of different people at different points in their lives, and, as much as possible, with individualization and community integration. Hennepin County serves nearly 3,100 people through its "waiver" programs and another 2,400 people not on a waiver, but who meet the criteria for services. These individuals currently reside in various housing settings including independent living, assisted living, group homes, and independent settings. There is a critical need for group home or individualized housing options for adolescents with very high behavioral needs – by far our number one need. Options for adults with high behavioral needs are also a significant need.

Physical Disabilities: Efforts are geared towards serving people in their home or, when this is not possible, in community-based settings. Creating more local, independent, housing options for this population is a priority.

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

Discharge planning for persons residing in mental and physical health institutional settings should occur with the services provided by that institution, many of whom are legally required to provide discharge planning to residents leaving their facilities. The local Heading Home Hennepin Continuum of Care has planning which address coordination with discharge planning processes, including interfacing with the Coordinated Entry system. As a result, local housing providers provide outreach and assessment to persons who may be in need of supportive housing when leaving an institution. Unfortunately, many persons leaving these institutions are not initially eligible for HUD-funded programs administered through the Continuum of Care if they were not literally homeless upon entry, or residing in the

institution for 90 days or less. In these cases, discharge referrals are made to other types of supportive housing for which the household may qualify.

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)

Minneapolis does have populations of people that are not homeless, but are in need of supportive services to allow them to remain in their current housing situations, or retain a sustainable living environment. While Hennepin County is the primary provider of most non-housing social services, the City does provide for some of these needs through use of its CDBG funds devoted to public services, workforce development and early childhood programming. As well, the City works to assist low-income individuals and families avoid becoming homeless through delivery of homelessness prevention services. The City's Affordable Housing Trust Fund is a financing tool made available to organizations who can develop permanent supportive housing options in the community. More details on efforts are found in AP-65.

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))

Minneapolis has a high priority for development and maintenance of permanent supportive housing that can serve non-homeless people with special needs. It seeks to fund projects that provide on-site or link to community-based services options where possible. Most special needs human service programs are funded with federal/state funds delivered through Hennepin County or State of Minnesota agencies. More details are contained in AP-65.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Minneapolis is sensitive to the effects that public policies have on the cost of housing, or serve to dissuade development, maintenance or improvement of affordable housing. Although some of the barriers to the cost of producing affordable housing are beyond the control of local government, it is hoped that city policies do not create more barriers. Minneapolis attempts to identify regulatory, transportation and financing issues as barriers to affordable housing. The metropolitan area has a documented spatial mismatch between where affordable housing is located, where wage-appropriate jobs are located and the inadequacy of public transportation links between locations. Local policies may hinder the development or increase the costs to produce affordable housing. These include building inspection codes and housing codes. In the past, restrictive zoning policies have created barriers to affordable housing. The city has a responsibility to protect health and safety of property owners and renters, however, that these standards may increase the cost of operating, rehabilitating or developing affordable housing rental properties. Transportation, and public policies relating to it, can also prove to be a barrier to affordable housing. Lack of public transportation routes to specific parts of the city and suburbs serves as a barrier in its affecting demand for affordable housing in these areas. Finally, financing of affordable housing is a significant barrier to being able to provide for affordable housing. Since 2000, the city's receipt of entitlement federal funding for affordable housing has decreased.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Minneapolis works to support businesses that create jobs and to ensure that Minneapolis residents are competitive for those jobs. We do this using a variety of strategies including by providing financing and technical assistance to businesses to support their growth and success and by supporting workforce training for both youth and adults and job placement. The City funds this work with a combination of discretionary City dollars, 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	327	236	0	0	0
Arts, Entertainment, Accommodations	22,430	32,265	14	12	-2
Construction	4,050	5,242	2	2	0
Education and Health Care Services	38,727	68,266	24	25	1
Finance, Insurance, and Real Estate	17,561	38,529	11	14	3
Information	5,090	10,233	3	4	1
Manufacturing	12,551	13,913	8	5	-3
Other Services	7,408	11,372	5	4	-1
Professional, Scientific, Management Services	27,142	61,385	17	23	6
Public Administration	0	0	0	0	0
Retail Trade	16,277	14,732	10	5	-5
Transportation and Warehousing	3,955	3,071	2	1	-1
Wholesale Trade	7,954	11,052	5	4	-1
Total	163,472	270,296	--	--	--

Table 43 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	240,745
Civilian Employed Population 16 years and over	222,455
Unemployment Rate	7.61
Unemployment Rate for Ages 16-24	27.61
Unemployment Rate for Ages 25-65	5.23

Table 44 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	73,705
Farming, fisheries and forestry occupations	10,000
Service	22,925
Sales and office	45,415
Construction, extraction, maintenance and repair	8,155
Production, transportation and material moving	7,725

Table 45 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	149,515	72%
30-59 Minutes	48,965	24%
60 or More Minutes	8,145	4%
Total	206,625	100%

Table 46 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	12,545	1,955	9,685
High school graduate (includes equivalency)	22,860	2,770	9,735
Some college or Associate's degree	43,090	3,850	10,095

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	100,355	3,425	8,995

Table 47 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	830	3,690	3,360	5,125	3,385
9th to 12th grade, no diploma	4,235	4,085	3,155	4,765	2,535
High school graduate, GED, or alternative	9,910	11,160	7,660	16,545	8,395
Some college, no degree	26,625	14,475	9,865	16,635	6,125
Associate's degree	1,975	6,375	3,810	5,920	1,760
Bachelor's degree	10,710	32,595	15,125	22,075	6,510
Graduate or professional degree	520	15,140	11,190	16,680	5,760

Table 48 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,165
High school graduate (includes equivalency)	25,257
Some college or Associate's degree	30,946
Bachelor's degree	47,069
Graduate or professional degree	62,757

Table 49 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

As would be expected for a regional Central Business District community, jobs are concentrated mostly in the field of the Management, business, and financial sector. This is followed by the sales and office sector, and the service sector. Also as expected for a CBD, there are more jobs than local residents filling those jobs, as many workers commute in from other metro area municipalities for work. With the local population growing faster than the housing options in the area, more transit options are needed to keep pace with commuters.

Describe the workforce and infrastructure needs of the business community:

According to the US Bureau of Labor Statistics, the Minneapolis-St. Paul-Bloomington has an unemployment rate of 3.0%. This very low unemployment rate means that businesses in growing local sectors are having difficulty attracting and retaining talent. Because of this, a regional effort led by regional economic development organization Greater MSP is working to address that by working to accelerate regional competitiveness and inclusive economic growth through job creation, capital investment, and strategic initiatives. An opportunity exists in various racial communities. While the overall unemployment rate in Minneapolis is 3.0%, according to the ACS, the unemployment rate for the black community is 17%, while the unemployment rate for American Indian community is 14%. Business infrastructure needs include primarily transit expansion, roadway maintenance, and freight transportation. Our region has, with Federal support, begun to expand our transit network to include a number of light rail and commuter rail lines, which connect the downtowns, the airport, and the Northwestern suburbs. Plans are underway for additional light rail, streetcar and bus rapid transit lines serving other parts of the metro, connecting workers to jobs more efficiently. The city's freight rail network is operating over capacity, with impacts to businesses for access to freight, and the recent closure of the St. Anthony lock on the Mississippi River will have some impacts to businesses that used barging for freight shipping, as well as to area roadways as those businesses shift their mode of transport to trucks. As a fully built out city in a harsh climate, Minneapolis struggles to maintain roadways in manufacturing areas. These roads typically were not built to current standards, some are comprised of compacted layers of oil and dirt over decades and they receive heavy truck use, but the total number of people and vehicles using them is a fraction of the use of arterials and thus it is challenging to prioritize scarce infrastructure maintenance and reconstruction resources to these roadways.

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.

In the Minneapolis 2040 plan, one of the main goals is Living-wage jobs. More specifically, by 2040, all Minneapolis residents will have the training and skills necessary to participate in the economy and will have access to a living-wage job. An opportunity identified in the plan is to focus on investments toward the earliest stages in life for residents. In Minneapolis, there are significant racial and income disparities for high school graduates. Approximately 22% of American Indian students graduate, slightly over 34% of Hispanic students graduate, and 36% of black students graduate. The goal with this is to close the education gap to help the employment gap later on. With the unemployment rate so low, Minneapolis estimates a shortfall of more than 114,000 workers. In addition, the city will invest in employment training, placement and education for youth and adults, and serve as a model workforce by increasing diversity. The city will also support business innovation and invest in capacity building for entrepreneurs and small businesses. Finally, the city is dedicated to providing fair wages and worker protections.

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

Like so many urban areas across the United States, the skill and education of the current and immediate future workforce is most acutely mismatched in the skilled technical trades, those trades that require high levels of math and science (STEM career skills). In Minneapolis young adults 18-24 years of age and older workers displaced from the labor force struggle to gain access to higher tech/higher wage careers based on lack of knowledge, training, and preparation. As noted above the skills mismatches are impacting our communities of color more dramatically than the majority white residents; producing uneven unemployment rates between racial and ethnic groups.

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 City of Minneapolis builds its career pathways strategy on models that intentionally and clearly map career entry points with resulting work combining education, training, support services and employment experiences leading to career advancement. This Workforce Investment Board-endorsed work is done in coordination with: Industry and Employer partners; Government partners including Hennepin County and the State of Minnesota; Community-based organizations; and Education partners. The TechHire initiative is an excellent example of a career pathway initially developed through a sector partnership model. TechHire was created in response to the rapid growth in tech jobs in the Minneapolis region. The City of Minneapolis, three high-quality accelerated learning programs, and regional employers came together with the purpose of training and placing nontraditional, diverse IT workers into software engineering and support roles. The innovative work of this collaborative has led to the Minneapolis area being one of 20 TechHire regions in the nation. Today, the Minneapolis TechHire initiative continues to grow as more nonprofit partners provide wrap-around support services, and employers continue to join the movement. The City's Career Pathways delivery model supports a delivery system focusing on supporting women and minorities in accessing high impact, alternative education and training opportunities; increasing and raising public awareness of fast-growing, sustainable job opportunities in Minneapolis employment sectors with targeted outreach to area residents who are traditionally underrepresented (such as disconnected youth, women, communities of color, and people with disabilities); and connecting employers, training partners, and skilled job candidates to fill the in-demand jobs of today and to collaboratively develop talent for the future.

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

Yes

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 maintains a CEDS which includes the City of Minneapolis. The CEDS notes several target areas within Minneapolis. The City also has a federally designated Promise Zone in north Minneapolis. The work in the Promise Zone is to build a more inclusive economic development environment that focuses on job creation for zone residents. This can be accomplished with reinvesting dollars into business growth in the zone, expand job sector strategies and program supports to accessing jobs in and near the zone, promote transit-oriented development in the zone to attract development and expand job access by zone residents.

Discussion

The City of Minneapolis economic development and anti-poverty strategy is to support businesses with the potential to create jobs and to support our residents to be competitive for those jobs. The City intervenes in areas of market failure with both business and workforce development activities. The City allocates CDBG dollars for business capital support, business consulting to income-eligible microentrepreneurs, workforce development, and supplement these Federal dollars with City and other local funds.

MA-50 Needs and Market Analysis Discussion

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

Households experiencing multiple housing problems of overcrowding and cost burdens are more likely to be found in a line of the city following I-94 in north Minneapolis and I-35 in south Minneapolis towards the center of the city as well in areas surrounding the University of Minnesota. These sections of the city contain its oldest housing stock and most affordable rent situations.

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

The City defines a minority and poverty impacted area to be consistent with the Metropolitan Council's Areas of Concentrated Poverty (ACP50) definition. The new map is found in the Appendix. The City uses the ACP50 regional map to designate these areas. The ACP50 map is informed by HUD community measurement methodologies and indicates tracts where at least 40% of the population has incomes below 185% of the federal poverty threshold and where at least 50% of the population is people of color. Most of these tracts are clustered in northwest and south-central Minneapolis and suffer from historical racism and disinvestment.

The City of Minneapolis encourages and financially supports the production and preservation of affordable housing in all areas of the City. This comprehensive community investment strategy is coordinated and place-based. The City supports investment outside of ACP50s to expand the distribution of affordable housing and facilitate mobility for residents wishing to increase locational choice. The City supports investment inside of ACP50s to improve housing stability for current residents, support and improve existing community assets, revitalize, and help prevent involuntary displacement.

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

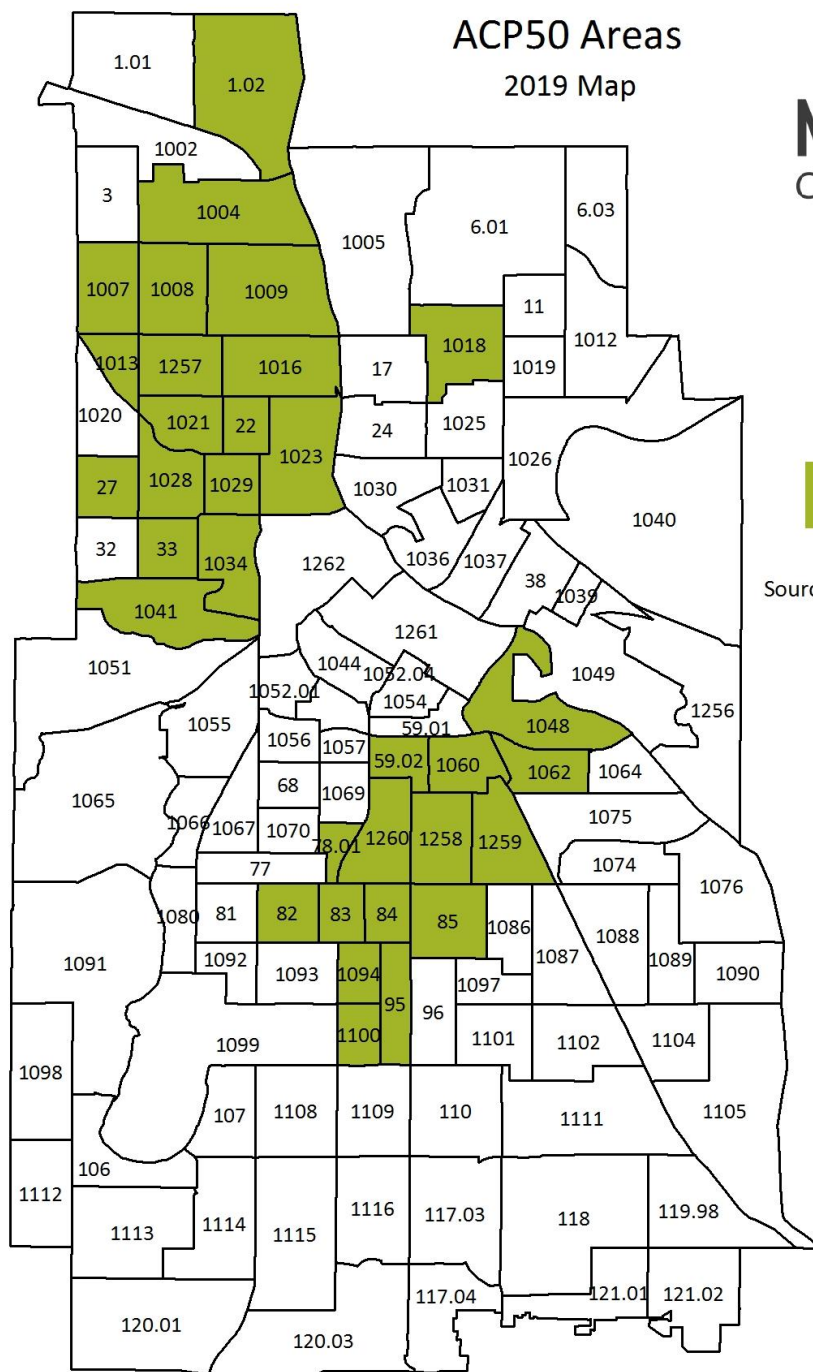
These areas have been locations where the most affordable housing options in the city could be accessed. Land values that were lower than other areas have made it easier over the past decades to locate supportive and affordable housing developments in these areas. A higher proportion of lower assessed property values in these areas as well made it a target for heavy homeownership and property holding investments in the 2000s. The housing stock in these neighborhoods being older are more likely to need a heavier level of maintenance which not all homeowners or landlords are in a position to provide. The great recession's real estate crash hit these areas harder than the rest of the city. There is a shortage of business development, higher paying jobs, high profile regional cultural assets and ownership and medium cost rental housing in these areas.

Are there any community assets in these areas/neighborhoods?

These areas do benefit from a variety of investments in public transportation, health care facilities, social welfare services, and access to entry level jobs. Many of these investments have occurred over time due to the lower property costs and opportunities that presented themselves following past actions to revitalize these areas. The commercial corridors have seen some level of sustainable activity that have created new economic opportunities in these communities. The completion of the Blue LRT line has spurred new residential and commercial investments. These communities all contain portions of designated commercial growth corridors by the city.

Are there other strategic opportunities in any of these areas?

As pointed out before, the Minneapolis 2040 Plan hopes to create affordable housing and better access to jobs especially for those facing racial disparities and those of a lower income. Many of the neighborhoods included above are being targeted specifically as an economic growth strategy. This public emphasis and investment has prompted the market to take another look at these areas for investment. Revitalization of the housing stock in these areas, especially along current and future transit corridors is drawing in new homeowners and renters. North Minneapolis is a vehicle for coalescing a variety of revitalization interests around this part of the city. However, the drawback to this is that localized commercial and housing rents can rise and threaten to dislocate long-time community residents and community assets. The City will need to recognize any potential displacement threats and provide a balance of program options to mitigate those threats for existing long-time residents who may wish to realize practice of housing choice by remaining in these neighborhoods.



Legend



Source: Metropolitan Council analysis
of U.S. Census Bureau data

The Metropolitan Council defines Areas of Concentrated Poverty (ACPs) as census tracts where 40% or more of the residents have family or individual incomes that are less than 185% of the federal poverty threshold. Data are also controlled to remove tracts with high proportions of college students who are not in poverty. To identify areas where people of color experience the most exposure to concentrated poverty, the Council further differentiates Areas of Concentrated Poverty where 50% or more of the residents are people of color (ACP50s, shown here).

Minneapolis ACP50 Map

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.

According to the 2018 ACS 5-year data profile, 91.5% of Minneapolis residents have a computer while 81.6% of residents have a broadband internet connection. However, an article published by Minnesota Cities in 2018 states that a digital divide still exists in Minnesota. According to the ACS, while 84% of Minnesota residents have broadband at home, only 63% of Minnesota households with an income less than \$35,000 have a broadband subscription at home. This hurts those with a lower income as the internet is essential in helping kids finish homework, assisting adults in searching for better jobs, and allowing everyone in being more connected to the world.

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

According to the national FCC broadband map, Minneapolis as a whole has several options for broadband service except for areas in which concentrated poverty exists. It is important for these areas to have broadband competition as that will help to lower internet costs so that lower income residents will be more likely to purchase an internet connection.

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

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

According to the Office of Resiliency, climate change in Minneapolis can result in: polar vortexes, flooding, island effect (phenomenon in which metropolitan areas are warmer than surrounding environments), tornadoes. These changes in weather can affect low-mod income people with higher costs in utilities, breakdowns in aging infrastructure, homeless people in colder weather, etc. Public Works cites higher precipitation levels resulting from climate change.

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

With Minneapolis experiencing harsh seasonal temperatures, it is important for the availability of shelters for the homeless population. Even those with housing can experience additional problems in that they must pay more for heating and insulation to keep warm in the winter. Even if gap financing is available to assist residents in procuring housing, other costs like maintenance and utilities needs to be factored in.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City will undertake a variety of Consolidated Plan strategies to address the priority needs facing its low- and moderate-income residents. The City will pursue the following strategies for its 2020-24 Consolidated Plan.

Affordable Housing

Minneapolis will meet or exceed regional affordable housing goals for the city by supporting the development of a diversity of housing types, sizes, levels of affordability, and locations through the utilization of City programs and public and private funding sources. The City of Minneapolis' share of this overall goal is 3,499 new affordable housing units.

The City's Unified Housing Policy outlines the following affordable policies. The City policy will be no net loss of affordable housing units. The City will prioritize the creation of units affordable to households with incomes less than 30% and 60% of Area Median Income (AMI) through new construction/positive conversion. Any residential project of ten or more units that receives financial or property development assistance from the City shall meet the following affordable housing requirements:

- For rental projects, at least 20% of the units shall be affordable to and occupied by households earning 60% or less of AMI. For ownership projects, at least 10% of the units shall be affordable to and occupied by households earning 80% or less of the AMI.
- Any affordable units shall be reasonably distributed throughout the project and comparable in size, number of bedrooms, quality and finish to the market rate units in a project.
- Unless a shorter affordability period is specifically approved by City Council adopted program criteria, the affordability period shall be for a period not less than 30 years for new construction, substantial rehabilitation, or recapitalization projects.
- Affordable housing requirements of the Policy do not apply if the project is located in a census tract that is a city-defined minority or poverty concentrated area and no City financing is involved.

New affordable housing will be targeted for designated growth areas and commercial and transit corridors that can benefit from and support increased housing density.

No City funds or resources shall be used for operating subsidies and/or rental assistance for any project units initiated or created under the Unified Housing Policy.

All owners of rental housing projects subject to the Unified Housing Policy shall accept tenant based rental housing assistance, including, but not limited to, Section 8 Housing Choice Vouchers, HOME tenant-based assistance, and Group Residential Housing.

The City requires owners of City-assisted housing projects to affirmatively market affordable housing opportunities. All rental housing providers must submit an Affirmative Fair Housing Marketing Plan at least every 5 years, and a Survey and Certification regarding outcomes annually.

Subsidized Housing

The City will work to preserve and stabilize federally subsidized low-income housing that is in danger of converting to market-rate housing, having subsidies expire, or is deteriorating due to age, poor management or physical condition. The second priority of the City is to preserve and stabilize Low Income Housing Tax Credit and locally subsidized housing that is approaching the end of its affordability period, and unsubsidized affordable housing that is at risk of experiencing significant rent increases. In all cases, the highest priority is the preservation of housing for 2+ bedroom units and for special needs populations.

Additional Strategies

Housing Quality

The City will continue to work to ensure that the City's market and affordable housing supply is safe in compliance with the housing code. The City's Problem Properties Unit works with housing properties that consume many City resources in the areas of inspections and public safety. They develop strategies to monitor and resolve, or eliminate issues associated with nuisance and boarded and vacant properties. These activities will be pursued with recognition of the potential of displacement of protected class residents and the need to mitigate any displacement through appropriate actions.

Economic Development and Public Services

The City's economic development and anti-poverty strategy is to support businesses with the potential to create jobs and to support our residents to be competitive for those jobs. The City intervenes in areas of market failure with both business and workforce development activities. The City supports business capital support, business consulting to income-eligible microentrepreneurs and workforce development. The City will target economic development to its commercial and transit corridors to increase job accessibility for its low- and moderate-income residents.

The City supports public service activities, including but not limited to employment training, youth development, crime prevention, public safety, health services and public services for vulnerable residents. Beneficiaries will be low- and moderate-income persons and households and presumed benefit populations. The City will seek to provide up to 15% of its annual CDBG grant in support of this need.

Special Needs Housing

Minneapolis has a high priority for development and maintenance of supportive housing options that serve people with special needs. It funds projects that provide on-site or link to community-based services options where possible. The City requires owners of rental housing projects subject to the Unified Housing Policy to accept tenant based rental housing assistance, including, but not limited to, Section 8 Housing Choice Vouchers, HOME tenant-based assistance, and Group Residential Housing. On behalf of the metropolitan area, the City will administer the HOPWA grant in pursuit of the housing priorities set forth by the HIV Housing Coalition. Current priorities are for tenant-based and site-based housing initiatives for those at less than 30% AMI with locational choice provided throughout the metropolitan area.

Homelessness

The City is an active participant in supporting the housing strategies of the Heading Home Hennepin Continuum of Care. This will include providing capital funds to the creation of additional housing units to the supportive housing inventory, rehabilitating and renovating emergency shelters, providing street outreach funding and working through community-based services providers to distribute rapid rehousing and homelessness prevention assistance.

Administration

Finally, Planning and Administration functions funded under the Consolidated Plan will support all associated goals of the Consolidated Plan and its implementation priorities, strategies and programming.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 50 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Minneapolis directs its CDBG and HOME assistance throughout the City. Certain programs or projects may have specific boundaries or be designed to meet the needs of a specific area. If that is the case, those geographies will be described section AP-35 Project Summary.

CDBG projects benefitting on an area basis will be directed to census tracts in the city where, based on the American Census Survey, the majority of residents are of low- and moderate-income. CDBG spending that directly benefit income qualified persons is citywide.

HOME funds are spent throughout the City for income-eligible units.

The City will continue to work with the MPHA for opportunities to develop its public housing programs throughout the City. The City works with MPHA to site new units in areas of the City with low numbers of assisted units in order to help the MPHA meet its objectives.

ESG funds will be expended for eligible activities within the City and Hennepin County for projects benefiting Minneapolis residents.

HOPWA will fund programs serving site-based initiatives and providing tenant rental assistance throughout the metropolitan area.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 51 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Persons with HIV/AIDS
	Geographic Areas Affected	
	Associated Goals	Provide decent affordable housing

	Description	<p>Work to maintain and produce decent, safe and affordable housing options for extremely low-, low- and moderate-income households.</p> <p>The City will seek to address the housing needs for its extremely low-, low- and moderate-income households with an emphasis on rental housing for extremely low-income households. Housing for those with special needs will be sought with developer interest and supported by the City. Ownership housing programs will be designed to provide construction/rehabilitation and financing products achieving long-term and permanent affordability terms. Ownership programming will seek to reduce racial disparities in ownership. Preservation of ownership for very low- and low-income households will be pursued. New affordable housing will be targeted for designated growth areas and commercial and transit corridors that can benefit from and support increased housing density.</p> <p>With housing preservation efforts the first priority of the City is to preserve and stabilize federally subsidized low-income housing that is in danger of converting to market-rate housing, having subsidies expire, or is deteriorating due to age, poor management or physical condition. The second priority of the City is to preserve and stabilize Low Income Housing Tax Credit (HTC) housing and locally subsidized housing that is approaching the end of its affordability period, and unsubsidized affordable housing that is at risk of experiencing significant rent increases (Naturally Occurring Affordable Housing). Naturally Occurring Affordable Housing is unsubsidized housing where at least 20% of the units have rents affordable to households with an income at or below 60% of AMI.</p>
	Basis for Relative Priority	This need stems from the housing costs burdens experienced by very low-, low- and moderate-income households in the community. Housing unaffordability is raised as a high priority issue by city stakeholders and serves as the impetus for many of the housing programming directions adopted by the city in its 2040 Comprehensive Plan.
	2	
	Priority Need Name	Affordable Rental Housing for Special Needs
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Elderly Persons with HIV/AIDS Elderly Frail Elderly Persons with Mental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Provide special needs housing
	Description	Produce and make available affordable housing options for HIV households through rental assistance and site-based housing projects. Provide financing for the development of permanent supportive housing options and choice in the community.
	Basis for Relative Priority	On behalf of the metropolitan area, the City will administer the HOPWA grant in pursuit of the housing priorities set forth by the HIV Housing Coalition. The Coalition has adopted a strategic plan emphasizing the need to address the lack of affordable housing options present in the community for households with HIV. The City also prioritizes an equitable path and process to affordable, appropriate, and inclusive housing options in all parts of the city for people with disabilities, their families, and support networks with opportunities for visit-ability.
3	Priority Need Name	Neighborhood Stabilization
	Priority Level	Low
	Population	Low Moderate
	Geographic Areas Affected	
	Associated Goals	Improve neighborhood conditions

	Description	Stabilize neighborhood conditions through spot identification of blighting properties and treat to preserve neighborhood livability.
	Basis for Relative Priority	This need is determined from the data available to the city from the market analysis.
4	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Expand economic opportunities
	Description	Work to create economic growth opportunities accessible to low- and moderate-income residents and support workforce training options enabling residents to take advantage of those opportunities. Support businesses with the potential to create jobs available for residents. The City intervenes in areas of market failure with both business and workforce development activities.
	Basis for Relative Priority	This need is determined from the data available to the city from the market analysis.
5	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	

	Associated Goals	Expand economic opportunities Improve neighborhood conditions
	Description	Provide services and programming that support resident health and safety including but not limited to employment training, youth development, crime prevention, health services and public services for vulnerable residents. Beneficiaries will be low- and moderate-income persons and presumed benefit populations.
	Basis for Relative Priority	This need is determined from the data available to the city from the non-housing needs analysis.
6	Priority Need Name	Homelessness
	Priority Level	High
	Population	Extremely Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Develop housing and services for the homeless
	Description	Support activities that assist persons experiencing homelessness in realizing safe and accessible shelter and housing. By being an active participant in the Continuum of Care, the City will seek to provide funding for the development of supportive housing units, renovation of emergency shelters, emergency shelter essential case management services, street outreach activities, and provision of rapid rehousing and homelessness prevention assistance.
	Basis for Relative Priority	The programming under this priority need is established with consultation with the local Heading Home Hennepin Continuum of Care.

Narrative (Optional)

Funds addressing needs are targeted on a citywide basis.

SP-30 Influence of Market Conditions – 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)	The City does not fund TBRA activities with its HOME funds.
TBRA for Non-Homeless Special Needs	The City will use HOPWA funds to support the TBRA of those with HIV/AIDS in the metropolitan area. ESG funding will also be used to rapidly rehouse households with TBRA. Ability of recipients to receive permanent alternative sources of income supports for housing will allow for frequent turnover of these TBRA vouchers.
New Unit Production	New construction of housing is affected by land costs, construction pricing, market demand for the particular unit design, unit size, available land suitable for new residential construction and resulting level of subsidy needed per unit. Market conditions lead the City to also offer financing products to purchase existing housing.
Rehabilitation	Rehabilitation is 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 residential developments to acquire and overall market demand for the development sites. Due to the higher costs of developing new housing, the City will seek to preserve existing housing through acquisition strategies.

Table 52 – Influence of Market Conditions

Demographics	Base Year: 2009 - 2013 Average	Most Recent Year: 2014- 2018	%Change
Population	389,112	416,021	6%
Households	165,438	173,916	5%
Median Income	\$ 49,886.00	\$ 58,993.00	15%

Table 1: Housing Needs Assessment Demographics

Data Source: 2009-2013 ACS (Base Year), 2014-2018 ACS (Most Recent Year)

Table 1: Housing Needs Assessment (2014 ACS data) Demographics

Table 1: Housing Needs Assessment (2014 ACS data) Demographics

Table 1 is an alternate 2014 ACS data providing the most up to date information

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated resources are based on assumptions about future federal funding levels. Annual funding levels are dependent upon the annual Congressional appropriation process and changes in the number of formula recipients. The City should also factor in potential changes to one or more of the formulas that be may realized over the next five years.

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	11,292,323	1,677,202	0	12,969,525	37,696,578	Expected amount remainder of ConPlan based on 1% annual increase.

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,790,395	1,179,873	0	3,970,268	9,874,416	Expected amount remainder of ConPlan based on 5% annual decrease.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,732,990	0	0	1,732,990	6,785,710	Expected amount remainder of ConPlan based on federal \$410 million level funding under HOPWA formula.

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	971,353	0	0	971,353	3,620,884	Expected amount remainder of ConPlan based on 1% annual increase.

Table 53 - 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

Other resources from federal, private and non-federal public sources that are reasonably expected to be available to address Consolidated Plan needs are state, county and local funds and federal applications for assistance. The state is a key funding source for rental and ownership housing projects. Local funds are made available for housing and non-housing activities. Other resources expected during Consolidated Plan five year cycle to support housing and community development goals will be Minnesota Housing, Metropolitan Council, Family Housing Fund, multi-family housing revenue bonds, mortgage revenue bonds, project-based Section 8, low income housing tax credits, and the McKinney-Vento Homeless Assistance programs. The City will support any organization's application for state or federal assistance that is consistent with this Consolidated Plan.

The HOME program will received matches that include, but are not limited to the following:

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- Project cash contributions (e.g. housing trust funds, foundation grants, and private donations)
- Proceeds from Housing Revenue Bonds with the automatic 4% Low Income Housing Tax Credit entitlement
- Cost of supportive services provided to the families residing in HOME-assisted units during the period of affordability.

HOME program income is also anticipated to be received. For the 2020 Action Plan it is estimated to be \$1,179,873.

A one-for-one match is required for the ESG grant. It is obtained by eligible match contributions received and expended by sub recipients in support of eligible ESG programming and activities. Sources of match by sub recipients can be unrestricted federal, state, local or private sources; however, if any match is federal the laws governing a particular source of federal funds must not prohibit these funds from being used as match to ESG. Additionally, if the ESG funds are used to satisfy match requirements of another federal program, then funding from that program may not be used as match for ESG.

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

Minnesota State statute requires Hennepin County to dispose of tax-forfeited land through two approaches—sale to the City of Minneapolis or through a public auction process. The City typically acquires and treats those properties that are blighted (condemned and/or boarded and vacant) through either demolition or responsible rehabilitation. Disposition and sale of these properties is a strategy in addressing the housing stabilization needs expressed in this plan.

Discussion

Anticipated resources are based on assumptions about future federal funding levels. Annual funding levels are dependent upon the annual Congressional appropriation process and changes in the number of formula recipients. The City also factors in potential changes to one or more of the block grant formulas that be may realized over the next five years.

SP-40 Institutional Delivery Structure – 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
CITY OF MINNEAPOLIS	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
MINNEAPOLIS PUBLIC HOUSING AUTHORITY	PHA	Public Housing	Jurisdiction
Heading Home Hennepin	Continuum of care	Homelessness Planning	Other
The Link	Non-profit organizations	public services	Jurisdiction

Table 54 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional structure through which the city carries out its housing and community development plan consists of public, private and nonprofit partners. The primary public entities are the City of Minneapolis, the Minneapolis Public Housing Authority, Hennepin County, and the Minnesota Housing. Nonprofit organizations include nonprofit developers and community housing development organizations, the Family Housing Fund, and the Funder's Council. Private sector partners include local financial institutions, for-profit developers and the foundation community.

These partnerships have allowed the city to realize progress on its housing and community development work. However, much remains to be done especially in the area of delivering the benefits of progress equitably throughout the community. Communities of color and very low-income continue to realize unequal outcomes in housing and service delivery compared with the broader community.

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	
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	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			

Table 55 - 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)

The Continuum of Care networks many supportive service providers together to assist homeless persons with an array of social services to address housing and non-housing needs. The City holds an outreach services contract with St. Stephen's Outreach Team to provide street outreach services to unsheltered persons primarily in the downtown area.

Services to persons with HIV who are either homeless or at-risk is provided through service agencies such as JustUs Health, who is contracted by the city for rental assistance provision with the HOPWA grant. JustUs Health is the front door services resource provider for city and metro residents with HIV providing case management for housing services, supportive services, employment service access and other basic life skills to achieve/support independent living.

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

As stated above, the local Continuum of Care brings together supportive service providers to address the housing and non-housing needs of special needs and persons experiencing homelessness populations. A continued dialogue among all parties currently involved in the area of assistance and with new partners that promise innovative perspectives on issues will assist in minimizing service delivery gaps that can be present with different strategies and mandates.

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

The City will continue to build in the strengths of the delivery system which include a diverse 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 planning initiatives and working policy groups.

The City seeks to resolve any gaps in the delivery of services through its commitment to its institutional relationship partners evidenced by its close working relations with its partners. The City will continue to meet with and inform its partners of its housing and community development needs, goals and strategies. In more instances, programming funding initiatives are coordinated with state and regional partners to maximize impact of resources being provided. Further, there are many common joint planning efforts to coordinate work. An example is periodic staff meetings with Hennepin County Office to End Homelessness staff to review, plan and coordinate actions around the City's delivery of Emergency Solutions Grant funding.

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 in large part by the efforts of social service agencies and faith-based organizations who have taken the lead in providing services for those experiencing homelessness in the community. Minneapolis and Hennepin County will continue to collaborate to identify the needs and coordinate implementation of the ESG funding through the City-County Office to End Homelessness and the Hennepin CoC. Hennepin County will continue to refine its Coordinated Entry process, bringing together all aspects of the continuum of homeless services into a unified process. Within that work will be the continuation and expansion of collaborations with domestic and sexual violence service providers. These providers have been and continue to be an integral part to the planning process including such topics as entry point designation, assessment tool development, waiting list prioritizations, referral procedures, trauma informed data sharing, and allocation of resources.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide decent affordable housing	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$23,799,707 HOME: \$12,751,639	Rental units constructed: 630 Household Housing Unit Rental units rehabilitated: 142 Household Housing Unit Homeowner Housing Added: 50 Household Housing Unit Homeowner Housing Rehabilitated: 125 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 350 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Develop housing and services for the homeless	2020	2024	Homeless		Homelessness	ESG: \$4,503,810	Public service activities other than Low/Moderate Income Housing Benefit: 750 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 450 Households Assisted Homeless Person Overnight Shelter: 5000 Persons Assisted Housing for Homeless added: 327 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Provide special needs housing	2020	2024	Affordable Housing Non-Homeless Special Needs		Affordable Rental Housing for Special Needs	HOPWA: \$8,468,700	Rental units constructed: 425 Household Housing Unit Rental units rehabilitated: 200 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 270 Households Assisted Housing for People with HIV/AIDS added: 40 Household Housing Unit HIV/AIDS Housing Operations: 180 Household Housing Unit
4	Expand economic opportunities	2020	2024	Non-Housing Community Development		Economic Development Public Services	CDBG: \$8,472,096	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted Jobs created/retained: 1875 Jobs Businesses assisted: 1000 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Improve neighborhood conditions	2020	2024	Non-Housing Community Development		Neighborhood Stabilization Public Services	CDBG: \$15,869,272	Public service activities other than Low/Moderate Income Housing Benefit: 9625 Persons Assisted Businesses assisted: 1 Businesses Assisted Buildings Demolished: 100 Buildings Housing Code Enforcement/Foreclosed Property Care: 375 Household Housing Unit

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Provide decent affordable housing
	Goal Description	Work to maintain and produce decent, safe and affordable housing options for extremely low-, low- and moderate-income households. The City will prioritize the creation of units affordable to households with incomes less than 30% and 60% of Area Median Income (AMI) through new construction/positive conversion, preservation, acquisition and substantial rehabilitation. With this work, the City will also seek to address racial disparities in housing and affirmatively further fair housing.

2	Goal Name	Develop housing and services for the homeless
	Goal Description	Assist persons experiencing homelessness in realizing safe and accessible shelter and housing. This work will be done consistent with Continuum of Care priorities and strategies.
3	Goal Name	Provide special needs housing
	Goal Description	Support development of affordable housing options for households with special needs including HIV/AIDS.
4	Goal Name	Expand economic opportunities
	Goal Description	Invest in high-quality community-based, culturally appropriate, and accessible employment strategies and business creation efforts that serve to remove barriers to holding a living-wage job and achieving economic self-sufficiency with a focus on eliminating race-based employment disparities.
5	Goal Name	Improve neighborhood conditions
	Goal Description	Implement city housing, economic development and public service strategies to improve access to affordable housing, jobs, transit, amenities and services for Minneapolis residents.

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 950 extremely low-, low- and moderate-income families will receive affordable housing under HUD funds covered by this Consolidated Plan as defined by HOME 91.315(b)(2).

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

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

The MPHA is not subject to a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

The MPHA will continue its work in supporting public housing resident involvement and participation in agency activities that impact residents and their homes. MPHA will work with established resident councils and representation systems such as the Resident Advisory Board.

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

No

Plan to remove the ‘troubled’ designation

The Minneapolis Public Housing Authority is not a troubled agency and is classified as a Moving to Work agency by HUD.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Minneapolis is sensitive to the effects that public policies have on the cost of housing, or serve to dissuade development, maintenance or improvement of affordable housing. Although some of the barriers to the cost of producing affordable housing are beyond the control of local government, it is hoped that city policies do not create more barriers. Minneapolis attempts to identify regulatory, transportation and financing issues as barriers to affordable housing. The metropolitan area has a documented spatial mismatch between where affordable housing is located, where wage-appropriate jobs are located and the inadequacy of public transportation links between locations. Local policies may hinder the development or increase the costs to produce affordable housing. These include building inspection codes and housing codes. In the past, restrictive zoning policies have created barriers to affordable housing. The city has a responsibility to protect health and safety of property owners and renters, however, that these standards may increase the cost of operating, rehabilitating or developing affordable housing rental properties. Transportation, and public policies relating to it, can also prove to be a barrier to affordable housing. Lack of public transportation routes to specific parts of the city and suburbs serves as a barrier in its affecting demand for affordable housing in these areas. Finally, financing of affordable housing is a significant barrier to being able to provide for affordable housing. Since 2000, the city's receipt of entitlement federal funding for affordable housing has decreased.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City will establish positive marketing strategies and program criteria increasing housing choices for households with limited incomes, to provide geographical choice in assisted housing units, and to improve the sustainability of existing affordable housing units. In cooperation with public and private partners, the City has adopted and implemented policies to provide lifecycle housing throughout the city, providing all residents with safe, quality and affordable housing. A recent step is the approval of inclusionary zoning which should allow the development of more affordable multi-family units. Single family zoning has also been eliminated to increase housing density.

The City continues to address its regulations to eliminate barriers to affordable housing. It works to avoid cost burdens in the maintenance and development of housing in areas of building codes, permitting, fee structures and to provide improved documents for marketing and closing. City staff work closely with buyers of condemned properties assisting with code compliance inspections and fees. It works to improve mechanical permitting and supports comprehensive testing to ensure the competency of individuals performing all work on housing to improve the quality of the housing stock.

The City addresses transportation barriers for low-income residents and access to job opportunities that promote economic self-sufficiency. The city's multifamily funding programs have established priority points ranking for proximity to jobs and transit. The comprehensive plan states that Minneapolis will

implement steps to integrate development with public transit opportunities, concentrating highest densities and mixed-use development near transit stations.

In spite of the decrease in federal entitlement budget levels, the City has worked to increase its local commitment to funding affordable housing efforts. CPED continues to operate its Low-Income Housing Tax Credits, Housing Revenue Bond, Affordable Housing Trust Funds programs which financially assist in the development and stabilization of affordable housing. The City continues to advocate for full federal and state financial participation in its affordable housing efforts through legislation.

SP-60 Homelessness Strategy – 91.215(d)

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

The City funds the St. Stephen's Outreach Team with ESG. Street outreach services serve individuals meeting Category 1 and 4 definitions of homelessness with high barriers according to an assessment. Outreach services consist of engagement, case management, emergency and mental health services, transportation and unique services that work to connect users to housing opportunities and support services for which they are eligible.

Hennepin County also is committed to outreach and engagement and has a robust street and school outreach program. Hennepin County has outreach services to the unsheltered homeless populations provided by nonprofit organizations, including extensive specialist youth outreach connected to Sexually Exploited Youth programming and other youth specific services. Outreach is provided at locations where people experiencing homelessness are known to congregate in the evening, including parks, overpasses, abandoned structures, and other places not meant for human habitation. Outreach efforts have extended to public transit, as people experiencing homelessness have gravitated to the light rail system that operates all night. During the day, outreach staff focus on locations where unsheltered individuals gather – free meals, the downtown library, common “panhandling” streets, and drop-in centers. Through outreach efforts, outreach 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. To address the disproportionate number of unsheltered Native Americans in the community, Hennepin County worked with a Native American-specific agency to launch new culturally specific outreach and low-barrier housing programs. First launched in 2017, there are now three housing programs offering a total of 52 units of non-time limited supportive housing for people coming directly from the streets with chemical dependency issues and desiring culturally specific services. Additionally, two Native agencies have opened up overnight drop-in centers in the last year in which people can seek respite during the evening hours and get connected to services.

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. The Youth Opportunity Center also recently extended its hours to be open for youth throughout the night.

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. At present there are 123 family rooms (with overflow provided as needed in line with the County's shelter-all commitment), 933 shelter beds for single adults, and 75 youth-specific shelter beds. In 2016 the Adult Shelter Connect, bed reservation system and shared HMIS were introduced, allowing

for a more efficient allocation of resources. In 2019, Hennepin County's Office to End Homelessness developed a series of recommendations to lower barriers, improve outcomes and increase capacity for under-served populations in the single adult shelter system. The first such reforms – system-wide independent training for all workers, influx of case management into the larger shelters, converting spaces to accommodate partners together, and establishing a small scale, women only shelter – are being implemented in 2020 with an increase in the shelter budget of \$1.1 million.

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.

The City will continue its longstanding commitment to addressing the capital rehabilitation/renovation needs of the Continuum's emergency shelters. The City budgets the greater of its Hold Harmless amount (\$553,267) or 60 percent of the grant annually to shelter rehabilitation/essential services and street outreach activities. The City will issue an RFP for rehabilitation/renovation projects and anticipates assisting 1-2 shelters. Projects must be located in the City or Hennepin County serving Minneapolis families and individuals. ESG funds may also be used for furniture, security systems and/or equipment in a new construction, positive conversion or renovation/rehabilitation project consistent with compliance with Minneapolis Consolidated Plan and applicable HUD regulations. The City does not fund any other operating costs as defined under §576.102(3). The City also allows for emergency shelter essential services in the form of case management as an allowable use and priority of its ESG funds. Fuller details on essential services are provided in the Appendix with the Emergency Solutions Grant program description.

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 City prioritizes funding rapid re-housing over homeless prevention. Rapid re-housing serves Minneapolis residents -- homeless families and single adults without children who reside in a Hennepin County sited homeless shelter (previous permanent address was within Minneapolis) as well as unaccompanied youth who are verifiably homeless according to the HUD definition found at 24 CFR §576.2. City of Minneapolis ESG funding for rapid re-housing is delivered through service providers selected under Hennepin County's request for proposals process that is combined with other family homelessness assistance funds to maximize coordination and results. Homelessness prevention must be last resort funds to keep a person/household at risk of homelessness in housing. Similar target populations noted under rapid re-housing are also served under homelessness prevention. A person/household at risk of homelessness is defined at 24 CFR §576.2. For purposes of this definition's

paragraph (g), someone who lives in housing that has characteristics associated with instability and an increased risk of homelessness is defined as follows: a renter household with income at/or below 30% of median income adjusted for family size whose housing costs exceed 50% of their income and upon provider assessment is shown to be at imminent risk of losing existing housing.

Rapid Re-housing and homelessness prevention funds can be for short-term or medium-term rental assistance for no longer than to obtain permanent housing. The rental assistance can be tied to the recipient or consist of project-based assistance that can “float” within a development serving eligible recipients. Housing relocation and stabilization services can also be provided consisting of financial assistance or services. Financial assistance is rental application fees, security deposits, last months rent, utility deposits, utility payments and moving costs. Financial services can include housing search and placement, housing stability case management, landlord-tenant mediation, legal services, and credit repair.

All housing referrals are made through the Coordinated Entry System which 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 chronically homeless individuals who are on the chronic by-name list. Length of time homeless is also a factor in prioritization and single adult shelters are regularly updated with their current length-of-stay report (out of HMIS) to help them target assistance within the shelter. The family shelter system offers additional supports, and uses a case conferencing model, for families not eligible for existing housing interventions and to families in shelter past 45 days.

The County's Office to End Homelessness has two planners focused on supporting ongoing improvements in the efficiency and effectiveness of the Coordinated Entry System and two Housing Referral Coordinators responsible for the matching process and communicating with both housing programs and those working directly with the clients involved.

The City is an active participant in supporting the capital housing strategies of the Heading Home Hennepin Plan for homelessness. This work includes providing capital funds to the creation of additional housing units to the supportive housing inventory or the creation of additional affordable housing units at the very low-income level.

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

Minneapolis does have populations of people that are not homeless, but are in need of supportive services to allow them to remain in their current housing situations, or obtain a sustainable living environment out of a public facility or system of care. Hennepin County is the provider of programming

to serve institutionalized persons being discharged from public health and correctional facilities and systems. The County and its Healthcare for the Homeless team has added a discharge specialist staffperson to work on preventing discharges from the Hennepin County Medical Center to homelessness. In 2019, Hennepin Health partnered with Hennepin Healthcare to develop a targeted program to connect Hennepin Health members who are experiencing homelessness and inpatient at Hennepin Healthcare to housing and other resources, and this work has shown a significant decrease in hospital readmissions among the engaged population. The County has also instituted training and capacity building through a 'Housing Resource Specialist' within Hennepin County's Housing Stability Area. Their focus is specifically on building capacity of front line workers across the County, including Corrections and Adult Behavioral health as well as Child Protection, to ensure that housing options are made known and available. While Hennepin County is the primary provider of most non-housing social services, the City does provide for some of these needs through use of its CDBG funds devoted to public services, workforce development and early childhood programming. As well, the City works to assist low-income individuals and families avoid becoming homeless through the homelessness prevention delivery of services described above.

SP-65 Lead based paint Hazards – 91.215(i)

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

The City works with county and community partners to address lead-based paint problems to preserve existing housing. The City is committed to working with local partners to achieve lead-based paint hazard mitigation goals, to achieve a sustainable balance in the quality of affordable housing, and to provide economic opportunities.

The goal of the City of Minneapolis is to end lead poisoning within the City of Minneapolis through continued lead hazard reduction and education activities using available city, CDBG, HUD and other funding. The City will continue to undertake the following strategies to treat lead-based paint hazards in City housing stock.

- Risk assessments, lead education, lead safe work practices education, clearance tests, swab cleanings for lead hazards, developing work specs for income eligible families housed in units with children with identified elevated blood lead levels.
- Identification and removal of lead hazards from units occupied by children with elevated blood lead levels, including offering a free lead dust cleaning to reduce lead hazards.
- Implement a mandatory inspection trigger of a blood lead level of ≥ 5 micrograms per deciliter of blood as permitted by state law.

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

As a recipient of several HUD lead-based paint grants, the City has established a set of programming protocols around the rehabilitation of housing that contains lead-based paint hazards. The City prioritizes family households and neighborhoods with extensive older housing for rehabilitation efforts that include lead remediation. An additional priority is where a child has been identified through the health system as being lead-poisoned, the respective property owner of that child's housing is targeted for enrollment in the City's lead hazard control program for appropriate remediation actions.

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

The City will continue to identify and reduce lead hazards through the efforts of City departments, including the Healthy Homes and Lead Hazard Control program, and Community Planning and Economic Development, and through agencies such as Minneapolis Public Housing Authority. Federal Title X (Section 1012/1013 and 1018) rules are incorporated into their policies and procedures.

The City's housing inspections process continues to emphasize paint condition during rental license inspections and requires property owners issued interior corrective orders on paint condition to take the Renovation, Remodeling and Painting rule.

CPED requests lead risk assessments in assisted properties and has incorporated lead safe hazard reduction practices into properties undergoing rehabilitation.

MPHA is working on policies and procedures to integrate grant resources for lead hazard reduction and lead safe work practices training for properties enrolled in the non-project-based Section 8 programs.

SP-70 Anti-Poverty Strategy – 91.215(j)

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

Minneapolis continues to review issues of concentrated poverty, housing choice and the needs of its low and moderate-income residents when designing its housing and economic development programs. The city works to deconcentrate poverty, increase the variety of housing options and support residential displacement and relocation policies through project selection criteria in funding solicitations. The city focuses resources and efforts on developing a skilled and employable resident workforce capable of receiving living wage jobs. The city also works to develop infrastructure to support employers that can pay a living wage. It is important to raise incomes of residents to lower their housing costs and to increase their housing options. The city mandates businesses that receive financial assistance from city agencies in excess of \$100,000 hire city residents at livable wage levels. The city defines a living wage as a worker earning 110% of the federal poverty level for a position with health benefits, 130% of federal poverty level for positions not offering health benefits. Minneapolis has also instituted a phased-in \$15/hour minimum wage requirement. As a HUD recipient, the city offers Section 3 assistance through project notification procedures, bid requirements, and monitoring applicable projects. The Section 3 promotion and enforcement monitoring is delivered through the Civil Rights Department.

The Department of Community Planning and Economic Development (CPED) works to assist local businesses in navigating financing and regulatory issues while seeking or expanding a site in the city. CPED pursues Brownfield redevelopment initiatives from federal, state and local levels to clean up old industrial sites to prepare them for business investment. These efforts seek to broaden the availability of business opportunities providing jobs to the city's low and moderate-income residents. Annually the city expects to address contaminated sites with cleanup funds.

The city supports the work of various community-based employment training, human development and social service agencies. The city also reaches out to agencies that represent the city's new foreign-born populations to assure that no segment of the city's population lacks accessibility to culturally appropriate human development strategies.

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

The city uses selection criteria in affordable housing programs to actively deconcentrate poverty through offering preference for siting new affordable housing projects in non-concentrated areas of poverty. Section 3 is pursued in affordable housing project development and rehabilitation. The city actively seeks to link job training programs in the construction trades with its affordable housing development programs. Several of the cleaned-up redevelopment sites are also made available for affordable housing developments.

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

The City Finance and Grants Offices provide overall assurance that Consolidated Plan grant programs implemented through the City, its Subrecipient programs, and other community-based organizations are being carried-out as required. Each department who manages grant-funded programming is responsible for monitoring their respective program activity for compliance with City, Federal, and HUD program and financial standards. Finance and IGR/Grants will monitor these activities in cooperation with the departments.

Program, regulatory and contract compliance is achieved through the City's administrative structure. This compliance includes a review of whether programming is affirmatively furthering fair housing. Structured reviews are conducted on-site to ensure consistency with the contract, for determining the adequacy of program performance and to ensure that reported information is accurate. The Finance and Grants Offices monitor for program compliance and performance and provide technical assistance to grant-funded program managers. This framework allows for an effective oversight of the monitoring and technical assistance process. This communication link, together with guidance offered from the Minneapolis HUD Field Office, provides the capacity to identify potential risk. The Grants office uses a monitoring checklist which includes standard HUD monitoring guidelines; the Finance department monitors compliance using a checklist specific to minimum standards determined by the City, State and Federal government. If potential issues of non-compliance are identified a corrective action is implemented based on City policy to prevent continuance of a violation and to mitigate adverse effects of violation.

The objectives of the City's monitoring system are, to satisfy the statutory requirements of grantor agencies, to assist subrecipients and contractors in properly administering grant-funded programs, to minimize City liability by identifying and correcting major program deficiencies before they result in financial penalties and/or funding sanctions, and to provide City management and grantor agencies with performance information to guide them in delivering quality services.

HOME is a critical source of funding for affordable housing development that is managed through CPED. A third-party contracted provider monitors all HOME-funded rental projects, including on-site property and property management file inspections, on at least an annual basis to verify compliance with HOME requirements including tenant income, rent restrictions, unit mix and occupancy, lease provisions, and affirmative marketing.

The Civil Rights Department monitors City-funded projects (including HOME) through its Contract Compliance unit for Davis-Bacon wage and Section 3 labor compliance and sets development

participation goals for women/minority-owned businesses through its Small and Underutilized Business Program.

Further, program monitoring is achieved through the implementation and development of the Consolidated Plan and the year-end Consolidated Annual Performance and Evaluation Report (CAPER). Through these processes, communication is established and sustained by Grants Office and Finance/Grants personnel with program managers city-wide. This system provides awareness of programming priorities and program implementation on a year-to-year basis.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated resources are based on assumptions about future federal funding levels. Annual funding levels are dependent upon the annual Congressional appropriation process and changes in the number of formula recipients. The City should also factor in potential changes to one or more of the formulas that be may be realized over the next five years.

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	11,292,323	1,677,202	0	12,969,525	37,696,578	Expected amount remainder of ConPlan based on 1% annual increase.

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,790,395	1,179,873	0	3,970,268	9,874,416	Expected amount remainder of ConPlan based on 5% annual decrease.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,732,990	0	0	1,732,990	6,785,710	Expected amount remainder of ConPlan based on federal \$410 million level funding under HOPWA formula.

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	971,353	0	0	971,353	3,620,884	Expected amount remainder of ConPlan based on 1% annual increase.

Table 57 - 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

Other resources from federal, private and non-federal public sources that are reasonably expected to be available to address Consolidated Plan needs are state, county and local funds and federal applications for assistance. The state is a key funding source for rental and ownership housing projects. Local funds are made available for housing and non-housing activities. Other resources expected during Consolidated Plan five year cycle to support housing and community development goals will be Minnesota Housing, Metropolitan Council, Family Housing Fund, multi-family housing revenue bonds, mortgage revenue bonds, project-based Section 8, low income housing tax credits, and the McKinney-Vento Homeless Assistance programs. The City will support any organization's application for state or federal assistance that is consistent with this Consolidated Plan.

The HOME program will received matches that include, but are not limited to the following:

- Project cash contributions (e.g. housing trust funds, foundation grants, and private donations)
- Proceeds from Housing Revenue Bonds with the automatic 4% Low Income Housing Tax Credit entitlement
- Cost of supportive services provided to the families residing in HOME-assisted units during the period of affordability.

HOME program income is also anticipated to be received. For the 2020 Action Plan it is estimated to be \$1,179,873.

A one-for-one match is required for the ESG grant. It is obtained by eligible match contributions received and expended by sub recipients in support of eligible ESG programming and activities. Sources of match by sub recipients can be unrestricted federal, state, local or private sources; however, if any match is federal the laws governing a particular source of federal funds must not prohibit these funds from being used as match to ESG. Additionally, if the ESG funds are used to satisfy match requirements of another federal program, then funding from that program may not be used as match for ESG.

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

Minnesota State statute requires Hennepin County to dispose of tax-forfeited land through two approaches—sale to the City of Minneapolis or through a public auction process. The City typically acquires and treats those properties that are blighted (condemned and/or boarded and vacant) through either demolition or responsible rehabilitation. Disposition and sale of these properties is a strategy in addressing the housing stabilization needs expressed in this plan.

Discussion

Anticipated resources are based on assumptions about future federal funding levels. Annual funding levels are dependent upon the annual Congressional appropriation process and changes in the number of formula recipients. The City also factors in potential changes to one or more of the block grant formulas that be may be realized over the next five years.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide decent affordable housing	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$5,268,660 HOME: \$3,645,035	Rental units constructed: 126 Household Housing Unit Rental units rehabilitated: 28 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 70 Household Housing Unit
2	Develop housing and services for the homeless	2020	2024	Homeless		Homelessness	ESG: \$882,926	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 90 Households Assisted Housing for Homeless added: 65 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Provide special needs housing	2020	2024	Affordable Housing Non-Homeless Special Needs		Affordable Rental Housing for Special Needs	HOPWA: \$1,682,990	Rental units constructed: 85 Household Housing Unit Rental units rehabilitated: 40 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted Housing for People with HIV/AIDS added: 0 Household Housing Unit HIV/AIDS Housing Operations: 36 Household Housing Unit
4	Expand economic opportunities	2020	2024	Non-Housing Community Development		Economic Development Public Services	CDBG: \$2,062,848	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted Jobs created/retained: 375 Jobs Businesses assisted: 200 Businesses Assisted
5	Improve neighborhood conditions	2020	2024	Non-Housing Community Development		Neighborhood Stabilization Public Services	CDBG: \$3,112,989	Public service activities other than Low/Moderate Income Housing Benefit: 1925 Persons Assisted Businesses assisted: 0 Businesses Assisted Buildings Demolished: 20 Buildings Housing Code Enforcement/Foreclosed Property Care: 75 Household Housing Unit

Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	Provide decent affordable housing
	Goal Description	Work to maintain and produce decent, safe and affordable housing options for extremely low-, low- and moderate-income households. The City will prioritize the creation of units affordable to households with incomes less than 30% and 60% of Area Median Income (AMI) through new construction/positive conversion, preservation, acquisition and substantial rehabilitation. With this work, the City will also seek to address racial disparities in housing and affirmatively further fair housing.
2	Goal Name	Develop housing and services for the homeless
	Goal Description	Assist persons experiencing homelessness in realizing safe and accessible shelter and housing. This work will be done consistent with Continuum of Care priorities and strategies.
3	Goal Name	Provide special needs housing
	Goal Description	Support development of affordable housing options for households with special needs including HIV/AIDS.
4	Goal Name	Expand economic opportunities
	Goal Description	Invest in high-quality community-based, culturally appropriate, and accessible employment strategies and business creation efforts that serve to remove barriers to holding a living-wage job and achieving economic self-sufficiency with a focus on eliminating race-based employment disparities.
5	Goal Name	Improve neighborhood conditions
	Goal Description	Implement city housing, economic development and public service strategies to improve access to affordable housing, jobs, transit, amenities and services for Minneapolis residents.

Projects

AP-35 Projects – 91.220(d)

Introduction

Allocation of funds for 2020 are aligned with the high priority housing and community development needs identified in the needs assessment and housing market analysis. The budget received comment during the Minneapolis 2020 city budgeting process.

Projects

#	Project Name
1	Adult Training Placement and Retention
2	High Density Corridor Initiative
3	Multi-Family Affordable Housing Trust Fund
4	NEDF/CEDF (Great Streets)
5	Home Ownership Support and Development
6	Vacant and Boarded Building Program
7	Lead Reduction Hazard
8	Youth Employment
9	Journey Forward
10	Way to Grow
11	Juvenile Supervision Center (Curfew Truancy Program)
12	Domestic Abuse Project
13	Fair Housing Initiative/Davis Bacon Compliance/Monitoring
14	CPED Planning
15	Mid-Minnesota Legal Aid
16	Grant Administration - Health Department
17	Way to Grow Administration
18	Youth Violence Prevention
19	Finance Administration
20	Grants and Special Projects
21	Mid-Minnesota Legal Aid (Housing Discrimination Law Project)
22	Youth Coordinating Board Administration
23	Neighborhood & Community Relations Access and Outreach
24	Problem Properties Strategy
25	Community Crime Prevention Specialists
26	HOME Program- Affordable Housing Trust Fund
27	HOME- Home Ownership Works (HOW)

#	Project Name
28	HOME Administration
29	ESG20 Minneapolis
30	2020-2023 City of Minneapolis MNH20F001 (Mpls)

Table 59 – Project Information

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

The allocations for these projects were approved by the City Council after holding three public hearings on the 2020 city budget in late 2019. The allocations reflect the needs, strategies and goals as outlined in this document.

The primary obstacle to addressing underserved needs is the reduction in HUD funding levels made available for these types of programming needs. Over the past decade the City has seen a cut in its CDBG grant of one-third. These reductions have not permitted the City to continue to fund past priority needs.

AP-38 Project Summary
Project Summary Information

1	Project Name	Adult Training Placement and Retention
	Target Area	
	Goals Supported	Expand economic opportunities
	Needs Addressed	Economic Development
	Funding	CDBG: \$1,361,948
	Description	Employment services for adult low-income Minneapolis residents. Training provider agencies are located throughout the city. An updated list is available from Minneapolis Employment & Training by calling 673-5298 or by accessing city's website.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	The City's Community Planning and Economic Development department projects that this program will benefit 375 households in the 2020 program year.
	Location Description	Citywide
	Planned Activities	Community-based organizations are contracted to provide low-income residents career counseling, job placement and job retention services. CDBG funded employment services are provided by organizations that compete for performance-based contracts through a request for proposal process. The agencies are paid a contracted fixed dollar amount for assisting their participants in achieving employment outcomes. The employment goals are given in the agency's contract with Minneapolis Employment & Training. Agencies are monitored yearly to ensure program requirements and standards are being met.
2	Project Name	High Density Corridor Initiative
	Target Area	
	Goals Supported	Provide decent affordable housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$494,109
	Description	Acquisition of sites for site assembly supporting mixed-income rental and ownership multifamily housing development on community commercial and transit corridors as defined in Minneapolis Plan.
	Target Date	5/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	This project assembles land for multifamily development projects. It is unknown how many families may benefit from the eventual development.
	Location Description	Community commercial and transit corridors as defined in the Minneapolis 2040 Plan
	Planned Activities	Acquisition of sites for site assembly supporting mixed-income rental and ownership multifamily housing development on community commercial and transit corridors as defined in the Minneapolis 2040 Plan. With these future development opportunities, at least 51% of the units will be affordable at <80%MMI, and at least 20% of the units will be affordable at <50% MMI.
3	Project Name	Multi-Family Affordable Housing Trust Fund
	Target Area	
	Goals Supported	Provide decent affordable housing Develop housing and services for the homeless Provide special needs housing
	Needs Addressed	Affordable Housing Affordable Rental Housing for Special Needs Homelessness
	Funding	CDBG: \$4,470,000
	Description	Multifamily rental new construction and rehabilitation program.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 154 units will be created or rehabbed in the 2020 program year.
	Location Description	

	Planned Activities	Gap financing loans provided to development companies, for-profit or non-profit developers, community housing development corporations, limited partnerships, joint ventures and governmental units. Deferred payment loans typically with 30-year terms at 0-1% interest with principal and accrued interest due at term's end. Substantial changes to the programs policies and criteria are subject to a 45-day neighborhood review. Requests for Proposal (RFP) are anticipated to be announced in May of every year. Awards are made approximately in November. Eligible housing is both family and single adult rental units (including homeless youth). At least 20% of the units must be affordable at or <50% AMI. Program income can be realized through this program. Activities set up under this funding project may be revolving loan programs.
4	Project Name	NEDF/CEDF (Great Streets)
	Target Area	
	Goals Supported	Expand economic opportunities
	Needs Addressed	Economic Development
	Funding	CDBG: \$593,654
	Description	Commercial economic development program. Acquisition, construction, demolition, rehabilitation of commercial/industrial structures. Financial and technical assistance to businesses. Technical assistance to income-eligible micro-entrepreneurs. Will also include program income provided by the City.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that one business may be assisted under this project.
	Location Description	Citywide.

	Planned Activities	Applications from developers and businesses for real estate and equipment loans are accepted year-round by CPED; application form is available on the City's website. Funds are awarded using ranking/rating criteria by CPED to projects meeting CDBG guidelines. Program income can be realized through this program through revolving loans. Some redeveloped buildings are occupied by a single tenant and some have multiple tenants. Loans are made to developers and businesses. "Businesses" are the end users (occupants). Technical assistance contracts are awarded to qualified non-profit business consulting organizations, many of them designated CDFIs, through a competitive RFP process.
5	Project Name	Home Ownership Support and Development
	Target Area	
	Goals Supported	Provide decent affordable housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$195,228
	Description	Home repair and code abatement work for low-mod income residents.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated this program will benefit 25 over the next program year.
	Location Description	Citywide.
	Planned Activities	<p>Housing Project Gap assistance through loans and grants for acquisition and rehabilitation of housing where at least 51% of the units are for low/moderate-income level renters or buyers. Project gap assistance for new construction will only be provided through a certified Community Based Development Organization pursuant to 24 CFR 570.204.</p> <p>Homeownership Assistance in the form of affordability gap assistance, closing cost assistance and loans/grants of up to 50% of any required down payment to allow low/moderate-income level buyers to purchase owner-occupied housing for households at 80%, 60%, or 40% of Area Median Income. Homeownership assistance will require either be (1) secured as a junior mortgage to the first mortgage as a deferred loan, repayable upon sale from net proceeds of sale or (2) secured with a declaration of covenants that requires an equity sharing formula so homes are permanently affordable for each resale.</p>

6	Project Name	Vacant and Boarded Building Program
	Target Area	
	Goals Supported	Improve neighborhood conditions
	Needs Addressed	Neighborhood Stabilization
	Funding	CDBG: \$1,488,163
	Description	Acquisition and disposition of vacant and substandard housing to eliminate blight. The parcels may later be packaged for redevelopment.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	No families will directly benefit from this activity as it is the removal of slum/blight influences.
	Location Description	Citywide.
	Planned Activities	Acquisition and disposition of vacant and substandard housing to eliminate blight. In cases where structures are demolished the vacant lots are marketed for development for the fair reuse value. This program also supports the property management expenses with holding the property until disposition occurs. Program income can be realized through this program.
7	Project Name	Lead Reduction Hazard
	Target Area	
	Goals Supported	Provide decent affordable housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$109,323
	Description	Support for lead hazard reduction activities of the City's Healthy Homes and Lead Hazard Control Program.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	70 properties are estimated to be treated with the program.
	Location Description	Citywide.

	Planned Activities	Work will include performing risk assessments, lead education, lead safe work practices education, clearance tests, swab cleanings for lead hazards, developing work specs for income eligible families housed in units with children with identified elevated blood lead levels. Qualified homeowners may be supplied with paint and brushes to assist in compliance with lead hazard reduction orders. Assisted units are those referred to city by reports of families with children with elevated blood lead levels. Used as match funds towards a HUD Lead Hazard Control Grant for eligible activities.
8	Project Name	Youth Employment
	Target Area	
	Goals Supported	Improve neighborhood conditions
	Needs Addressed	Public Services
	Funding	CDBG: \$251,099
	Description	Provision of summer employment training opportunities for income eligible city youth 14-21 years old.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	The Step Up program under Youth employment is project to help 160 youths each year for the next five years
	Location Description	Citywide.
9	Planned Activities	Services include Step-Up work experience, education, community service and leadership development through community-based organizations and school program partners.
	Project Name	Journey Forward
	Target Area	
	Goals Supported	Expand economic opportunities
	Needs Addressed	Economic Development Public Services
	Funding	CDBG: \$107,246
	Description	Journey Forward is a pre-employment program. The program serves disconnected, highly barriered and at-risk youth and young adults who are gang or cliqued involved, in the City of Minneapolis.
	Target Date	5/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	15 young adults are estimated to benefit from this project.
	Location Description	Citywide.
	Planned Activities	Providing barrier elimination to employment and education which include but is not limited to: Pre-employment training, Support services, Follow-up services, Housing stability assistance, Support with attaining vital documentation.
10	Project Name	Way to Grow
	Target Area	
	Goals Supported	Improve neighborhood conditions
	Needs Addressed	Public Services
	Funding	CDBG: \$221,616
	Description	Community-based collaboration designed to promote family-friendly communities and the school readiness of its children. Informal and formal support systems for parents are provided to meet child's growth and development needs through age six.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	The City's health department estimates that this project will benefit 709 families per year and 3545 total over a five year period.
	Location Description	201 Irving Avenue North. Suite 100
	Planned Activities	Community-based collaboration designed to promote family-friendly communities and the school readiness of its children. Informal and formal support systems for parents are provided to meet child's growth and development needs through age six.
11	Project Name	Juvenile Supervision Center (Curfew Truancy Program)
	Target Area	
	Goals Supported	Improve neighborhood conditions
	Needs Addressed	Public Services
	Funding	CDBG: \$100,000

	Description	The Juvenile Supervision Center (JSC) provides short-term supervision and services for youth under the age of 18 who encounter law enforcement professionals for low level offenses (e.g. assault, theft, disorderly conduct, etc.), truancy, or curfew violation.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project estimates serving 700 youth.
	Location Description	350 S 5th St
	Planned Activities	<p>Funds go to Hennepin County as part of a Joint Powers Agreement between City of Minneapolis, Hennepin County, and Minneapolis Public Schools; all JSC Joint Powers Funds are used for staffing and services provided by The Link for curfew and truancy activities as part of broader JSC operations.</p> <p>The JSC provides short-term supervision and services for youth under the age of 18 who encounter law enforcement professionals for low level offenses (e.g. assault, theft, disorderly conduct, etc.), truancy, or curfew violation. The JSC assures that youth are safe until they can be returned to a safe and appropriate environment (i.e. school, home, or shelter if appropriate). While at the JSC, JSC staff conduct a risk and needs screening with youth and offer resources and additional services when applicable. Some youth who visit the JSC and who demonstrate increased needs are engaged in short-term case stabilization or long-term case management. JSC staff identify youth that are currently receiving County services and document communication with Case Manager, Probation Officer, etc. regarding possible follow up. JSC services are provided by The Link, a community-based service provider. The JSC is operated through a Joint Powers agreement between the City of Minneapolis, Hennepin County, and Minneapolis Public Schools. While each Joint Powers entity shares financial and oversight responsibility, Hennepin County serves as the fiscal agent and holds the service contract with The Link. Therefore, City of Minneapolis CDBG funds are contracted to Hennepin County to be incorporated as part of Hennepin County's Joint Powers contract with The Link for operation of the JSC.</p>
12	Project Name	Domestic Abuse Project
	Target Area	
	Goals Supported	Improve neighborhood conditions

	Needs Addressed	Public Services
	Funding	CDBG: \$74,202
	Description	Domestic Abuse Project provides advocacy services for victims of domestic violence.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	The City's department of Health estimates this project will benefit 356 persons per year or 1782 persons over a five-year period.
	Location Description	1121 Jackson Street NE, Suite 105
	Planned Activities	The Domestic Abuse Project works to ensure that each victim has information about how to protect him/herself and their children including developing a safety plan and information about her/his rights and options within the legal system, promoting self-sufficiency and reducing isolation by assisting with meeting victim's basic life needs, and referral for other community services through a city-wide case management system.
13	Project Name	Fair Housing Initiative/Davis Bacon Compliance/Monitoring
	Target Area	
	Goals Supported	Provide decent affordable housing Develop housing and services for the homeless Provide special needs housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$344,300
	Description	Administration of city's contract compliance functions, enforcement of city's civil rights ordinance, fair housing education and enforcement, federal labor standards, Davis-Bacon Act and Section 3 wage monitoring and outreach.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Administrative Activity.
	Location Description	350 South Fifth St., Room 239

	Planned Activities	Administration of city's contract compliance functions, enforcement of city's civil rights ordinance, fair housing education and enforcement, federal labor standards, Davis-Bacon Act and Section 3 wage monitoring and outreach.
14	Project Name	CPED Planning
	Target Area	
	Goals Supported	Provide decent affordable housing Expand economic opportunities
	Needs Addressed	Affordable Housing Neighborhood Stabilization Economic Development
	Funding	CDBG: \$1,352,130
	Description	Administration of comprehensive planning activities Consolidated Plan strategies. Includes program income
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Administrative Activity
	Location Description	105 Fifth Ave. S., Suite 200
	Planned Activities	Administration of comprehensive planning activities Consolidated Plan strategies. Includes program income.
15	Project Name	Mid-Minnesota Legal Aid
	Target Area	
	Goals Supported	Develop housing and services for the homeless Improve neighborhood conditions
	Needs Addressed	Public Services
	Funding	CDBG: \$25,335
	Description	Contracted administrative function to provide advice and representation with special emphasis on housing and shelter-related issues to income eligible persons and groups in low and moderate income neighborhoods.
	Target Date	5/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	Administrative Activity
	Location Description	111 North Fifth St., Suite 100
	Planned Activities	Assistance assures compliance of housing with city housing ordinances and codes. Emphasis on issues that will protect, promote, and provide fair housing opportunities for public assistance recipients.
16	Project Name	Grant Administration - Health Department
	Target Area	
	Goals Supported	Improve neighborhood conditions
	Needs Addressed	Public Services
	Funding	CDBG: \$63,734
	Description	Grant development and program management for CDBG public service programs.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Administrative Activity
	Location Description	250 S. 4th Street, Room 510
	Planned Activities	Grant development and program management for CDBG public service programs.
17	Project Name	Way to Grow Administration
	Target Area	
	Goals Supported	Improve neighborhood conditions
	Needs Addressed	Neighborhood Stabilization
	Funding	CDBG: \$5,047
	Description	General administration of the Way to Grow program.
	Target Date	5/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	Administrative Activity
	Location Description	250 S. 4th Street, Room 510
	Planned Activities	General administration of the Way to Grow program.
18	Project Name	Youth Violence Prevention
	Target Area	
	Goals Supported	Improve neighborhood conditions
	Needs Addressed	Public Services
	Funding	CDBG: \$162,402
	Description	The City's Health Department leads and coordinates community efforts to implement the Youth Violence Blueprint for Action through policy, planning, community support, and programming.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Administrative activity
	Location Description	250 S. 4th Street, Room 510
	Planned Activities	Activities include: planning and service coordination with jurisdictional partners, technical assistance to community-based agencies, oversight of the Juvenile Supervision Center for curfew, truancy, and low-level offenders, and individualized case management and mentoring for youth at risk of involvement with violence.
19	Project Name	Finance Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$172,495
	Description	Financial administration and accountability for Consolidated Plan programs.
	Target Date	5/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	Administrative activity
	Location Description	350 South Fifth Street, Room 330M
	Planned Activities	Financial administration and accountability for Consolidated Plan programs.
20	Project Name	Grants and Special Projects
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$179,089
	Description	Resource development and program management for Consolidated Plan
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Administrative activity
	Location Description	350 South Fifth St., Room 307M
21	Planned Activities	Resource development and management for Consolidated Plan strategies; Part 58 environmental review process; overall city management of Consolidated Plan. City staffing on HIV Housing Coalition, Fair Housing Implementation Committee, Hennepin County Continuum of Care Operations Board.
	Project Name	Mid-Minnesota Legal Aid (Housing Discrimination Law Project)
	Target Area	
	Goals Supported	Expand economic opportunities Improve neighborhood conditions
	Needs Addressed	Public Services
	Funding	CDBG: \$41,169
	Description	City contracted administration project with Mid-Minnesota Legal Aid serving low-income clients with investigation of housing discrimination claims, negotiation, advice and referrals and representation in court and administrative actions.

	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Administrative activity
	Location Description	111 N. Fifth St., Suite 100
	Planned Activities	Services will include complaint intake, investigation, advocacy and litigation for low-income clients encountering fair housing discriminatory actions.
22	Project Name	Youth Coordinating Board Administration
	Target Area	
	Goals Supported	Improve neighborhood conditions
	Needs Addressed	Public Services
	Funding	CDBG: \$74,523
	Description	Advocate, catalyst and developer of comprehensive services and systems benefiting children, youth and families.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Administrative activity
	Location Description	330 2nd Avenue South, Suite 540
23	Planned Activities	Dedicated to promoting the healthy, comprehensive development of Minneapolis children and youth ages 0-20 through collaborative action and policy alignment.
	Project Name	Neighborhood & Community Relations Access and Outreach
	Target Area	
	Goals Supported	Expand economic opportunities Improve neighborhood conditions
	Needs Addressed	Neighborhood Stabilization Economic Development Public Services
	Funding	CDBG: \$104,804

	Description	The Access and Outreach Team provides support for a broad range of engagement activities to cultural communities and under engaged groups in the City enterprise. It also manages various state and federally mandated programs that promote equity in accessibility.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Administrative activity
	Location Description	105 Fifth Avenue South, Suite 425
	Planned Activities	Access and outreach provide the logistical and office support for cultural engagement services and federally mandated programming. This includes the following services: Americans with Disabilities Act (ADA) compliance; Continuation of Limited English Proficiency planning, interpretation and translation services; Administration of the One Minneapolis Fund, the Hello Neighbor program among other community support activities; Core infrastructure support to eliminating barriers to participation in neighborhood organizations, boards and commissions, and City programming.
24	Project Name	Problem Properties Strategy
	Target Area	
	Goals Supported	Improve neighborhood conditions
	Needs Addressed	Neighborhood Stabilization
	Funding	CDBG: \$90,454
	Description	The Problem Properties Unit (PPU) is housed in the Housing Inspections Services division of Regulatory Services and is charged with identifying the City's worst properties and developing an action plan to resolve their issues. PPU includes staff from various City departments that work together to reduce the number and severity of problem properties in Minneapolis.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Administrative activity

	Location Description	250 S. 4th Street, Room 400
	Planned Activities	The Problem Properties Unit identifies the city's worst properties in terms of meeting housing code standards and develops effective solutions to reduce or eliminate problems and establish long-lasting goals of quality housing. Solutions include mitigation steps up to securing buildings with boards, winterizing condemned properties, entering into restoration agreements to rehab vacant properties, or demolishing buildings under the provisions of Chapter 249 on the city's code of ordinances. CDBG funds pay for the administrative aspects of planning and evaluation.
25	Project Name	Community Crime Prevention Specialists
	Target Area	
	Goals Supported	Improve neighborhood conditions
	Needs Addressed	Public Services
	Funding	CDBG: \$887,455
	Description	Crime prevention public services delivered by the Minneapolis Police Department.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Services provided under this initiative is on an area basis with as estimated 220,955 persons of low- and moderate-income served.
	Location Description	Citywide in city neighborhoods that contain a majority of low- and moderate-income residents.
26	Planned Activities	With CDBG emphasis on targeted neighborhoods that are at least 51% low- and moderate-income due to their inverse violent victimization rates based on household income Crime Prevention Specialists work with low- and moderate-income residents, neighborhood organizations and businesses to: Recruit and train block club leaders to get block clubs started; Maintain block clubs; Provide safety and neighborhood livability information to the public through multiple venues; Publish and distribute crime alerts; Promote National Night Out; Resolve complaints about problem properties; Respond to crime trends; Act as a liaison between the police and the community.
	Project Name	HOME Program- Affordable Housing Trust Fund
	Target Area	

	Goals Supported	Provide decent affordable housing Develop housing and services for the homeless Provide special needs housing
	Needs Addressed	Affordable Housing Affordable Rental Housing for Special Needs
	Funding	HOME: \$3,001,281
	Description	Funding for multifamily affordable rental development.
	Target Date	5/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 126 housing units to be developed.
	Location Description	Citywide.
	Planned Activities	Funding for affordable multifamily rental development. Program income can be realized through this program. A minimum of 15% of the grant will be used to support CHDO-sponsored activities. HOME funds will be used as development gap financing on new and rehabilitated rental projects. Further details on delivery of HOME funds for multifamily rental development is contained in the Appendix.
27	Project Name	HOME- Home Ownership Works (HOW)
	Target Area	
	Goals Supported	Provide decent affordable housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$643,754
	Description	Funding for single family homeownership buyer assistance and development.
	Target Date	5/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 10 households will be assisted.
	Location Description	Citywide.

	Planned Activities	Funding for affordable homeownership development. Program income can be realized through this program. HOME funds will be used as development gap financing on new and rehabilitated ownership projects and as affordability gap assistance. Further details on delivery of HOME funds for single family homeownership is contained in the Appendix.
28	Project Name	HOME Administration
	Target Area	
	Goals Supported	Provide decent affordable housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$324,658
	Description	Administration of the HOME program.
	Target Date	5/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Administrative activity.
	Location Description	105 Fifth Ave. S. Suite 200
29	Planned Activities	Administration of the HOME program.
	Project Name	ESG20 Minneapolis
	Target Area	
	Goals Supported	Develop housing and services for the homeless
	Needs Addressed	Homelessness
	Funding	ESG: \$971,353
	Description	Emergency Solutions Grant funding for Emergency Shelter Rehabilitation/Renovation/Essential Services, Street Outreach, Rapid Rehousing and Homelessness Prevention services.
	Target Date	5/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	As estimated 90 households will be served with rapid rehousing services, 150 persons with street outreach services, and 5,000 persons through the emergency shelters.
29	Location Description	Citywide.

	Planned Activities	Rehabilitation of emergency housing shelters and shelter essential services serving families and persons with homelessness (est. \$432,812). Shelter projects are selected through an annual request for proposals process. Awards will be made by end of 2020. Funding is also provided to St. Stephen's Human Services for street outreach programming at a level of \$150,000. ESG Rapid Re-housing/Homelessness Prevention funds are provided to Hennepin County to be distributed to eligible rapid re-housing and homelessness prevention community-based service providers (est. \$300,114). Two percent of the grant is provided to Institute for Community Alliances to support Homeless Management Information Systems (HMIS) administration and maintenance (\$19,427). Funding of 7.5% of the grant is reserved for ESG administration (\$69,000).
30	Project Name	2020-2023 City of Minneapolis MNH20F001 (Mpls)
	Target Area	
	Goals Supported	Provide special needs housing
	Needs Addressed	Affordable Rental Housing for Special Needs
	Funding	HOPWA: \$1,732,990
	Description	Housing Opportunities for Persons with AIDS (HOPWA) programming to assist those living with HIV/AIDS at risk of homelessness, living across the 13-county Eligible Metropolitan Statistical area, achieve and maintain housing stability and improve health care access.
	Target Date	5/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Estimated service levels are at 150 households with rental assistance and 36 households with site-based supportive services.
	Location Description	Metropolitan Twin Cities Area.

	<p>Planned Activities</p> <p>The City is allowed 3% of program year HOPWA funding to administer the program of which the City will use \$50,000, and Subrecipients are allowed 7% of their respective funding amount to administer their programs.</p> <p>The City will prioritize renewals of existing projects. Existing projects with renewable funding are Metropolitan Council HRA tenant-based rental assistance at an estimated level of \$503,613; JustUs Health tenant-based rental assistance at an estimated level of \$575,000; and Clare Housing tenant-based rental assistance at an estimated level of \$214,342. The balance of funds available will be issued through a request for proposals for priorities consistent with MN HIV Housing Coalition priorities.</p>
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AP-50 Geographic Distribution – 91.220(f)

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

CDBG will be directed on an area basis to census tracts in the city where, based on the American Census Survey, the majority of residents are of low- and moderate-income.

HOME rehabilitation funds are spent throughout the City for income-eligible units. If a new construction project receives HOME funds out of this program, that project is sited in an area that is non-impacted by race or poverty.

ESG funds will be expended for eligible activities within the City and Hennepin County for projects benefiting Minneapolis residents.

HOPWA will fund programs serving site-based initiatives and providing tenant rental assistance throughout the metropolitan area.

The City will continue to work with the MPHA for opportunities to develop its public housing programs throughout the City. The City works with MPHA to site new units in areas of the City with low numbers of assisted units in order to help the MPHA meet its objectives.

Geographic Distribution

Target Area	Percentage of Funds

Table 60 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City locates its funded projects in line with approved city policies and priorities with respect to CDBG, ESG and HOME. The City has an interest in the comprehensive redevelopment and stabilization of its neighborhoods where a majority of residents are $\leq 80\%$ of median income. New affordable housing is targeted for designated growth areas that can benefit from and support increased housing density and can diversify the housing costs in a neighborhood.

Discussion

The City locates its funded projects in line with approved city policies and priorities with respect to CDBG, ESG and HOME. The City has an interest in the comprehensive redevelopment and stabilization of its neighborhoods where a majority of residents are $\leq 80\%$ of median income. New affordable housing is targeted for designated growth areas that can benefit from and support increased housing density and can diversify the housing costs in a neighborhood.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

This section details how the City will meet the following Consolidated Plan goal of Provide decent affordable housing. The City will use programming to maintain and produce decent, safe and affordable housing options for extremely low-, low- and moderate-income households. The City will prioritize the creation of units affordable to households with incomes less than 30% and 60% of Area Median Income (AMI) through new construction/positive conversion, preservation, acquisition and substantial rehabilitation. With this work, the City will also seek to address racial disparities in housing and affirmatively further fair housing.

One Year Goals for the Number of Households to be Supported	
Homeless	155
Non-Homeless	259
Special-Needs	311
Total	725

Table 61 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	240
The Production of New Units	286
Rehab of Existing Units	93
Acquisition of Existing Units	20
Total	639

Table 62 - One Year Goals for Affordable Housing by Support Type

Discussion

Since 2000, Minneapolis has lost roughly 15,000 housing units that are considered affordable for those earning 50 percent of the area median income. These units generally still exist, but they cost more to own or rent, making them unaffordable to this demographic. The City will establish positive marketing strategies and program criteria increasing housing choices for households with limited incomes, to provide geographical choice in assisted housing units, and to improve the sustainability of existing affordable housing units. In cooperation with public and private partners, the City has adopted and implemented policies to provide lifecycle housing throughout the city, providing all residents with safe, quality and affordable housing. A recent step is the approval of inclusionary zoning which should allow the development of more affordable multi-family units. Single family zoning has also been eliminated to increase housing density.

The City's Unified Housing Policy outlines the following affordable policies. The City policy will be no net

loss of affordable housing units. The City will prioritize the creation of units affordable to households with incomes less than 30% and 60% of Area Median Income (AMI) through new construction/positive conversion. Any residential project of ten or more units that receives financial or property development assistance from the City shall meet the following affordable housing requirements:

- For rental projects, at least 20% of the units shall be affordable to and occupied by households earning 60% or less of AMI. For ownership projects, at least 10% of the units shall be affordable to and occupied by households earning 80% or less of the AMI.
- Any affordable units shall be reasonably distributed throughout the project and comparable in size, number of bedrooms, quality and finish to the market rate units in a project.
- Unless a shorter affordability period is specifically approved by City Council adopted program criteria, the affordability period shall be for a period not less than 30 years for new construction, substantial rehabilitation, or recapitalization projects.
- Affordable housing requirements of the Policy do not apply if the project is located in a census tract that is a city-defined minority or poverty concentrated area and no City financing is involved.
- New affordable housing will be targeted for designated growth areas and commercial and transit corridors that can benefit from and support increased housing density.
- No City funds or resources shall be used for operating subsidies and/or rental assistance for any project units initiated or created under the Unified Housing Policy.
- All owners of rental housing projects subject to the Unified Housing Policy shall accept tenant based rental housing assistance, including, but not limited to, Section 8 Housing Choice Vouchers, HOME tenant-based assistance, and Group Residential Housing.
- The City requires owners of City-assisted housing projects to affirmatively market affordable housing opportunities. All rental housing providers must submit an Affirmative Fair Housing Marketing Plan at least every 5 years, and a Survey and Certification regarding outcomes annually.

AP-60 Public Housing – 91.220(h)

Introduction

The City recognizes the important role that public housing plays in the provision of affordable housing. Minneapolis and MPHA continue to work with each other in the development of housing policies and strategies to implement a range of housing options in support of mutual goals of providing quality affordable housing choice and opportunity to residents. The City and MPHA have entered into a memorandum of understanding that commits the City to work with the MPHA to identify and retain resources that preserve public housing properties and extend long term public ownership. The memorandum of understanding also commits to informing public housing residents of planned actions and how their rights to public housing are to be retained.

Actions planned during the next year to address the needs to public housing

Minneapolis will continue to partner with MPHA in joint housing developments that need project-based housing vouchers to finance low-income units. A recent example is the development of Minnehaha Townhomes where the building site was acquired and assembled by the City. Where opportunities exist, the City may assist in land assembly under its High Density Corridor Housing program for new development of public housing. The City continues to partner with MPHA in the Stable Homes Stable Schools program supporting families facing homelessness or experiencing homelessness.

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

The City will work to support these efforts as it can through means such as staff support and consistent with the memorandum of understanding.

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

The Minneapolis Public Housing Authority is not a troubled agency and is classified as a Moving to Work agency by HUD.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

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

The City funds the St. Stephen's Outreach Team with ESG. Street outreach services serve individuals meeting Category 1 and 4 definitions of homelessness with high barriers according to an assessment. Outreach services consist of engagement, case management, emergency and mental health services, transportation and unique services that work to connect users to housing opportunities and support services for which they are eligible. The City will also continue its work with the Stable Homes initiative with Minneapolis Public Housing Authority, Hennepin County, and Minneapolis Public Schools in providing assessments and housing vouchers to families who are unstably housed and have children in the public school system.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue its longstanding commitment to addressing the capital rehabilitation/renovation needs of the Continuum's emergency shelters. The City budgets the greater of its Hold Harmless amount (\$553,267) or 60 percent of the grant annually to shelter rehabilitation/essential services and street outreach activities. The City will issue an RFP for rehabilitation/renovation projects and anticipates assisting 1-2 shelters. Projects must be located in the City or Hennepin County serving Minneapolis families and individuals. ESG funds may also be used for furniture, security systems and/or equipment in a new construction, positive conversion or renovation/rehabilitation project consistent with compliance with Minneapolis Consolidated Plan and applicable HUD regulations. The City does not fund any other operating costs as defined under §576.102(3). The City also allows for emergency shelter essential services in the form of case management as an allowable use and priority of its ESG funds. Fuller details on essential services are provided in the Appendix with the Emergency Solutions Grant program description.

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 City prioritizes funding rapid re-housing over homeless prevention. Rapid re-housing serves Minneapolis residents -- homeless families and single adults without children who reside in a Hennepin County sited homeless shelter (previous permanent address was within Minneapolis) as well as unaccompanied youth who are verifiably homeless according to the HUD definition found at 24 CFR §576.2. City of Minneapolis ESG funding for rapid re-housing is delivered through service providers selected under Hennepin County's request for proposals process that is combined with other family homelessness assistance funds to maximize coordination and results. Homelessness prevention must be last resort funds to keep a person/household at risk of homelessness in housing. Similar target populations noted under rapid re-housing are also served under homelessness prevention. A person/household at risk of homelessness is defined at 24 CFR §576.2. For purposes of this definition's paragraph (g), someone who lives in housing that has characteristics associated with instability and an increased risk of homelessness is defined as follows: a renter household with income at/or below 30% of median income adjusted for family size whose housing costs exceed 50% of their income and upon provider assessment is shown to be at imminent risk of losing existing housing.

Rapid Re-housing and homelessness prevention funds can be for short-term or medium-term rental assistance for no longer than to obtain permanent housing. The rental assistance can be tied to the recipient or consist of project-based assistance that can "float" within a development serving eligible recipients. Housing relocation and stabilization services can also be provided consisting of financial assistance or services. Financial assistance is rental application fees, security deposits, last months rent, utility deposits, utility payments and moving costs. Financial services can include housing search and placement, housing stability case management, landlord-tenant mediation, legal services, and credit repair.

All housing referrals are made through the Coordinated Entry System which 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 chronically homeless individuals who are on the chronic by-name list. Length of time homeless is also a factor in prioritization and single adult shelters are regularly updated with their current length-of-stay report (out of HMIS) to help them target assistance within the shelter. The family shelter system offers additional supports, and uses a case conferencing model, for families not eligible for existing housing interventions and to families in shelter past 45 days.

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 is the provider of programming to serve institutionalized persons being discharged from public health and correctional facilities and systems. The County and its Healthcare for the Homeless team has added a discharge specialist staff person to work on preventing discharges from the Hennepin County Medical Center to homelessness. In 2019, Hennepin Health partnered with Hennepin Healthcare to develop a targeted program to connect Hennepin Health members who are experiencing homelessness and inpatient at Hennepin Healthcare to housing and other resources, and this work has shown a significant decrease in hospital readmissions among the engaged population. The County has also instituted training and capacity building through a 'Housing Resource Specialist' within Hennepin County's Housing Stability Area. Their focus is specifically on building capacity of front line workers across the County, including Corrections and Adult Behavioral health as well as Child Protection, to ensure that housing options are made known and available. While Hennepin County is the primary provider of most non-housing social services, the City does provide for some of these needs through use of its CDBG funds devoted to public services, workforce development and early childhood programming. As well, the City works to assist low-income individuals and families avoid becoming homeless through the homelessness prevention delivery of services described above. The City will continue to work with the County and other partners to address system gaps that may result in a household finding themselves homeless.

Discussion

The City is and will continue to be an active participant in supporting the capital housing strategies of the Heading Home Hennepin Plan for homelessness. This work includes providing capital funds to the creation of additional housing units to the supportive housing inventory or the creation of additional affordable housing units at the very low-income level.

AP-70 HOPWA Goals - 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	150
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	36
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	186

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Minneapolis is sensitive to the effects that public policies have on the cost of housing, or serve to dissuade development, maintenance or improvement of affordable housing. Although some of the barriers to the cost of producing affordable housing are beyond the control of local government, it is hoped that city policies do not create more barriers. The city works to establish positive marketing strategies and program criteria increasing housing choices for households with limited incomes, to provide geographical choice in assisted housing units, and to improve the physical quality of existing affordable housing units. As of 2018, the Minneapolis Civil Rights Ordinance prohibits discrimination against Housing Choice Vouchers (also known as “Section 8”) as a form of income for tenants seeking housing in the city. The City has adopted and implemented policies to provide lifecycle housing throughout the City, providing all residents with safe, quality and affordable housing, as a priority, in cooperation with public and private partners.

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

The City will establish positive marketing strategies and program criteria increasing housing choices for households with limited incomes, to provide geographical choice in assisted housing units, and to improve the sustainability of existing affordable housing units. In cooperation with public and private partners, the City has adopted and implemented policies to provide lifecycle housing throughout the city, providing all residents with safe, quality and affordable housing. A recent step is the approval of inclusionary zoning which should allow the development of more affordable multi-family units. Single family zoning has also been eliminated to increase housing density and provide a variety of housing types in all neighborhoods.

The City continues to address its regulations to eliminate barriers to affordable housing. It works to avoid cost burdens in the maintenance and development of housing in areas of building codes, permitting, fee structures and to provide improved documents for marketing and closing. City staff work closely with buyers of condemned properties assisting with code compliance inspections and fees. It works to improve mechanical permitting and supports comprehensive testing to ensure the competency of individuals performing all work on housing to improve the quality of the housing stock.

The City addresses transportation barriers for low-income residents and access to job opportunities that promote economic self-sufficiency. The city’s multifamily funding programs have established priority points ranking for proximity to jobs and transit. The comprehensive plan states that Minneapolis will implement steps to integrate development with public transit opportunities, concentrating highest densities and mixed-use development near transit stations.

In spite of the decrease in federal entitlement budget levels, the City has worked to increase its local commitment to funding affordable housing efforts. CPED continues to operate its Low-Income Housing Tax Credits, Housing Revenue Bond, Affordable Housing Trust Funds programs which financially assist in the development and stabilization of affordable housing. The City continues to advocate for full federal and state financial participation in its affordable housing efforts through legislation.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

The actions described in the following sections support the outlined strategies outlined in SP-05, the Five-Year Strategic Plan Overview. The actions will work to address the following Consolidated Plan Goals:

Provide decent affordable housing

Work to maintain and produce decent, safe and affordable housing options for extremely low-, low- and moderate-income households. The City will prioritize the creation of units affordable to households with incomes less than 30% and 60% of Area Median Income (AMI) through new construction/positive conversion, preservation, acquisition and substantial rehabilitation. With this work, the City will also seek to address racial disparities in housing and affirmatively further fair housing.

Develop housing and services for the homeless

Assist persons experiencing homelessness in realizing safe and accessible shelter and housing. This work will be done consistent with Continuum of Care priorities and strategies.

Provide special needs housing

Support development of affordable housing options for households with special needs including HIV/AIDS.

Expand economic opportunities

Invest in high-quality community-based, culturally appropriate, and accessible employment strategies and business creation efforts that serve to remove barriers to holding a living-wage job and achieving economic self-sufficiency with a focus on eliminating race-based employment disparities.

Improve neighborhood conditions

Implement city housing, economic development and public service strategies to improve access to affordable housing, jobs, transit, amenities and services for Minneapolis residents.

Actions planned to address obstacles to meeting underserved needs

In order to address obstacles to meeting underserved needs, the City will continue to commit its full Consolidated Plan resources to addressing priority needs identified earlier in the plan. The City will use Consolidated Plan resources along with other resources made available to address the goals of Provide decent affordable housing; Develop housing and services for the homeless; Provide special needs housing; Expand economic opportunities; and Improve neighborhood conditions.

Actions planned to foster and maintain affordable housing

The City will pursue the following strategies over the next year to preserve and create rental housing.

- Preserve and improve the physical condition of existing subsidized housing, both publicly and privately owned.
- Preserve the inventory of naturally occurring affordable housing units through targeted investment and regulatory strategies.
- Emphasize development of new three- or more bedroom rental units for large families.
- A minimum of 20% of all city-assisted (HUD and local funds) rental project units be affordable at 50% AMI.
- A minimum of 10% of all non city-assisted rental project units be affordable at 60% AMI.
- Create additional housing units with appropriate supportive services as an alternative to extended shelter use.
- Identify opportunities for placing new housing on transportation corridors to take advantage of transit opportunities and job markets.
- Encourage development of mixed-income housing serving a broad and continuous range of incomes.
- Link housing programs to supportive service programs, income assistance programs and public housing initiatives to facilitate affordability.

Over the next year the City will provide financing and administer programs for the development and preservation of affordable ownership housing through:

- Preserve and improve the physical condition of existing ownership housing through home improvement offerings.
- Support in-fill development of new houses for large families through a combination of construction gap financing and affordability loans.
- A minimum of 20% of all HUD-assisted ownership projects be affordable at 50% AMI.
- Identify opportunities for placing new housing on transportation corridors to take advantage of transit opportunities and job markets.
- Prioritize and support first-time homeownership opportunities and outreach for traditionally underserved populations (Black, Indigenous, People of Color).
- Streamline City development review, permitting, and licensing for easier property development.
- Develop and foster close dialog with community participants about appropriate locations and design standards for new housing and growth.
- Promote the development of housing suitable for people and households in all life stages, adaptable to accommodate changing housing needs over time.
- Promote accessible housing designs to support persons with disabilities.
- Create permanent affordability options for developed ownership housing.

In the area of housing quality, the City will continue to work through its Regulatory Services and CPED departments to ensure that the City's market and affordable housing supply is safe in compliance with the housing code. The City's Problem Properties Unit (PPU) is a cross-departmental group that works with housing properties that consume many City resources in the areas of inspections and public safety.

PPU responds to and develops strategies to monitor and resolve, or eliminate issues associated with nuisance and boarded and vacant properties. Solutions can include up to securing buildings with boards, entering into restoration agreements to ensure timely rehab of properties, or demolish buildings under the provisions of Chapter 249 of the City's code of ordinances. These activities will be pursued with recognition of the potential of displacement of protected class residents and the need to mitigate any displacement through appropriate actions.

Actions planned to reduce lead-based paint hazards

The City will work to address lead poisoning in city housing stock through continued lead hazard reduction and education activities using available city, CDBG, HUD and other funding. The City will continue to undertake the following strategies to treat lead-based paint hazards:

- Risk assessments, lead education, lead safe work practices education, clearance tests, swab cleanings for lead hazards, developing work specs for income eligible families housed in units with children with identified elevated blood lead levels.
- Identification and removal of lead hazards from units occupied by children with elevated blood lead levels, including offering a free lead dust cleaning to reduce lead hazards.
- Implement a mandatory inspection trigger of a blood lead level of ≥ 5 micrograms per deciliter of blood as permitted by state law.

The City implements policies that support primary prevention without reduction in the efforts for secondary prevention response. The City will continue to identify and reduce lead hazards through the efforts of City departments, including the Healthy Homes and Lead Hazard Control program, and Community Planning and Economic Development, and through agencies such as Minneapolis Public Housing Authority. Federal Title X (Section 1012/1013 and 1018) rules are incorporated into their policies and procedures. The City's housing inspections process continues to emphasize paint condition during rental license inspections and requires property owners issued interior corrective orders on paint condition to take the Renovation, Remodeling and Painting rule. CPED requests lead risk assessments in assisted properties and has incorporated lead safe hazard reduction practices into properties undergoing rehabilitation.

Actions planned to reduce the number of poverty-level families

Minneapolis continues to review issues of concentrated poverty, housing choice and the needs of its low and moderate-income residents when designing its housing and economic development programs. The city work to deconcentrate poverty, increase the variety of housing options and support residential displacement and relocation policies through project selection criteria in funding solicitations. The city focuses resources and efforts on developing a skilled and employable resident workforce capable of receiving living wage jobs and works to support industries that can pay a living wage. It is important to raise incomes of residents to lower their housing costs and to increase their housing options. The CPED department works to assist local businesses in navigating financing and regulatory issues while seeking

or expanding a site in the city. CPED pursues Brownfield redevelopment initiatives from federal, state and local levels to clean up old industrial sites to prepare them for business investment. These efforts seek to broaden the availability of business opportunities providing jobs to the city's low and moderate-income residents. Annually the city expects to address contaminated sites with cleanup funds.

The city supports the work of various community-based employment training, human development and social service agencies. The city also reaches out to agencies that represent the city's new foreign-born populations to assure that no segment of the city's population lacks accessibility to culturally appropriate human development strategies. The Neighborhood and Community Relations Department leads this effort. The department has in place culturally specific outreach staff to serve the community.

The city mandates businesses that receive financial assistance from city agencies in excess of \$100,000 hire city residents at livable wage levels. The city defines a living wage as a worker earning 110% of the federal poverty level for a position with health benefits, 130% of federal poverty level for positions not offering health benefits. As a HUD recipient, the city offers Section 3 assistance through project notification procedures, bid requirements, and monitoring applicable projects. The Section 3 promotion and enforcement monitoring is delivered through the Civil Rights Department.

In 2017, Minneapolis passed a municipal minimum wage ordinance mandating a \$15/hour minimum wage. A changing economy has vastly eroded the value of the minimum wage at the federal and state level and have pushed more Minneapolis families into economic challenges in securing housing and financial stability. The rising cost of housing in Minneapolis is threatening the stability of individuals and families to both access and maintain a home. The cost of living in Minneapolis is among the highest in the state. Without action to raise the wage floor, the problems caused by incomes that are inadequate to sustain working families will become more acute and the gap between low wages and the cost of a basic standard of living in Minneapolis will continue to widen. The city recognizes that income inequality, particularly between white and non-white workers, is one of the most pressing economic and social issues facing the city. Increasing the minimum wage is one of the primary ways the city can act to reduce economic and racial disparities. The other policy action passed by the city has been mandated paid family leave policies for employers.

Actions planned to develop institutional structure

The institutional structure through which the city carries out its housing and community development plan consists of public, private and nonprofit partners. The primary public entities are the City of Minneapolis, the Minneapolis Public Housing Authority, Hennepin County, and the Minnesota Housing. Nonprofit organizations include nonprofit developers and community housing development organizations, the Family Housing Fund, and the Funder's Council. Private sector partners include local financial institutions, for-profit developers and the foundation community.

These partnerships have allowed the City to realize progress on its housing and community development work. However, much remains to be done especially in the area of delivering the benefits

of progress equitably throughout the community. Communities of color and very low-income continue to realize unequal outcomes in housing and service delivery compared with the broader community. The City will continue to work at developing and evaluating programs and partnerships in addressing equity concerns.

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

The City will continue to build in the strengths of the delivery system which include a diverse 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 planning initiatives and working policy groups.

The City seeks to resolve any gaps in the delivery of services through its commitment to its institutional relationship partners evidenced by its close working relations with its partners. The City will continue to meet with and inform its partners of its housing and community development needs, goals and strategies. An example is periodic staff meetings with Hennepin County Office to End Homelessness staff to review, plan and coordinate actions around the City's delivery of Emergency Solutions Grant funding.

Discussion:

Affirmatively Furthering Fair Housing-

With its annual Action Plan submittals, Minneapolis is required to certify to HUD that it will affirmatively further fair housing, which includes completing an Analysis of Impediments (AI) to Fair Housing Choice, taking appropriate actions to overcome the effects of any impediments identified through that analysis, and maintaining records reflecting that analysis and actions. Minneapolis participates, along with twelve other entitlement jurisdictions, in the Fair Housing Implementation Council (FHIC) to complete a regional AI. A regional AI was completed in 2014 and updated with an Addendum in 2017. The Addendum contained a set of fair housing impediments and recommendations that the City has been working to address and has reported in its annual CAPERs. Currently the City along with its partners on the Fair Housing Implementation Committee are undertaking a 2020 Analysis of Impediment to Fair Housing to be released later this spring. The 2020 Analysis will be subject to a public review and comment process. The City will continue to work with its governmental and non-governmental partners to increase affordable housing funding and regulatory and policy approaches that work to increase the availability of affordable housing and fair housing choice.

Program Specific Requirements

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

Introduction:

Fuller discussion of how the ESG and HOME programs operate are found in the appendix.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	1,677,202
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:	1,677,202

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.	80.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

The City of Minneapolis does not use HOME dollars for other forms of investment beyond those

identified in Section 92.205.

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:

Recapture- It is likely the majority of purchasers buying properties with HOME funds will receive affordability gap (direct buyer) assistance. In instances where purchasers receive direct assistance a note and mortgage will be placed against the property with repayment due at the time of sale or maturity of the first mortgage. No resale provision will apply. Affordability period will be based on the amount of direct assistance received by the buyer.

Resale- Resale will ensure the initial purchaser with fair return on their investment. Details are found in the Appendix. Resale terms would be spelled out in a promissory note and mortgage and filed against the property along with a Declaration of Covenants.

The only instances where the City will use a resale provision will be when properties are sold through a developer who already has mechanisms in place to ensure long-term affordability for target buyers as part of their program such as a land trust. Under a land trust model, the owner-occupied purchaser only purchases the improvements. The land trust retains fee title to the land. The homeowner can recover its purchase price for the improvements and its share of market value appreciation.

- At resale, the home is made affordable to subsequent Target Buyers because the new owner-occupant only has to finance the improvements and the sale price is restricted by the terms of the ground lease.
- At resale, the purchase price must be affordable to a reasonable range of Target Buyers and will not exceed 95 percent of the area median purchase price or after-rehabilitation price for single-family housing, as determined by the HUD Secretary. These requirements are spelled out in a Declaration of Restrictive Covenants and all necessary documents related to the developer's program (i.e. land trust Ground Lease and Housing Subsidy Covenant.)

In consideration for the title of the land, the land trust model provides an affordability investment that makes the home affordable for low-moderate income households in perpetuity. In some cases, additional assistance, based on need, may be provided from other sources when using a land trust model. A ground lease is used as the mechanism to ensure the long-term affordability.

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:

HOME funds are typically only used for the acquisition of single family properties intended for homeownership. See the response for number 2 above. In instances where HOME is used as an acquisition source for a multifamily project, the response to number 4 below would apply.

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:

There are currently no plans to use HOME funds to refinance existing debt secured by multifamily housing. While the City of Minneapolis often provides HOME loans through its Affordable Housing Trust Fund (AHTF) and will refinance existing loans in a subordination effort when a project refinances their first mortgage through another lender, the City of Minneapolis does not use HOME funds to refinance existing debt as described under 24 CFR 92.206(b).

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

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

The ESG Written Standards for Assistance are referenced in the Appendix. The written standards are developed by the Heading Home Hennepin Continuum of Care. These standards will be reviewed periodically and will reflect prioritized standards consistent with developed Continuum of Care standards. Changes to the standards will not be considered a substantial change to the Consolidated Plan.

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 Coordinated Entry System standards and priorities. 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

through the Coordinated Entry System. Housing Referral Coordinators employ a standard process and preference for 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.

The Continuum of Care is scheduled to undertake an evaluation of the Coordinated Entry system in 2020.

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).

Shelter projects are selected through an annual request for proposals process open to county-funded public and private emergency shelters. Awards will be made by end of 2020. Funding is provided to St. Stephen's Human Services for street outreach programming for a five year performance-based term based on a competitive proposal awarded in 2018. Rapid Re-housing/Homelessness Prevention funds are provided to Hennepin County to be distributed to eligible rapid re-housing and homelessness prevention community-based service providers through a biennial request for proposal process.

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.

The Emergency Solutions Grant coordinates with the local Heading Home Hennepin Continuum of Care planning process that is countywide including Minneapolis. The Continuum of Care is under the direction of the Heading Home Hennepin Executive Committee and staffed by the City-County Office to End Homelessness. The HHH Executive Committee includes homeless/formerly homeless members in its makeup and its operations board, planning committees and subcommittees include homeless/formerly homeless individuals. The role of the Executive Committee is to provide overall policy direction and oversight to the implementation of the Heading Home Hennepin plan.

As described above with the description of the HHH Executive Committee composition and the committees and subcommittees that serve under it, the City meets the requirements of 24 CFR§576.405 (b).

5. Describe performance standards for evaluating ESG.

Street Outreach:

- HMIS data will be entered in accordance with local HMIS data quality policies on timeliness, completeness and accuracy, per the community's Data Quality Plan
- At least 50% of persons contacted and who are eligible for the street outreach project, will be engaged within 30 days of initial contact by the outreach team
- All clients who become engaged will be offered a coordinated entry assessment completed within 30 days of their date of engagement
- At least 50% of engaged Street Outreach clients will be referred to a housing program within 90 days of their date of engagement.

Emergency Shelter:

- HMIS data will be entered in accordance with local HMIS data quality policies, per the community's Data Quality Plan
- After 14 days, 100% of emergency shelter clients should be connected to the coordinated entry system to ensure that they are assessed.
- Single adult emergency shelter clients (persons 18 years of age and older) should be offered a referral to the local coordinated entry system within 45 days of their entry into the emergency shelter
- Decrease length of time homeless: 1047 days (baseline – decrease over time)
- Increase exits to stable housing (TH, PSH, RRH): 7.2% (baseline – increase to 10%)

Rapid Re-housing

- HMIS data will be entered in accordance with local HMIS data quality policies, per the community's Data Quality Plan
- Exits to Permanent destinations: Permanent Housing Exits > 84 %
- Maintain or increase Employment Income: Qualifying adult participants > 41%
- Maintain or increase Non-Employment Income: Qualifying adult participants > 53%
- Maintain or Increase Total Income: Qualifying adult participants > 78%
- Number of days from program start to housing move in date 54 days

Homelessness Prevention:

- HMIS data will be entered in accordance with local HMIS data quality policies, per the community's Data Quality Plan
- No shelter entry within 6 months > 97%
- No shelter entry within 12 months > 95%
- Reduce First time homeless

HOPWA Project Sponsor Selection Criteria

The City of Minneapolis issues request for proposals for its entitlement Housing Opportunities for Persons with HIV/AIDS (HOPWA) funding. Allocated from HUD to the City of Minneapolis, HOPWA funds provide housing options to persons diagnosed with HIV/AIDS. Eligible applicants include non-profit organizations or governmental housing agencies that can contract with the City of Minneapolis, be in compliance with Federal regulations and have capacity to carry out eligible activities serving the 13-county Eligible Metropolitan Statistical area (EMSA).

The Minnesota HIV Housing Coalition is the community planning and advisory group that assists with identifying the housing needs for persons living with HIV/AIDS in the EMSA served by the Minneapolis HOPWA grant. Based on its recommendation, renewals for existing programs, providing continuum of care strategies, are a HOPWA funding priority, and if funds appropriated exceed the amount necessary to continue those programs at comparable levels funds should be made available for any eligible HOPWA activity.

Attachments

Citizen Participation Comments

Consolidated Plan Public Comments

Summary of Consolidated Plan Public Comments:

- Support of tax credits for new home builders
- Many comments on public safety delivery in the city wanting either more police officers funded or less funding for police officers and desire for alternative public safety strategies
- More funding made available for sustainability and fighting climate change
- Funding for violence prevention, resources for youth populations, and opioid crisis is needed
- More funding for senior services for housing and caregivers
- Access to jobs and housing for homeless, addicts, and those with mental health issues
- More training on mental health issues for public safety officers
- Fund clean energy initiatives
- Help with housing costs for seniors on a fixed income
- Funding for trans equity staffing positions
- Support for Schroeder Amendment for increase in senior supports

Grantee Unique Appendices

Appendix

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Consolidated Plan Public Comments

Summary of Consolidated Plan Public Comments:

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Minneapolis Consolidated Plan Citizen Participation Plan

Consolidated Plan Citizen Participation Plan

1. Background

Throughout the development of the Consolidated Plan, resident input is encouraged. City of Minneapolis staff has developed a citizen participation plan designed specifically for the Consolidated Plan. Generally, the City of Minneapolis provides its residents many opportunities to provide input to the decision-making process. Residents are encouraged to attend and participate in City council committee meetings, neighborhood/community revitalization meetings, and numerous boards and public meetings/hearings designed to solicit public comments. These community engagement practices are designed to meet the needs and requirements of various programs and planning processes. Community participation includes the broad resident involvement in neighborhood and community organizations, and supports clearly defined links between the City, City services and neighborhood and community organizations.

As a business planning strategy, City departments commit to a citizen engagement framework that encourages citizen participation for a shared vision. The City provides alternative means of public involvement through its community engagement framework via various community advisory groups, technical assistance, requests for proposals (RFPs) and use of internet communications and community surveys. Participation from the local and regional stakeholders garners broad relationships, and through the broad network of relationships, resources are leveraged whenever possible with new and existing partnerships including federal, private and non-federal public sources.

The federal government and the state are key funding sources for rental and ownership housing projects. Local funds are available for housing and non-housing activities. Primary public entities are the City of Minneapolis department of Community Planning and Economic Development (CPED), the Minneapolis Public Housing Authority (MPHA), Hennepin County, and Minnesota Housing. Nonprofit organizations include developers and community housing development organizations, and advocacy and policy groups including the Family Housing Fund and the Funder's Council. Private sector partners such as local financial institutions, for-profit developers, faith-based organizations and the foundation community continue to be valuable in assisting Minneapolis meet its housing and community development goals and strategies.

City departments directly engage partner agencies and create program strategies that culminate with the Mayor's business planning process and annual budget in coordination with City Council input and deliberation. Additionally, the City informs the Consolidated Plan and its development through the collection of performance data through subrecipient relationships, which provide the necessary feedback for planning and budget-setting priorities. Nothing in the Consolidated Plan, however, shall be construed to restrict the City's responsibility and authority for the development of its application to the HUD and the execution of its Community Development Plan.

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A Citizen Participation Schedule is developed for each year's Consolidated Plan at the beginning of the Citizen Participation process and is continually updated.

2. Schedule

FY 2020-24 Consolidated Plan/Action Plan Development Schedule	
November 7, 2019	Public Hearing on City 2020 Proposed Budget & Levy
December 4, 2019	Public Hearing on City 2020 Proposed Budget & Levy
December 11, 2019	2020 Council-Adopted Budget & Public Hearing
March 13-April 11, 2020	Public Comment period 2020-24 Consolidated Plan Action Plan public comment draft
April 8, 2020	Public Hearing on 2020 Consolidated Plan Action Plan
April 15, 2020	Anticipated submission of 2020 Consolidated Plan Action Plan to HUD
June 1, 2020	Start of 2020 Consolidated Plan Program Year
August 2020	Public Comment Period and Public Hearing on 2019 Consolidated Annual Performance Report (CAPER)

3. Public Hearings

The City's citizen participation plan encourages the inclusion of all City residents during the Consolidated Plan development process – especially low-income residents who are the primary clients for HUD programs, organizations advocating for and serving low-income residents and other interested parties. Public meetings and public hearings have been and continue to be the foundation of the citizen participation plan. At least three public hearings are held each year to address housing and community development needs and development of proposed activities, approval of the annual Consolidated Plan and its budget and review of program performance.

The City's Housing Policy and Development Committee holds the public hearings for the Consolidated Plan and the Consolidated Annual Performance Report (CAPER), and the full City Council holds the public hearing and receives comments on the proposed budget during annual budget hearings.

In the case of a declared public health emergency or other challenge and there is concern about significant public health or other risks that may result from holding in person public hearings, the City may be determined it best to undertake a virtual public hearing (alone, or in concert with an in-person hearing) and ensuring that the virtual hearing allows comments and questions in real time, with answers coming directly from the elected representatives or staff to all "attendees". As with an in-person hearing, the City will select a virtual hearing method or platform that provides for accessibility for persons with disabilities and LEP to participate. The

City will attempt to comply with HUD citizen participation requirements in all circumstances calling for the need for a virtual public hearing.

4. Notification and Access to Hearings

To assist in obtaining broad-based participation, a Consolidated Plan mailing distribution list of approximately 230 names is used. The list includes public, private and social service agencies and individuals that request notices of meetings and hearings. Information on meetings and hearings is sent using the Consolidated Plan mailing list. Public notices for both public meetings and hearings are published in Finance and Commerce, in accordance with City notification practices. Electronic copies are also available on the City's website at http://www.minneapolismn.gov/grants/grants_consolidated-plan.

Printed notices list locations where copies of the Consolidated Plan are available and invite persons to speak at the public meetings and hearings and/or submit written comments whether in person or in the case of a need for alternative virtual hearings, through email/chat/telephone options as outlined by the City. Public meetings and hearings are accessible and sign language interpretation is available for public hearings and meetings. All Consolidated Plan materials that are subject of the public meeting/hearing can be provided beforehand through the contact information listed under section 10. Access to Records.

The City can provide all Consolidated Plan materials in alternative formats upon request. If you need this material in an alternative format, or if you need disability related accommodations, please contact Matt Bower at (612) 673-2188 or email Matthew.Bower@minneapolismn.gov. Deaf and hard-of-hearing persons may use a relay service to call 311 agents at (612) 673-3000. TTY users may call (612) 673-2157 or (612) 673-2626.

Para asistencia 612-673-2700

Rau kev pab 612-673-2800

Hadii aad Caawimaad u baahantahay 612-673-3500

5. Technical Assistance

A wide range of assistance is available to all groups needing help in understanding the Consolidated Plan application process and development of proposals. This service, as well as referrals to appropriate community agencies, is available from the Office of Grants and Special Projects in City Hall. For technical assistance, call (612) 673-2188.

If a significant number of non-English speaking residents wish to participate in an aspect of the Consolidated Plan citizen participation process, a request for assistance should be made to the City Clerk's Office, or the Office of Grants and Special Projects.

6. Proposed Funding Processes

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The City's method for allocating Consolidated Plan funds varies according to the funding source. Further information on funding opportunities can be obtained from the following staff, and is discussed in various sections of this plan (for instance, within project descriptions for programs that have funding solicitations):

<u>Fund</u>	<u>City Awards Funds to:</u>	<u>For Further Information Call:</u>
CDBG	Various Agencies	Matt Bower, IGR – Grants & Special Projects (612) 673-2188
HOME	Project Developers	Carrie Goldberg, CPED (612) 673-5240
ESG	Shelter Rehabilitation/Essential Services Projects, Street Outreach, Homelessness Prevention and Rapid Re-Housing Services	Tiffany Gasper, CPED (612) 673-5221
HOPWA	Public Agencies and Private Non-profits	Matt Bower, IGR – Grants & Special Projects (612) 673-2188

7. Comments/Complaints

If somebody is unable to attend Public Meetings or Hearings for the Consolidated Plan, written comments or relevant data such as articles, reports, studies, or surveys that should be considered in the Consolidated Plan can be sent to the Office of Grants & Special Projects. It is City procedure to respond to written comments or complaints pertaining to the Consolidated Plan within 15 days of receipt. All written comments and the City's response and action taken are included in the Appendix of the subsequent Consolidated Plan and or Annual Performance Report.

8. Anti-Displacement and Relocation Plan

The City of Minneapolis considers existing policies designed to minimize displacement in the CDBG program as the Consolidated Plan is developed. For example, CPED adheres to ongoing administrative policies to limit displacement when implementing CDBG-funded activities. These policies limit displacement by using land inventories, available vacant land and substandard vacant structures. Where displacement does occur, the City provides a full range of relocation benefits and services to those displaced according to its relocation policy. The Consolidated Plan complies with the acquisition and relocation requirements of the Uniform

Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24. The City follows a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs. The City will provide public notification of specific replacement plans for the demolition of any affected low- and moderate-income housing units to the Minneapolis HUD CPD office. This notification will be done through the course of submitting project proposals to the City Council for their approval with a copy of the petition provided to the local HUD CPD office.

9. Substantial Change Process and Amendments

The City of Minneapolis outlines the following policy regarding formal amendments to its Consolidated Plan.

For purposes of definition, the City of Minneapolis defines “activity” as described in 24 CFR 91.505 as the equivalent of a “program/project” as described in the City’s annual Consolidated Plan budget documents.

The Consolidated Plan will be amended, formally, upon the occurrence of one of the following:

1. A Consolidated Plan activity described in the Consolidated Plan, as amended, is cancelled;
2. A new Consolidated Plan activity not previously described in the Consolidated Plan, as amended, is added; or
3. There is a substantial change to the current Consolidated Plan, as amended. Substantial change is defined as:
 - a) A change in Consolidated Plan priorities
 - b) A change in a program/project description of such a degree that it may be reasonably concluded that a significant change in projected program purpose, scope, location, fund allocation or intended beneficiaries would ensue; or
 - c) A reprogramming of more than 25% of an original CDBG amount budgeted for a major functional Consolidated Plan budget category: Housing, Economic Development, Community Development, Public Services, and Administration.

Formal amendments to the Consolidated Plan trigger the Consolidated Plan citizen participation plan (i.e., need for public hearing before the Housing Policy and Development or other Committee, 30-day public comment period). Changes to the Consolidated Plan not rising to the level of formal amendment will be treated as an informal or minor amendment to the Consolidated Plan through existing City review and approval processes. These informal changes will be included in the annual performance report to HUD and the public for the subject Consolidated Plan year.

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10. Access to Records

Current Consolidated Plans are available for review at the Minneapolis Grants and Special Projects Office (Room 307M City Hall, enter at the door for Room 301M), all Public Libraries in Minneapolis, and at the Mid-Minnesota Legal Aid. A limited number of copies of the Consolidated Plan will be available for pickup.

Consolidated Plan information is also placed on the following website link for review http://www.minneapolismn.gov/grants/grants_consolidated-plan. Requests for other records related to the Consolidated Plan can be made by calling the Grants & Special Projects Office. Staff of the Grants & Special Projects Office can also meet with groups or individuals to discuss the Plan. Please call (612) 673-2043 to request information, or to arrange an appointment.

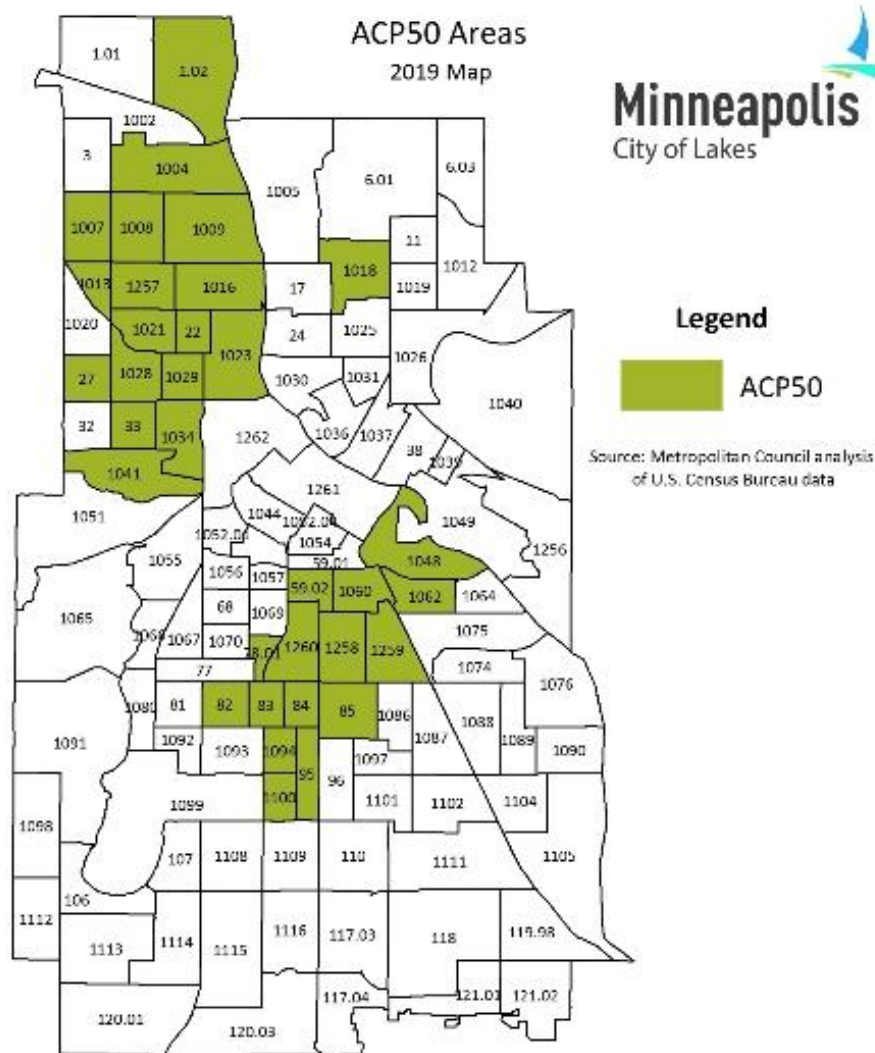
Orders for copies of the Consolidated Plan, comments on the Consolidated Plan process, requests for technical assistance and additions/changes to the mailing list should be sent to Matt Bower, Office of Grants and Special Projects, Room 307M City Hall, 350 South Fifth Street, Minneapolis, MN 55415, or call (612) 673-2188, email matthew.bower@minneapolismn.gov.

Maps

Minneapolis ACP50 Map- 2019

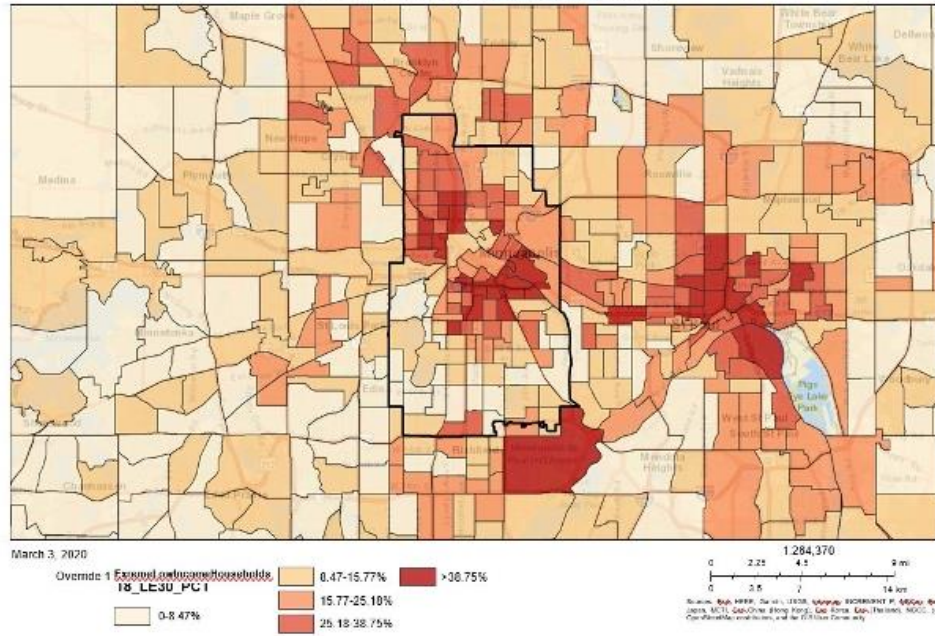
CPD Maps- Extremely Low-Income Areas

CPD Maps- Extremely Low-Income with Housing Problems

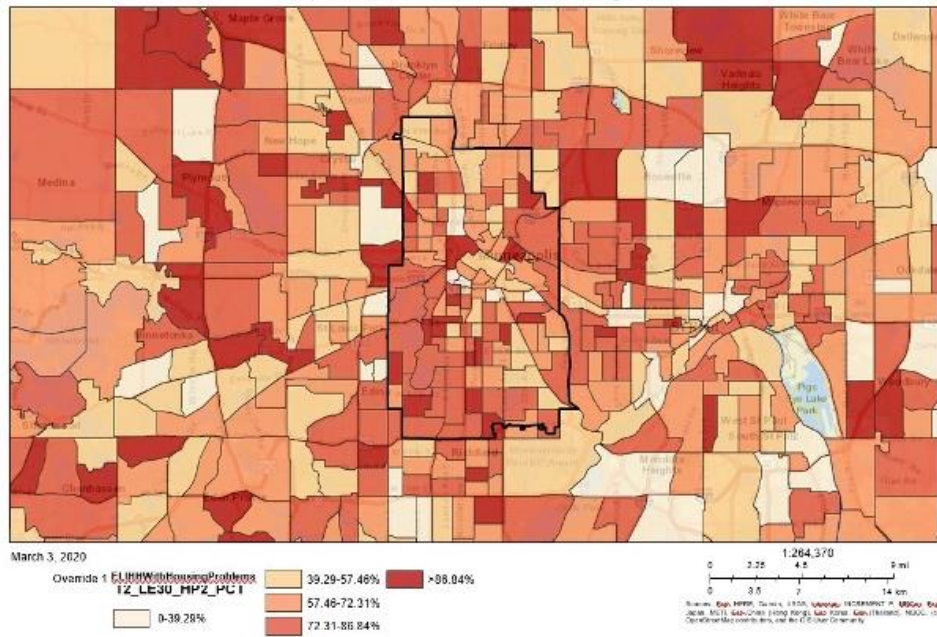


The Metropolitan Council defines Areas of Concentrated Poverty (ACPs) as census tracts where 40% or more of the residents have family or individual incomes that are less than 185% of the federal poverty threshold. Data are also controlled to remove tracts with high proportions of college students who are not in poverty. To identify areas where people of color experience the most exposure to concentrated poverty, the Council further differentiates Areas of Concentrated Poverty where 50% or more of the residents are people of color (ACP50s, shown here).

CPD Maps - Extreme Low Income Areas



CPD Maps - ELI Households with Housing Problem



Minneapolis HOME Program Description

HOME Single Family Program

HOME funds will be available for the renovation or new construction and sale of single-family dwellings, under the Home Ownership Works (HOW) program. HOME funds may be used for any of the following activities: acquisition, demolition, renovation/repairs or new construction.

Home Ownership Works (HOW)

Home Ownership Works (HOW) is designed to address the goal of providing home ownership opportunities for households who otherwise would have difficulty in attaining home ownership. It is also designed to address the problem of abandoned and foreclosed houses through either rehabilitation or demolition and new construction. The Program serves the following objectives:

- 1) Provides decent, long term affordable home ownership opportunities for households who would normally experience challenges in achieving home ownership.
- 2) Addresses the problem of vacant and deteriorated structures
- 3) Helps the City maintain a base of owner occupants and provides housing opportunities to households who find that it is increasingly difficult to qualify for a mortgage.
- 4) Helps combat the impacts of the foreclosure crisis

Properties will be treated by the HOW Program through one of the following methods:

- Properties will be owned by the City of Minneapolis during the renovation/construction period. All properties will meet the HOW Program Standards which exceed the minimum City code requirements. Non-profit housing development construction managers will complete scope of work, and construction monitoring. Private licensed general contractors will be selected through a sealed bid process conducted by the City to complete the required renovation/repairs or new construction. Non-HOME funds will be used to provide interim financing when possible.
- Non-profit developers will identify properties to acquire and develop under the HOW program. They will provide the City with a scope of work and pro-forma to either rehabilitate the home or construct a new home on the site. All properties will meet the HOW Program Standards which exceed the minimum City code requirements. City staff will inspect the property, review the scope and the pro forma and make a determination

on program eligibility and the estimated amount of subsidy necessary to complete the project. City will provide a per unit subsidy, not to exceed \$50,000, to the developer. City staff will monitor construction on all approved projects.

Funding for buyer assistance programs such as closing costs and down payments may be provided by CPED and other organizations.

Target Buyers

The homes will be affordable to a reasonable range of low-income homebuyers which is defined as 70 – 80% AMI, Qualified Buyer housing-related debt ratio cannot exceed 33% and total combined debt ratio cannot exceed 50%. They are households who are either trying to purchase a home, but are having trouble qualifying for a mortgage or locating a decent home in their price range. All purchasers will be required to attend homebuyer counseling and housing maintenance seminars prior to closing. If more than one offer is received from qualified buyers, preference will be given to first-time homebuyers or buyers who are being displaced due to public action. If there are equal offers after applying the preference described above, a lottery will be held.

Target Houses

It is anticipated that a large number of properties will be FHA foreclosures or REO properties in need of moderate to substantial rehabilitation. Moderate rehab properties selected would be single family or duplex homes. Duplexes will be converted to single-family dwellings, where appropriate. The program will operate within the targeted communities identified in the map following this HOME section.

Development Assistance

Recapture

It is anticipated that the majority of purchasers buying properties assisted with HOME funds will receive direct buyer assistance. In instances where purchasers receive direct assistance a note and mortgage will be placed against the property with repayment of the entire amount of direct buyer assistance due from the Net Proceeds of sale at the time of sale or maturity of the 1st mortgage. . If there are not sufficient Net Proceeds to repay the entire amount of the City's direct buyer assistance, the balance of direct buyer assistance will be forgiven. Remaining Net Proceeds of sale may be retained by the original occupant of the HOME unit. Net Proceeds is defined as any and all consideration of any kind whatsoever, whether direct or indirect, that is received by the Borrower for, or in connection with, any sale, assignment, conveyance, transfer, lien or encumbrance of the property less any senior debt secured against the property and customary closing costs as defined on the HUD 1 settlement statement. If there is no transfer of 100% of the original occupant's interests in the property at the time of default or maturity or

if the transfer is not an arms-length transaction, Net Proceeds means the fair market value of the property less outstanding senior debt. No resale provision will apply.

Affordability period in recapture will be based on the amount of direct HOME subsidy received by the buyer, however the maturity date of the homebuyer assistance loan will be a 30-year term. The period of affordability in recapture is based on the amount of direct subsidy received by the homebuyer in accordance with the following table:

Per unit amount of HOME funds	Minimum Period of Affordability
Under \$15,000	5 Years
\$15,000 - \$40,000	10 Years
Over \$40,000	15 Years

If the purchaser does not transfer 100% of the purchaser's interest in the Property and fails to maintain the property as their principal residence during the affordability period, the full direct buyer assistance amount plus any development subsidy amount shall be immediately due and payable regardless of Net Proceeds of sale.

Resale

The only instance where the City will use a resale provision will be when properties are sold through the City of Lakes Community Land Trust, who already has mechanisms in place to ensure long term affordability for target buyers as part of their program. The Land Trust has as their mission the conveyance of decent housing at affordable prices to low and moderate income families. In cases where a lower income purchase needs additional financial assistance to ensure that the home is affordable the Land Trust will provide direct assistance.

Under the land trust model, the homebuyer only purchases the improvements. The land trust retains fee title to the land. The homeowner can recover its purchase price for the improvements and its share of market value appreciation. At resale, the home is made affordable to substitute income qualified homebuyers because the new homebuyer only has to finance the improvements and the sale price is restricted by the terms of the ground lease. At resale, the purchase price must be affordable to a reasonable range of low-income homebuyers defined in the Target Buyers paragraph above. These requirements are spelled out in a Declaration of Restrictive Covenants and all necessary documents related to the developer's program (i.e. land trust Ground Lease and Housing Subsidy Covenant.) In consideration for the title of the land, the Land Trust provides an affordability investment that makes the home affordable for low-moderate income households in perpetuity. In most cases they provide anywhere from 2-3 times the value of the land (for example, land value may only be \$15,000,

but they are providing \$50,000 in affordability assistance to the home). They are using the land as the mechanism to ensure the long-term affordability.

The proposed resale restriction will comply with federal requirements, ensuring the initial purchaser with a fair return on their initial investment. To determine a fair return on investment the Land Trust will calculate a fair return on investment using the following methodology:

- 1) A calculation of Market Value Appreciation will be performed. An independent 3rd party appraiser will establish the Current Appraised Value of the property, and the Initial Appraised Value of the property will be subtracted to establish the Increase in Market Value Appreciation.
- 2) A 25% Shared Appreciation Factor will be applied to the Increase in Market Value Appreciation to determine the initial purchaser's Share of Market Value Appreciation.
- 3) Fair Return on Investment will be calculated by adding the Share of Market Value Appreciation, plus downpayment costs, plus principal paid on Qualified Capital Improvements. Qualified Capital Improvements means those certain improvements made to the Improvements on the Premises at initial purchaser's expense which add significant value to the Improvements and which are capital in nature. Improvements which would qualify as Qualified Capital Improvements include, without limitation: the construction of additions, rooms, garages, bathrooms and kitchen remodeling. However, expenditures for maintenance, such as roof replacement, and the updating or replacement of appliances such as furnaces, water heaters and kitchen appliances, would not qualify as Qualified Capital Improvements herein.

See Exhibit A for an example of a sample calculation for resale of a CLCLT assisted unit.

The resale of any eligible property will not exceed 95 percent of the area median purchase price or after-rehabilitation price for single family housing, as determined by the HUD Secretary.

All purchasers will be required to maintain the property as their principal residence for the period of affordability as shown below. If the purchaser does not owner occupy the property for the required time period the entire amount of the HOME funds invested in the property will be due and payable to the City of Minneapolis.

The affordability period(s) for resale is based on the total amount of HOME funding in the project in accordance with the following table:

Per unit amount of HOME funds	Minimum Period of Affordability
Under \$15,000	5 Years
\$15,000 - \$40,000	10 Years
Over \$40,000	15 Years

EXHIBIT A
SAMPLE CALCULATION OF FORMULA PRICE
UNDER THE GROUND LEASE

The "Initial Appraised Value" is \$187,000.00.

"Land Lessee's Purchase Price" is \$125,500.00.

Based on the above information the following table can be used to calculate the Land Lessee's share of Market Value Appreciation and Seller's Income.

a) Calculation of Shared Market Value Appreciation: Market Value Appreciation shall be determined by subtracting from the Current Appraised Value the Initial Appraised Value and deducting appraised value attributable to Capital Improvements made by the Land Lessee. Following is a table for calculating Shared Market Value Appreciation:

Current Appraised Value (at time of sale)	<u>\$197,000</u>
Minus Initial Appraised Value (at date of Ground Lease)	<u>- \$187,000</u>
Equals Increase in Market Value Appreciation	<u>= \$ 10,000</u>
Minus Capital Improvements Appraised Value	<u>- \$ 8,400</u>
Equals Shared Market Value Appreciation	<u>= \$1,600</u>

b) Calculation of Land Lessee's Share of Increases in Market Value: Land Lessee's Share of Market Value Appreciation shall be determined by multiplying the Shared Market Value Appreciation by twenty-five percent (25%) and then adding the principal paid on Capital Improvements by the Land Lessee. Following is a table for calculating Land Lessee's Share of Increase in Market Value of the Improvements:

Shared Market Value Appreciation	<u>\$ 1,600</u>
multiplied by Shared Appreciation Factor	<u>x 25%</u>
equals the Land Lessee's Share of	
Market Value Appreciation	<u>= \$400</u>
Plus principal paid on Capital Improvements	<u>+ \$8,400</u>
Equals the Land Lessee's Share of Market Value Appreciation	<u>= \$8,800</u>

c) Land Lessee Seller's Income: This amount establishes the estimated amount that the Land Lessee seller will receive upon sale. This figure includes the Land Lessee's Share of Market Value Appreciation, applicable down payment costs, and earned principal paid on the first mortgage.

Land Lessee's Share of Market Value Appreciation	<u>\$ 8,800</u>
plus applicable down payment costs	<u>+</u>
plus principal paid on first mortgage	<u>+ \$5,000</u>
less recapture down payment assistance	<u>-</u>
equals approximate Land Lessees Seller's Income	<u>= \$13,800</u>

Buyer Financing

First Mortgage Lending

Under the Home Ownership Works program, eligible households may be able to apply for a mortgage loan through one of the City's participating lenders, where interest rates are typically below market rates for a 30-year mortgage. If needed, down payment and closing cost loans will be available through various lenders and non-profit organizations. Purchasers will need a minimum of a 1% down payment or \$1,000 whichever is greater, plus an estimated 3% for closing costs and pre-pays.

Affordability – Direct Buyer Assistance

Most of the Home Ownership Works buyers are only able to purchase with direct buyer assistance in the form of a second mortgage provided by the City using HOME funds. The use of these HOW second mortgages will continue and are needed to keep the properties affordable to low and moderate-income households. A deferred second mortgage up to a maximum amount of \$14,999 may be available to households, through this HOME funded program, on an as-needed basis. The recapture provision will be enforced through a second mortgage. The term of the second mortgage is tied to the term of the first mortgage. The entire amount of the direct buyer assistance will be repaid from the net sales proceeds, if any, at the time of sale or refinance. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs. Any repayments received upon sale will be placed into the Minneapolis HOME account for future production or as direct buyer assistance for affordability. Failure to occupy the property as the principal residence would require an immediate repayment of the full amount of HOME funds invested in the property.

Non-profit Participation

The developer or their agent will perform property selection, buyer outreach, marketing, rehabilitation, construction and counseling. However, in instances where the properties will be owned by City during the development process, the City will contract with a local non-profit entity to perform construction management services and marketing. The non-profit entity will also be required to provide homebuyer counseling.

Property Selection and Purchase

The City and/or a Developer will identify a property for inclusion in the HOW Program. Once a property is identified, the City will review the estimated proforma and, when appropriate, authorize the purchase of the property and the use of HOME funds for the development.

Citizen Participation

The City will follow the approved process for neighborhood notification for all properties acquired and disposed by the City through this program.

Council Approval

The City Council has approved the HOW Program Guidelines which mirror the Consolidated Plan language.

Rehabilitation

Rehabilitation standards would include the housing maintenance standards, HOW Renovation Standards, energy efficiency, lead abatement, and ease of maintenance and long term maintenance issues. While the homes will be rehabilitated to be an asset to the neighborhood and to avoid high maintenance costs, some economies will be made to avoid excessive rehabilitation costs. For example, newer roofs, furnaces, water heaters, etc., which are functioning properly and with an expected 7 to 10 year usable life expectancy, may not be replaced. The general rule will be to ensure that the owner does not experience major replacement costs for a minimum of the first seven years of ownership, and that the home will be eligible for FHA financing.

New Construction

Due to the increased costs of acquiring and renovating sub-standard housing, new construction is allowed in the HOW Program. Provided homeowners do the required general and annual maintenance, these newly constructed homes should assure homeowners minimal mechanical and structural problems for over twenty years. Homeowner occupancy requirements for new construction will be 15 years. Any sale or transfer of the property from its original owner within the affordability period will comply with the affordability requirements specified above under "Program Mechanics." Any repayments received will be placed into the Minneapolis HOME account for future production or as buyer affordability assistance.

Marketing

HOW properties will be affirmatively marketed and advertised after renovation/construction through newspapers and MLS. Marketing will be established on a pay per performance basis and will be performed by realtors' active in and familiar with the Minneapolis market. The marketing for resale of any eligible property will be affordable to households at or below 80% of AMI and will not exceed 95 percent of the area median purchase price or after-rehabilitation price for single family housing, as determined by the HUD Secretary.

Development Subsidy Layering Guidelines

City programs will not invest any more HOME funds, in conjunction with other governmental (federal, state, and local sources), than is necessary to provide affordable housing as defined by the HOME regulations. The subsidy amount is determined by subtracting the sales price from the cost of development (sum of acquisition, construction and soft costs). The maximum HOME

funding included in any single family housing project will not exceed the Twin Cities Area Maximum HOME Subsidy Limits [Metro Area 221(d)(3)(ii) limits] established by HUD.

Direct Assistance to the Purchaser Subsidy Layering Guideline

Single family programs may provide direct assistance for affordability and closing costs to buyers of a single family home. Affordability assistance will be used to bridge the gap between the buyer's maximum affordable first mortgage amount as determined by the mortgage lender underwriting process and the sale price. In addition, direct assistance can be provided to cover the buyers' eligible closing costs. The City has set a maximum housing debt ratio of 33% and a total monthly debt to income ratio of 50% as the standard for determining if it is appropriate to provide direct subsidy to the purchaser. The City will not invest any more HOME funds, than is necessary to make the single family housing project affordable to an income eligible household as defined by the HOME regulations. The maximum HOME funding included in any single family housing project will not exceed the Twin Cities Area Section 234 Condominium Housing with an elevator limits established by HUD.

Borrower Debt to Income Ratios

Qualified Buyer whose annual income is at or below 80% Area Median Income to render an Improved Property affordable, i.e. housing-related debt ratio not to exceed 33% and total combined debt ratio not to exceed 50%.

Evaluating the development and fiscal capacity of developers

All eligible developers have been vetted through a request for qualifications process and approved by the Minneapolis City Council. However, before any new developer is added, they will be vetted by City staff based on their experience on successfully taking on similar projects, experience with the Minneapolis Plan Review process, experience with the Minneapolis Department of Civil Rights and familiarity with the use of public funds. This process will be evaluated by a team of City's Housing Division staff—a project coordinator, a senior project coordinator and the unit's manager. Based on the decision rendered, the senior project coordinator will present a recommendation for acceptance as an eligible developer to the Minneapolis City Council.

Regarding the fiscal capacity of the developer, on an annual basis, each eligible developer will submit their audited financials for review. Upon receipt, a representative from Minneapolis Finance Department will review and provide recommendations related to the soundness of the entity. Should there be any significant red flags, the developer will be required to provide a satisfactory response to enable the City to continue to contract with them under the HOW program.

Ensuring there is adequate need for projects based on neighborhood market conditions

City has determined that for the purposes of this section, we will limit this program to the “Targeted Communities” within its borders (see attached map). Embedded in the resulting area is a geography that has lost housing units due to abandonment, foreclosure and demolition so there continues to be a need for redeveloping (rehabilitation or new construction) single family units in these areas. The criteria in designating the target communities are based on Minnesota Statutes, Section 469.202, subdivisions 2 and 3:

- Census tracts in the City where the unemployment rate for the tract as determined by the 2010 Federal Decennial Census exceeds twice the unemployment rate for the Minneapolis and Saint Paul Standard Metropolitan Statistical Area;
- Census tracts in the City where the median household income in the tract is no more than 80 percent of the median household income for the Minneapolis and Saint Paul Standard Metropolitan Statistical Area;
- Census tracts in the City where 70 percent or more of the residential dwelling units in the area were built before 1960;
- Neighborhoods in the City that have a disproportionate number of vacant residential buildings and mortgage foreclosures as evidenced by a foreclosure rate of at least 1.5% in 2008.

The City has layered the aforementioned designated areas to create a map that identifies the portions of the City that meet at least three of the four criteria (the “Core Area”). In addition, Minnesota Statutes, Section 469.202, subdivision 3, permits the City to add to the qualifying area, an additional area extending up to four contiguous city blocks in all directions from the Core Area.

HOME/CDBG Multifamily Guidelines

Affordable Housing Trust Fund

Administrative Guidelines

The primary sources of funds for this program are HOME and CDBG monies. This program provides funds to affordable rental projects that need gap financing assistance to cover the difference between total development costs and the amount that can be secured from other sources. Applications for program funds will be solicited through a Request for Proposals scheduled to be advertised in June annually. CPED staff evaluates the projects against pre-determined application review and underwriting criteria further described in the Request for Proposals, and make recommendations for funding commitments to the City Council.

Program Goals

The primary purpose of the Affordable Housing Trust Fund Program is to assist in the financing of the production and preservation/stabilization of affordable and mixed-income rental housing projects in Minneapolis. The Affordable Housing Trust Fund Program is designed to assist with the implementation of the Unified City of Minneapolis Housing Policy, the Consolidated Plan, and the housing goals in the Minneapolis Plan for Sustainable Growth. Program funds are available on a competitive basis to projects that need gap financing to cover the difference between total development costs and the amount that can be secured from other sources. All rental housing projects of 10 units or more funded by the Affordable Housing Trust Fund Program funds of CDBG or HOME shall have at least 20% of the units affordable to households at or below 50% of Metropolitan Area Median Income (AMI) for the term of the loan.

Minimum affordability Periods are as follows:

Per unit dollar-amount of HOME funds for Rehab or Acquisition of Existing Housing	Minimum Period of Affordability
Under \$15,000	5 Years
\$15,000 - \$40,000	10 Years
Over \$40,000	15 Years
New Construction or Acquisition or newly constructed housing	20 Years

Compliance with Policies and Regulations

Further details can be found at <http://www.minneapolismn.gov/ahtf> on how the program complies with federal policies and regulations as well as project selection criteria used by CPED, or can be obtained through request to CPED. For more information, please contact Carrie Goldberg at 612-673-5240.

Eligible Uses of Funds

CDBG funds may be used for the following eligible activities: acquisition, clearance, site improvements, rehabilitation, and related soft costs, if necessary and if done in conjunction with rehabilitation. Typically, CDBG funds may not be used for new construction, however, in certain instances CDBG regulations permit funds to be used

for new construction (for example, if the activity is undertaken by a neighborhood-based non-profit entity meeting HUD definitions).

HOME funds may be used for new construction in geographic areas that are not minority concentrated, and for rehabilitation of existing units provided no bedrooms are added to those units. Proposed sites for new construction must be approved by CPED for meeting HUD regulations relative to site and neighborhood standards (including the City's definition of minority concentration areas). HOME funds may be used for the following eligible project activities: development hard costs, acquisition costs, related soft costs and relocation costs. No disbursement of funds under this program is made until total project financing is in place and project closing has occurred.

Administration

The administration of the Affordable Housing Trust Fund Program is the responsibility of CPED's Residential Finance Division following established policies and procedures that are publicly advertised along with the annual Request for Proposals public application solicitation.

Procedure

The City Council annually allocates funding from the Affordable Housing Trust Fund to eligible projects that have been reviewed and underwritten. Staff reviews proposals against the established program goals, objectives, underwriting criteria, and related performance standards and present recommendations for funding to the City Council. Developers are required to submit their proposals to the appropriate neighborhood group for review and comment prior to the City Council approving a funding award. Reallocated funds from prior proposals that were unable to demonstrate project viability are also advertised.

Repayment of Program Funds

The repayment of program funds is structured on a project-by-project basis. Repayment may take the form of an amortized loan, distribution from annual project cash flows, repayment at time of sale, refinancing or conversion, or other acceptable forms of repayment such as a shared loan. Repayment of program funds is required of all developers, both profit and non-profit, who use the Affordable Housing Trust Fund, however, if later in a project's history the affordability of units becomes an issue, the payback of the program funds may be restructured to maintain that affordability.

HOME Other Forms of Assistance (Match)

There are no other forms of investment in the City's HOME Program as described in 24 CFR92.205 (b.). Matches to the program include, but are not limited to the following:

- ◆ Cash contributions (e.g. housing trust funds, foundation grants, and private donations)
- ◆ Proceeds from Housing Revenue Bonds with the automatic 4% Low Income Housing Tax Credit entitlement
- ◆ Cost of supportive services provided to the families residing in HOME-assisted units during the period of affordability.

HOME Affirmative Marketing Program plus Minority and Women Business Outreach

The City's HOME Affirmative Marketing Program is described in project selection criteria. Outreach to minority- and women-owned businesses is conducted through the City's Small and Underutilized Business Program. It is the policy of the City of Minneapolis and its departments and offices, including CPED, to provide small businesses, including women or minority owned businesses, with access to City business opportunities – including the procurement of goods, materials and services, and construction and economic development projects. Solicitation efforts include invitations to certified small businesses, and encouraging subcontractor recruitment through Request for Proposal instructions.

Emergency Solutions Grant (ESG) Program Description

Emergency Solutions Grant (ESG)

The ESG program is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help those persons quickly regain stability into housing up to permanent housing after experiencing a housing crisis and/or homelessness. Minneapolis ESG funds are available for emergency shelter rehabilitation and essential services, street outreach, homelessness prevention and rapid rehousing through the City's Community Planning and Economic Development Department (CPED) and a Hennepin County sub-grant. Eligible sub recipients under ESG can be local government agencies or private nonprofit organizations.

Further discussion of the needs of and strategies for persons experiencing homelessness and those threatened with homelessness are covered in respective sections of the 2020-24 Consolidated Plan and respective annual action plans.

1. ESG Consultation Process

Minneapolis coordinates its use of Emergency Solutions Grant with the Heading Home Hennepin Continuum of Care (Hennepin CoC) planning process. Hennepin CoC is under the direction of the Heading Home Hennepin Executive Committee and is staffed by the City-County Office to End Homelessness. The Executive Committee includes homeless/formerly homeless members in its makeup and its planning committees and subcommittees include homeless/formerly homeless individuals. The role of the Executive Committee is to provide overall policy direction and oversight to the implementation of the Heading Home Hennepin plan works through various committees to implement Continuum policies, strategies, programming, evaluation and public reporting. The Hennepin CoC Operations Board ensures that HUD requirements, critical tasks and initiatives are put into action. The Executive Committee.

Initial consultations on the Emergency Solutions Grant began in December 2010 with discussions with the City-County Office to End Homelessness, Hennepin County and the State of Minnesota on what the new HEARTH Act requirements would mean for local programming. These discussions have continued after the publication of HUD interim regulatory guidance pertaining to the Emergency Solutions Grant. On March 2, 2020 the Operations Board was consulted with by Hennepin County and Minneapolis staff on use of ESG.

Continuing consultation on the issues pertaining to the implementation of the ESG grant continues with City seats on the Executive Committee and Operations Board and service on its respective committees.

2. Summary of Citizen Participation

The City uses its Consolidated Plan citizen participation process for receipt of any comments on its ESG programming. Minneapolis relies on the Hennepin CoC structure and its community

engagement processes to inform itself of the needs and strategies of the local Continuum of Care.

3. Proposed Activities

The city prioritizes ESG to the renovation/rehabilitation of emergency and transitional shelters in the city and provision of emergency shelter essential services, and providing funding for homelessness prevention, rapid re-housing and street outreach services. Between rapid re-housing and homelessness prevention services preference is given to rapid re-housing services.

Under ESG, the City will seek to budget the greater of its Hold Harmless amount (\$558,377) or 60 percent of the annual grant to shelter rehabilitation and essential services, and street outreach activities. Funds outside of this amount will be budgeted to administrative activities (up to 7.5% of grant amount) and to rapid re-housing activities and homelessness prevention. Two percent (2%) of the City's ESG funds are reserved for the HMIS system administration costs. The State HMIS Board has agreed on a HMIS funding model that requests Grantees/Sub-grantees (such as the City) receiving direct Federal funds from programs required to participate in HMIS (e.g. ESG) provide HMIS funding equal to 2% of the grant amount to the State HMIS administrator. Some occasional funding may be reserved for any HMIS costs that the City may incur in participation in ESG.

Homelessness Prevention and Rapid Re-housing activities are determined from project solicitations received from periodic Request for Proposals (RFP) issued by Hennepin County. Projects funded under these eligible activities may provide housing relocation and stabilization financial assistance/services and/or rental assistance. Street outreach and emergency shelter funds are awarded through RFPs issued by the City for those services and are subject to annual renewal.

The activities addressed with the City's ESG funds are consistent with needs identified by the Hennepin Continuum of Care.

The City will need to select projects and obligate funds to these projects within 180 days of a signed HUD grant agreement. Projects have up to 24 months after the date of the signed HUD grant agreement to expend ESG funds.

4. ESG Match

A one-for-one funding match is required for the ESG grant. Match is obtained by eligible match contributions received and expended by sub recipients during the program year that applies to the ESG funding. Match is only qualified if it is used by the sub recipient to support eligible ESG programming and activities. The City will consider meeting its one-for-one match requirement through the totality of the ESG projects that it funds and the match that the sub recipients provide.

Sources of match by sub recipients can be unrestricted federal, state, local or private sources; however, if any match is federal the laws governing the federal funds must not prohibit these funds being used as match to ESG. Additionally, if the ESG funds are used to satisfy match requirements of another federal program, then funding from that program may not be used as match for ESG (no reciprocal federal matching). There cannot be any restrictions on proposed match that would preclude it from being used for eligible ESG activities.

5. ESG Funding Priorities

The following sections outline ESG funding priorities and activities of the City of Minneapolis. All projects funded under these priorities must at minimum meet the following requirements.

- ◆ Project applicants must demonstrate the ability to enter into contracts with the City of Minneapolis within sixty days of City Council approval.
- ◆ The contracted work must be completed, and funds spent no later than 24 months after the date of the signed HUD grant agreement applicable to the program year.
- ◆ ESG projects must participate in a Homeless Management Information System (HMIS) or for victim service providers, comparable database and will be required to collect data on all universal elements as defined in HMIS and consistent with the local HMIS data quality policies and standards.
- ◆ Projects must comply with the Hennepin Continuum of Care's Written Standards as amended for the ESG awarded service type.
- ◆ Applicant must provide the organization's most recent audited financial statements.
- ◆ A match equal to the program award is required for the performance period and can be in the form of operating costs funds provided by other entities to recipient projects. Match (either committed or pending) needs to be identified and a plan for documenting and reporting match detailed in any application.

Shelter Rehabilitation/Renovation

The City has traditionally used its ESG for rehabilitation and renovation assistance to emergency shelters in the city, or to positively convert buildings for use as emergency shelter. Neither property acquisition nor new construction is an eligible use of these funds. Historically, the City has received ESG funding requests exceeding available funding, demonstrating a high demand for this program. A shelter's physical condition has a shorter life span than similar structures and necessitates frequent rehabilitation to keep shelters in safe and sanitary condition and code compliant.

Assisted rehabilitation/renovation/conversion emergency shelter properties must be in the City of Minneapolis or Hennepin County serving Minneapolis families and individuals. Grant match can be in the form of operating costs funds provided by other entities to the project. Other match sources for projects can include rehabilitation-specific contributions from Minnesota Housing, foundations, and private sources. ESG program funds may also be used for furniture,

security systems and/or equipment in either a new construction, positive conversion or renovation/rehabilitation project. Proposals requesting ESG funding for furnishings, security systems and equipment will be thoroughly analyzed for compliance with City of Minneapolis Consolidated Plan and applicable HUD regulations. Any Minneapolis ESG shelter RFP is not intended to solicit proposals for any other operating costs as defined under §576.102 (3).

Representatives from Minnesota Housing Finance Agency, Hennepin County, Family Housing Fund, and the City may review applicant information and conduct interviews with the applicants. In addition, City rehabilitation staff will conduct a physical inspection of the property. City staff make recommendations to the City Council for their funding decisions.

Required qualifications of proposals are:

- ◆ Shelter must be operated by a private non-profit corporation or a government entity.
- ◆ Applicant must provide evidence that the property is properly zoned with necessary conditional-use permits in place. If a zoning change or a conditional-use permit is needed, proposer must obtain a letter from CPED Planning describing what must be done and the timetable for obtaining the approvals and submit with the funding application.
- ◆ Projects assisted with ESG emergency shelter funds cannot require occupants to enter into lease or occupancy agreements of any kind unless it is a project that was funded with FY 2010 ESG funds.
- ◆ Applicant must demonstrate sufficient knowledge, experience and capacity to undertake and complete the development project.
- ◆ The grant-eligible work items must be completed, and funds spent no later than the applicable 24-month expenditure deadline.
- ◆ The building must be maintained as an emergency for a period of either 3 or 10 years depending on the degree of renovation and the value of the building consistent with HUD minimum standards for shelters receiving rehabilitation funds outlined in § 576.102 (c) Minimum Period of Use.
- ◆ Applicant must provide evidence of sufficient revenue/income to operate the project.
- ◆ Shelters assisted must at minimum meet the shelter and housing standards as outlined in 24 CFR 576.403, as well as state and local government safety and sanitation standards, as applicable, including the requirements for lead-based paint and energy-efficient appliances.
- ◆ Recipients of ESG funds must participate in the Hennepin County Coordinated Entry System.

- ◆ Competitive bidding must occur in accordance with the City's bidding instructions included in the RFP materials.
- ◆ All development funding sources, in addition to the ESG funds, must be secured before a closing can occur.
- ◆ Environmental testing, including lead-based paint risk assessment and remediation, will be required, in most projects funded with ESG.
- ◆ Federal relocation regulations and local relocation rules apply to all projects funded through the Affordable Housing Trust Fund and the ESG Program.

Emergency Shelter Essential Services

In 2018 the Minneapolis City Council directed that the City's Consolidated Plan permit emergency shelter essential services delivered through case management to be an allowable use of the City's ESG. Case management is defined as the cost of assessing, arranging, coordinating and monitoring the delivery of individualized services to meet the immediate housing placement needs of shelter program participants. The outcome of this work is to increase the availability of emergency shelter beds and to transition long-term shelter users into permanent housing.

ESG program information and requirements for the provision of essential services include:

- Applicant must demonstrate sufficient knowledge, experience and capacity to undertake and complete intensive housing-focused case management for long-term, single adult shelter users
- Applicant must demonstrate long-term experience operating large shelter programs with priority for shelters with high client to case manager caseloads and clients with longest stays in shelter
- Applicant must demonstrate extensive experience in case management for frequent/long-term shelter stayers
- Applicant must demonstrate the ability to increase existing case management capacity or ramp up and hire a case manager to perform the work
- Services and activities must consist of:
 - When appropriate, connecting frequent/long-term shelter stayers to the Hennepin County Coordinated Entry System by either ensuring that the person receive an assessment if the person is experiencing chronic homelessness or making the connection to housing providers if a referral for the person is made as well as utilizing all other available housing options which include (but are not limited to) public housing, senior housing, board and lodges, market-rate housing, shared housing, etc.

- Coordinate with Adult Shelter Connect for verifying and documenting eligibility
- Securing and coordinating services and obtaining appropriate federal, state and local benefits for clients
- Monitoring and evaluating client progress
- Assist in making needed referrals by facilitating a warm handoff between the person and the service or agency
- Developing an individualized housing and service plan leading to permanent housing stability for each person on the case manager's case load
- Utilize the Length of Stay report in Homeless Management Information System (HMIS) to determine who to target and bring onto case load.

Street Outreach

ESG funding is provided for street outreach services made available to individuals meeting the Category 1 and 4 definitions of homelessness. The work is done through a contract with St. Stephens Human Services. Outreach services provided will consist of engagement, case management, emergency health services, emergency mental health services, transportation and unique services for unsheltered homeless populations that seek to connect them to housing opportunities and support services for which they are eligible.

Rapid Re-housing

The City sub-grants a portion of its ESG grant to Hennepin County for projects that can service the eligible rapid re-housing portion of Minneapolis ESG allocations. Projects may provide homeless prevention services as well, however, the City prioritizes funding rapid re-housing over homeless prevention services.

Rapid re-housing will serve Minneapolis residents -- homeless families and single adults without children who reside in a Hennepin County sited homeless shelter (previous permanent address was within Minneapolis) as well as unaccompanied youth who are verifiably homeless according to the HUD definition found below. These clients must have an annual income at or below thirty (30%) of HUD area median family income. Specifically, homelessness is defined by HUD in 24 CFR §576.2 as:

(1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

(i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;

(ii) An individual or family living in a supervised publicly- or privately-operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low income individuals); or

(iii) An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;

(2) An individual or family who will imminently lose their primary nighttime residence, provided that:

(i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;

(ii) No subsequent residence has been identified; and

(iii) The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, needed to obtain other permanent housing;

(3) Unaccompanied youth under 25 years of age, or families with

children and youth, who do not otherwise qualify as homeless under this definition, but who:

(i) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)), or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a); (ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;

(iii) Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and

(iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention or criminal activity, and a history of unstable employment; or

(4) Any individual or family who:

(i) Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;

(ii) Has no other residence; and

(iii) Lacks the resources or support networks, e.g., family, friends, and faith-based or other social networks, to obtain other permanent housing.

Use of funds under the Rapid Re-housing eligible activity can be for short-term or medium-term rental assistance to achieve permanent housing and stability. This rental assistance should be for no longer than necessary for the recipient to obtain permanent housing. The rental assistance can either be tied to the recipient or consist of project-based assistance that can "float" within a development serving eligible recipients.

Housing relocation and stabilization services can also be provided under Rapid Re-housing. These services can consist of financial assistance or services. Financial assistance is provision of rental application fees, security deposits, last month rent, utility deposits, utility payments and moving costs. Financial services can include housing search and placement, housing stability case management, landlord-tenant mediation, legal services, and credit repair.

Homelessness Prevention

As described above, the City sub-grants ESG funds to Hennepin County that may fund projects providing eligible homelessness prevention services to Minneapolis resident renters. Homelessness prevention services will be a secondary consideration to rapid re-housing in making project awards. Prospective applicant agencies can offer to provide both eligible uses in their applications. Funding provided to clients under homelessness prevention must be last resort funds required to keep in housing a person/household at risk of homelessness. Similar target populations noted under rapid re-housing are also sought to be served under homelessness prevention. A person/household at risk of homelessness is defined as:

(1) An individual or family who:

- (i) Has an annual income below 30 percent of median family income for the area, as determined by HUD;
- (ii) Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the "Homeless" definition in this section; and
- (iii) Meets one of the following conditions:

- a. Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
- b. Is living in the home of another because of economic hardship;
- c. Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
- d. Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;
- e. Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;
- f. Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
- g. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan;

(2) A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a(3)), section 637(11) of the Head Start Act (42 U.S.C. 9832(11)), section 41403(6) of the Violence Against Women Act of 1994 (42 U.S.C. 14043e–2(6)), section 330(h)(5)(A) of the Public Health Service Act (42 U.S.C. 254b(h)(5)(A)), section 3(m) of the Food and Nutrition Act of 2008 (7 U.S.C. 2012(m)), or section 17(b)(15) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)(15)); or

(3) A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under section 725(2) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a (2)), and the parent(s) or guardian(s) of that child or youth if living with her or him.

For purposes of the above definition’s paragraph (g), someone who lives in housing that has characteristics associated with instability and an increased risk of homelessness is defined as follows. A renter household with income at/or below 30% of median income adjusted for family size and whose housing costs exceed 50% of their income and upon provider assessment is shown to be at imminent risk of losing existing housing. Use of funds under the Homelessness Prevention eligible activity can be for similar uses as under Rapid Re-housing. Projects can be for short-term or medium-term rental assistance to retain permanent housing

and stability. This rental assistance should be for no longer than necessary for the program participant to be stabilized in existing housing.

Housing relocation and stabilization services can also be provided under Homelessness Prevention. These services can consist of financial assistance or services. Financial assistance is provision of rental application fees, security deposits, last month's rent, utility deposits, utility payments and moving costs. Financial services can include housing search and placement, housing stability case management, landlord-tenant mediation, legal services, and credit repair.

6. ESG Written Standards for Assistance

The following ESG Written Standards for Assistance are presented in outline form and intended to provide a guide to how the City will implement the homelessness prevention and rapid re-housing services aspects of the ESG grant as well as outline the standards used in local emergency shelter rehabilitation/essential services and street outreach projects. Italicized text is the HUD guidance on what the respective written standards should address as outlined in the 24 CFR 576 amended regulations. These Standards will be reviewed periodically and will reflect prioritized standards consistent with developed Continuum of Care written standards. Changes to the standards outlined below will not be considered a substantial change to the Consolidated Plan.

Policies and procedures for establishing eligibility for assistance

Standard policies and procedures for evaluating individuals' and families' eligibility for assistance under Emergency Solutions Grant (ESG);

- ◆ Emergency Shelter Essential Services: Coordinate with Adult Shelter Connect for verifying and documenting eligibility
- ◆ Street Outreach: Services are provided to individuals who meet the Category 1 and 4 definitions of homelessness. The individuals must be living on the streets (or other places not meant for human habitation) and be unwilling or unable to access services in emergency shelters.
- ◆ Rapid re-housing: Minneapolis resident homeless families and single adults without children including unaccompanied youth who reside in a Hennepin County sited homeless shelter (whose previous permanent address within 3 months of entering shelter was within Minneapolis). Client households must have an annual income at or below thirty (30%) of HUD area median income and meet the definition of homeless as set out in 24 CFR §576.2. Clients are to be referred from the Coordinated Entry System.

- ◆ Homelessness Prevention: Minneapolis resident renters who are established as at-risk of homelessness as set forth in 24 CFR §576.2 and the Rapid re-housing paragraph as described above.
- ◆ Required documentation of the above will be made by providers by first attempting to get third-party verification of homelessness status. Other acceptable documentation options in secondary order of rank is 1) case manager verification of eligibility; and 2) self-report verification of eligibility combined with justification of efforts made and reasons for a lack of success in obtaining third-party or case manager verification of status.
- ◆ Applicant's level of need will be established through provider verification of resources available to the applicant household, financial and otherwise.

Standards for targeting and providing essential services related to street outreach

ESG funding will be provided for street outreach services made available to individuals meeting the Category 1 and 4 definitions of homelessness. The individuals must be living on the streets (or other places not meant for human habitation) and be unwilling or unable to access services in emergency shelters. Outreach services provided will consist of culturally appropriate engagement, case management, emergency health services, emergency mental health services, transportation and unique services for special populations that seek to connect users to housing opportunities and support services for which they are eligible. A community services team will perform outreach work in coordination with community stakeholders, public safety personnel and businesses and residents to identify and connect with unsheltered homeless individuals. Outreach will also be made to frequent users of emergency services as identified by program partners. Once contact is made, the outreach staff will triage a participant's housing and other needs and eligibility for referral to appropriate housing and support services options.

Standards for targeting and providing emergency shelter essential services

Emergency shelter essential services are to be delivered through intensive case management with frequent/long-term shelter stayers. Case management is defined as assessing, arranging, coordinating and monitoring the delivery of individualized services to meet the immediate housing placement needs of shelter program participants. The outcome of this work is to increase turnover of emergency shelter bed supply. Potential clients to work with are to be determined through utilizing the Length of Stay report in HMIS.

Policies and procedures for admission, diversion, referral, and discharge by emergency shelters assisted under ESG

Standards regarding length of stay, if any, and safeguards to meet the safety and shelter needs of special populations, e.g., victims of domestic violence, dating violence, sexual assault, and

stalking; and individuals and families who have the highest barriers to housing and are likely to be homeless the longest;

Emergency shelters potentially served by Minneapolis ESG funds fall under Hennepin County emergency shelter policies. Users of these emergency shelter services all meet the four respective categories of homelessness under the HEARTH definition of homelessness. Specific populations served by these shelters are:

Families with children or individuals who are pregnant—the County contracts with family shelters to provide emergency shelter to Hennepin County families who are without resources to meet their housing needs. No families are turned away and all are given vouchers after meeting with a county Shelter Team staff. If families are working on their case plan, they are eligible for renewed vouchers. There is no maximum length of stay. Once stable housing is identified for them, families are provided with assistance for damage deposits, prorated rental assistance, arrear payments for utilities primarily through emergency assistance funds. Non-County residents are referred to emergency shelter assistance resources in their county of residence. Families who wish to relocate are provided with assistance to do so only if there is verified employment or housing at the relocation site.

Young Adults—ages 18-21 are identified as special needs and eligible for emergency homeless sheltering through the County. The County contracts with several shelter and safe waiting facilities. An intake assessment and action plan with a County caseworker is developed.

Single Adults—the County contracts with several shelters and safe waiting spaces for sheltering single adults. Shelter is accessed through Adult Shelter Connect, a physical location with a telephone number where single adults could present during the day to receive an initial assessment and reserve a shelter bed at any of the five shelter providers for the night. Those already in shelter can reserve their bed on departure in the morning. Shared HMIS provides the platform for the reservation system and enables better tracking people experiencing homelessness in the system and target them for interventions. Shelter beds are available to those who receive federal disability benefits, are qualified for state cash benefits, are an active county social service case, or are a special need (fleeing domestic abuse, have a mental/physical impairment/disability or are ill). Those who cannot qualify or cannot be served by a shelter program are provided with safe waiting space. There are no maximum lengths of stay, clients are provided with access and referrals to county health case management services. As with families, an individual wishing to relocate may be provided with assistance to do so if there is verified employment or housing at the relocation site.

All intake assessments for the above populations triage the respective client housing situations and availability. Where resources are available or found, rapid exit into non-shelter housing is made first. Those with the highest barriers to finding housing are provided with shelter while a stabilization and housing plan is developed with a caseworker.

Policies and procedures for coordination among providers and mainstream providers

Policies and procedures for coordination among emergency shelter providers, essential services providers, homelessness prevention, and rapid re-housing assistance providers; other homeless assistance providers; and mainstream service and housing providers (see § 576.400(b) and (c) for a list of programs with which ESG-funded activities must be coordinated and integrated to the maximum extent practicable);

Hennepin CoC has several committee workplans demonstrating coordination of services among providers. These will inform on framework elements to be considered in allowing for ESG to address existing gaps in continuum services or supplement other continuum efforts. Service providers will identify other appropriate and available services (employment, training, education, income supports, etc.) to assist the participant to achieve stable, permanent housing as part of a Housing Stability Plan to be developed with the clients. Further implementation of coordinated entry is occurring as the city and county implements ESG and Continuum of Care programming. All projects receiving ESG or CoC assistance are required to use coordinated entry system for referrals. Any victim service providers funded under the city's ESG program will not need to participate in HMIS but may use an equivalent intake and assessment system as described in 24 CFR §576.400.

Policies and procedures for prioritizing and determining whether HP or RR

Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance;

Households must be assessed through the Coordinated Entry System to determine whether members are eligible to receive ESG-funded services prior to the actual delivery of those services. This assessment must consider whether homelessness prevention or rapid re-housing is the appropriate form of assistance for each eligible household that has been determined.

The initial assessment by providers must determine 24 CFR §576.2 and income eligibility and level of need (including analysis of sufficient resources or support networks) as described above in determining eligibility for assistance. Households are prioritized by first, by disability, second by chronic homelessness, and third by number of HUD months homeless.

Standards for any rent and utility costs share required of participants

Standards for determining what percentage or amount of rent and utilities costs each program participant must pay while receiving homelessness prevention or rapid re-housing assistance

- ◆ 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.

Standards for determining length of rental assistance and whether adjustments allowed and how

Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time

- ◆ Project-based assistance must be for a lease term of a minimum of 12 months.
- ◆ Under ESG regulations, the maximum term of short-term rental assistance is three months, for medium term rental assistance the maximum period is 24 months- in both instances within a three-year timeframe. Assistance limit terms within these maximum limits to be determined. Evaluation and reevaluation of participant to be done by provider.
- ◆ Rental assistance cannot exceed actual rental costs plus utilities (if utilities expected to be paid by tenant) and comply with HUD reasonable rental standards determined through local rent survey analysis and local HUD Fair Market Rates.
- ◆ Rental assistance should be flat and tied to maximum rental subsidies consistent with HUD Fair Market Rates
 - ◆ Past due rental arrears count toward rental assistance time limits and may not exceed six months of rent arrears, including any late fees on those arrears
 - ◆ Termination of assistance by the provider to be done consistent with 24 CFR §576.402
 - ◆ Late payments. The sub recipient provider must make timely payments to each owner in accordance with the rental assistance agreement. The rental assistance agreement must contain the same payment due date, grace period, and late payment penalty requirements as the program participant's lease. The sub recipient is solely responsible for paying late payment penalties that it incurs with non-ESG funds.
 - ◆ Rental assistance may not be provided to a program participant who has been provided with replacement housing payments under the URA during the period covered by the URA payments. In addition, with exception for one-time payment of rental arrears on tenant's portion of rental payment, a program participant household who is receiving either tenant-based or project-based rental assistance through other public sources is not eligible for ESG rental assistance.

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- ◆ Legally-binding, written leases required between participant and Owner unless assistance is solely for rental arrears whereby an oral agreement is permitted if such oral agreement provides the program participant an enforceable leasehold interest under state law and the agreement and rent owed are sufficiently documented by owner's financial records, rent ledgers, or canceled checks.
- ◆ Rental assistance payments are only made to owners by the subrecipient provider under terms set forth in a rental assistance agreement. The rental assistance agreement must provide that during the agreement's term, the owner must provide the subrecipient provider copy of any notice to the program participant to vacate the housing unit, or any complaint used under state or local law to commence an eviction action against the program participant. These rental assistance agreements terminate, and no further payments made under such agreement if
 - Program participant moves out of housing unit covered by participant's housing lease;
 - The lease terminates and is not renewed; or
 - The program participant becomes ineligible to receive ESG rental assistance
- ◆ Subrecipient providers will be responsible for adherence to the tenant-based rental and project-based rental stipulations found in 24 CFR §576.106 (h) and (i)
- ◆ Adjustment allowances likely to be permitted subject to determination following an initial stabilization period and monthly thereafter. As income increases, housing assistance support will decrease across time. If an eligible household still requires assistance beyond ESG time limits, providers will refer such households to permanent supportive housing options.

Standards for determining type, amount, and duration of housing stabilization/relocation services including maximum length, amount of assistance and maximum number of times for assistance

Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide to a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participant receive assistance; or the maximum number of times the program participant may receive assistance

All households eligible for ESG-funded homelessness prevention or rapid re-housing assistance 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.

Component services and activities of housing stability case management consist of:

- ◆ Using the coordinated entry system as required under 24 CFR §576.400(d), to evaluate individuals and families applying for or receiving assistance;
- ◆ Conducting initial evaluation required under 24 CFR §576.401(a), including verifying and documenting eligibility for applying for homelessness prevention or rapid re-housing assistance;
- ◆ Counseling;
- ◆ Developing, securing, and coordinating services and obtaining federal, state and local benefits;
- ◆ Monitoring and evaluating program participant progress;
- ◆ Providing information and referrals to other providers;
- ◆ Developing an individualized housing and service plan including planning a path to permanent housing stability solutions; and
- ◆ Conduction reevaluations required under 24 CFR §576.401(b)

The activities named above fall under the housing stability case management limits for duration of services.

Expenses paid under financial assistance costs, as part of housing relocation and stabilization services are subject to the following limitations:

Subject to the general conditions under 24 CFR §576.103 and 24 CFR §576.104, ESG funds may be used to pay housing owners, utility companies, and other third parties for the following costs:

- ◆ *Rental Application Fees:* ESG funds may pay for the rental housing application fee that is charged by the owner to all applicants.
- ◆ *Security Deposits:* ESG funds may pay for a security deposit that is equal to no more than two months' rent.
- ◆ *Last Month's Rent:* If necessary, to obtain housing for a participant, the last month's rent may be paid from ESG funds to the owner of that housing at the time the owner has paid the security deposit and the first month's rent. This assistance must not exceed one month's rent and must be included in calculating program participant's total rental assistance, which cannot exceed 24 months during any three-year period.
- ◆ *Utility Deposit:* ESG funds may pay for a standard utility deposit required by the utility company for all customers for the utilities listed in the utility payments section below.
- ◆ *Utility Payments:* ESG funds may pay for up to 24 months of utility payments per program participant, per service, including up to six months of utility payments in arrears, per service. A partial payment of a utility bill counts as one month. This assistance may only be provided if the program participant or a member of the same household has an account in his or her name with a utility company or proof of responsibility to make utility payments. Eligible utility services are gas, electric, water, and sewage. No program participants shall receive more than 24 months of utility assistance within any three-year period.
- ◆ *Moving Costs:* ESG funds may pay for moving costs such as truck rental or hiring a moving company. This assistance may include payment of temporary storage fees for up to 3 months, provided that the fees are accrued after the date the program participant begins receiving assistance and before the program participant moves into permanent housing. Payment of temporary storage fees in arrears is not eligible.
- ◆ *Services Cost:* subject to general restrictions under 24 CFR §576.103 and 24 CFR §576.104, ESG funds may be used to pay the costs of providing the following services:

- Housing Search and Placement: service or activities necessary to assist program participants in locating, obtaining, and retaining suitable permanent housing, include the following:
 - Assessment of housing barriers, needs, and preferences;
 - Development of an action plan for locating housing;
 - Housing search;
 - Outreach to and negotiation with owners;
 - Assistance with submitting rental applications and understanding leases;
 - Assessment of housing for compliance with ESG requirements for habitability, lead-based paint, and rent reasonableness;
 - Assistance with obtaining utilities and making moving arrangements; and
 - Tenant counseling.

7. ESG Sub-Award Process

The City sub-grants its ESG rapid re-housing allocation to Hennepin County. Rapid re-housing services are provided by subrecipients selected via a Request for Proposals (RFP) process administered by Hennepin County. 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.

The City issues a Request for Proposals for its emergency shelter rehabilitation and essential services programming as well as for street outreach services distributed through the City of Minneapolis website. City representatives with other knowledgeable community representatives including to the extent possible, a person who is/was homeless will review proposals and recommend staff project selections. The City's Community Planning and

Economic Development Department will present funding determinations to the Minneapolis City Council for final approval. Applicants will be judged on the experience and capacity of their agency, and on the feasibility and appropriateness of their proposal and demonstration to meet federal and local mandates, including their ability to service ESG funds to those at or below 30 percent of area median income. Additional qualifying criteria will include but not be restricted to ability to assist the City in providing one-for-one qualifying funding match for the ESG award.

The RFPs are designed to select applicants who can work within a broad network of homelessness system response resources that address ESG guidelines and local Continuum of Care priorities. Awards made under the grant will be enforced through a contract outlining ESG program requirements.

8. Homeless Participation Requirements

As described above with the description of the Heading Home Hennepin Continuum of Care Executive Committee composition and the committees and subcommittees that serve under it, the City meets the requirements of 24 CFR §576.405 (b).

Sub recipients of ESG funds are required to involve those who are homeless or formerly homeless in the development and delivery of ESG-funded projects and activities to the maximum extent practicable.

9. ESG Performance Standards

The following ESG performance standards for evaluation are approved by the Heading Home Hennepin Continuum of Care and will be reviewed and revisited by the Continuum of Care periodically.

Street Outreach

- ◆ HMIS data will be entered in accordance with local HMIS data quality policies on timeliness, completeness and accuracy, per the community's Data Quality Plan
 - Timeliness
 - Workflow
- ◆ At least 50% of persons contacted and who are eligible for the street outreach project, will be engaged within 30 days of initial contact by the outreach team
- ◆ All clients who become engaged will be offered a coordinated entry assessment completed within 30 days of their date of engagement¹

¹ Per the 2017 HMIS Data Standards, the date of engagement is defined as: "...the date when an interactive client relationship results in a deliberate client assessment or beginning of a case plan."
(<https://www.hudexchange.info/resources/documents/HMIS-Data-Standards-Manual.pdf>)

- ◆ At least 50% of engaged Street Outreach clients will be referred to a housing program within 90 days of their date of engagement, including:
 - emergency shelter
 - transitional housing
 - permanent housing, including permanent supportive housing

Emergency Shelter

- ◆ HMIS data will be entered in accordance with local HMIS data quality policies, per the community's Data Quality Plan
- ◆ After 14 days, 100% of emergency shelter clients should be connected to the coordinated entry system to ensure that they are assessed.
- ◆ Single adult emergency shelter clients (persons 18 years of age and older) should be offered a referral to the local coordinated entry system within 45 days of their entry into the emergency shelter
- ◆ Decrease length of time homeless: 1047 days (baseline – decrease over time)
- ◆ Increase exits to stable housing (TH, PSH, RRH): 7.2% (baseline – increase to 10%)

Rapid Re-housing

- ◆ HMIS data will be entered in accordance with local HMIS data quality policies, per the community's Data Quality Plan
- ◆ Exits to Permanent destinations: Permanent Housing Exits > 84 %
- ◆ Maintain or increase Employment Income: Qualifying adult participants > 41%
- ◆ Maintain or increase Non-Employment Income: Qualifying adult participants > 53%
- ◆ Maintain or Increase Total Income: Qualifying adult participants > 78%
- ◆ Number of days from program start to housing move in date 54 days

Homelessness Prevention

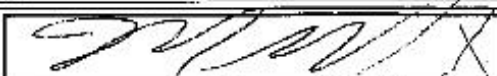
- ◆ HMIS data will be entered in accordance with local HMIS data quality policies, per the community's Data Quality Plan
- ◆ No shelter entry within 6 months > 97%
- ◆ No shelter entry within 12 months > 95%
- ◆ Reduce First time homeless

Grantee SF-424's and Certification(s)

CMB Number: 4040-0004
Expiration Date: 10/31/2022

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, attach appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: 04/15/2020	4. Applicant Identification: 41-5005375	
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Minneapolis		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 41-9005375	* c. Organizational DUNS: 0605504116300	
d. Address:		
* Street1:	150 South Clark Street	
* Street2:	701K City Hall	
* City:	Minneapolis	
* County/Parish:	Hennepin	
* State:	MN: Minnesota	
* Province:	<input type="text"/>	
* Country:	USA: UNITED STATES	
* Zip / Postal Code:	55415-1216	
e. Organizational Unit:		
Department Name:	Division Name:	
International Relations	Grants and Special Projects	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr.	* First Name:	Neil
Middle Name:	<input type="text"/>	
* Last Name:	Bower	
Suffix:	<input type="text"/>	
Title: Manager Resource Coordination		
Organizational Affiliation: <input type="text"/>		
* Telephone Number:	Fax Number:	<input type="text"/>
* Email:	neil.bower@minneapolis.gov	

Application for Federal Assistance SF-424	
* 8. Type of Applicant 1: Select Applicant Type: <input type="text" value="City or Township Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.210"/>	
CFDA Title: <input type="text" value="Community Development Block Grant Program"/>	
* 12. Funding Opportunity Number: <input type="text" value="H-20-FG-21-1(0)"/>	
* Title: <input type="text" value="Community Development Block Grant"/>	
13. Competition Identification Number: <input type="text"/>	
Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="City of Minneapolis FY20 Five Year Consolidated Plan Community Development Block Grant (CDBG)"/>	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="005"/>	* b. Program/Project: <input type="text" value="608"/>
Attach an additional list of Program/Project Congressional Districts if needed. <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="06/01/2020"/>	* b. End Date: <input type="text" value="05/31/2021"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="11,290,523.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="1,677,202.00"/>
* g. TOTAL	<input type="text" value="12,967,725.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001) <input checked="" type="checkbox"/> ** I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Mark"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Bull"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="City Coordinator"/>	
* Telephone Number: <input type="text" value="612-674-3241"/>	Fax Number: <input type="text" value="612-674-3230"/>
* Email: <input type="text" value="mark.bull@minneapolis.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="04/15/2020"/>

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 16 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0346-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

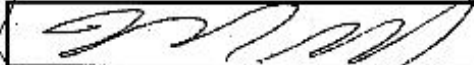
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§1725-1753) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686) which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1942 (42 U.S.C. §§290 ad-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles I and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-846) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1509 and 7324-7326) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11893; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1965, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-206).
18. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
16. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	City Coordinator
APPLICANT ORGANIZATION City of Minneapolis	DATE SUBMITTED 04/15/2020

SF-124D (Rev. 7/87) Back

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701n) and implementing regulations at 24 CFR Part 135.

X 
Signature of Authorized Official 4/15/20
Date


City Coordinator
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. **Overall Benefit.** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2018, 2019, 2020 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.


Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations, and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.


X 
Signature of Authorized Official

4/15/20
Date

City Coordinator
Title

Application for Federal Assistance SF-424			
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
		* If Revision, select appropriate letter (a) <input type="text"/>	
		* Other (Specify): <input type="text"/>	
* 3. Date Received: 04/15/2020		4. Applicant Identifier: NJ-6035395	
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>	
State Use Only:			
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:			
* a. Legal Name: City of Minneapolis			
* b. Employer/Taxpayer Identification Number (EIN/TIN): 41-6906370		* c. Organizational DUNS: 068700110000	
d. Address:			
* Street:	500 South Fifth Street		
* Street2:	3016 City Hall		
* City:	Minneapolis		
* County/Parish:	Hennepin		
* State:	MN: Minnesota		
* Province:			
* Country:	USA: UNITED STATES		
* Zip / Postal Code:	55415-1316		
e. Organizational Unit:			
Department Name: Intergovernmental Relations		Division Name: Grants and Special Projects	
f. Name and contact information of person to be contacted on matters involving this application:			
Prefix:	Mr.	* First Name:	Matt
Middle Name:			
* Last Name:	Bower		
Suffix:			
Title:	Housing Resource Coordination		
Organizational Affiliation:			
* Telephone Number:	612-673-2190	Fax Number:	612-673-3250
* Email:	mattbow.bower@minneapolismn.gov		

Application for Federal Assistance SF-424		
* 8. Type of Applicant 1: Select Applicant Type: <input type="text" value="City or Township Government"/>		
Type of Applicant 2: Select Applicant Type: <input type="text"/>		
Type of Applicant 3: Select Applicant Type: <input type="text"/>		
* Other (specify): <input type="text"/>		
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>		
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.239"/>		
CFDA Title: <input type="text" value="HOME Investments Partnerships Program for Urban Community"/>		
* 12. Funding Opportunity Number: <input type="text" value="H-20-00-27-0201"/>		
* Title: <input type="text" value="HOME Investment Partnerships"/>		
13. Competition Identification Number: <input type="text"/>		
Title: <input type="text"/>		
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>		
* 15. Descriptive Title of Applicant's Project: <input type="text" value="City of Minneapolis FY20 Five Year Consolidated Plan HOME Investment Partnerships Grant"/>		
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>		

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant	000
* b. Program/Project	000
Attach an additional list of Program/Project Congressional Districts if needed:	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date	05/01/2020
* b. End Date	05/31/2025
18. Estimated Funding (\$):	
* a. Federal	2,750,395.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	1,179,872.00
* g. TOTAL	3,930,267.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach:	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix	02
* First Name	Kath
Middle Name	
* Last Name	Buff
Suffix	
* Title	City Commissioner
* Telephone Number	612-673-3291
Fax Number	612-673-3290
* Email	mark.buff@minneapolis.gov
* Signature of Authorized Representative	
* Date Signed	04/15/2020

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0038
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (5345-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

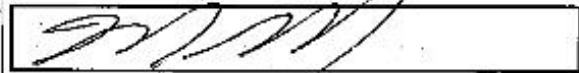
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance, and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4726-4753) relating to prescribed standards of merit systems for programs funded under one of the 10 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to non-discrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to non-discrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to non-discrimination in the sale, rental or financing of housing; (i) any other non-discrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other non-discrimination statute(s) which may apply to the application.

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Prescribed by OMB Circular A-102

11. Will comply or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1506 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) Institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 175(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-c et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and CMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	City Coordinator
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Minneapolis	01/15/2010

SP-4240 (Rev. 7-97) Back

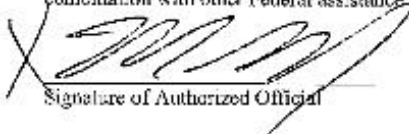
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

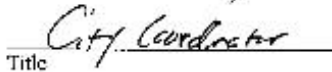
Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;


X 
Signature of Authorized Official

4/15/20
Date


Title

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision * If Revision, see and appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: 01/13/2023		4. Applicant Identifier: 01-5005315
5a. Federal Entry Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>
State Use Only:		
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Minneapolis		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 61-6005375		* c. Organizational DUNS: 8965394110000
d. Address:		
* Street1: 150 South Fifth Street		
Street2: 301x City Hall		
* City: Minneapolis		
County/Parish: Hennepin		
* State: MN: MINNESOTA		
Province:		
* Country: USA: UNITED STATES		
* Zip / Postal Code: 55415-1516		
e. Organizational Unit:		
Department Name: Intergovernmental Relations		Division Name: Grants and Special Projects
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr. * First Name: Matt		
Middle Name:		
* Last Name: Bowes		
Suffix:		
Title: Manager Resource Coordination		
Organizational Abbreviation:		
* Telephone Number: 612-573-2188		Fax Number: 612-673-3250
* Email: matt.bowes@minneapolismn.gov		

Application for Federal Assistance SF-424		
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="City or Township Government"/>		
Type of Applicant 2: Select Applicant Type: <input type="text"/>		
Type of Applicant 3: Select Applicant Type: <input type="text"/>		
* Other (specify): <input type="text"/>		
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>		
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.235"/>		
CFDA Title: <input type="text" value="Emergency Solutions Grant Entitlement Community"/>		
* 12. Funding Opportunity Number: <input type="text" value="E-20-002-27-0003"/>		
* Title: <input type="text" value="Emergency Solutions Grant"/>		
13. Competition Identification Number: <input type="text"/>		
Title: <input type="text"/>		
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>		
* 15. Descriptive Title of Applicant's Project: <input type="text" value="City of Minneapolis FY20 Five Year Consolidated Plan Emergency Solutions Grant (HESG)"/>		
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>		

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="005"/>	* b. Program/Project: <input type="text" value="005"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="06/01/2020"/>	* b. End Date: <input type="text" value="05/31/2022"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="971,353.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text" value="971,353.00"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="1,942,706.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001) <input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input type="text" value="MR."/>	* First Name: <input type="text" value="Mark"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="RUFF"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="City Coordinator"/>	
* Telephone Number: <input type="text" value="612-673-3241"/>	Fax Number: <input type="text" value="612-673-3250"/>
* Email: <input type="text" value="mark.ruff@minneapolismn.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="06/15/2020"/>

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0548-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

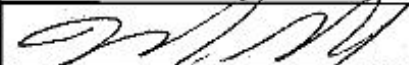
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance, and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4733) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPIA's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§280 dd-3 and 280 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424D (Rev. 1-97)
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7326) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11735; (c) protection of wetlands pursuant to EO 11980; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 175(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 105 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties) and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing the program.
20. Will comply with the requirements of Section 108(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Procuring a commercial sex act during the period of time that the award is in effect; or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	City Coordinator
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Minneapolis	04/15/2020

SF-424D (Rev. 7-97) Back

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

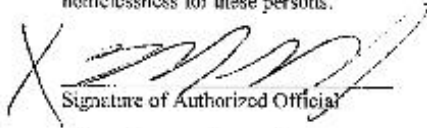
Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature of Authorized Official

4/15/20
Date

City Coordinator
Title

Application for Federal Assistance SF-424			
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
		* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>	
* 3. Date Received: 04/18/2018		4. Applicant Identifier: 41-6005375	
5a. Federal Entry Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>	
State Use Only:			
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:			
* a. Legal Name: City of Minneapolis			
* b. Employer/Assessee Identification Number (EIN/TIN): 41-6005375		* c. Organizational OUNS: 0655304110300	
d. Address:			
* Street1:	350 North 11th Street		
* Street2:	300 City Hall		
* City:	Minneapolis		
* County/Fench:	Hennepin		
* State:	MN: Minnesota		
* Precinct:			
* Country:	USA: UNITED STATES		
* Zip / Postal Code:	55415-1316		
e. Organizational Unit:			
Department Name: Intergovernmental Relations		Division Name: Grants and Special Projects	
f. Name and contact information of person to be contacted on matters involving this application:			
Prefix:	Mr.	* First Name:	Mark
Middle Name:			
* Last Name:	Brown		
Suffix:			
Title:	Manager, Resource Coordination		
Organizational Affiliation:			
* Telephone Number:	612-673-2193	Fax Number:	612-673-2209
* Email:	mark.brown@minneapolismn.gov		

Application for Federal Assistance SF-424		
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="City or Township Government"/>		
Type of Applicant 2: Select Applicant Type: <input type="text"/>		
Type of Applicant 3: Select Applicant Type: <input type="text"/>		
* Other (specify): <input type="text"/>		
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>		
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.341"/>		
CFDA Title: <input type="text" value="Housing Opportunities for Persons with AIDS (HOPA); Rehabilitation Community"/>		
* 12. Funding Opportunity Number: <input type="text" value="H2120-0001"/>		
* Title: <input type="text" value="Housing Opportunities for Persons With AIDS"/>		
13. Competition Identification Number: <input type="text"/>		
Title: <input type="text"/>		
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>		
* 15. Descriptive Title of Applicant's Project: <input type="text" value="City of Minneapolis FY00 Five Year Consolidated Plan Housing Opportunities for Persons With AIDS (HOPA)"/>		
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>		

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="MN-002"/>	* b. Program/Project: <input type="text" value="99-005"/>
Attach an additional list of Program/Project Congressional Districts if needed. <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="06/01/2020"/>	* b. End Date: <input type="text" value="06/30/2023"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="1,732,990.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="1,732,990.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> . <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes": provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurance" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001) <input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurance, or an Internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Mark"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Ruff"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="City Coordinator"/>	
* Telephone Number: <input type="text" value="612-673-3241"/>	Fax Number: <input type="text" value="612-673-3250"/>
* Email: <input type="text" value="mark.ruff@minneapolis.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="06/15/2020"/>

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

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As the duly authorized representative of the applicant, I certify that the applicant:

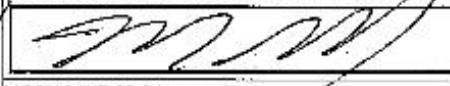
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
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10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 86-362) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683 and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§525 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290-293 and 290-293), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VII of the Civil Rights Act of 1964 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-648) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 16 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
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15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of visiting facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11986; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§1701 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1962 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-153, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	City Coordinator
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Minneapolis	04/15/2020

SF-424D (Rev. 7-97) Back

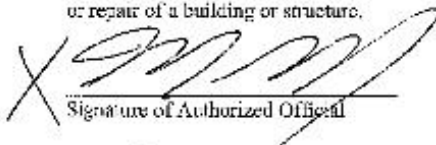
Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under the program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.


Signature of Authorized Official

4/15/20
Date

City Coordinator
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Appendix - Alternate/Local Data Sources

1	Data Source Name Risk of Lead-Based Paint Hazard
	List the name of the organization or individual who originated the data set. Minneapolis Health Department Healthy Homes and Lead Hazard Control Unit
	Provide a brief summary of the data set. Assumptions driven by analysis of 2009-13 American Community Survey, 5 Year Estimates data points of median income, housing unit age, population and number of families with children under 18.
	What was the purpose for developing this data set? HUD supplied numbers for Housing Units Built Before 1980 with Children Present by Occupancy Type was deemed inaccurate and not reflective of local conditions.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? ACS data for Minneapolis.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? ACE 2009-13
	What is the status of the data set (complete, in progress, or planned)? Complete.
2	Data Source Name Public Housing Units
	List the name of the organization or individual who originated the data set. Minneapolis Public Housing Authority
	Provide a brief summary of the data set. MPHA revised the PIC numbers provided by HUD in the ECon Planning Suite to reflect current data.
	What was the purpose for developing this data set? MPHA revised the PIC numbers provided by HUD in the ECon Planning Suite to reflect current data.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Citywide public housing assistance.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2014

	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>complete.</p>
3	<p>Data Source Name</p> <p>Vacant Housing data</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Hennepin County Sheriff; Minneapolis CPED</p>
	<p>Provide a brief summary of the data set.</p> <p>vacant unit data derived from foreclosure sales information and vacant and boarded buildings list.</p>
	<p>What was the purpose for developing this data set?</p> <p>Housing ordinance.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Citywide data.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2014 and current to date</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Foreclosure numbers are updated monthly; property status data updated weekly.</p>
4	<p>Data Source Name</p> <p>HOPWA</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Minnesota HIV Housing Coalition</p>
	<p>Provide a brief summary of the data set.</p> <p>Based on 2018 HIV Housing Coalition Report and Grantee records.</p>
	<p>What was the purpose for developing this data set?</p> <p>To track development of HIV specific housing inventory.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>HIV eligible housing units in site-based developments located in the metropolitan area. These units are under some type of covenant to house HIV eligible households.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2018-2020.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>The data set is scheduled for annual review by the MN HIV Housing Coalition.</p>

