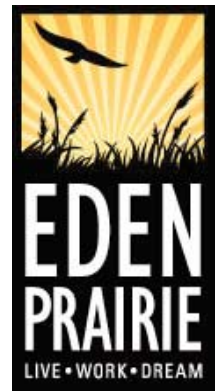


City of Eden Prairie

FY 2023 Consolidated Annual Performance and Evaluation Report



CR-05 - Goals and Outcomes

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

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

- \$190,305 of the City's 2023 CDBG allocation and \$55,000 in program income and prior year funds was allocated the City's Rehab program and affordable housing programs to help provide decent housing, while maintaining affordability and sustainability. These funds were used in the rehabilitation of twenty-eight low and moderate-income owner-occupied homes. Eleven homeowners used the emergency rehab program to replace their furnace and air conditioners. CDBG formula funds along with a Met Council LHIA grant were used by the West Hennepin Affordable Housing Land Trust to help acquire two single family homes which were sold to low and moderate-income families. Two low and moderate-income First Time Homebuyers received down payment assistance to purchase their first home in Eden Prairie.
- \$67,000 of the City's CDBG allocation was allocated for public service programs that provide assistance to low and moderate-income seniors, families, youth and individuals. These funds helped provide access to suitable living environments, maintain affordability, availability and accessibility to housing activities. Seventy-three low and moderate-income Eden Prairie households received assistance during 2023. These programs were successful in addressing the needs of Eden Prairie households.
- \$2,000 of the City's CDBG allocation was used for fair housing activities. The City funds and participates in the Fair Housing Implementation Council (FHIC), a regional housing consortium that works on region-wide fair housing strategies. This group, working with a non-profit consultant, recently completed its new Analysis of Impediments (AI) and is set to begin strategizing around some of the impediments identified.
- \$30,000 of the City's CDBG allocation and \$25,000 in program income was allocated for administration of the CDBG program.
- The City was awarded \$399,571 in CDBG-CV (Coronavirus) funds in 2020. During the 2023 program year, CDBG-CV funds were expended for rental assistance to low and moderate-income Eden Prairie residents who were in danger of eviction due to the Coronavirus.

In 2023, the City of Eden Prairie received \$289,305 in CDBG funding and \$85,600.79 in CDBG program income.

In June of 2020, the U.S. Department of Housing and Urban Development (HUD) allocated \$168,055 of Coronavirus Aid, Relief, and Economic Security Act (CARES Act) funding to the City of Eden Prairie. The CDBG CARES Act funding (CDBG-CV) prioritized the unique needs of low and moderate-income persons and the development of partnerships between government and non-profit sectors. CDBG-CV funds were used

to support CDBG subgrantees in serving low and moderate-income residents to prevent, prepare for and respond to the Coronavirus pandemic. An additional allocation in the amount of \$231,516 was granted to the City in late 2020.

The City was awarded \$399,571 in CDBG-CV funds during 2020 and disbursed the remaining \$3,682.41 during 2023.

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

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Acquisition	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	5	5	100.00%	1	2	200.00%
Administration	Administration	CDBG: \$	Other	Other	1	1	100.00%	1	1	100.00%
Direct Homebuyer Assistance	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	5	7	140.00%	1	2	200.00%
Direct Homebuyer Assistance	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
Direct Homebuyer Assistance	Affordable Housing	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	

Direct Homebuyer Assistance	Affordable Housing	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Fair Housing	Fair Housing	CDBG: \$	Other	Other	1	1	100.00%	1	1	100.00%
Homeowner Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	30	70	233.33%	8	28	350.00%
Public Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	57	57.00%	15	11	73.33%
Public Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	75	63	84.00%	15	16	106.67%
Rehab Grants	Non-Homeless Special Needs	CDBG: \$	Facade treatment/business building rehabilitation	Business	6	3	50.00%	1	1	100.00%
Rehab Grants	Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Rehab Grants	Non-Homeless Special Needs	CDBG: \$	Businesses assisted	Businesses Assisted	0	0				

Rental Housing Rehabilitation	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Rental units rehabilitated	Household Housing Unit	1	0	0.00%			
Senior Services	Non-Homeless Special Needs Non-Housing Community Development Senior Public Service	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	137	91.33%	43	41	95.35%
Youth Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15	17	113.33%	3	5	166.67%

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

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

All activities undertaken by the City of Eden Prairie have a high ranking in the Five Year strategic plan. These activities include Homeless Prevention (PROP), Senior Community Services, Child Care (PROP), Car Repair (PROP), West Hennepin Affordable Housing Land Trust (WHAHLT), First Time Homebuyer and Housing Rehab. Except for the Car Repair program, the public service programs met their spending goals. Due to high demand and because the rental assistance program expended their funds before the end of the program year, the remaining Car Repair funds were transferred to PROP’s Homeless Prevention program to be used for rental assistance. According to the City’s Citizen Participation Plan, this change is considered administrative in nature and was not required to go through the substantial amendment process. This change was made internally and is addressed as a revision in this CAPER. Their priority in the strategic plan was high serving those households who were

at or below 80% Median Family Income. Since decent, affordable housing is of the highest priority for the City, it is very important that Housing Rehab, Homeless Prevention (PROP), First Time Homebuyer and WHAHLT meet their goal. The City strives to provide and maintain its affordable housing stock. The City also uses TIF funds to finance its Rehab program and First Time Homebuyer programs. These TIF funds serve households whose income falls between the 80% and 100% AMI income limit. Three first time homebuyer was able to purchase a home in Eden Prairie and ten households received rehab assistance using TIF funds.

Eden Prairie was awarded \$399,571 in CDBG-CV funds in 2020. The majority of these funds were used by PROP, Eden Prairie's emergency assistance provider, to prevent, prepare for and respond to the coronavirus through emergency assistance programs that serve low and moderate-income Eden Prairie residents. During the 2023 program year, PROP was able to assist two low and moderate-income Eden Prairie residents adversely affected by the coronavirus with rental assistance.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	87
Black or African American	12
Asian	6
American Indian or American Native	2
Native Hawaiian or Other Pacific Islander	0
Total	107
Hispanic	7
Not Hispanic	100

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

Narrative

Eden Prairie served seventy-three households through public service programs during 2023. The majority of clients served were White (47), but other races were also served including Black/African American (11), African American and White (2), Asian (5), and those reporting more than one race (6). Three of the households were Hispanic.

A demographic snapshot of Eden Prairie, notes Eden Prairie's population as 64,198. 74% of Eden Prairie's population identified as white alone, 7% identified as Black or African American, 13% as Asian and 4% identified as Hispanic. The percentage of households served who identified as Black or African American was above the Eden Prairie statistics while the households identifying as white or Asian were below the Eden Prairie statistics for these demographics.

Eden Prairie served two low and moderate-income residents with CDBG-CV funds to prevent, prepare for and respond to the coronavirus. The races served with these funds were White (1) and Black/African American (1).

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	648,685	494,741

Table 3 - Resources Made Available

Narrative

\$273,779.82 – Unexpended CDBG funds at end of previous program year

\$289,305.00 - 2023 Entitlement Grant

\$ 85,600.79 - 2023 Program Income

\$648,685.61 – Total CDBG funds available in 2023

\$252,205.22 – Expended for Rehab Activities

\$ 110,000.00 – Expended for Affordable Housing

\$ 67,000.00 – Expended for Public Services

\$ 65,535.48 – Expended for Program Administration and Fair Housing Activities

\$494,740.70 – Total CDBG expended during 2023

\$153,944.91 - Unexpended CDBG Balance

\$399,571.00 - CDBG-CV Grant; \$3,682.41 available during PY2023

\$399,571.00– Expended to date; \$3,682.41 expended during PY2023

\$ 0.00 – Total CDBG-CV unexpended balance

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	

Table 4 – Identify the geographic distribution and location of investments

Narrative

All CDBG and CDBG-CV funds are distributed Citywide. Because there are no concentrations of poverty or other significant factors, all programs are available City-wide.

Leveraging

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

The CDBG funds that the City receives go towards leveraging other government and private funds by the subrecipients. The City does not use these funds to leverage funds that benefit the City directly. Many of the public service subrecipients who receive City of Eden Prairie CDBG funds use these funds to leverage other funds, including those from private foundations, private individual donors, as well as other City funds. PROP and Senior Community Services together leverage the following amounts:

Federal Funds - \$75,000

Local Funds - \$513,000

Other Funds - \$321,765

Total Leveraged Funds - \$909,765

No public owned land or property located within the jurisdiction were used to address the needs identified in the plan.

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	2	4
Number of Special-Needs households to be provided affordable housing units	0	0
Total	2	4

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	15	16
Number of households supported through The Production of New Units	1	2
Number of households supported through Rehab of Existing Units	8	28
Number of households supported through Acquisition of Existing Units	1	2
Total	25	48

Table 6 – Number of Households Supported

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

The City of Eden Prairie exceeded their affordable housing unit goal this year. The current trend of low inventory of existing homes, rising home costs and higher interest rates makes affordable homeownership a challenge for many low and moderate-income families. Despite these obstacles, the City was able to provide down payment assistance to two first time home buyers using CDBG funds during 2023. The City also finances its First Time Homebuyer program with TIF funds that have a 100% AMI income limit. Three first time homebuyers were able to purchase homes in Eden Prairie using

these higher income TIF funds. During 2023, the city was able to partner with WHAHLT to apply for and receive an LHIA grant from the Met Council. This grant matches the city's investment in the acquisition of affordable land trust properties. WHAHLT was able to acquire two properties in Eden Prairie during 2023 using these matching LHIA grant funds. These properties were sold to two low and moderate-income homebuyers. Sixteen people received rental and mortgage assistance through PROP which helped the families avoid homelessness through eviction and foreclosure. The City's housing rehab program exceeded its goal of eight homes by rehabilitating twenty-eight homes during 2023. Of these twenty-eight homes, eleven were also a part of the Emergency Rehab program. Through the rehab program, sustainability and affordability are maintained. One obstacle the City encountered with its housing rehab program was supply chain issues, securing project bids and finding reliable contractors. Contractors are busier than usual which is causing a delay in bid submission and job completion. In order to address these obstacles in 2024, the City plans to work with the inspections department to identify contractors who are reliable and are able to complete projects in a timely manner.

Discuss how these outcomes will impact future annual action plans.

All of the City's housing programs had positive outcomes during 2023. The City would like to increase the number of households served with these programs as well as the First Time Homebuyer Program. The City will continue to market its First Time Homebuyer Program in 2024 to attract more first time homebuyers in Eden Prairie. Currently, the City of Eden Prairie is able to use current and prior year program income to fund the First Time Homebuyer and Housing Rehab programs which will help increase outcomes in 2024. During 2023, the city has seen a decline in program income due to loan recipients remaining in their homes due to high interest rates. If this trend continues during 2024, the City will look to support these programs through our CDBG Entitlement Grant funds and TIF funds.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	47	0
Low-income	41	0
Moderate-income	22	0
Total	110	0

Table 7 – Number of Households Served

Narrative Information

The City of Eden Prairie is continually trying to add new affordable housing units and maintain the condition of existing units. The City works with developers as they come into the City with a new development to add affordable units. In order to maintain the housing stock, the City offers a Deferred Housing Rehabilitation loan using its CDBG funds. The loans assist those individuals whose income is

at or below 80 percent of the area median income, many of whom live in the more affordable housing stock in the City, to maintain the quality of home.

Eden Prairie seeks ways to make affordable housing a reality for families of low and moderate income. The Eden Prairie First Time Homebuyer Program offers a zero interest, deferred loan with the City of Eden Prairie holding a second mortgage on the property. The deferred loan helps first time homebuyers offset the cost of purchasing a home by providing assistance with down payment, closing costs, and mortgage principal reduction. Repayment of the loan is required when the home is sold or no longer homesteaded within the first 30 years. After 30 years, the loan becomes due and payable. Financial assistance is provided up to \$15,000, but the current loan amount is \$10,000 due to availability of funds and the number of requests for funding. The City is brainstorming ways to adjust this program for successful outcomes during a difficult housing market and ways to target households of color.

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

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

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

Eden Prairie is collaborating with Onward Eden Prairie to provide housing to youth who are homeless or at risk of homelessness. The program offers supportive housing with supervision and case management to help young people get the education and job skills to lift them out of poverty. MoveFwd, funded through the City of Eden Prairie General Fund, provides homeless teens with safe housing. MoveFwd has launched a Host Home program in Eden Prairie that matches a homeless teen with a volunteer family to provide a longer term safe housing environment for the teen.

The City of Eden Prairie is part of the Hennepin County Consortium and when presented with someone needing access to services to reduce or end homelessness refers them to a network of social service agencies as well as Hennepin County. The programs and resources highlighted within this objective are available to Eden Prairie residents.

Hennepin County hosts robust outreach programs for 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 at night including parks, overpasses, abandoned structures, public transit and other places not meant for human habitation. During the day, outreach staff focus on locations where unsheltered individuals gather – encampments, free meal sites, the downtown library, and drop-in centers. Through outreach efforts, professionals are able to develop relationships with individuals, understand their service and housing preferences, utilize best practices in engagement, assess individuals for the Coordinated Entry System and support them through housing placement.

The County operates its new 'housing focused case management team'. The team has moved more than 1,200 people into permanent housing. These outcomes are responsive to the disproportionate impact of homelessness by race, with 58% of housing outcomes achieved for people who identify as black, African American or African and 11% of housing outcomes achieved for people who identify as American Indian, Alaska Native or Indigenous. The County launched a new 2-year encampment response project to increase quality data collection. The intent is to create infrastructure within the homeless response system to quickly engage with an encampment, identify occupant's needs and housing barriers and swiftly working to connect with services and housing options to organically close encampments due to housing all occupants. The team began operations in late 2022 and has since moved 320 people to permanent housing and more than 200 to shelter or other temporary indoor options.

Addressing the emergency shelter and transitional housing needs of homeless persons

Eden Prairie has worked extensively with local agencies to respond to homelessness. Programs through PROP and HOMELine provide services to help with housing related emergencies, such as tenant-landlord issues and housing assistance. MoveFwd, funded through the Eden Prairie general fund, provides youth experiencing housing instability with safe housing. Immanuel Lutheran owns a property in Eden Prairie that serves as a supportive housing program for youth seeking stable housing. PROP provided Homeless Prevention assistance using CDBG and CDBG-CV funds. CDBG-CV funds were used for rental and mortgage assistance to help low and moderate-income Eden Prairie residents who were adversely affected by the coronavirus remain in their homes. Many of these families lost jobs or were unable to work because of the coronavirus. The City of Eden Prairie is part of the Hennepin County Consortium and has access to Hennepin County programs and resources.

Hennepin County is the primary funder of single adult, family, and youth-specific shelters in the community. At present the community provides 115 consistent family shelter rooms, with overflow provided as needed for the shelter-all commitment. The Adult Shelter Connect bed reservation system and shared HMIS allow efficient resource allocation and reduces the level of daily trauma and stress experienced by people experiencing homelessness.

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

The expansion of quantity, quality and variety of services in single adult shelter – and the expansion of family shelter to meet demand – has seen the annual cost to the County go from less than \$15m to more than \$40m per year for shelter and related services. Hennepin has retained some Transitional Housing, particularly for youth or households experiencing domestic violence, while others have been reshaped into Rapid Rehousing opportunities in line with HUD’s overall direction on transitional housing.

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

The City of Eden Prairie combats homelessness in several ways including those currently homeless or formerly or likely to become homeless. For example, the city continues to provide funding to Onward Eden Prairie to support transitional housing for young women and non-binary individuals with a place to stay while learning life skills including living with others, preparing a resume and job hunting, and living independently. Part of their modest rent under this unique model is matched and put into escrow that can be accessed for housing or education upon leaving the home. While a small organization, Onward plans to expand dramatically under its “25 by ’25” program by which it aims to house 25 individuals by the year 2025.

Eden Prairie also aims to stave off homelessness by providing substantial funding to HOMELine, a tenants’ rights non-profit that helps thousands of Minnesotans annually and dozens locally understand their rights and responsibilities in maintaining housing, including going through with legal processes when necessary. In 2023, Housing & Community Services welcomed HOMELine out to speak to local property managers through its Property Managers Collaborative and advise them on historic changes to tenant & landlord law in Minnesota. This popular session provided needed education on changes including eviction procedures.

Passing a Tenant Protection Ordinance was another way Eden Prairie attempts to prevent homelessness or ease the transition to another residence if continued tenancy is not possible. The Ordinance prevents evictions without just cause, and provides for three months rent payable to the tenant if they are displaced in contradiction of its requirements.

Finally, the City acts to prevent potential homelessness by funding the local non-profit People Reaching Out to People (PROP). For several years now the city has invested substantially in rental assistance made available through PROP. Staff maintains close contact with PROP to stay abreast of trends in what their low and moderate-income clients are experiencing in the housing marketplace. Unfortunately, during and post-Covid many renters have fallen behind on rental payments. The City consulted PROP to help with planning the best way to use CDBG funds to prevent homelessness. Covid-19, high inflation and increased rental costs increased the risk of homelessness for Eden Prairie residents during 2023. The City used CDBG-CV funding to address homelessness during 2023 by supporting PROP through rental assistance for low and moderate-income residents affected by Covid. The City refers residents in crisis to PROP and relies on PROP to forward their data to the City so that we can prevent homelessness before it becomes a problem. The City believes that funding PROP is a high priority in the fight against homelessness.

As part of the County Consortium, Eden Prairie has access to Hennepin County’s programs and resources. Hennepin County works across Departments and with local providers and foundations to coordinate homeless prevention programs and move homeless prevention assistance upstream. Coming out of the pandemic eviction moratorium, an Eviction Reduction project was developed to provide legal representation to tenants facing eviction and to connect those facing eviction with economic and social services that will avoid eviction or otherwise achieve housing stability.

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

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

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

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

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

The City of Eden Prairie has access to these services and refers anyone needing help to the above services and to the extent possible, follows up to ensure the proper assistance was provided.

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

Actions taken to address the needs of public housing

Eden Prairie has seen the bulk of its population growth and building activity after the active construction years of the Public Housing program. As such Eden Prairie does not own or manage any public housing assets. It does include, however, a small number of single family publicly owned homes under the oversight and management of the Metropolitan Council's Metro HRA under its Family Affordable Housing Program (the exact number and location of these is kept private by the HRA). In addition, Eden Prairie is home to three well-located Section 8 Project-Based complexes totaling approximately 300 units. This modest collection of traditionally subsidized units forms a core for affordability in the city while new units are added through more localized financing structures.

While the dearth of public housing facilities limits efforts to address issues in them, the City stays active in trying to preserve affordability where opportunities arise. For example, Eden Prairie was approached by Columbine Townhomes, a LIHTC-financed property that also benefited from the local CDBG program. The property was facing a backlog of repairs and repayment of the CDBG note threatened to make the issue worse. Property ownership and management were facing the prospect of potentially going market rate but first approached the city to explore potential solutions. The city worked with Cornerstone to ensure they will continue to maintain the affordability of 100% of the units for an additional 10 years and commit to making the proposed capital improvements. The improvements include improvements to the exterior, interior, and mechanical components of the townhomes. In exchange for the affordability and improvements, the city agreed to make the loan forgivable once the improvements have been made.

The city has also created a Naturally Occurring Affordable Housing (NOAH) Multifamily Action Plan that articulates a vision for trying to preserve older, unsubsidized, private market housing before it purchased by outside entities who often want to 'upscale' or 'rebrand' the properties leaving existing tenants in the lurch. Identifying about 18 potential NOAH properties in the city, staff continues to look for funding sources to match new state funding for NOAH preservation. The Tenant Protection Ordinance mentioned in CR-25 is seen as a relative backstop against the sometimes-harmful effects of a NOAH conversion that cannot be avoided.

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

The City encourages low and moderate-income residents to participate in homeownership by providing a First Time Homebuyer Program that offers downpayment assistance to low and moderate-income first time homebuyers. Eden Prairie requires participants of the program to attend a HUD approved Home Stretch course or an online course through Framework. These programs provide the certification necessary for applicants to be eligible for Eden Prairie homeownership programs.

Actions taken to provide assistance to troubled PHAs

As mentioned, the City of Eden Prairie does not have public housing hence there are no troubled PHAs. Maintaining, preserving, and adding to the City's affordable housing stock has, however, been a priority for the city for many years. Using CDBG and "pooled TIF" funds, the housing rehabilitation program has allowed low and mod-income homeowners to stay in their homes, yet maintain the quality of the unit, many of which are affordable.

The City also offers a Housing Improvement Area (HIA) program to assist homeowner associations in making necessary structural improvements to keep the properties viable. HIA's are offered as "last resort" financing to homeowners' associations who are unable to secure bank financing to pay for the improvements. HIA's are structured to assess the amount of the loan to the individual homeowner's property tax and repaid over a period of 15 years. Although rarely accessed, this product is one of the only viable options for common interest communities (CICs) in need of assistance.

Finally, the city and developers of new housing work together to include affordable housing in their developments and to maintain the long-term affordability of these units. It does so primarily through the city's active use of TIF and requirement for affordable housing under its Inclusionary Housing Ordinance. Using these tools, the number of subsidized multifamily units in Eden Prairie will soon near 1,500 affordable units. Under the city's Inclusionary Housing Ordinance, if a project receives TIF assistance from Eden Prairie it must not only provide the mandatory 20% affordable to households at or below 50% of AMI but add an additional 5% at or below 80% and hold those latter units affordable in perpetuity. While this activity has slowed with rising rates, new proposals at present are smaller in scale with a wider array of typologies.

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

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

A set of recommendations from a 2020-21 Housing Task Force researched various housing policies and made specific proposals to city officials on steps they might take to support the construction, rehabilitation, and preservation of affordable housing in Eden Prairie. In addition to the Inclusionary Ordinance and NOAH Action Plan, the city has adopted the recommendation of creating a flexible (both in terms of what funds can be put in it and what activities it can be used for) Affordable Housing Trust Fund, hoping to capitalize on state matching funds written in law but not yet made available. Also, with the increase in sales tax dedicated to housing, the city expects approximately \$500,000 per year in additional housing revenue that may or may not be deployed through the fund.

In any case, these actions will help close gaps in project pro formas that are in due part to costs of local regulation among other uses. Along these lines, the city's Planning Division has been actively looking at its land use, parking and building codes to look for efficiencies and streamlining when appropriate. Particularly in the city's transit-oriented station areas and its Major Town Center area, we look to tailor our requirements (in areas such as density waivers, reduced parking, etc.) such that they are ideal for populations respective developments will serve according to their needs, habits, and preferences. The city also looks to its municipal financial advisor, Ehlers, to ensure profit margins on properties involving city financing are appropriate and in line with industry standards and do not unduly enrich developers.

The city participates in the Fair Housing Implementation Council (FHIC), a regional housing consortium that works on region-wide fair housing strategies. Funding members of the FHIC include Ramsey, Anoka, Hennepin, Carver, Dakota, Scott, and Washington counties, the cities of Bloomington, Eden Prairie, Minneapolis, Plymouth, Saint Paul, and Woodbury, and the Metropolitan Council. The primary purpose of the FHIC is to work collectively and with a regional outlook in drafting the analysis of impediments for which HUD grantees are responsible. This document is prepared every five years, and outlines in detail the impediments to fair housing responsible for or thought to be responsible for inequities in the regional housing market. In its time when not soliciting a consultant to help prepare the analysis, member funds are spent on projects that directly correspond to one or more identified impediments. For example, the FHIC is currently in the process of selecting among proposals submitted by local non-profits to enhance or address two AI-identified items—supporting homeownership for households of color and ensuring equal access to housing for persons with protected characteristics, that are lower-income, or that are currently homeless or at risk of homelessness. Prior awards were made, for example, to host fair housing trainings for landlords and tenants, prevent evictions, and to develop a culturally relevant homebuyer education curriculum.

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

The City is in contact with a number of non-profit agencies which coordinate and provide assistance for those that have underserved needs. Some of those agencies, such as PROP and Senior Community Services (SCS), are funded with CDBG funds. HCS staff participate in the Community Ed Impact Council to stay updated on changing community needs through updates from local non-profit organizations. The City continues to partner with the YMCA and Briarhill, the project-based Section 8 development, to offer a year round program for youth residing in the complex. This program provides tutoring and after school activities at no cost to Briarhill residents.

During 2023, Eden Prairie Race Equity Action Team (REAT), sent out a follow up Equity and Inclusion survey to the 2020 survey and spent time reviewing the data from the survey. The team also received diversity, equity, and inclusion training in foundational language and communication from the HR. REAT continues to implement action items to address obstacles in the community. The City worked with the Human Rights and Diversity Commission (HRDC) to provide more community engagement and outreach to the larger community. The commission focused on disability advocacy, highlighting cultural events, and reviewing Diversity, Equity, and Inclusion efforts. The HRDC brought in speakers to discuss pertinent topics such as ADA, Civil Rights, and the Fair Housing Act.

In 2023, the Eden Prairie Police Department (EPPD) continued to partner with Hennepin County to maintain an embedded social worker within the Police Department. This role is designed to provide additional supportive services to residents and minimize law enforcement contact in instances where social support is more appropriate. Staff connected individuals with chemical health resources and interacted with the EPPD's Mental Health Unit. The City facilitated a partnership between SCS and the Eden Prairie Fire Department to provide additional assistance to seniors in need. These seniors are identified by emergency response personnel during calls for assistance. SCS provided follow up calls to offer additional services. The HCS Somali Liaison connects vulnerable elderly Somali residents with other families that can assist them with household chores and care for their needs.

Housing & Community Services has Somali, Spanish and Hmong speaking staff to allow residents to express the needs of their community in their preferred language. This allows residents to participate personally instead of requiring the use of a translator or family member. The City provides employment assistance to job seekers with limited English skills and computer competencies. Staff assist with on-line job applications and resume building. The HCS Somali liaison provided unemployment and job assistance to 802 residents who are unemployed or under employed. The liaison created the East African EP Connection WhatsApp group for the Somali community to address community concerns and connect them to resources. A community meeting was held to address Somali youth mental health, behavioral and school concerns. A second meeting was held to address the needs of elderly Somali residents and connect them to resources in the community.

The City participates in the Regional Housing Preservation Work Group comprised of local city staffs, housing advocacy groups, MN Housing Finance Agency and the Met Council. The group is working on strategies to promote and preserve affordable housing, particularly in key areas threatened by gentrification such as communities along the proposed Southwest Light Rail Transit (SWLRT) line.

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

Participants in the City's Housing Rehabilitation Program who reside in a house built prior to 1978 are required to have their home tested for lead-based paint prior to receiving a loan. The lead-based paint testing is completed by Hennepin County. If lead hazards are found, they must be corrected, and the home must pass a clearance test before the project is considered complete. If the clearance test does not pass, the corrections and re-testing must continue until the home does pass. This process is completed following HUD regulations and guidelines. If lead is found in the home and children are present, the City will work with the county to help the family apply for county grants in order to address the lead hazards. These grants will provide for temporary housing of the family while the work is being performed as well as paying for a portion of the lead abatement work. Once the home has passed a clearance test, the family will be allowed to move back home. The housing stock in Eden Prairie is newer and there are not many households that participate in the housing rehabilitation program that are built prior to 1978.

Since 2004, Hennepin County has taken a comprehensive approach to preventing childhood lead poisoning including community outreach and education, in-home lead education visits, lead risk assessments, lead hazard reduction, and contractor training. To date, Hennepin County has been awarded 13 HUD Office of Lead Hazard Control and Healthy Homes grants, totaling \$43 million. Hennepin County was awarded a 2022 lead based paint grant for \$6.7 million to run through 2025. Since 2003, the lead grant programs have completed over 5,375 lead hazard reduction projects. Hennepin County is also administering a grant award from the Centers for Disease Control that is allowing us to increase our outreach and education especially to the most at risk populations and geographies through mini grants to community partners who already serve and are trusted in the targeted populations and geographies. These grants demonstrate Hennepin County's continued efforts to provide affordable and safe housing to its residents while working toward the goal of eliminating childhood lead poisoning. The funds may be used throughout Hennepin County. A typical lead reduction project includes window replacement, paint stabilization and lead dust cleaning.

Ten members of the Hennepin County Housing and Economic Development (HED) department have received the proper training and are licensed risk assessors. Single Family Rehabilitation program guidelines have been modified to incorporate requirements pertaining to the Lead Safe Housing Rule for project planning, inspection, and monitoring. The County draws from a small group of contractors who are qualified and able to perform the lead hazard reduction work properly. HED has an ongoing relationship with the County's health department to assist with the rehabilitation activities when an elevated blood (EBL) level is identified in an income eligible client in a suburban community. This partnership is expanded under our CDC grant award to offer in home risk assessment to families with children who have tested above 5 µg/dl, the current CDC reference level.

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

The City works to reduce the number of persons living below the poverty level in several ways. First, the

City contributes 15 percent of its total annual CDBG allocation to public services. Some of these public services, including PROP, directly work toward reducing the number of persons living below the poverty level. Secondly, the City provides financial assistance to WHAHLT, to provide permanently affordable owner-occupied housing. The City also provides financial assistance (outside of CDBG funds) for community education programs that occur at Briarhill which is a site based Section 8 properties and provide critical programming and services aimed at helping residents become more self-sufficient.

The City provides employment assistance to job seekers with limited English skills and computer competencies. Staff assist with on-line job applications and resume building in order to help families gain stable employment and move out of poverty.

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

The City of Eden Prairie works in collaboration with local faith based initiatives and social services programs to help newly arriving immigrants navigate the “systems” such as the school system, the park & rec programs available, etc., to help them take full advantage of the services that are offered. This enhanced coordination of efforts helps immigrants and people who are new to the low and moderate-income status make better choices for themselves and their families.

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

Housing and Community Services (HCS) is a division of the Community Development Department of the City of Eden Prairie. Within HCS, housing staff administer the First Time Home Buyer and Housing Land Trust programs which help low and moderate-income individuals and families attain homeownership. These staff also administer the housing rehabilitation program which makes structural and energy enhancements and repairs to the homes of low and moderate-income people.

The Housing and Community Services Specialist position in this Division works closely with the 40 multi-family rental properties. Eden Prairie Property Manager Collaborative meets on a regular basis and includes a community spotlight on social services and guest speakers. Fire and Police Department liaisons also participate in meetings, HCS staff also work with the local emergency service providers and members of the faith community to match the needs to the resources available in the community and the region.

To establish and maintain relationships with the owners and manager of the city’s approximately 40 multifamily buildings, the Eden Prairie Property Manager Collaborative meets on a regular basis and includes a community spotlight on social services and guest speakers. Fire and Police Department liaisons also participate in meetings, HCS staff also work with the local emergency service providers and members of the faith community to match the needs to the resources available in the community and the region. The goals are to improve landlord / tenant relations and promote best practices in management.

The City provides annual grant funding to PROP, the local emergency services provider, to help people who are at risk of homelessness. The City works in collaboration with PROP case managers and managers of multi-family developments to locate and secure affordable units to house families and individuals at risk of homelessness.

Eden Prairie Fire conducts annual health and safety inspections of multifamily units throughout the community. Fire staff manage health and safety risks that are covered by ordinance, and work collaboratively with HCS and local non profits to make referrals for issues that impact quality of living but are not within the scope of City inspection standards.

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

Homeownership perceived as unattainable by some households of color.

The First Time Home Buyer Program and the Housing Land Trust program are opportunities for households of color to overcome financial barriers to homeownership. The City has worked with realtors and lenders who serve minority populations to market these programs. The HCS Somali liaison is available to assist households of color with the first time homebuyer application process.

New state resources have become available to help first-generation homebuyers attain what their families haven't to date, owning their own home. The state funding has been split between Mid-Minnesota CDC's FirstGenDPA program and Minnesota Housing's First-Generation Homebuyer program, offering up to \$32,000 and \$35,000, respectively. Minnesota Housing's program uses its traditional, established lender network that the city already uses for its local first-time homebuyer efforts. Because of this close linkage, staff will be able to direct clients who have never owned a home nor have their parents to a higher assistance level, enabling the city to further leverage its own funding and assist many households of color attain home ownership.

NIMBY-ism with regard to siting and placement of affordable housing.

Generally speaking, the city uses a "scattered site" housing strategy to avoid the concentration of affordable housing developments. Increasingly, however, as opportunity sites dwindled, interest has intensified around four light rail transit stations the city will host on the Twin Cities' Green Line. For example, Greco's Company's The Fox and the Grouse development will add 425 new housing units at the Golden Triangle station, with a quarter of them affordable.

Other potential opportunities also being contemplated are the former Vikings training facility and the outer reaches of Eden Prairie Center, with early plans including dense multifamily housing as a significant part of redevelopment visioning at both large sites. The city requires that developers engage affected residents about potential housing developments early in the process.

The relative success the city had in bringing new multifamily projects online since 2017 has sparked some NIMBY-ism with some residents asking, 'how much is enough?' and raising typical concerns such as loss of property value, increased traffic, and crime. To help combat this, staff has been working with and providing data and expertise to the nascent Eden Prairie Housing Alliance, which has as its main goal increasing awareness of the importance of affordable housing for a healthy and equitable community.

CR-40 - Monitoring 91.220 and 91.230

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

In addition to receiving reports, the City also conducts an on-site monitoring visit of each subrecipient. These on-site monitoring visits consist of review of files for compliance with federal regulations, general program review with the subrecipient, and follow-up to ensure any problems found are being resolved. In addition to on-site monitoring, the City reviews its active files quarterly to verify subrecipients are expending their funds in a timely manner. On-site monitoring is completed biannually and was completed during the spring of 2024. No concerns were found during the monitoring or with the quarterly reports submitted by the agencies. The next on-site monitoring will be conducted in the spring of 2026 during the 2025 program year.

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

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

Eden Prairie's Citizen Participation Plan calls for Eden Prairie's Annual Action Plan to be available for thirty days for public comment. The City solicited public comments from February 3, 2023 – March 6, 2023. This thirty-day comment period was published in the Sun Sailor on February 2, 2023 and the goal was to solicit comments from the public regarding the 2023 Annual Action Plan. For the 2023 program year, the Eden Prairie City Council held a public hearing on March 7, 2023, and allowed the public to comment on the proposed activities. Notice of the public hearing was published on February 2, 2023, in the Sun Sailor. Representatives from PROP, Senior Community Services and WHAHLT addressed the City Council during the Public Hearing to express their gratitude for past funding and to answer any questions the Council members may have. No citizens participated in the public hearing. The plan was made available on the City's website and a copy of the plan was available for review at Eden Prairie City Center and Eden Prairie Library. No questions or comments were received during the thirty-day comment period.

The City of Eden Prairie's citizen participation process includes an RFP process that allows non-profit agencies to apply for CDBG funding. Through this process, the City engages with social service providers,

the faith community and school district staff to learn about the needs in the community and how to best allocate public service funds in the most effective manner.

Throughout the year, the Eden Prairie City Council holds various Town Hall meetings in the community to gather feedback and input on issues facing Eden Prairie residents. During 2023, the City Council held town hall events with senior residents, the business community and with residents that represent diversity in Eden Prairie. The events were well attended, and information was shared on available resources and opportunities as well as addressing resident's needs and concerns.

Notice of the public hearing for the CAPER was published on August 15, 2024, in the Sun Sailor. Copies of the draft CAPER were available on Eden Prairie's website, <https://www.edenprairie.org/CAPER>, from August 15-August 30, 2024. Translation of the CAPER was available upon request. The Eden Prairie City council held a public hearing on September 3, 2024, to solicit public comments on the CAPER. No comments were received regarding Eden Prairie's CAPER. After the City's public hearing, Hennepin County held a 15 day public comment period for the Consortium's 2023 CAPER from September 10, 2024-September 26, 2024. The county's public hearing was held on September 24, 2024, and no comments were received regarding Eden Prairie's portion of the CAPER. Action Plans and CAPER reports are available to the public on the website or upon request.

CR-45 - CDBG 91.520(c)

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

The City of Eden Prairie continues to utilize its CDBG funds in a variety of ways to create and maintain affordable housing. The City believes that the variety of activities it offers is well balanced and serves the needs of the community. Our goals are to allow people the opportunity to remain in their homes. The Rehabilitation Loan Program, HOME program, and PROP Homeless Prevention Program met this goal.

Eden Prairie expended its remaining CDBG-CV funds in PY 2023. These remaining funds were used to prevent, prepare for and respond to the coronavirus through PROP's emergency rental assistance program. The City supported PROP and their homeless prevention program that provided rental assistance to low and moderate-income Eden Prairie residents adversely affected by the coronavirus.

Currently, the City has no plans to significantly change the activities it offers and believes our goals are on target as to the number of people served by each activity. The City has been persistent in using CDBG and local funds to the maximum capacity.

CR-45 - CDBG 91.520(c)

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

No

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

CR-58 – Section 3

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

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

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				

Other.	0				
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

Eden Prairie does not have CDBG funded projects that trigger section 3 requirements.