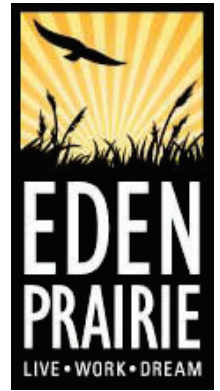


# City of Eden Prairie

## ANNUAL ACTION PLAN FY 2026

### Draft



# Executive Summary

## AP-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

The City of Eden Prairie became a Community Development Block Grant (CDBG) entitlement community in 2006. CDBG funds are allocated to the City directly from the U.S. Department of Housing and Urban Development (HUD). The City remains a part of the Hennepin County Consortium for purposes of the Five Year Consolidated Plan and HOME funding.

The city held its public hearing on April 7, 2026, to determine how to allocate an estimated \$250,000 in 2026 CDBG funding and \$60,000 in estimated program income. The city's Human Services Review Committee met on January 15, 2026, to determine their recommendations that were brought to the council during the public hearing for approval.

When the city held its public hearing it had not received its 2026 allocation amount from HUD. The HSRC based their recommendations on an estimated allocation amount of \$250,000, with the stipulation that if there is a decrease in the estimated allocation amount and the public service cap is reached, any amount over the 15% will be deducted from PROP's Homeless Prevention activity. After this adjustment has been made, if there is an increase or decrease in the estimated allocation amount for the 2026 CDBG fiscal year, the Housing Rehabilitation Deferred Loan Program allocation will be increased or decreased accordingly.

### 2. Summarize the objectives and outcomes identified in the Plan

The City of Eden Prairie will carry out activities that will provide for the preservation of the City's housing stock, provide affordable housing options, provide essential services to seniors, families and individuals and support Fair Housing activities.

The city's CDBG allocation will be used for housing rehabilitation, energy improvements, handicap accessibility improvements and emergency repairs for the purpose of maintaining decent affordable housing. The city plans to rehab three low-and moderate-income, owner occupied homes and assist one senior with an emergency grant.

Excess program income, if available, may be used to provide rehab grants to nonprofits who serve low- and moderate-income Eden Prairie residents to make needed repairs to their facilities.

The City's CDBG allocation will be used for affordable housing to help provide decent housing, while maintaining affordability and sustainability. CDBG program income funds will be used for a first-time home buyer program to assist one low-and moderate-income household purchase their first home. CDBG entitlement funds will be used by the West Hennepin Affordable Housing Land Trust to support the acquisition of two single family homes, which will then be sold to low-and moderate-income homebuyers.

The city supports public service programs that provide assistance to low- and moderate-income seniors, families and individuals. These funds help provide access to suitable living conditions, maintain affordability and availability to housing activities. During 2026, it is anticipated that sixty-seven low-and moderate-income Eden Prairie residents will be assisted through programs offered by PROP and Senior Community Services.

The City will continue to utilize its award of CDBG funds to support fair housing activities through the Fair Housing Implementation Council and will continue to further fair housing in three ways: through its Fair Housing Policy, by providing technical support and advice to potential victims of discrimination, and through its participation in the regional planning for the Fair Housing Implementation Council (FHIC). The city consults and works closely with the Fair Housing Implementation Council to identify and address fair housing needs throughout the metro area. The Fair Housing Policy calls on City staff to spread awareness on what constitutes a fair housing violation. The City's Fair Housing designee routinely takes calls from potential complainants, making appropriate referrals either to HUD, to local legal advocacy organizations, or to other City departments to try to rectify landlord / tenant issues. 2026 means the creation of a new Analysis of Impediments (AI), conducted at the regional level by the FHIC. As we are waiting on the distribution of a new Final Rule, planning has been difficult as requirements and preferences are relatively unknown based on the change in administrations. As an early first step, we've been reviewing our current AI and determining what we the most pressing issues are and where we might have the greatest impact. City staff also met with the ad hoc Eden Prairie Housing Alliance, a group of residents who banded together to grow community awareness of housing issues, constraints, and opportunities, including the importance of fair housing.

The city will use excess prior year entitlement funds and/or program income for administration, public service programs, affordable housing and rehabilitation projects. Any additional program income received will be used to fund an existing CDBG Program or activity and not just the activity generating the income.

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Due to the limited amount of CDBG funds received, the city carefully considers each project to make sure that it will meet as many housing and community development needs as possible. There is

particular focus on this with the public service agencies, requiring them to report on past performance and anticipated future performance when applying for funds. The organizations receiving CDBG funding from the City of Eden Prairie typically meet their expected performance goals. These organizations continuously experience high demand for their services and give the city insight into community needs.

The city evaluates the organizations receiving CDBG funds through quarterly reports and biennial monitoring visits. By requiring these organizations to submit quarterly reports, the city is able to closely monitor them for timeliness and to ensure they are serving the clientele specified in their funding request. If a grantee is falling behind in their spending or accomplishments, the city works closely with them to come up with solutions. The city believes communication is an important tool to make sure the funded programs are successful.

The city maintains spreadsheets that track the past performance of funded organizations and uses these spreadsheets when determining funding. The city is able to look back several years to see trends and to determine if a program is serving its purpose.

#### **4. Summary of Citizen Participation Process and consultation process**

The Eden Prairie City Council approved Resolution No. 2025-035 adopting its 2025-2029 Citizen Participation Plan (CPP) for the city at its meeting on March 18, 2025. The CPP details the efforts to broaden public participation in the development of the Action Plan. Eden Prairie's CPP calls for the proposed Annual Action Plan to be available for public comment 30 days prior to a public hearing before the Eden Prairie city council. Eden Prairie also submits their proposed plans to Hennepin County to be available for public comment 30 days prior to a public hearing before the Hennepin County Board. Public comments on Eden Prairie's proposed activities are accepted at both the city council public hearing and Hennepin County's public hearing. Following the Citizen Participation Plan, notice of the city's public hearing was published on February 12, 2026, in the Sun Sailor more than ten working days prior to the council meeting. The City's Housing & Community Services (HCS) division responds to questions and inquiries about the plan and makes recommendations to the City Council based on feedback. The Human Services Review Committee used the estimated allocation amount of \$250,000 along with \$60,000 in program income funds to make the funding recommendations to the city council with the stipulation that if there is a decrease in the estimated allocation amount and the public service cap is reached, any amount over the 15% will be deducted from PROP's Homeless Prevention activity. After this adjustment has been made, if there is an increase or decrease in the estimated allocation amount for the 2026 CDBG fiscal year, the Housing Rehabilitation Deferred Loan Program allocation will be increased or decreased accordingly.

Draft copies of the plan were available for review on the city's website, at the Eden Prairie Library and at Eden Prairie City Center. Public comments were solicited from February 13, 2026 until March 16, 2026. The Eden Prairie city council held a public hearing on April 7, 2026 to approve the city's 2026 Annual Action Plan, and adopt the funding resolution. Three nonprofits participated in Eden Prairie's public

hearing and made comments regarding their programs and how they benefit low-and moderate-income Eden Prairie residents. No residents participated in the public hearing and no comments were received on or before March 16, 2026.

After the city's public hearing, Hennepin County held a 30 day public comment period for the Consortium's 2026 Annual Action Plan from March 23, 2026 until April 22, 2026. A copy of the 2026 Draft Action Plan was available on the Hennepin County website: [www.hennepin.us/housing-plans](http://www.hennepin.us/housing-plans). Notice of the public comment period and public hearing was sent to the Hennepin County egov list and emailed to residents and cities within Hennepin County. The Hennepin County Board of Commissioners held a public hearing on Tuesday April 29, 2026. The public hearing was live streamed on the internet with closed caption, and residents could call in to provide prerecorded or real-time public comment during the hearing. The published public notices included the following language: " If you need help to make it possible for you to be active in the public hearing, please call 612-543-4342 at least three days prior to the hearing." No comments were received regarding Eden Prairie's plan.

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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments were received by the residents of Eden Prairie. The city does not typically receive public comments on their annual action plan. Therefore, throughout the year, the city works hard to engage residents in the planning process. The city relies heavily on residents as well as public service providers to identify needs they see in the community.

As part of the city's updated Comprehensive Plan, *Aspire Eden Prairie 2040*, the City assembled a number of focus groups to address housing, specifically to determine how to meet housing needs going into the future. The information gathered is assisting in planning for future housing needs, including the development and preservation of affordable housing. The City convened a 12-member resident Housing Task Force that presented its recommendations to the City Council. The Task Force's top recommendation, to enact a housing ordinance to address affordability, has been completed.

At its goal setting session, the City Council expressed its desire to go out into the community to gather feedback and input on issues facing Eden Prairie residents. The city council and staff held a town hall meeting with the community. Attendees asked questions of staff and elected officials about plans for the future while also sharing their personal and professional experiences within the community and ideas for future conversations and action. Attendees represented community members, corporate residents, community organizations and educational institutions. The City Council also meets annually with local non-profits and the school district to receive updates on current initiatives and identify areas for potential collaboration. OHS staff reached out to the Community Engagement Impact Council (CEIC), PROP (local nonprofit), the Senior Center and the Property Managers Collaborative for any comments.

The city holds quarterly meetings with PROP, the city's emergency services provider, to discuss resident's needs/barriers, affordable housing, tenant/landlord issues and homeless prevention. These meetings are very important to the city as a means to understand what the needs are in the community and what can be done to address these needs. The city learned that barriers include affordable housing and transportation. These services are a high priority for Eden Prairie residents and therefore, the city plans to fund programs and activities that address these barriers during the 2026 program year.

The city uses social media and a city newsletter to reach out to first time homebuyers and current homeowners to advertise the First Time Homebuyer and Housing Rehab programs. By using the newsletter, Facebook, email and the city's webpage HCS was able to educate the public on the programs the city offers and increase the number of residents who participate in these programs.

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

No comments were received or rejected by the city of Eden Prairie during the public hearing or during the public comment period.

## **7. Summary**

In summary, the City continues to serve as many low/moderate income households as possible. The city believes that its citizen participation plan as well as input from public service providers enables it to administer CDBG funds efficiently and to meet the needs of its residents.

The activities to be undertaken during the 2026 fiscal year address the priority needs and local objectives as set forth in the Consolidated Plan. The activities that are part of the 2026 Annual Action Plan are to be completed within 12 months from the time funds are allocated to the City of Eden Prairie.

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

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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	EDEN PRAIRIE	Community Development

**Table 1 – Responsible Agencies**

**Narrative**

The City of Eden Prairie is a CDBG entitlement community. Eden Prairie is also a member of the HOME consortium of suburban Hennepin County. Therefore, the County serves as the lead agency in the overall development and submittal of the Consortium Consolidated Plan and Annual Action Plans for participating jurisdictions, including CDBG grantees.

**Consolidated Plan Public Contact Information**

City of Eden Prairie

Office of Housing and Community Services

8080 Mitchell Rd

Eden Prairie, MN 55344

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

Hennepin County leads the coordination of the Consolidated Plan and Action Plans. Eden Prairie creates the portion of the plan specific to their city and is part of the Hennepin County Consortium Consolidated Plan. Eden Prairie is responsible for the development of annual plans and reports for their CDBG program. The Consolidated Plan and Action Plan is written in accordance with HUD guidelines regarding data requirements and the types of goals by income group and population.

City staff consulted with a variety of organizations in the development of the Action Plan, as described below and in the Citizen Participation section. In addition to resident and community partner consultations, the city assessed the current state of housing and community development needs.

The City of Eden Prairie has a Development Review Committee comprised of staff from Housing and Community Services, Community Development, Parks and Rec, Police, Fire and Inspections. This committee meets weekly to review proposals for new development and projects. This group works directly with developers, non-profit agencies and other governmental agencies and transit authorities to ensure that all perspectives are considered throughout the review process.

The city consults and works closely with the Fair Housing Implementation Council to identify and address fair housing needs throughout the metro area. The Fair Housing Policy calls on City staff to spread awareness on what the protected classes are and what constitutes a fair housing violation. The City's Fair Housing designee routinely takes calls from potential complainants, making appropriate referrals either to HUD, to local legal advocacy organizations, or to other City departments to try to rectify landlord / tenant issues. On September 21, 2022, the regional Fair Housing Implementation Council (FHIC) issued a request for proposals (RFP) containing eligible fair housing activities from any qualified agency, nonprofit or community organization. The proposed activities addressed at least one or both of the following fair housing goals as listed in the 2020 Analysis of Impediments to Fair Housing Choice: Goal 3: Support homeownership for households of color or Goal 6: Ensure equal access to housing for persons with protected characteristics, lower-income, and homeless.

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

The City deploys CDBG funds, pooled TIF funds, state grants, and general funds to coordinate services with a host of agencies serving households at a variety of low-and moderate-income levels. The City supports organizations dedicated toward people with mental or other health issues, either as adjunct support services in a general occupancy facility such as Trail Pointe Ridge, a development with 13 units dedicated for the long-term homeless and households with a disabled member, and through

dedicated facilities specially designed to serve a special population. Among recent efforts is a partnership with People Reaching Out to People (PROP), a longstanding non-profit partner providing wraparound services, and Relate, a mental health services provider, to assist low-and moderate-income residents with comprehensive support services including rental assistance, counseling and support. Awards have also been made to the YMCA and Eden Prairie schools to support youth in the community through skills- and life-enhancing activities, and to Senior Community Services to help senior residents stay in their homes by providing low- or no-cost repairs around the home. Recently, City staff have been invited to join the Eden Prairie Family Services Collaborative that supports local service agencies in the community through grants and microgrants. Finally, the City operates a Property Managers Collaborative that aims to share knowledge between building managers and owners and the City, with several of its departments including regular updates from Police and Fire as to what's happening in the community, best practices, and tenant rights and responsibilities.

Every year, the City of Eden Prairie provides grant funding, through CDBG and the General Fund, to community service agencies to provide services to seniors, individuals, children and families. Coordination of the grants takes place within the City's Housing and Community Services (HCS) division. Many of these services are provided on-site to residents living in the three Section 8 project-based housing developments in Eden Prairie. These housing developments are Briarhill, Prairie Meadows and Edendale Retirement Residence. HCS staff coordinate outreach strategies with the local emergency service provider, PROP, to property managers to ensure they are aware of the programs and services that are available to the tenants living in their buildings. The city uses general funds to support a YMCA program at Briarhill to increase access to food and community resources as well as educational supports for students. The city is working with Edendale to provide food access as well as providing updates on access to resources. Eden Prairie is collaborating with Onward Eden Prairie to provide housing to youth who are experiencing 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.

HCS assists residents interested in applying for the wait list for the Housing Choice Voucher program if waiting lists are opened. When the City receives calls from community members regarding section 8 housing opportunities in Eden Prairie, staff provide information, referrals and connection to service agencies that are designed to fit their particular needs. Assistance is available in English, Spanish, Hmong and Somali. HCS staff assists residents with available resources, employment services and unemployment applications.

Finally, the City also works with various public agencies including other cities, Hennepin County, and state agencies. This collaboration allows the City to find out more about what these organizations are experiencing in the community which helps the City prepare for future needs.

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

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

All homeless designated housing programs that receive public funding are required to fill all vacancies through the Coordinated Entry System (CES). The CES system prioritizes veterans, chronically homeless persons and families, people with disabilities and those who have the longest histories of homelessness and medical fragilities.

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

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

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

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

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

Eden Prairie does not receive ESG funds.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

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

1	<b>Agency/Group/Organization</b>	City of Eden Prairie
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Regional organization Planning organization Business and Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Broadband and emergency management
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff from a variety of departments work on issues related to housing, safety, senior and community needs. Staff consulted with Planning, Communications and IT departments to determine the Broadband needs of low/mod income Eden Prairie residents along with steps being taken to address these needs. Fire was consulted in regards to the Emergency Management Plan within the city. This plan protects the city by coordinating and integrating all activities to build, sustain, and improve capabilities to prevent, mitigate, prepare for, respond to and recover from threatened or actual natural disasters, fires, flooding, acts of terrorism or other man-made disasters.
2	<b>Agency/Group/Organization</b>	Senior Community Services (SCS)
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To determine needs for low-and moderate-income seniors living in Eden Prairie, the city consults with Senior Community Services.
3	<b>Agency/Group/Organization</b>	People Reaching out to Other People
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Education Services-Employment Services - Victims Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The city consulted PROP to help with planning the best way to use CDBG funds to prevent homelessness and fill the gaps in other service related needs. The city relies heavily on PROP's expertise on the anticipated needs of Eden Prairie residents and therefore hold quarterly meetings to hear and address these needs.
4	<b>Agency/Group/Organization</b>	WEST HENNEPIN AFFORDABLE HOUSING LAND TRUST
	<b>Agency/Group/Organization Type</b>	Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Housing and Community Services consulted with WHAHLT to determine the need for affordable housing and the availability of housing in the city. Increasing affordable housing options in Eden Prairie is a high priority for the city and working with WHAHLT is a way to attain this goal.

5	<b>Agency/Group/Organization</b>	HENNEPIN COUNTY
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - Federal Other government - State Other government - County Regional organization Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Lead-based Paint Strategy

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Eden Prairie relies on staff from Hennepin county for updates on market conditions, housing and community needs, gaps in service, and recommendations for priorities as well as HOME application reviews. The city consults Hennepin County regarding lead based paint strategies, grants and testing.</p>
6	<p><b>Agency/Group/Organization</b></p>	<p>Office to End Homelessness</p>

Agency/Group/Organization Type	<ul style="list-style-type: none"> <li>Housing</li> <li>PHA</li> <li>Services - Housing</li> <li>Services-Children</li> <li>Services-Elderly Persons</li> <li>Services-Persons with Disabilities</li> <li>Services-Persons with HIV/AIDS</li> <li>Services-Victims of Domestic Violence</li> <li>Services-homeless</li> <li>Services-Health</li> <li>Services-Education</li> <li>Services-Employment</li> <li>Service-Fair Housing</li> <li>Services - Victims</li> <li>Health Agency</li> <li>Child Welfare Agency</li> <li>Publicly Funded Institution/System of Care</li> <li>Other government - Federal</li> <li>Other government - County</li> <li>Other government - Local</li> <li>Regional organization</li> <li>Planning organization</li> <li>Business and Civic Leaders</li> </ul>
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	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Office to End Homelessness was consulted in the development of the consolidated plan and continues throughout the plan.
7	<b>Agency/Group/Organization</b>	Metropolitan Fair Housing Implementation Council
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Other government - County Other government - Local Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Fair Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The city consults and works closely with the Fair Housing Implementation Council to identify and address fair housing needs throughout the metro area.

8	<b>Agency/Group/Organization</b>	City of Plymouth
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Eden Prairie consults with Plymouth staff regularly to discuss community development and housing needs. Consultation will help develop Priority Needs and Goals.
9	<b>Agency/Group/Organization</b>	City of Bloomington
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Eden Prairie consults with Bloomington staff regularly to discuss community development and housing needs. Consultation will help develop Priority Needs and Goals.

10	<b>Agency/Group/Organization</b>	METROPOLITAN COUNCIL HOUSING & REDEVELOPMENT AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - State Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Eden Prairie consulted with the Met Council regarding economic/community development and affordable housing needs including coordination with the Met Council to apply for affordable housing grants.

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

All agencies listed above were consulted.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Hennepin County	The Eden Prairie CDBG Action Plan identified homeless prevention activities as important goals. This includes direct homeless prevention housing assistance as well as affordable housing programs.
Aspire 2040	City of Eden Prairie	Aspire 2040 lays out development of the city for the next 15 years. It also identifies affordable housing efforts within the city, which may be impacted by the city's CDBG efforts.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Housing Task Force	City of Eden Prairie	Using Aspire 2040 and the City's Action Plan as guides, the twelve member, city council appointed, Task Force addressed key goals and strategies including affordable housing options, affordable housing trust funds, NOAH preservation, tenant protection ordinances, strategies to support seniors, development along transit lines, and a number of other policy and strategic recommendations.
Metropolitan Council	Metropolitan Council	The Eden Prairie CDBG Action Plan has overlap with the Housing Policy Plan. Both plans identify priorities related to maintaining existing affordable housing stock and providing a mix of affordable housing options for households of all life stages and economic means.

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

**Narrative**

The City of Eden Prairie works closely with the Hennepin County Consortium in setting the priorities, citizen participation and the fair housing strategic plan for the five year span. The Consortium includes Hennepin County and several units of local government, including Bloomington, Plymouth and Eden Prairie. Staff representing each member of the Consortium meet to coordinate the creation and implementation of the Consolidated Plan, and to share outcomes from each of the cities' housing and economic development programs. The Eden Prairie CDBG program attempts to address the widest range of needs possible despite limited resources. The Action Plan identifies a variety of goals to promote housing affordability, provide suitable and well-maintained housing and accessibility to needed social services for low-and moderate-income Eden Prairie households.

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

Eden Prairie encourages the participation of citizens, community groups and other interested agencies in the planning process. The citizen participation process is designed to encourage all residents to participate. The citizen participation process impacted goal setting by giving the city a clear vision of where funds would be best allocated to meet the greatest needs in the community. The city plans to use focus groups and community meetings for future planning.

The Eden Prairie city council holds Townhall meetings and other community events throughout the year to engage residents and receive feedback as to community needs and priorities. A community meeting was held on August 14, 2025 to allow the city council and directors to reach out to the community. HCS staff participate in the bimonthly meetings of the Community Engagement Impact Council (CEIC). These meetings are attended by city and school staff, local non-profits and community members. At these meetings, the CEIC provides information regarding important resources available to community members. There is also time available during the meetings for community questions and feedback. Meetings were held on January 8, 2025, March 12, 2025, May 14, 2025, July 9, 2025, September 10, 2025, and November 12, 2025. HCS staff hold quarterly meetings with PROP (local nonprofit) to determine needs and resources affecting Eden Prairie residents. In 2025 meetings were held on April 2, July 9 and October 1, to discuss priority needs for the CDBG plan. City staff led the property Managers Collaborative meetings on February 19, May 21, August 20 and November 19, to obtain recommendations or comments regarding resident needs and priorities for Eden Prairie. This information is used by the city to determine priorities and how the limited amount of CDBG funds may be used to achieve the greatest impact in Eden Prairie. Feedback from the aforementioned events solidified the city's priorities of affordable housing, homeless prevention, senior services and transportation. These programs address the concerns and needs of Eden Prairie residents.

The Eden Prairie Family Services Collaborative hired consultants to perform a community needs assessment for 2026 to inquire about service gaps in hard-to-reach Eden Prairie communities. The consultants reached out to community leaders to set up focus groups for five identified hard-to-reach communities. In addition to the focus groups, the consultants will send out surveys to identified community members to share their service gaps in Eden Prairie. In 2025, the Eden Prairie Family Services Collaborative meets monthly. The meetings dates were on February 27, 2025, March 20, 2025, April 17, 2025, June 26, 2025, July 17, 2025, August 21, 2025, September 3, 2025, October 7, 2025, and November 20, 2025.

The Human Rights and Diversity Commission held a community conversation on July 30, 2025 which invited community members to share their personal and professional experiences with the community and ways to make Eden Prairie a more welcoming community. The feedback from this community conversation has helped the HRDC with guiding their work for 2026.

City staff along with key community members such as local nonprofits, faith leaders, county programming staff, and the school district have joined to create an Eden Prairie Housing Supports Coalition to discuss housing needs and community resources in Eden Prairie. The coalition first met on April 24, 2025, and will continue to meet in 2026. The goal of this coalition is to work together to generate fresh ideas and strengthen housing support for families in our community, invite relevant people or organizations to the work group, and hear about concerns our community is facing.

Eden Prairie's citizen participation process includes an RFP process that allows non-profit agencies to apply for CDBG funding. An ad was placed in the Sun Sailor on November 13, 2024, requesting proposals for CDBG public service grants. 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. The city solicited public comments from February 13 to March 16, 2026. This thirty-day comment period was published in the Sun Sailor on February 12, 2026, and in the city weekly manager's report. The goal was to solicit comments from the public regarding the plan. The plan was available for review upon request, on the city's website and a copy of the plan was available at Eden Prairie City Center and Eden Prairie library. No comments were received during the citizen participation process. Any resulting changes to Plan goals would be made in accordance with the procedures outlined in Eden Prairie's Citizen Participation Plan. The Eden Prairie city council held a public hearing on April 7, 2026, to adopt the funding resolution and approve the city's 2026 Annual Action Plan. After the city's public hearing, Hennepin County held a 30 day public comment period from March 23, 2026 – April 22, 2026 for the Consortium's 2026 Annual Action Plan. Hennepin County's public hearing was held on April 29, 2026, and no comments were received regarding Eden Prairie's plan.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	Attendance by three CDBG grantees	Comments made by the three grantees were related to providing information about the organization and thanking the city council for their support.	N/A	
2	Internet Outreach	Non-targeted/broad community	N/A	No comments received	N/A	<a href="http://www.edenprairie.org/city-government/departments/community-development/housing-and-community-services">http://www.edenprairie.org/city-government/departments/community-development/housing-and-community-services</a>
3	Newspaper Ad	Non-targeted/broad community	N/A	No comments received	N/A	
4	City Manager Friday Report	Non-targeted/broad community	N/A	No comments received	N/A	<a href="https://www.edenprairie.org/city-government/departments/administration/city-manager/friday-reports">https://www.edenprairie.org/city-government/departments/administration/city-manager/friday-reports</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

During the 2026 program year, the city anticipates receiving its annual allocation of \$250,000 along with \$60,000 in program income for a total available funding amount of \$310,000.

#### 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	250,000	60,000	0	310,000		In 2026, the city anticipates an allocation amount of \$250,000 along with \$60,000 in program income for a total available amount of \$310,000.

Table 5 - 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**

When possible, federal funds are leveraged with additional resources. For the housing rehabilitation program, homeowners will use their own funds with the CDBG funds. If lead is found during the PIRA inspection, the homeowner will work with Hennepin County to pursue additional grant funding they may be eligible to receive.

Affordable housing programs leverage additional county, state and federal funds for additional down payment assistance and rehab of purchased properties.

All public service agencies use CDBG funds to leverage additional public and private funds. In most cases, CDBG funds are only a small portion of their total budget. Commitment of CDBG funds by the city allows the public service agencies to seek out additional funding sources that require a commitment.

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

N/A

### **Discussion**

During the 2026 program year, the city anticipates receiving its annual allocation of \$250,000 along with \$60,000 in program income for a total available funding amount of \$310,000.

If available, the city will use excess prior year entitlement funds or program income for administration, public services, affordable housing and rehabilitation projects.

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Rehabilitation	2025	2029	Affordable Housing	Citywide	Preserve/Create Single Family Homeownership	CDBG: \$78,000	Homeowner Housing Rehabilitated: 4 Household Housing Unit
2	Rehab Grants	2025	2029	Non-Homeless Special Needs	Citywide	Rehab Grants	CDBG: \$5,000	Facade treatment/business building rehabilitation: 1 Business
3	Direct Homebuyer Assistance	2025	2029	Affordable Housing	Citywide	Preserve/Create Single Family Homeownership	CDBG: \$35,000	Homeowner Housing Added: 1 Household Housing Unit
4	Acquisition	2025	2029	Affordable Housing	Citywide	Preserve/Create Single Family Homeownership	CDBG: \$80,000	Homeowner Housing Added: 2 Household Housing Unit
5	Senior Services	2025	2029	Non-Homeless Special Needs Non-Housing Community Development Senior Public Service	Citywide	Education, Outreach and Services	CDBG: \$15,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Services	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Education, Outreach and Services	CDBG: \$35,000	Public service activities other than Low/Moderate Income Housing Benefit: 6 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 11 Households Assisted
7	Fair Housing	2025	2029	Fair Housing	Citywide	Fair Housing	CDBG: \$2,000	Other: 1 Other
8	Administration	2025	2029	Administration	Citywide	Administration	CDBG: \$50,000	Other: 1 Other

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Homeowner Rehabilitation
	<b>Goal Description</b>	The City of Eden Prairie expects to rehabilitate three owner-occupied homes through the Housing Rehabilitation Loan Program. The program is funded using CDBG formula funds and program income. The program provides up to \$30,000, depending on availability of funds, for eligible repairs through an interest free, deferred loan, with a phased repayment. The loan is forgiven after 20 years. Applications are accepted year round on a “first come, first served” basis. Applicants qualify based on their household income being at or below 80% of the Area Median Income (AMI) and the amount of equity in their home. An emergency rehab grant program will also be available for seniors to make emergency repairs to their homes. It is expected that one emergency grant will be made.

2	<b>Goal Name</b>	Rehab Grants
	<b>Goal Description</b>	Provide rehabilitation grants to non-profits that serve low-and moderate-income Eden Prairie residents to update their facilities.
3	<b>Goal Name</b>	Direct Homebuyer Assistance
	<b>Goal Description</b>	Create single family homeownership through the First Time Homebuyer program. The city assists low-and moderate-income first-time homebuyers through a down payment assistance program. The city expects to provide one First Time Homebuyer loan. Down payment assistance is an interest free deferred loan up to \$35,000 that provides up to 50% of the required down payment, pays reasonable closing costs and provides principal write down assistance. Loan amounts are dependent on availability of program income funds.
4	<b>Goal Name</b>	Acquisition
	<b>Goal Description</b>	CDBG funds are used for the acquisition of affordable properties by West Hennepin Affordable Housing Land Trust (WHAHLT) and then sold to low-and moderate-income eligible buyers. WHAHLT retains ownership of the land on which the home sits, thereby assuring that it will remain an affordable property for a term of 99 years.
5	<b>Goal Name</b>	Senior Services
	<b>Goal Description</b>	Assistance to low-and moderate-income Eden Prairie seniors with interior and exterior home maintenance (such as yard work, snow removal, and minor repairs) and in-home technology support to help seniors remain in their homes with dignity and safety.
6	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provide assistance to low-and moderate-income Eden Prairie households in danger of becoming homeless that need emergency assistance for housing costs (rent/mortgage). Provide emergency transportation assistance to low-and moderate-income Eden Prairie residents through the Emergency Vehicle Repair program.
7	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Fair Housing activities include education for property managers, staff training, community outreach, and referral to Legal Aid. Funds are provided to Dakota County CDA for implementation of the Fair Housing activity.

<b>8</b>	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	The program administration funds will be used to coordinate the CDBG Program for the city of Eden Prairie.

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

### Introduction

As determined at the April 7, 2026 public hearing, and adopted by Eden Prairie City Council Resolution No. 2026-, the city of Eden Prairie will undertake activities related to housing rehabilitation, homebuyer assistance, public services, fair housing and program administration.

#	Project Name
1	Housing Rehabilitation
2	Affordable Housing
3	Family Public Services
4	Senior Services
5	Rehab Grants
6	Fair Housing
7	Administration

Table 7 – Project Information

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

The allocation priorities above were established based on the priorities and needs identified in the 2026-2029 Consolidated Plan.

At a public hearing held by the Eden Prairie City Council on April 7, 2026, and through Eden Prairie Resolution No. 2026-, the city has allocated its 2026 CDBG funds. The focus of the allocation continues to be on housing rehabilitation and affordable housing initiatives.

The City is in contact on a regular basis with a number of nonprofit agencies which coordinate and provide assistance for those in need of assistance. The City will continue to be in contact with these agencies to learn about the need in the community and how the City can help meet these needs.

Despite limited funding, Eden Prairie’s CDBG program is designed to meet a wide range of needs, including services for low-and moderate-income seniors, individuals and families. The city also participates in fair housing activities, housing rehabilitation and affordable housing programs. The city works with public, private, nonprofit and private industry partners to accomplish its community development goals using CDBG and other funding sources. In an effort to further the city's efforts in assisting low-and moderate-income households, the following are additional actions in which the city provides or participates in.

The proposed actions the City of Eden Prairie will take to reduce the number of persons below the poverty line are seen in the public services programs the city funds, both with general funds and CDBG funds, which promote self-sufficiency. Funded public service programs such as the vehicle

repair program, the emergency housing assistance program, Meals on Wheels, and the HOME program have the common theme of helping people become or remain self sufficient. Helping people become or remain self-sufficient will reduce the likelihood that they will fall below the poverty line.

An obstacle to meeting home ownership needs has been a lack of affordable housing for potential homebuyers in its First Time Homebuyer Program. Due to the current housing market in the area, the City has encountered a lack of available housing in the price range that is within reach of young families and individuals who qualify for mortgages in the range of \$300,000 - \$400,000. The rising interest rates and lack of single family homes has become a barrier to first time homebuyers looking to purchase a home in Eden Prairie using the First Time Homebuyer Program. Eden Prairie has increased the First Time Homebuyer loan amount to \$35,000 to help make homes more affordable to low-mod income buyers. This is an increase of \$10,000 from the \$25,000 loan amount committed in the 2025-2029 Con Plan. Because this change is less than the \$100,000 stated in the City's Citizen Participation Plan, no substantial amendment is required, and it is seen as a revision to the activity. A lack of affordable housing stock on the market has also been a barrier to WHAHLT securing affordable properties in Eden Prairie. WHAHLT has secured additional funding through a Met Council grant to purchase two single family homes in Eden Prairie.

1	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeowner Rehabilitation
	<b>Needs Addressed</b>	Preserve/Create Single Family Homeownership
	<b>Funding</b>	CDBG: \$78,000
	<b>Description</b>	Housing rehabilitation including energy efficiency repairs for low-and moderate-income Eden Prairie homeowners. The rehabilitation loan program provides up to \$30,000, depending on availability of funds, for eligible repairs through an interest free, deferred loan that is forgiven after twenty years. These loans are offered in an effort to help maintain the condition of housing and neighborhoods in Eden Prairie. An emergency rehab grant program will also be available for seniors to receive grants up to \$7,500 to make emergency repairs which to their homes
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Housing Rehab Program - three low-and moderate-income Eden Prairie households Emergency Repair Program - one low-and moderate-income Eden Prairie senior households
	<b>Location Description</b>	This program is available citywide to low-and moderate-income households.
	<b>Planned Activities</b>	Housing Rehabilitation
2	<b>Project Name</b>	Affordable Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Direct Homebuyer Assistance Acquisition
	<b>Needs Addressed</b>	Preserve/Create Single Family Homeownership
	<b>Funding</b>	CDBG: \$115,000

	<b>Description</b>	Funding for down payment assistance for low-and moderate-income first time home buyers. The Eden Prairie First Time Homebuyer Program offers a zero interest, deferred loan up to \$35,000 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. CDBG funds are used for acquisition of an affordable property by West Hennepin Affordable Housing Land Trust (WHAHLT) and then sold to a low-and moderate-income eligible buyer. WHAHLT retains ownership of the property on which the home sits, thereby assuring that it will remain an affordable property for a term of 99 years.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	First Time Homebuyer Program - One low-and moderate-income household  Acquisition - Two low-and moderate-income household.
	<b>Location Description</b>	This program is available citywide to low-and moderate-income households.
	<b>Planned Activities</b>	First time homebuyer down payment assistance for one low-and moderate-income household.  WHAHLT - affordable housing acquisition to be sold to three low-and moderate-income first time homebuyers.
<b>3</b>	<b>Project Name</b>	Family Public Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Education, Outreach and Services
	<b>Funding</b>	CDBG: \$35,000

	<b>Description</b>	The Homeless Prevention program provides one to three months of emergency mortgage and rent payments for low-and moderate-income Eden Prairie families facing a housing crisis. The goal of the program is to prevent homelessness and to stabilize families in their homes and alleviate a financial crisis. The Car Repair program helps low-and moderate-income Eden Prairie residents maintain self sufficiency by assisting with the costs of repairs to their vehicles. This enables residents to maintain their transportation and continue working.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Emergency Housing - 11 low-and moderate-income households Emergency Car Repair - 6 low-and moderate-income households
	<b>Location Description</b>	These programs are available citywide to low-and moderate-income households.
	<b>Planned Activities</b>	Emergency rent/mortgage assistance, emergency car repair assistance
<b>4</b>	<b>Project Name</b>	Senior Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Senior Services
	<b>Needs Addressed</b>	Education, Outreach and Services
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Senior Community Services helps maintain independence for elders and avoid premature nursing home placement by providing low-and moderate-income older adults with high-quality chore and home maintenance services delivered by trusted professionals and community volunteers. HOME services are provided on a sliding-fee scale at an affordable cost, and include: 1) Housekeeping: housework that is often difficult for older adults to safely perform such as cleaning, laundry and grocery shopping. 2) Outdoor: snow shoveling and de-icing, grass cutting and leaf raking, helping to prevent winter senior falls. 3) Handyperson: changes furnace filters, install winter weatherization, and make plumbing, carpentry and electrical repairs. 4) Home Safety: safety assessments and make improvements, such as grab bars and improved lighting, and reduce tripping hazards. 5) Painting: interior and exterior painting. 6) Technology Support
	<b>Target Date</b>	6/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 low-and moderate-income seniors will receive chore service benefits
	<b>Location Description</b>	This program is available citywide to low-and moderate-income senior households.
	<b>Planned Activities</b>	Provide maintenance, technology and chore assistance to low-and moderate-income Eden Prairie senior households.
<b>5</b>	<b>Project Name</b>	Rehab Grants
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Rehab Grants
	<b>Needs Addressed</b>	Rehab Grants
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Provide one rehab grant to a non-profit who serves low-and moderate-income Eden Prairie residents to make needed repairs to their facilities. Grants will be provided as needed if additional program income funds are available.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide one rehab grant to a non-profit who serves low-and moderate-income Eden Prairie residents to make needed repairs to their facilities. Grants will be provided as needed if additional program income funds are available.
	<b>Location Description</b>	This project is available citywide to non-profits that serve low-and moderate-income Eden Prairie residents
<b>Planned Activities</b>	Provide grants to non-profits that serve low-and moderate-income Eden Prairie residents for rehabilitation of facilities	
<b>6</b>	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$2,000

	<b>Description</b>	The City is an active member of the Fair Housing Implementation Council (FHIC), a coalition comprised of the counties of Anoka, Dakota, Hennepin, Ramsey and Washington; the Metro HRA (Metropolitan Council); the Community Development Agencies of Scott and Carver counties; and the cities of Bloomington, Eden Prairie, Minneapolis, Minnetonka, Plymouth, Coon Rapids, Saint Paul and Woodbury. A second coalition, the Fair Housing Advisory Committee (FHAC), was formed to incorporate feedback from the community and a HUD technical services provider to inform and improve the regional Analysis of Impediments. The scope of work includes both informing those most likely to experience discrimination of their fair housing rights, and also connecting them with government decision-makers to address barriers to fair housing.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Low/mod income Eden Prairie residents will benefit from the Fair Housing Implementation Council's (FHIC) work to identify and eliminate barriers to Fair Housing. The FHIC's work includes outreach, education and enforcement activities. This work is not measured in number of people served, but is designed to help as many people as possible experience a better quality of life.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	The city of Eden Prairie will participate in and help to fund fair housing activities through the Fair Housing Implementation Council, which provides support for fair housing activities. Activities include education for property managers, staff training community outreach and referral to Legal Aid. Funds are provided to Hennepin County for implementation of the fair housing activity.
<b>7</b>	<b>Project Name</b>	Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	Implement and coordinate the CDBG program for Eden Prairie
	<b>Target Date</b>	6/30/2026

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Implement and coordinate the CDBG program for Eden Prairie

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

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

All programs will be provided on a city-wide basis and will be directed to low-and moderate-income Eden Prairie residents whose household income is at or below 80% AMI.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	100

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Because there are no concentrations of poverty or other significant factors, all programs are available city-wide.

### **Discussion**

The city will continue its policy of making programs available citywide to low/mod income Eden Prairie residents.

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

### **Introduction**

The city of Eden Prairie strives to assist residents with affordable housing. This is accomplished through CDBG funded programs including Housing Rehabilitation, First Time Homebuyer and WHAHLT. Public service providers also assist residents with affordable housing through homeless prevention, car repair and maintenance chore services for seniors.

### **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**

Eden Prairie uses many strategies to remove barriers to affordable housing. By using the community land trust model, these properties remain affordable for 99 years. The City uses Tax Increment Financing (TIF) and other tools to help incentivize developers to build multi-family developments in Eden Prairie. City policy requires developers who receive public TIF financing to set aside 20% of the units as affordable at the 50% Area Median Income (AMI). Most notably, the City's new inclusionary housing ordinance requires affordability regardless of any special barriers. Eden Prairie is the only regional municipality to require its inclusionary units to remain affordable in perpetuity rather than timing out in 15, 20, or 30 years. The City uses CDBG funds in the single family home rehabilitation program to help homeowners keep their properties viable and structurally sound. Without the home rehabilitation program, some of our residents, particularly senior citizens, could not afford to make the repairs which are necessary to stay in their homes.

The City of Eden Prairie allocates general funds for public service programs. These programs support people who are currently homeless, facing homelessness or have other special needs.

### **Discussion**

Eden Prairie will continue to support existing programs that remove barriers to affordable housing as well as participate in regional opportunities to address affordable housing issues. The city will continue its policy of making housing affordable citywide.

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

### **Introduction**

Despite limited funding, Eden Prairie's CDBG program is designed to meet a wide range of needs, including services for seniors, youth and families. The city also participates in fair housing activities, housing rehabilitation and affordable housing programs. The city works with public, private, non-profit and private industry partners to accomplish its community development goals using CDBG and other funding sources. In an effort to further the city's efforts in assisting low and moderate income households, the following are additional actions in which the city provides or participates in.

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

The City is in contact on a regular basis with a number of nonprofit agencies which coordinate and provide assistance for those in need of assistance. The City will continue to be in contact with these agencies to learn about the need in the community and how the City can help meet these needs.

Despite limited funding, Eden Prairie's CDBG program is designed to meet a wide range of needs, including services for low-and moderate-income seniors, individuals and families. The city also participates in fair housing activities, housing rehabilitation and affordable housing programs. The city works with public, private, nonprofit and private industry partners to accomplish its community development goals using CDBG and other funding sources. In an effort to further the city's efforts in assisting low-and moderate-income households, the following are additional actions in which the city provides or participates in.

The proposed actions the City of Eden Prairie will take to reduce the number of persons below the poverty line are seen in the public services programs the city funds, both with general funds and CDBG funds, which promote self-sufficiency. Funded public service programs such as the vehicle repair program, the emergency housing assistance program, Meals on Wheels, and the HOME program have the common theme of helping people become or remain self sufficient. Helping people become or remain self-sufficient will reduce the likelihood that they will fall below the poverty line.

An obstacle to meeting home ownership needs has been a lack of affordable housing for potential homebuyers in its First Time Homebuyer Program. Due to the current housing market in the area, the City has encountered a lack of available housing in the price range that is within reach of young families and individuals who qualify for mortgages in the range of \$300,000 - \$400,000. The rising interest rates and lack of single family homes has become a barrier to first time homebuyers looking to purchase a home in Eden Prairie using the First Time Homebuyer Program. A lack of affordable housing stock on the market has also been a barrier to WHAHLT securing affordable properties in Eden Prairie. WHAHLT has secured additional funding through a Met Council grant to purchase two single family homes in Eden

Prairie.

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

The City, at the Council's direction, sponsored a Housing Task Force several years ago charged with presenting a range of program and policy options to City leadership. The diverse members tackled a range of policy areas and presented its findings to the City Council. Representing a wide range of disciplines the Task Force made recommendations on several items, including formalizing an inclusionary policy (now a functional local ordinance requiring affordability contributions in near all new multifamily housing developments), creating a local housing trust fund (LHTF) that we'll soon be seeking MHFA grant match on, developing an inventory and strategies for preservation of NOAH properties (complete), and recently passed a tenant protection ordinance. This last item, as well as ongoing participation in the regional Fair Housing Implementation Council aim to protect and empower residents in seeking affordable housing.

The City will continue to identify obstacles, such as lack of affordable housing, to address unmet and underserved community needs and support the goals established in the *Aspire 2040* Consolidated Plan that benefit residents throughout the life cycle. The City's approach to meeting these affordable housing needs includes, as one example, assisting renters in purchasing homes by providing down payment and closing cost assistance combined with counseling and education to low-and moderate-income families. The City also works to preserve and expand the supply of decent, safe, and affordable housing, by providing financial assistance for rehabilitation and repair of owner-occupied units to low-and moderate-income families. In addition, the City works closely with the West Hennepin Affordable Housing Land Trust (aka Homes Within Reach) to bring homeownership within reach for lower-income households. The city is currently partnering with WHAHLT (DBA Homes Within Reach) to expend a grant of \$28,677 grant from the Metropolitan Council to further these efforts.

The City also continues to pursue affordable housing development opportunities primarily through the use of tax increment financing (TIF) and its inclusionary housing ordinance. While TIF is a commonly used tool in multifamily developments in the City, a substantial reserve of flexible 'pooled TIF' dollars have been slated for use for preserving NOAH properties, development around one of the four new transit stations to be built in conjunction with expansion of the green line light rail transit line which terminates with four stops in Eden Prairie, any multifamily infill projects that come in and match city goals.

While the City's preference is to mix incomes in developments, mostly or fully affordable properties are seen as especially worthwhile to pursue in LRT station areas due to the array of services that tend to cluster when these areas develop. While development interest overall has slowed some with rising interest rates and the current inflationary environment, construction is nearing completion of the 425-unit The Fox & the Grouse development in the Golden Triangle station area. Each of these TIF-funded developments will for 26 years be 20% affordable to households at or below 50% of the area median

income, and additionally will feature 5% affordable to households at or below 80% of the area median in perpetuity. Eden Prairie is the only regional city to formally require affordability in perpetuity. We also apply our Inclusionary Ordinance on projects where the city provided no money, such as Suite Living and Baker Road Assisted Living, memory care and assisted living facilities to serve our seniors.

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

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.

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

The following are actions the City of Eden Prairie is taking to reduce the number of poverty level families

- Collaborate with and fund service agencies in the community that assist families toward self-sufficiency.
- Partner with nonprofits to offer financial management and budgeting classes for residents, particularly who have accessed financial support in the past.
- Employment program to assist poverty level adults in finding jobs, particularly residents who have barriers with technology.
- Provide assistance to help poverty level families find affordable housing.
- Participate in the Open to Business program to help families start their own small businesses.
- Raise the visibility of support services in the community so that families in need can find the help they need to move out of poverty.
- Educate the broader population about the needs of poverty level families in the community and hold collaborating events to work together to meet these needs and assist families in becoming self-sufficient.

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

The city of Eden Prairie is already working with many of the public service agencies that serve the

community. These agencies receive general fund grants from the city as well as CDBG grants. The organizations work together as part of a larger, broad-based effort. Since these relationships are working well, there are no planned changes.

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

The City uses its CDBG funding, pooled TIF funds and general fund monies to coordinate services with a host of agencies serving households at a variety of low and moderate income levels. The Southwest Rail Light Rail Transit (SWLRT) project has begun. The City's investment in the Elevate project, a 222-unit apartment complex, is complete and has 20% affordable units. The City is also active in working with peer cities along the line, exploring tools for creating or maintaining affordability, preserving naturally-occurring affordable housing (NOAH), and continues to refine its own practices surrounding its use of tools such as tax increment financing (TIF) and housing revenue bonds. The City completed its Comp Plan update, *Aspire 2040*, which articulates the City's vision for housing, examines needs within the specified income bands of <30%, <50% and <80% AMI, and describes the financial and technical tools it can use to help achieve its vision and reach its goals. *Aspire* incorporates significant feedback from the community and includes in-depth focus on the special needs of seniors.

### **Discussion**

Eden Prairie will continue to use its scarce resources to operate programs that maintain the existing housing stock, create new opportunities for low and moderate income households, support existing programs that remove barriers to affordable housing, build long-term affordability into market rate developments, and participate in regional opportunities to address affordable housing issues. The city will continue its broad policy objective of making housing affordable citywide.

# Program Specific Requirements

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

### Introduction

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.

### 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	50,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>50,000</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

## **Discussion**

The city will use any excess program income for administration, public service programs, affordable housing and rehabilitation projects that will benefit low-and moderate-income households. Any additional program income received will be used to fund an existing CDBG Program or activity and not just the activity generating the income.

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.