



**State of Minnesota
Consolidated Annual Performance
and Evaluation Report
for Federal Fiscal Year 2019**

**December 2019
Public Comment Draft**

Table of Contents	
CR-05 - Goals and Outcomes	3
CR-10 - Racial and Ethnic composition of families assisted	7
CR-15 - Resources and Investments 91.520(a)	8
Identify the resources made available.....	8
CR-20 - Affordable Housing 91.520(b)	17
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)	19
CR-30 - Public Housing 91.220(h); 91.320(j)	22
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j).....	22
CR-40 - Monitoring 91.220 and 91.230.....	45
CR-45 - CDBG 91.520(c)	47
CR-50 - HOME 91.520(e)	47
CR-55 - HOPWA 91.520(e)	51
CR-56 – HTF NEW SECTION.....	53
CR-60 - ESG 91.520(g) (ESG Recipients only)	53
CR-65 - Persons Assisted.....	62
CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes.....	65
CR-75 – Expenditures.....	66

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.

As designed by the U.S. Department of Housing and Urban Development (HUD), this report primarily pertains to those programs funded through federal assistance allocated to Minnesota state agencies under Community Development Block Grants (CDBG), Emergency Solutions Grants (ESG), HOME Investment Partnership (HOME), the National Housing Trust Fund (NHTF), and Housing Opportunities for Persons with AIDS (HOPWA). The state makes this report available on behalf of the Minnesota Department of Employment and Economic Development (DEED), the Minnesota Department of Human Services (DHS), and Minnesota Housing Finance Agency (Minnesota Housing).

It is important to note that the state provides affordable housing and community development through a variety of programs, many of which are funded through agency resources or state appropriations. In Federal Fiscal Year (FFY) 2019, Minnesota Housing alone committed funds to assist over 41,000 households with rent assistance, down payment and first mortgage financing, the rehabilitation or construction of affordable rental housing, and other assistance (not including 30,000 units of Section 8 housing for which Minnesota Housing administers the housing assistance contract). Additional information about other housing and community development may be obtained through Minnesota Housing, DEED and DHS.

The state has identified objectives and expected outcomes for federally funded housing and community development assistance through a process of public hearings and forums held throughout the state. Housing advocates, service providers, and other stakeholders are invited to participate in these events and to provide input on local needs, priorities, and problems (see the citizen participation plan and public comments attached to the *Consolidated Housing and Community Development Plan, FY 2017-2021*). The Annual Action Plan addresses how objectives are to be met each year. Under most federal programs covered in this report, the state has been close to meeting its previous annual projections. The economy has improved and unemployment is low at 3.2 percent in September 2019.

As of the end of 2019, the third year in its five-year plan (2017-2021), Minnesota had achieved 65% of its five-year goals.

DEED's Small Cities Development Program's accomplishments are close to matching the goals set in the annual action plan. Commercial projects have exceeded the goal with 110 accomplishments compared to the expected goal of 56. Owner occupied housing rehabilitation projects have 286 accomplishments compared to the expected goal of 300. Not meeting the goal is due to several factors, such as the delay of allocated funds, difficulties in obtaining lead certified contractors, and the short construction season. Rental housing rehabilitation projects have 203 accomplishments compared to the expected goal of 450. Not meeting the goal is also due to delayed allocated funds and landlords being hesitant to participate due to Fair Market rents. The unit of measure for Public facilities projects is based on persons assisted for both Low and Moderate Income (LMI) and other than Low and Moderate Income (LMI). Public facility projects have exceeded the goal of 3,235 assisted persons with a total accomplishments of 5,720 persons, consisting of 4,520 Low and Moderate Income (LMI) persons and 1,200 other than Low and Moderate Income (LMI) persons. DEED's MIF projected zero for LMI jobs with zero accomplishments. Due to elevated funding levels from other state funded sources, federal resources have not been used,

hence with the authority of the DEED Commissioner, these funds have been reallocated to the Small Cities Development Program.

It is important to note for budgeting and planning purposes that Minnesota Housing projects the number of units for which it expects to make funding commitments; projecting the completion of HOME-assisted units is difficult because multifamily projects may take a few years to complete.

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 Program Year 2019	Actual Program Year 2109	Percent Complete
Create suitable living environment - DEED	Affordable Housing	CDBG: \$10,980,827	Rental units rehabilitated	Household Housing Unit	450	203	45%
			Homeowner housing rehabilitated	Household Housing Unit	300	286	95%
Enhance Affordable Housing Opportunities- Minnesota Housing	Affordable Housing	HOME: \$9,748,270	Rental units rehabilitated	Household Housing Unit	100	141	141%
		NHTF: \$3,228,942	Rental housing constructed	Household Housing Unit	100	29	29%
Promote Economic Development	Non-Housing Community Development	CDBG: \$2,918,750	Façade treatment/business building rehabilitation	Business	56	110	196%
			Jobs created/retained	Jobs		0	0%
			Businesses Assisted	Businesses Assisted		0	0%
Facilitate Housing and Service for the Homeless	Homeless	ESG: \$2,021,133	Tenant-based rental assistance/rapid rehousing	Households Assisted	200	225	113%
			Homeless person Overnight Shelter	Persons Assisted	10,200	8305	81%
			Homelessness Prevention	Persons Assisted	100	137	137%
Provide Funds for Special-Needs Housing and Services	Non-Homeless Special Needs	HOPWA: \$159,306	Homelessness Prevention	Persons Assisted	180	156	87%
Address Public Facility and Infrastructure Needs- DEED	Non-Housing Community Development	CDBG: \$8,186,775	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing	Persons Assisted	3,235 persons	5720	177%

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.

Minnesota’s objectives in the distribution of housing and community development resources are to create suitable living environments; provide decent, affordable housing; and create economic opportunities within the state. In working to achieve those objectives, the state has prioritized populations with the greatest need for assistance (see SP-25 “Priority Needs” in the **2017-2021 Consolidated Plan for Housing and Community Development**).

Priorities include renters with incomes at or below 30% of area median income (AMI), homeowners with incomes of 51% to 80% of AMI, and non-homeless people with special needs. HOME-funded units, in particular, reflect these priorities—38% of renter households occupying units completed in FFY 2019 had incomes below 30% of AMI.

In addition to general affordable housing, Minnesota Housing assists the homeless or people with special needs at risk of being homeless who struggle with housing stability through several programs funded by the state legislature, including the Family Homeless Prevention and Assistance Program, Bridges rental assistance, the state Housing Trust Fund rent assistance, and Housing Infrastructure Bonds. These programs assisted more than 10,500 households in 2019.

With its federal resources, the state assists the greatest number of people through the Emergency Solutions Grant (ESG). ESG assistance includes operating and supportive service costs for emergency shelter facilities and rental assistance and housing relocation and stabilization services for homeless persons and those at imminent risk of homelessness who need to be re-housed.

With its federal resources, the state provides the greatest amount of assistance through the Community Development Block Grant (CDBG) Small Cities Development Program (SCDP). As noted in the Action Plan, CDBG focused on creating suitable living environments, economic development and public facilities and infrastructure. The unit of measure for Public facilities projects is based on persons assisted. The goal for Table 1 and Table 2 for housing is to create suitable living environments as noted in the Action Plan instead of the listed providing decent affordable housing. These spending priorities have been established through the planning process of where the most need is, as well as the capacity to make an impact on those in need in the State of Minnesota. The amount spent on each category is determined both by past performance and the current ability to meet housing and community development needs in Minnesota. Current economic development funds will be utilized for the SCDP program. State resources with fewer restrictions were made available to assist with the creation of jobs for low to moderate income persons. With the authority of the DEED Commissioner, CDBG funds set aside for those activities that were not used were reallocated to other CDBG activities.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME	ESG	HOPWA	NHTF
White	882	137	4347	86	14
Black or African American	9	15	2853	60	1
Asian	0	0	154	1	0
American Indian or American Native	4	2	1269	3	1
Native Hawaiian or Other Pacific Islander	2	0	44		0
More than one race	9	3	0	6	0
Total	906	157	8667	156	16
Hispanic	16	2	719	9	0
Not Hispanic	881	155	7948	147	16

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

Narrative

According to the Census Bureau's estimates in the *American Community Survey, 2017*, low and moderate income households (those earning less than \$50,000 in 2016) of a race other than white comprise an estimated 16% of the households in Minnesota and households of Hispanic or Latino ethnicity comprise an estimated 4% of the households in Minnesota.

CDBG assisted 906 households in FFY 2019. Of that number, 882 were white, 9 Black/African American, 4 American Indian/Alaskan Native, 2 Native Hawaiian/Other Pacific Islander, 1 American Indian/Alaskan Native & white, and 8 other multi-racial. Also, of the total households, 3% were of a race other than white. Among CDBG-assisted households, 97% of households were white, 1% Black/African American, less than 1% American Indian/Alaskan Native, less than 1% Native Hawaiian/Other Pacific Islander, and less than 1% multi-racial.

As summarized in the IDIS Report *HOME Summary of Accomplishments for FFY 2019*, 87% of HOME-assisted households were white, 10% Black/African American, 0% Asian, 1% American Indian/Alaskan Native, and 2% more than one race. Of the total HOME-assisted households, 1% of households were Hispanic. The IDIS Report HTF Beneficiary Report shows that 87% of households for these units were white, 6.3% were Black/African American.

With ESG funding, DHS assisted 8,667 households during Program Year 2019. Of those, the majority of the population identified as either White or Black/African American. More specifically, nearly 50% identify as white and 33% identify as Black or African American. Ninety-two percent of persons in ESG-funded programs identified as Non-Hispanic ethnicity.

DEED, Minnesota Housing, and DHS's current *Analysis of Impediments to Fair Housing Choice* report and action plan corresponds with the final three years of the Consolidated Plan. A full disclosure of the

impediments can be found in the *2018 Analysis of Impediments to Fair Housing Choice for Minnesota* available at: [Analysis of Impediments to Fair Housing Choice](#)

Each year, the state documents agency actions taken to overcome impediments (see CR 35 of this report).

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Resources Made Available	Amount Expended During Program Year
CDBG	29,551,716	14,270,692
HOME	9,748,270	11,659,506
HOPWA	224,186	159,306
ESG	2,055,825	2,055,825
NHTF	3,228,942	2,700,000

Table 3 – Resources Made Available

Narrative

Funding provided by HUD to Minnesota for FFY 2019 under housing and community development programs is shown above. Note that amounts expended may include funds from previous allocations.

State agencies provide a large amount of assistance other than federal funds for affordable housing. For example, in FFY 2019 Minnesota Housing committed loans/grants for approximately \$1.4 billion in housing assistance to non-Section 8 households. Minnesota Housing resources include bond sale proceeds and other mortgage capital, federal housing tax credits, state appropriations, and its own resources. (These figures from the agency’s most recent reporting are shown for context and differ from expenditures shown in IDIS because Minnesota Housing reports on loans/grants committed for funding while IDIS includes funds for projects that are completed and occupied in the reporting year.)

In addition, HUD awarded funding to Minnesota (\$3.1 million in 2013 and \$3 million in 2015) for the Section 811 demonstration that Minnesota Housing and the Department of Human Services currently are implementing. Under this demonstration, Minnesota Housing provides rent assistance on behalf of households with a disabled member.

Note that the state has been awarded some federal funds that do not meet HUD's definition for assisted households to be reported in the CAPER, e.g., National Foreclosure Mitigation Counseling (NFMC) to Minnesota Housing.

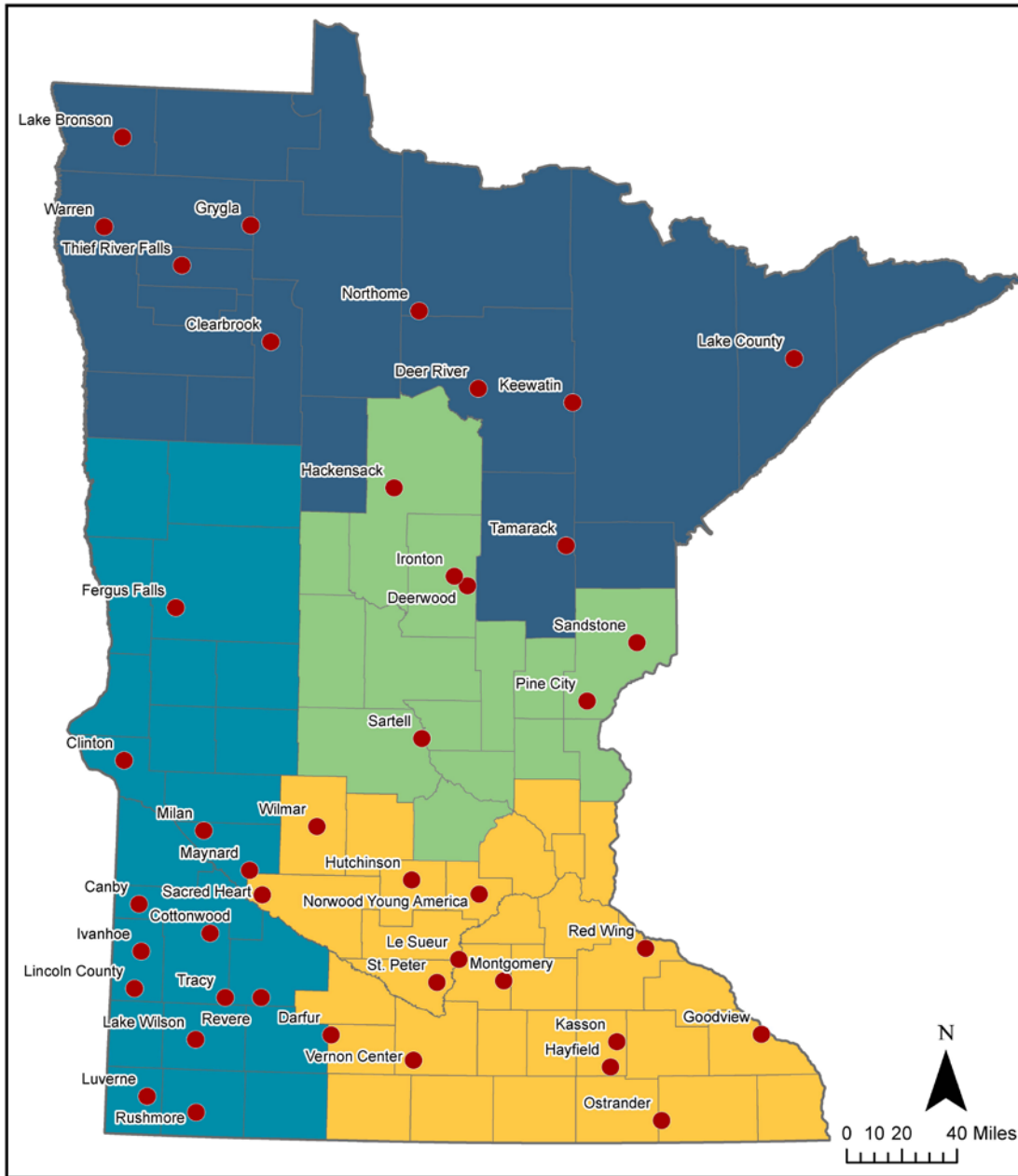
Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Non-Entitlement	100	100	Funding Distribution for CDBG Small Cities program

Statewide	100	100	ESG, HOME and NHTF are available statewide
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Table 4 – Identify the geographic distribution and location of investments

2019 Awarded Projects Small Cities Development Program



Prepared by: Economic Analysis Unit,
Operations Division, DEED (May 2019)

2019 AWARDED PROJECTS
SMALL CITIES DEVELOPMENT PROGRAM
AWARD DATE: May 1, 2019

Canby, \$1,040,750- Owner and Commercial Rehabilitation
Cottonwood/Boyd, \$414,000 Owner occupied Rehabilitation
Fergus Falls, \$575,000- Owner-occupied Rehabilitation
Goodview, \$599,265- Owner and Multi-Family Rental Rehabilitation
Grygla, \$382,375- Owner, Multi-Family Rental, and Commercial Rehabilitation
Hayfield, \$581,900- Owner-occupied Rehabilitation
Hutchinson, \$469,751- Multi-Family Rental Rehabilitation
Ivanhoe/Arco, \$569,250- Owner and Commercial Rehabilitation
Kasson, \$517,500- Owner-occupied Rehabilitation
Lake Bronson, \$379,500 Owner-occupied Rehabilitation
Lake Wilson/Chandler, \$414,000 Owner-occupied Rehabilitation
Lake County, \$777,975- Owner and Commercial Rehabilitation
Lincoln County, \$595,937 Rental Rehabilitation
Milan/Watson, \$784,000- Owner, Rental, and Commercial Rehabilitation
Montgomery, \$431,250 Owner-occupied Rehabilitation
Norwood/Young America, \$556,600- Multi-family rental and Commercial rehabilitation
Pine City, \$770,500- Owner and Commercial Rehabilitation
Rushmore, \$287,500- Owner-occupied Rehabilitation
Sartell, \$513,000- Owner-Occupied and Multi-Family Rental Rehabilitation
St. Peter, \$598,500- Owner-occupied Rehabilitation
Tracy, \$579,600- Owner-occupied Rehabilitation
Warren, \$241,500- Owner-occupied Rehabilitation

Narrative

The largest percentage of assistance that the state provides with federal resources is through CDBG, particularly for the rehabilitation of owner-occupied homes and the improvement of public facilities. In 2019, 13.5% of the distribution of funds were for publicly or privately owned commercial buildings, 44% for housing which includes owner occupied housing projects and rental housing, 32.4% for public facility and improvements, 9.2% for general administration, and 0.9% for technical assistance. A map showing the distribution of projects awarded funding in 2019 is attached in IDIS and inserted above.

Listed below are outreach and training sessions conducted in 2019:

April 2019 - HUD CDBG Program Webinar - Phase 3 Project Financing.
June 2019 - SCDP Implementation Trainings.
June 2019 - IRRRB - Community Development Resources & Partner Funding Workshop.
July 2019 – SCDP Application Webinar.
July 2019 – East Central Regional Development Commission - SCDP Overview.
October 2019 – Rural Water Conference – Outreach to cities for public facility projects.
October 2019 – NAHRO Fall Conference - Roundtable discussion on SCDP programs.
October 2019 - House of Representative Mini Session - Overview of Economic Development Programs.

HOME funds are available statewide. In 2019, 10% of completed HOME-funded units were in projects located in the seven-county Twin Cities metro.

Minnesota targets HOPWA funds to areas outside the 13-county Twin Cities metropolitan area, which is served by the City of Minneapolis HOPWA grant.

Minnesota Housing received \$16,897 in federal funds in FFY 2019 that are not counted in the performance toward goals because they do not meet HUD's definition of assisted households, are not part of the Action plan, or are reported separately. This funding includes resources from the National Foreclosure Mitigation Counseling (NFMC) program.

ESG Shelter resources are distributed statewide, with priority given for non-entitlement areas, and secondly to entitlement areas which have used their full ESG allocation for emergency shelter operations and have additional need for emergency shelter resources. For ESG Prevention and Rapid Re-Housing funding, funds are only awarded to applications from non-ESG entitlement areas of the state, resulting in all ESG Housing funds being expended in these Balance of State areas.

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.

ESG requires a one-to-one matching of funds. The State and its ESG sub-recipients expended \$2,055,825 in non-ESG funds which were provided by federal, state, local and private sources as match for ESG-eligible activities. The single largest source these funds, \$763,000 came from the State Emergency Service Program (ESP) appropriation to fund emergency shelter across the state.

DEED leverages its CDBG housing rehabilitation funds with Minnesota Housing, USDA Rural Development, lender, and property owner contributions. Each applicant jurisdiction is expected to provide as much local money as practicable, contingent upon the financial capability of the applicant. DEED, the Public Facility Authority, and Rural Development coordinate funds for correcting or improving public infrastructure, especially for low- and moderate-income communities. DEED staff estimates that CDBG projects historically have leveraged nonfederal funds in an amount at least equal to CDBG funds.

In 2019, of those projects receiving HOME funds, HOME dollars comprised 32% of total funds committed to those projects.

Minnesota Housing allocates Low-Income Housing Tax Credits for the development of affordable rental housing, primarily in conjunction with agency-financed first mortgages and/or other contributions, such as deferred or gap funding including HOME and NHTF. In 2019, Minnesota Housing closed \$46.2 million in loans and gap funding for developments with 1299 tax credit units that also received nearly \$89 million in syndication proceeds from investors.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	138,667,438
2. Match contributed during current Federal fiscal year	13,848,603
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	152,516,041
4. Match liability for current Federal fiscal year	397,676
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	152,118,365

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1	09/30/2019	10,002,639	0	0	0	0	0	10,002,639
2	09/30/2019	3,845,964	0	0	0	0	0	3,845,964

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
3,000,979	5,825,496	2,069,796	0	6,756,679

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	\$1,890,468	0	0	0	0	\$1,890,468
Number	3	0	0	0	0	3
Sub-Contracts						
Number	159	2	0	1	2	154
Dollar Amount	\$20,939,290	\$387,720	0	\$17,500	\$72,382	\$20,461,688
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	\$1,890,468	0	\$1,890,468			
Number	3	0	3			
Sub-Contracts						
Number	159	19	140			
Dollar Amount	\$20,939,290	\$1,061,902	\$19,874,388			

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	950	659
Number of Special-Needs households to be provided affordable housing units	180	156
Total	1130	815

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	200	225
Number of households supported through the Production of New Units	100	29
Number of households supported through Rehab of Existing Units	850	630
Number of households supported through Acquisition of Existing Units	0	0
Total	1150	884

Table 12 – Number of Households Supported

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

The one-year goal of 950 units, set out in the state's 2019 Action Plan, was stated as the goal for rehabilitated and newly constructed rental units funded through HOME, NHTF, or CDBG.

We anticipate variation in funding new construction versus rehabilitation in HOME and NHTF, and while the plan evenly splits the activities, activities year to year will not reflect an even split depending on market need, and applications received by Minnesota Housing.

For Emergency Solutions Grant (ESG) funding, the goal of providing rapid re-housing assistance to 200 persons was achieved, with 225 persons receiving this assistance. Providers also served more households than expected with homeless prevention funds (137) which had a goal of serving 100

persons. From year to year, the exact numbers of persons served with prevention versus rapid re-housing assistance varies based on need.

Discuss how these outcomes will impact future annual action plans.

Outcomes for activities in FFY 2019 do not seem to suggest a need to change activities in the next action plan.

Based on stakeholders’ responses to a survey of local housing needs, input from public meeting participants, and an analysis of Census data, Minnesota has prioritized housing needs in its **Consolidated Housing and Community Development Plan, FY 2017-2021**. The state will continue to solicit input from stakeholders and partners annually in order to respond to the housing and community development needs of Minnesota communities and will write future annual action plans based on that process, e.g., based on new or changing assistance needs identified by communities, stakeholders, and other assistance providers.

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	NHTF Actual
Extremely Low-income	102	56	16
Low-income	191	98	0
Moderate-income	174	0	0
Total	467	154	16

Table 13 – Number of Households Served

Narrative Information

As reported in IDIS, 98% of beneficiaries of CDBG rehabilitation housing programs in 2018 had incomes at or below 80% of HUD median income. Two percent served non low-mod income participants while the remainder 98% served extremely low to moderate participants meeting HUD’s below 80% income limits and CDBG requirements of 51% of rental property be occupied by LMI participants. In accordance with guidelines, all households assisted with HOME funds have gross incomes at or below 80% of area median income and tenant rents meet the affordability requirements of 24 CFR 92.252. For FFY 2018, 87% were in the lowest income category (30% of area median or less), 13% were in the 31%-50% category, and 0% were in the 51%-80% category.

All HOPWA-assisted households had gross incomes at or below 80% of area median income; 44% had incomes at or below 30% of area median.

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.

The annual Point-in-Time count showed, as of January 2018, an overall decrease of 6% in the total number of Minnesotans experiencing homelessness (from January 2017), a 14% decrease in homelessness among families with children, and a 20% decrease in the number of unaccompanied youth experiencing homelessness. The number of unsheltered persons (living outdoors, in vehicles, etc.) increased slightly (1%) from 2017 to 2018, but more alarmingly, our preliminary 2019 PIT count data suggests a 47 percent one-year increase from 2018 to 2019 in the number of unsheltered people, reflecting a shortage of emergency shelter and low-barrier housing with support services in many areas of the state relative to need.

The State of Minnesota provides funding to a number of street outreach, emergency shelter, and transitional housing programs primarily with state resources. State agencies worked in collaboration with the CoC Committees to develop coordinated assessment systems in all areas of Minnesota, which will serve as a focal point for assessing the individual needs of both unsheltered and sheltered people.

The Minnesota Interagency Council on Homelessness is led by the Lieutenant Governor and includes 14 Cabinet-level agencies working together to end homelessness in Minnesota. Having met the goal of the Business Plan to End Long-Term Homelessness (to provide 4,000 additional housing opportunities by 2015), the Interagency Council, in partnership with stakeholders across the state, adopted [Heading Home Together: Minnesota's 2018 – 2020 Action Plan to Prevent and End Homelessness](#), which include principles and strategies to guide efforts to prevent and end homelessness in Minnesota.

This plan reflects a growing community understanding and emerging consensus about what is needed to prevent and end homelessness in Minnesota, and the strategies necessary toward that end. The specific content of the plan represents a synthesis of Federal policy requirements and guidance, local practitioner knowledge, the insight of people with lived experience of homelessness, and extensive input from stakeholders all across Minnesota. Numerous organizations statewide have endorsed the guiding principles for this plan. These partners have also contributed substantially to shaping its strategies.

The Minnesota Interagency Council on Homelessness has provided technical assistance to assist in the establishment of CoCs, which have developed regional plans that identify assistance needs of people experiencing homelessness or people at risk of becoming homeless, gaps in regional service delivery for the homeless, and a strategy for addressing those gaps. Currently, 10 CoC regions exist in Minnesota covering the entire state. DHS has offered each CoC committee the opportunity to review and provide recommendations on each ESG application submitted from their region, as well as other DHS-administered homeless programs. This ensures that ESG funding is used to address locally determined priorities for shelter, prevention and rapid re-housing. In addition, in 2019 Minnesota Housing supported six CoCs in Greater Minnesota with grants ranging from \$42,000 to \$55,000 each for operating costs.

During the past two years, DHS has initiated a Best Practices and Technical Assistance effort to encourage shelter providers to reduce the number of barriers faced by vulnerable populations seeking emergency shelter. These populations may be part of the increase in unsheltered persons who are unable to access emergency shelter due to limited space as well as sobriety, criminal background exclusions, work or case management participation requirements and other barriers to entry.

Minnesota Housing secured \$60 million in new Housing Infrastructure Bonds during the 2019 legislative session. Since 2012, Minnesota Housing has financed more than 1,400 units of permanent supportive housing using Housing Infrastructure Bonds. Additional permanent supportive housing resources are typically financed with low-income housing tax credits.

To promote early identification and more effective responses to the needs of Minnesota students experiencing housing instability and homelessness, Minnesota Housing, the Minnesota Department of Education, the Minnesota Department of Human Services, the Minnesota Interagency Council on Homelessness, and the Heading Home Minnesota Funders Collaborative have developed an initiative called Homework Starts with Home. Under this initiative, five school- and community-based collaborative programs will help more than 200 homeless or at-risk families with school-age children achieve housing stability and promote academic success. These efforts are supported with three-year grants totaling \$4.15 million from three sources: Housing Trust Fund, Family Homeless Prevention and Assistance Program, and philanthropic support.

In 2015, 2017, and 2019 the Minnesota Legislature made an appropriation of \$125,000 to support the statewide Homeless Management Information System (HMIS). This system helps housing and service providers to more effectively coordinate assistance and services to meet the needs of the homeless or near-homeless people. Minnesota Housing and the Department of Human Services annually supports the operation of HMIS, along with contributions from providers and CoCs. In 2019 Minnesota Housing contributed \$300,000 to HMIS.

Addressing the emergency shelter and transitional housing needs of homeless persons

ESG funding is used to strengthen the Continuum of Care (CoC) systems by providing direct services to homeless persons. ESG funds were provided to sub-recipients in every CoC region, each of which has a priority to provide shelter and supportive services for homeless individuals and families. ESG funds also were provided to shelters in all CoC regions to pay for the operating and service costs of these programs, and to re-housing providers to rapidly re-house persons experiencing homelessness.

CoC organizations apply to HUD annually for funding under the McKinney Vento Homeless Assistance Program to address homelessness. In addition, the state funds both site-based and scattered-site transitional housing with approximately \$3.2 million in state funds each year, and emergency shelters and day shelters with \$844,000 per year in state funds.

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 state received \$1,957,128 in FFY 2017 in ESG program funding to support sub-recipients' ongoing efforts to provide shelter and rapid re-housing and prevention assistance to homeless and at-risk households. In addition, DHS received \$103,007 for state administrative costs. ESG funds were used to provide supportive services to persons through the emergency shelter where they were staying, as well as prevent and rapidly re-house households who were at-risk of or experiencing homeless. Supportive services included case management, transportation, mental health care, substance abuse treatment, childcare, and legal advice and assistance.

One of the state's most significant strategies for providing homelessness prevention assistance is the Family Homeless Prevention and Assistance Program (FHPAP). The Minnesota Legislature increased the base funding for the program from \$17.038 million to \$20.538 million for the next two year period. With these resources, Minnesota Housing assisted over 5,500 households in 2018 by providing short-term housing and services, primarily to families with children with median incomes below \$12,000. The state also provides \$23.3 million in base appropriation funding for the state Housing Trust Fund, annually serving around 1,600 households. This funding is used for rental assistance for families and individuals, many of whom have experienced homelessness. In 2019, the Legislature increased funding for the Bridges rental assistance program from \$8.2 million to \$8.7 million for the next two years. Under the Bridges program, Minnesota Housing provides rental assistance to households in which one or more adult members has a serious mental illness, annually serving around 890 households. This program helps people with disabilities live in a more community-based and integrated setting while receiving services.

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

People experiencing homelessness are often unable to access and use mainstream programs because of the inherent conditions of homelessness, as well as the structure and operations of the programs themselves. While all low-income populations face barriers to applying for, retaining, and using the services provided by mainstream programs, these barriers are compounded by the inherent conditions of homelessness, such as transience, instability, and a lack of basic resources. Furthermore, the underlying structure and operations of mainstream programs are often not conducive to ensuring that the special needs of homeless people are met.

Accordingly, any program providing services or resources that contribute to preventing or ending homelessness should ensure that people experiencing homelessness are not disproportionately disadvantaged in accessing these resources, when compared to people who are stably housed.

In September 2014, the agencies comprising the Minnesota Interagency Council on Homelessness adopted five Foundational Services Practices intended to help our “mainstream” programs – those not specifically targeted to people experiencing homelessness – work better for people experiencing homelessness who are eligible for those programs.

The five Foundational Service Practices are:

1. know the housing status of people served
2. actively reach out to the homeless
3. limit requirements for in-person appointments
4. assist with gathering required verifications/ documentation
5. allow for multiple methods of communication about benefits and services.

Currently, nine of the Council agencies have implemented these practices across one or more programs in their agency, including Minnesota Housing, and are seeing increasing accessibility to programs and also an increase in innovation in how agencies are working with individuals and families experiencing homelessness.

The Council, primarily through the work of the Minnesota Department of Veterans Affairs, developed a Veterans Registry that enables service providers to identify the resources each individual veteran experiencing homelessness needs and to make the appropriate connections with those resources. The annual Point-in-Time count shows that veterans’ homelessness in Minnesota has been drastically reduced since 2010 by 53%. The number of veterans experiencing homelessness increased by 7.1% since 2017. Five regions of the state, representing 71 of the state’s 87 counties, have been confirmed by the Federal government as having met all criteria to show they have ended Veteran homelessness. These regions have also presented evidence that they have systems in place to meet the needs of Veterans at-risk of or experiencing homelessness on an ongoing basis. As of October 14, 2019 288 Veterans remain on the Veterans Registry statewide.

Minnesota's Homeless Youth Act (HYA) program funds outreach, shelter housing and services to homeless youth across the state. The funding levels and number of youth served are as follows:

2015	\$3,119,000	5,594 Youth
2016	\$4,119,000	14,961 Youth
2017	\$4,152,000	12,332 Youth
2018	\$5,619,000	12,662 Youth
2019	\$5,619,000	2019 service data not available at this time

Minnesota Housing places a priority in its Request for Proposals and funding selection process on rental housing development that includes units of supportive housing for people experiencing long-term homelessness. Most developments that receive funding have at least some supportive housing units.

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

Actions taken to address the needs of public housing

In 2018, the Legislature appropriated \$10 million in general obligation bond proceeds for the purpose of preserving public housing. The funds are used for health, safety and energy efficiency improvements in existing public housing in all 87 counties. Those resources went to 29 developments across the state, preserving 1,622 housing units. Since 2012, the Legislature has authorized \$45.5 million in resources specifically for the preservation of public housing:

Year	Amount	# of Projects	# of Units
2012	\$5.5 million	14	950
2014	\$20 million	35	2,438
2017	\$10 million	27	1,844
2018	\$10 million	20	1,622
Total	\$45.5 million	96	6,854

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

Minnesota does not own or manage public housing and does not have access to public housing residents to encourage them to participate in management or homeownership.

Minnesota Housing encourages homeownership for lower income households through outreach and education under the Enhanced Homeownership Capacity Initiative and the Homeownership Education, Counseling, and Training Program. Minnesota Housing's affordable mortgage financing and down payment loans are available to first-time and repeat homebuyers that meet income requirements.

Actions taken to provide assistance to troubled PHAs

The state recognizes the need for preservation and rehabilitation of federally assisted affordable housing, and provides General Obligation Bond proceeds for rehabilitation under Minnesota Housing's Publicly Owned Housing Program, but Minnesota had no specific goal in the Action Plan for 2019 to provide financial or other assistance to troubled PHAs in the state.

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)

In 2014, Minnesota Housing, the McKnight Foundation, Urban Land Institute of Minnesota (ULI-MN)/ Regional Council of Mayors (RCM), and Enterprise Community Partners sponsored a competition (Minnesota Challenge) to generate ideas for reducing the per-unit cost of developing affordable multifamily rental housing. The competition winner, the University of Minnesota's Center for Urban and Regional Affairs, identified specific local policies, requirements, and procedures that increase costs and hinder the development of affordable housing. The report also identifies best practices for overcoming barriers to affordable housing development and strategies for implementing those best practices.

Minnesota Housing has implemented cost containment measures in its funding selection process by identifying projects with high costs (based on Agency and industry standards) and requiring justification for those with higher-than-expected costs. Details can be found here: [Annual Cost Containment Report](#)

The state has identified limited resources as a barrier to the provision of affordable housing. In 2014, the Minnesota Legislature authorized Minnesota Housing to issue \$80 million in Housing Infrastructure Bonds to finance the construction or preservation of an estimated 1,500 units; and in 2015, the legislature authorized an additional \$10 million in Housing Infrastructure Bonds. Infrastructure bonds may be used to: finance permanent supportive housing for the homeless, preserve existing federally assisted housing, acquire/rehabilitate foreclosed rental housing, or develop new rental housing on foreclosed parcels of land. In 2017, the Legislature authorized another \$55 million in Housing Infrastructure Bonds. In 2018, the Legislature authorized \$90 million; \$80 million in Housing Infrastructure Bonds (HIB), including a \$30 million priority for permanent supportive housing for persons with behavioral health issues, and \$10 million for public housing rehabilitation. In 2019, the Legislature authorized \$60 million in Housing Infrastructure Bonds.

The Legislature also provides additional development resources in the agency's biennial budget. For FY 2020-21 they authorized:

1. \$30.850 million for the Economic Development and Housing Challenge program to fund both multifamily rental and singly family homeownership new construction and redevelopment.
2. \$4 million in the Greater Minnesota Workforce Housing Program for financial assistance to build market-rate and mix-income residential rental properties.
3. \$8.436 million in preservation resources to assist with repair, rehabilitation and stabilization of federally assisted rental housing that is at risk of aging out of federal assistance programs
4. \$7.486 million in rental rehabilitation loans to preserve rental housing in small communities
5. \$5.544 million in single family rehabilitation loans to help low-income homeowners make basic health and safety improvements to their homes.
6. \$2 million in funding for the manufactured home park redevelopment to provide grants for manufactured home park acquisition, improvements and infrastructure.

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

In its five-year plan, Minnesota identifies that the greatest unmet housing need is among extremely low-income renters (<30% are median income) and moderate income homeowners (51%-80% of are median income). To address that need: 1: DEED uses 85% of CDBG funds to assist low- and moderate-income households (i.e., defined by HUD as 80% or less of median income); the remaining funds are used for community development; 2) Minnesota Housing allocates HOME resources primarily to rental rehabilitation (with a focus on preserving the affordability of existing federally assisted housing for extremely low-income tenants). In addition, while activities of the first NHTF project are not reported in this CAPER, 100% of households assisted must be extremely low-income.

The distribution of assistance shows that 59% of all households in HOME-assisted units reported (all years) were in the lowest income category (30% of area median or less), 32% were in the 31%-50% category, and 10% were in the 51%-80% category.

Under the Section 811 PRA Supportive Housing Program, HUD has awarded Minnesota two rounds of funding for a total of 159 units of project-based rental assistance to create integrated supportive housing for people with disabilities who are extremely low-income. Minnesota is focusing these units to serve people who are long-term homeless or leaving institutions of care. Minnesota Housing is implementing this program in collaboration with the Minnesota Department of Human Services (DHS). DHS coordinates outreach and referrals for 811 applicants and ensures that tenants are connected to service providers. The 811 PRA program is an important tool to support the goals of the state's Olmstead Plan to provide integrated housing options for people with disabilities. Minnesota Housing has awarded contracts to

property owners for 130 units at 18 properties, and has selected an additional 29 new units at 6 properties which are in the process of financing and construction. There are currently 127 households living in Section 811 PRA units.

For the 2020-2021 biennium, the Minnesota Legislature appropriated funds to people with some of the greatest housing needs, including: \$8.7 million through the Bridges program to provide rent assistance to households experiencing mental illness; \$20.5 million for family homeless prevention and assistance; and \$23.3 million for the state Housing Trust Fund, which provides rent assistance to households at the lowest income levels. In 2018, median annual household income for these programs were \$9,949, \$11,628 and \$9,792 respectively.

In addition, in 2019, the Minnesota Legislature provided \$3.5 million in base funding for the Homework Starts with Home initiative to provide rental assistance to families with school age children that are homeless or highly mobile. The Workforce Housing Development program received \$4 million in base funding which provide development resources for housing in underserved communities in Greater Minnesota. The Legislature also authorized \$60 million in Housing Infrastructure Bonds.

Commissioner Ho, Deputy Commissioner, Assistant Commissioners, and other members of the Servant Leadership team traveled throughout the state to have in-depth conversations with new and existing partners with a special focus on meeting with communities most impacted, see the work we have previously funded, and identify ways Minnesota Housing can adapt to meet the communities' unique needs. These community visits included Bemidji, Marshall, Willmar, Cloquet, Faribault, Mankato, St. Peter, Rochester, and others. Minnesota Housing also hosted a series of community solutions events to inform its 2020 to 2022 Strategic Plan:

- I. Worthington – June 5, 2019
- II. Detroit Lakes – June 11, 2019
- III. Mora – June 12, 2019
- IV. Saint Paul – June 24, 2019
- V. Bloomington, June 26, 2019

Over 250 people from all walks of life came to share their ideas about how the State of Minnesota can do a better job of ensuring that people have a place to call home. We held small group conversations on the following topics which were informed by previous engagement through the 2017-2018 Governor's Housing Task Force and listening to communities most impacted:

1. Create an Inclusive, Equitable, and Just Housing System so that Everyone Can Prosper
2. Support and Preserve Manufactured Housing
3. Address Barriers to Homeownership and Closing the Racial Disparity
4. Preserve the Condition and Affordability of the Housing that is at the Greatest Risk of Being Lost
5. Effectively Link Services with Housing
6. Meet the Housing Needs of Lower-Income Older Minnesotans
7. Develop Workforce Housing to Support Minnesota's Economic Competitiveness
8. Increase Housing Investments in Rural and Urban Communities that Have been Disinvested, including Tribal Nations

We found that every region and every community is unique and communities grapple with market dynamics, demographic changes, and distinct local economies. In Greater Minnesota, there were similar themes around lack of available affordable housing to support the local workforce, challenges in navigating the complex RFP process to access Minnesota Housing resources, preserving and improving the condition of manufactured home communities. In Saint Paul and Bloomington, we heard concerns around displacement due to rising housing cost and sales of previously affordable rental, the need for larger family rental options. In all regions we heard that single family new construction is \$300,000 or higher and simply not affordable, particularly to first time homebuyers.

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

DEED requires that all proposed housing rehabilitation projects on homes built prior to 1978 complete a lead risk assessment by a certified risk assessor. All lead hazards identified must be included in the rehabilitation work conducted by a certified renovator (EPA RRP training) and workers. A lead based paint abatement supervisor is required if the total lead work of the project exceeds \$25,000. Grantees must provide all housing occupants the required handouts and lead hazard information pamphlet and collect owner acknowledgement of receipt. If lead is found through an assessment, all notices in 24 CFR Part 35 must be provided.

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

The Minnesota Family Investment Program (MFIP) is the state's major public assistance initiative for low-income families with children (funded with a combination of federal TANF and state funds). MFIP's three main goals are to help people leave and remain independent of welfare, obtain and keep jobs, and increase income/decrease poverty. Efforts to ensure that the state meets MFIP goals include: employment and job training services, health care assistance, and child care subsidies for MFIP families. This includes a diversionary work program that helps people to find employment before they reach the need for MFIP. The 2019 Minnesota Legislature approved the first increase (of \$100/month) in 33 years to the MFIP monthly cash benefit.

In addition to administering ESG and state-funded homeless assistance programs, the Office of Economic Opportunity (OEO) administers a variety of federal and state funded anti-poverty and self-sufficiency programs, allocating approximately \$110 million a year in federal and state appropriations to more than 200 organizations and programs working with low-income families in Minnesota. These programs address families' basic social needs while providing opportunities for the development of the skills necessary for economic self-sufficiency, and include Federal and State Community Action Grants, Individual Development Accounts (IDA) programs, Supplemental Nutrition Assistance Program (SNAP) Education and Outreach, USDA Commodities (TEFAP) and Minnesota Food Shelf Funding (MFSP).

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

Affordable housing and community development assistance in Minnesota depends upon a large network of local lenders, developers, housing authorities, community action agencies, nonprofit organizations, faith-based organizations, and local governments throughout the state. The state fosters cooperation through interagency task forces, councils, and other cooperative efforts identified in its ***Consolidated Plan for Housing and Community Development 2017-2021***.

DEED, DHS, and Minnesota Housing work to minimize assistance gaps and to coordinate available resources in a variety of ways: Minnesota Housing and its partners, such as the Metropolitan Council, issue joint requests for proposals and coordinate the process of reviewing and selecting proposals for funding with other agencies. HUD, the U.S. Department of Agriculture, and Minnesota Housing have an interagency agreement to align/reduce state and federal physical inspections of subsidized rental housing. Minnesota Housing and DHS have been working together to develop a more coordinated grant-making process for resources available through both agencies to address the needs of people experiencing homelessness.

In 2019 Minnesota Housing allocated \$1.25 million in grants to local organizations under the Technical Assistance and Operating Support Program, which is funded through both legislative appropriations (\$650,000 for the 2019-2020 biennium) and Minnesota Housing resources.

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

The state hosts a number of councils or work groups, including:

1. The Metro Interagency Stabilization Group (ISG), which works cooperatively to address policy and financing issues related to the stabilization and preservation of federally assisted and publically funded rental housing in the Twin Cities metro area. ISG members include Minnesota Housing, the Family Housing Fund, the Minneapolis Community, Planning and Economic Development Department, the Saint Paul Planning and Economic Development Department, Hennepin County, HUD, and the Federal Home Loan Bank of Des Moines.

2. The Greater Minnesota Interagency Stabilization Group (ISG), is a consortium of public and nonprofit funders created to cooperatively address policy issues and financing for the preservation of federally assisted rental housing outside of the Twin Cities metro area. The participants include Minnesota Housing, HUD, USDA, DEED, Minnesota National Association of Housing and Redevelopment Officials (NAHRO), Federal Home Loan Bank of Des Moines, Duluth LISC, and the Greater Minnesota Housing Fund.
3. By coordinating information about properties at risk of converting to market rate housing or at risk of loss due to physical deterioration, the participants are able to strategically target their combined resources.
4. The Minnesota Interagency Council on Homelessness, which includes 12 state agencies, works to investigate, review, and improve the current system of service delivery to people who are homeless or at risk of becoming homeless; improve coordination of resources and activities of all state agencies relating to homelessness; and advise Minnesota Housing in managing the Family Homelessness Prevention and Assistance Program (FHPAP). Some work of the council is supported by private foundations that fund certain activities under the state's action plan.
5. The Stewardship Council, works to address the capital, service, and operating needs of supportive housing for homeless families and individuals. The council includes representatives from federal, state, and local agencies as well as private philanthropic organizations and nonprofit agencies.
6. The Minnesota HIV Housing Coalition, which facilitates access to quality housing and appropriate support services for individuals and families living with HIV in Minnesota. The Coalition advises the City of Minneapolis and Minnesota Housing on the expenditure of HOPWA funds.
7. The Olmstead Subcabinet, which includes eight state agencies responsible for the development and implementation of the state's Olmstead Plan. The plan strives to ensure that Minnesotans with disabilities will have the opportunity to live, learn, work, and enjoy life in the most integrated setting of their choice.

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

State Agencies most recently conducted an Analysis of Impediments to Fair Housing and adopted it in September, 2018.

The state submits the following actions taken in FFY 2019 to address impediments in its 2018 ***Analysis of Impediments to Fair Housing***:

State of Minnesota Analysis of Impediments to Fair Housing Choice

Federal Fiscal Year 2019 Report

Introduction

It is the policy of Minnesota Housing to affirmatively further fair housing throughout its programs so that individuals of similar income levels have equal access, regardless of protected class status. Minnesota Housing's fair housing policy incorporates the requirements of the Fair Housing Act, Title VII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendment Act of 1988, as well as the Minnesota Human Rights Act. Fair Housing is an important issue across the country; it is crucial that low-income households have access to affordable housing free from discrimination in communities of their choice.

The State of Minnesota's current [Analysis of Impediments to Fair Housing Choice \(AI\) and Action](#) Plan were approved by Minnesota Housing's Board of Directors in September of 2018¹. Staff developed a three year action plan to address challenges to fair housing choice for protected classes identified in the AI. The following reflects activities through all of Minnesota Housing's programming as well as includes actions in collaboration with the following state partners:

- Department of Human Services (DHS)
- Department of Human Rights (DHR)
- Department of Employment and Economic Development (DEED)
- Minnesota Interagency Council on Homelessness
- Olmstead Implementation Office

The goals areas reflect in the AI are to:

- 1) Address Disproportionate Housing Needs
- 2) Address Discrimination and Improve Opportunities for Mobility
- 3) Expand Access to Housing for Persons with Disabilities
- 4) Address Limited Knowledge of Fair Housing Laws through Education, Outreach and Developing Tools and Resources
- 5) Decrease the Loss of Housing Through Displacement and Eviction

¹ Find report here [Minnesota Housing Website](#)

Goal 1: Address Disproportionate Housing Needs

In this goal area, the State of Minnesota seeks to identify programmatic funding or collaborative responses that can support efforts to increase housing opportunities through expanded or streamlined existing funding resources and through collaboration with a variety of partners to provide services and information and identify other resources.

This goal area addresses a variety of challenges in the housing market faced by households of color and Indigenous communities², persons with disabilities, and large families to achieve access to safe quality housing in a community of their choice.

Challenge 1.a. | Rental Housing in Poor Condition

Rental housing in poor condition is the top barrier found across the state, particularly for the most vulnerable low income renters from protected classes under fair housing law. Minnesota Housing and partners prioritize preserving federally assisted housing and existing affordable housing to ensure conditions are safe as part of the state's key actions to improve conditions. Additionally, supporting tenant education of their rights helps to address this challenge.

Action: Continue and consider expanding programs to support small rental developments (5-50 units) through continued funding of public housing rehabilitation programs and supporting smaller PHAs to build capacity.

Publicly Owned Housing Program (POHP):

POHP is a competitive funding program that uses the proceeds of General Obligation Bonds (GO) to provide financing in the form of a 20-year, deferred, forgivable loan to public housing authorities and agencies (PHAs). PHAs use these loans to rehabilitate and preserve public housing in the state. Funds can be used only for capital costs that add value or life to the buildings.

In year 1, there were 16 projects that closed under the POHP program, and 16 new projects selected for funding with 2018 GO Bond proceeds, representing 1380 public housing units across the state.

Rental Rehabilitation Deferred Loan Program (RRDL):

The RRDL program provides resources to rehabilitate existing rental housing in Greater Minnesota so that affordability is preserved and low to moderate income households have access to safe and decent housing.

During year 1, there were 16 RRDL loans that closed, and 1 project selected for funding. The RRDL program has been undergoing a redesign and in September 2019 issued a new RFP specifically targeted to housing with USDA Section 515 mortgages that have 8 units or more. The intent is to provide funding to RD properties that are aging and/or have unmet deferred maintenance needs.

Small Cities Development Program (SCDP):

SCDP awards grants to local units of government outside of the 7 county metro, which, in turn, administers funds for the purpose of rehabilitating local housing stock, commercial buildings and infrastructure projects. Deferred Loans are used for rental, single-family rental, mixed use rental or multiple-family housing rehabilitation. This past year, the program has funded the rehabilitation of 203 rental units

² The Analysis of Impediments plan uses the term "People of Color or Hispanic Ethnicity" – in this report, the term "People of Color and Indigenous Communities" will be used interchangeably as consistent with Minnesota Housing's most recently adopted Strategic Plan.

Action: Investigate resources for quick response fund for life/safety concerns by continuing and considering expansion of resources for developments currently in Minnesota Housing's portfolio, and considering establishment of a receivership revolving loan fund under state statute 504B.451.

Asset Management Loan Program (FA/FAF):

The Asset Management Loan program provides resources on a pipeline basis to address immediate critical repairs, and deferred maintenance. Part of the funding for this program comes from Financing Adjustment and Financing Adjustment Factor (FA/FAF), which are federal funds.

In year 1, two loans, totaling approximately \$3million were closed, which stabilized fifty units of Project Based Section 8 housing in 2 projects.

Action: Continue support for HOME Line as a hotline for tenants' rights.

Minnesota Housing entered into a new two year funding contract with HOME Line in the amount of \$400,000 in August of 2019, continuing funding from previous years at similar amounts. In calendar year 2018, HOME Line fielded 13,240 tenant calls, most common reasons related to repairs, security deposits, and evictions.

Challenge 1.b. | Insufficient housing for large families

In Minnesota, large families and immigrant families face much higher rates of cost burden and overcrowding than other types of renters. Large families are also disproportionately affected by difficulties in finding landlords who accept Section 8 and are met with markets with smaller units. Single family homes are often better sized and configured for larger families.

Action: For rental development resources, continue to provide points for large family housing in selection criteria of Minnesota Housing funding resources, including through the Low Income Housing Tax Credit Qualified Allocation Plan.

In the 2018 RFP / 2019 HTC funding round, Minnesota Housing funded an estimated 1,020 New Construction units, with an estimated 740 units suitable for large families. The [2019 Housing Tax Credit Self Scoring Worksheet](#) defines large family housing as units that contain two or more bedrooms in Section 1(A)(1). These units represent 73 percent of the overall New Construction units funded.

Action: For homeownership activities, continue to support the enhanced financial capacity program in reaching large immigrant families, prioritize large family housing in the Impact Fund, provide priorities for large families in down payment assistance, and evaluate how these priorities reach large families.

In FFY 2019 Minnesota Housing provided affordable first mortgage loans to 1,271 households with four or more people.

Challenge 1.c. | Homeownership and mortgage lending gaps

Minnesota experiences one of the largest racial disparities in homeownership in the country, consistently in the bottom three states. Homeownership represents one of the most common wealth building opportunities for households and provides stability for families. A disparity in homeownership rates for households of color and Indigenous communities exacerbates racial disparities in education, health and other outcomes.

Action: Enhance and continue partnerships to remove barriers to homeownership and reduce the lending gaps between households of color or Hispanic Ethnicity and white non-Hispanic households, as well as continue supporting and strengthening the Homeownership Opportunity Alliance.

In FFY 2019, 34.4% of Minnesota Housing's Start Up program first time homebuyer loans went to households of color and Indigenous communities (1,403 of 4,083 loans).

Homeownership Opportunity Alliance:

Minnesota Housing is co-leading (with the Minnesota Homeownership Center) an industry-wide coalition to expand homeownership for households of color, called [the Homeownership Opportunity Alliance](#) (HOA). The HOA works to address barriers to homeownership, educates the industry on the market opportunity to serve households of color, and has launched a [campaign called "Get Ready. Be Ready!"](#) to connect households of color with [homebuyer education services and build awareness that homeownership is possible.](#)

In FFY 2019 the HOA accomplished the following:

- Developed and implemented operating principles, added new members to the leadership team, and created work plans for the Community Engagement/Campaign work team and Product Development work team.
- Continued the "Get Ready. Be Ready!" campaign outreach and marketing to the African American and African Immigrant communities, including radio, print, and social media efforts.
 - Organized/participated in 7 community events (Sister Spokesman event, Closing the Gap event in St. Paul 4/9/19, Equitable Housing event in Rochester, Minnesota Urban League Family Days booth, and 3 pop-up events)
 - Partnered with KMOJ 89.9 Radio as part of their Financial Fitness Series, resulting in 8 radio interviews
 - Created a Facebook page, with now over 500 followers
 - Created a LinkedIn page, with now nearly 50 followers

Action: Identify homeownership education activities occurring in the market and evaluate program activities; this includes the Homebuyer Education Counseling, and Training (HECAT) program at Minnesota Housing, supporting partners in working on initiatives to help households save for downpayments, and other homeownership capacity activities:

Multi-family homeownership initiative:

The Single Family and Multifamily Divisions at Minnesota Housing collaborated with CommonBond Housing to promote homeownership at various Minnesota Housing owned/financed multifamily rental properties, accomplishing the following during FFY2019:

- Created posters and flyers for rental property managers and asset managers to distribute and post.
- Hosted 3 first-time homebuyer events at two different properties, with a total of 38 attendees.
- Hosted one first-time homebuyer event to educate CommonBond Staff, with approximately 285 attendees.
- 6 of the 12 families that moved out of the two buildings reported they bought their own home. (Residents are not required to disclose why or where they are moving so some surveys were left blank.)

Action: Partner with Tribal Nations to consider strategies to increase homeownership for American Indian households both on and off tribal lands, including continued work on the feasibility of eventual tenant ownership for eligible tax credit properties and conducting a mortgage lending session at bi-annual Indian Housing conference.

The 2019 Minnesota Indian Housing Conference took place August 21-23 at Treasure Island Resort and Casino. The conference included several sessions on homeownership, including training on financing single family purchase and home improvement, presented by USDA Home finance specialist and a local lender. Another session focused on developing capacity for a successful homeownership program in tribal communities to build wealth and strengthen communities. Another session provided training on providing homebuyer education in Indian Country.

Challenge 1.d. | Very high standards for rentals

When rental properties require standards out of reach for many renters, the barriers to getting housing increase dramatically, especially in a very tight rental market, and impact people of color, people with disabilities and large families most dramatically. Properties often require three times income, high security deposits, and require no past record of criminal activities or credit problems.

Action: If found effective, seek additional resources to expand the Landlord Risk Mitigation Fund program to help address housing needs of persons with criminal records, substance abuse challenges and other barriers.

The Landlord Risk Mitigation Fund (LRMF), administered by Minnesota Housing, provides financial assurances for landlords concerned about additional risks related to damaged property, non-payment of rent, or evictions costs. Landlords renting to tenants enrolled in these programs can access reimbursement from these funds when damages and expenses exceed a tenant’s security deposit.

The LRMF started September 2017. Since then 78 households with significant barriers have obtained housing. In addition, 21 households have successfully completed their twelve month lease. There have only been three landlord claims, or 3.8% of households.

The following tables provide information on household served by subpopulations and race:

Subpopulations	Percent
Veteran	3.78
Chronically Homeless	9.57
Long-Term Homeless	50.00
Discharged from Jail/Prison	10.11
Domestic Violence at any point in	39.89
Fleeing domestic violence	18.67
Any Disability	38.59
Chronic Health Condition	5.17
Physical Disability	8.62
Serious Mental illness	26.72
Substance Use Disorder	14.66
Developmental Disability	4.31

Race	Percent*
White	53.00
Black or African-American	29.54
Multiple Races	10.74
American Indian or Alaska Native	4.40
Asian	1.00
Native Hawaiian	.30
Don't Know/Missing	1.00

**Rounded*

Due to the success of the LRMF program to date, Minnesota Housing will be seeking board approval to provide a two year contract extension to the three current grantees.

Action: Monitor local ordinances such as nuisance laws, “crime free” housing ordinances, and source of income protections.

During the Summer of 2019, Minnesota Housing hired an intern to conduct research on these fair housing issues to set a base of understanding for the agency. We found Crime Free Housing Programs are predominately sponsored by police departments around the country and statewide in Minnesota. In a review of selected cities we found St. Paul, Anoka, Coon Rapids, Brooklyn Center, Plymouth, West St. Paul, Robbinsdale, and Worthington all have a variation of a crime-free housing program implemented. In these programs, Police departments have full autonomy when determining which tenants landlords need to evict when they violate the ordinance.

At DEED, every CDBG Grantee must pass adopt the following policies; a Citywide Drug Free Work Place, Anti-displacement policy, Prohibition of Excessive Force, Section 3 and Fair Housing policy.

Action: Regularly provide informational materials on best practices related to tenant selection plans to owners and manager of properties of Minnesota Housing financed rental developments.

Minnesota Housing’s Supportive Housing team has been leading a year-long effort to align that Tenant Selection Plans so that properties with designated units meant to serve specific populations reach the people they are intended to serve. Minnesota Housing published its Tenant Selection Plans Guidance in Spring 2019. Key aspects of this guidance include 1) the requirement of a Tenant Selection Plan and it must be available to applicants before they apply, 2) an opportunity for unselected applicants to appeal and provide mitigating circumstances, 3).

Challenge 1.e. | Affordable housing and landlords accepting housing choice vouchers only located in higher poverty areas

When a household receives a tenant based Housing Choice Voucher, they are able to find housing of their choice in the marketplace. However, voucher holders face many barriers in utilizing vouchers and often face landlords who do not accept the voucher or have rents above payment standards.

Action: Continue to prohibit properties with funding through Minnesota Housing from refusing to lease to a tenant based on the status of the tenant as a voucher-holder or recipient of similar rental assistance.

Owners of properties financed through Minnesota Housing cannot refuse to lease a unit in the project because the applicant holds a voucher. Compliance of this requirement is monitored through affordability period.

Goal 2: Address Discrimination and Improve Opportunities for Mobility

In this goal area, the State of Minnesota intends to identify strategic and collaborative approaches to consider both place based solutions and mobility solutions to provide households access to housing in communities of their choice.

Challenge 2.a. | Non-white and Hispanic residents are disproportionately segregated into some, often high poverty neighborhoods

Decades of housing policies that racially segregated communities and continued implicit and explicit practices disproportionately limit choice of households of color and Indigenous communities in Minnesota.

Action: Support efforts to review where investments in creation, preservation, and rehabilitation of affordable housing is occurring relative to areas of concentrated poverty and economic opportunity to encourage a full range of housing choices. (For example, helping to keep HousingLink’s Low Income Housing Tax Credit development database current to report distributions).

Minnesota Housing annually reviews the distribution of investments in affordable housing. The Low income Housing Tax Credit is the predominant tool for financing new affordable housing. New LIHTC unit financed by Minnesota Housing between 2005 and 2018 are spread throughout the Twin Cities Metropolitan Region, with 10 percent of these units located in HUD’s defined “Racially and Ethnically Concentrated Areas of Poverty”.

Minnesota Housing provides ongoing support of the HousingLink Streams database, which includes LIHTC and other affordable housing to make data accessible for analysis.

Action: Continue incentives in the state of Minnesota’s Low Income Housing Tax Credit Qualified Allocation Plan to develop in high opportunity area areas including access to quality schools, employment, transportation, and higher income communities.

Since 2010, Minnesota Housing’s Qualified Allocation Plan includes geographic priority areas that considers access to jobs, transportation, quality schools, economic integration as well as priorities for Qualified Census Tracts (and Tribal equivalent areas) and areas with planned community development activities. The incentives balance priorities of community reinvestment activities with investment in communities that have few options for affordable housing to increase geographic choice.

Challenge 2.b. | Challenges in accessing housing in concentrated areas of wealth or other opportunities

Households of color or Indigenous communities, large families, and voucher holders disproportionately lack access to housing in concentrated areas of wealth or other opportunities.

Action: Evaluate and continue solutions that mitigate barriers to developing housing in areas of wealth or other opportunities. (For example, address barrier of NIMBYism).

Through its Intermediary Capacity Building Grant program, Minnesota Housing provides grants to organizations to provide a combination of pass-through grants and technical assistance to cities and organizations. One intermediary grantee, Minnesota Housing Partnership (MHP), provides Housing Institutes in Greater Minnesota to make significant progress toward the development, rehab, or preservation of affordable housing units or other positive community housing outcomes. The technical assistance MHP provides, together with pass-through grant dollars to fund the development of planning efforts allow grantees in Greater Minnesota be better positioned to address their affordable housing needs. In the metropolitan Twin Cities Region, Intermediary Grantee Urban Land Institute (ULI), provides “Navigating Your Competitive Future” workshops for suburban, primarily higher wealth communities. ULI provides approximately ten workshops per year. The format is a two-hour interactive workshop outlining the need for communities to be responsive to demographic changes and feature presentations of national and state-wide trends, focused community change data, a panel discussion and interaction with workshop participants. ULI also provides deeper technical assistance through half-day Technical Assistance Panels (TAPs) which are focused dialogues and technical review of development potential on a particular site or local development issue.

Action: Monitor any proposed regulatory changes regarding source of income protections.

Minnesota Housing is evaluating source of income protection work at the City of Minneapolis and other local jurisdictions through policy and community development efforts.

Action: Support development of Housing Hub wait list management tool to streamline tenant access to project based Section 8 wait lists in communities of their choice.

Minnesota Housing provided \$200,000 to Housing Link in 2019 to develop Housing Hub. Housing Hub is a new online tool being developed to address the challenges low income renters and property management companies face with the current waiting list process for Project Based Section 8 housing. Housing Hub is expected to go live for beta testing of first adopters in January 2019, and they have been working on its development since the beginning of 2018.

Challenge 2.c. | Challenges accessing economic and other opportunities

Racially segregated communities have experienced disinvestment and continue to experience disinvestment that reduces economic opportunities in these communities. Accessing opportunities disproportionately impacts persons with Limited English Proficiency.

Action: Promote contracting opportunities for women and minority business entities in all programs.

Minnesota Housing promotes contracting opportunities for women and minority business entities in two ways.

First, Minnesota Housing expanded marketing and outreach requirements for contracting and purchasing by minority or women business enterprises beyond federally funded multifamily developments to all developments receiving any deferred funding source, including state and bond financed properties. The agency set benchmark participation goals of 6 percent of contracts for women business enterprises statewide and 4 percent for minority business enterprises in Greater Minnesota and 13 percent for minority business enterprises in the Twin Cities Metro. The agency developed a reporting system, which was finalized in 2019 to report on such efforts. After a single year of data collection, despite encountering some additional kinks to work out in the data system, we're finding that projects are meeting the women business enterprise goals and are not meeting the minority business enterprise goals. For the Metro, contracting achieved 1.5 percent of contract dollar amounts and just under 7 percent of the number of contracts greater than \$25,000 to minority business enterprises.

Second, to broaden experience of MBE/WBEs as a key member of the development team, Minnesota Housing provides points in selection when a member of the development team is a MBE/WBE (including, for example, owner or executive director of development entity, general contractor, architect, property manager). During the 2018 RFP, 21 of the 24 selected projects were awarded points under the MBE/WBE selection criteria, showing a commitment from developers around the state to contract with women and minority business entities.

In addition, DEED requires CDBG Grantees to solicit and provide bidding opportunities to MBE/WBE. As a result MBE/WBE have access to hundreds of rehab job opportunities.

Action: Continue to support the preservation of affordable housing opportunities as a strategy for community investment.

Minnesota Housing sponsored a preservation convening with 50 partners held in October to address rural rental housing preservation. USDA Rural Development 515 properties have unique preservation challenges, and Minnesota Housing includes a set aside in the Low Income Housing Tax Credit program and has recently partnered with USDA RD to focus a specific initiative of Rental Rehabilitation Development Loan program for 515 properties.

Minnesota Housing is also the contract administrator for the Performance Based and Traditional Contract administration programs for project based Section 8 properties in Minnesota. The administration relationship with these properties allows the state to focus on preservation needs of these properties.

Goal 3: Expand Access to Housing for Persons with Disabilities

The State of Minnesota seeks to identify collaborative and programmatic funding responses to rehabilitate and create new accessible affordable housing options, support accessibility improvements in single units, and help people with disabilities transition into independent living settings.

Challenge 3.a. | Shortage of affordable, accessible housing

For people with disabilities, simply acquiring housing and remaining housed are significant challenges. Wait lists for affordable, accessible housing are years long in many rural areas.

Action: Evaluate and enhance existing funding resources to provide preference in housing developments for persons with disabilities, including preference points in the Low Income Housing Tax Credit Qualified Allocation Plan and other competitive capital funding resources.

Multifamily Request for Proposals and Low Income Housing Tax Credit Allocation:

In the 2018 RFP / 2019 HTC funding round, Minnesota Housing funded an estimated 1,020 New Construction units, with an estimated 93 units that will be reserved for individuals who meet one or more of the definitions of People with Disabilities as outlined in 1(C)(1)(i-v) of the 2019 Housing Tax Credit Self Scoring Worksheet. This represents 9 percent of the overall units funded.

It is important to note that these units reflect a percentage of units that developers were able to claim points on in the 2019 Housing Tax Credit Self Scoring Worksheet and will be held to as a baseline throughout the compliance period. A much larger percentage of units, which are not formally tracked by Minnesota Housing, serve disabled households.

Publicly Owned Housing Program (POHP):

Since POHP program inception, accessibility has been one of the 4 critical areas that are prioritized for funding. As projects complete rehabilitation, staff recommends that accessibility improvements be incorporated into the buildings.

Rental Rehabilitation Deferred Loan Program (RRDL):

For RRDL, funds are prioritized for deferred maintenance items. When accessibility improvements make sense within the scope of work, they are encouraged – staff architects look for opportunities to incorporate accessibility improvements within RRDL projects. When RRDL funds are used for Federally subsidized developments - accessibility issues are addressed in the scope of work.

Action: If found effective, seek additional resources to expand the Landlord Risk Mitigation Fund program.

Action within Challenge 1.b. above discusses the LRMF program activities.

Challenge 3.b. | Shortage of resources to make accessibility improvements

If a voucher holder requires a reasonable accommodation, PHAs may not have the resources available to assist with the accommodation. There are also not resources to assist non voucher holders in accessibility improvements more broadly.

Action: Provide education and outreach of existing homeownership programs to make accessibility improvements, including streamlining Minnesota Housing’s Rehab Loan Program to make program more accessible to lenders, and promote to seniors and persons with disabilities, evaluating the Impact Fund projects for accessibility improvements, continuing to promote Minnesota Housing’s Fix Up Fund for persons with disabilities, and continuing to provide priorities for down payment assistance.

Fix Up loan program:

During FFY 2019, Minnesota Housing provided home improvement loans to at least 20 households with a disability.

Homeownership Programs:

In FFY 2019 Minnesota Housing provided affordable first mortgage loans to 55 households with disabilities, all of whom also received a Minnesota Housing downpayment and closing cost loan.

Challenge 3.c. | Shortage of resources to transition to independent living settings

There is a shortage of workers to help transition to and support independent living, and processes to apply for supports are complex and onerous.

Action: Collaborate with housing and supports activities in the state’s Olmstead Plan and initiatives that increase the number of people with disabilities who live in the most integrated housing of their choice.

There are several key activities in the [Olmstead workplan](#) related to housing and services in partnership with Minnesota Housing. These include:

- The Bridges program (described below)
- The Section 811 program (described below)
- Ensuring HousingLink’s products and services serve people with disabilities.

Action: Minnesota Housing will continue to provide rental assistance to persons with serious mental illness, and evaluate program effectiveness.

The Bridges Rental Assistance program provides housing assistance for people with very low incomes and a mental illness while they wait for a Housing Choice Voucher or another rental subsidy. Eligible uses for Bridges funding include temporary rental assistance payments and security deposits paid directly to landlords on behalf of qualified participants. In FFY 2019, the Bridges program served 807 households. Bridges received a base increase of \$500,000 and will be expanding the definition of institution for the program to include correctional facilities. The

goal of this expansion is to expand the population served that is disparately impacted by homelessness.

Action: Minnesota Housing and DHS will continue implementation of the Section 811 rental assistance pilot, partner with HUD in program evaluation, and if found effective, consider other funding sources available for similar program should no further federal assistance become available.

In the Section 811 program, 125 households were served in FFY 2019. The 811 program households have average incomes less than \$10,000 annually and are receiving on average, monthly assistance of about \$550. All households include an individual with a disability and half of households identify as a person of color or from Indigenous communities. Minnesota Housing is preparing to apply for a third round of Section 811 for population currently served and expanding to individuals currently underserved or that do not have access to the program and residing in institutional settings.

Goal 4: Address Limited Knowledge of Fair Housing Laws Through Education, Outreach, and Developing Tools and Resources

The State of Minnesota will engage in collaborative approaches to expand education efforts by partnering with the Department of Human Rights, participation in conferences, and sustaining and improving tools like the Affirmative Fair Housing Marketing Toolkit.

Challenge 4.a. | Limited knowledge of fair housing laws and resources

A perennial fair housing issue is lack of knowledge. Tenants, landlords, lenders, and borrowers do not always know their rights or responsibilities.

Action: Support efforts to maintain and promote the FairHousingMN.org website and online tool to develop Affirmative Fair Housing Marketing Plans and expand education and oversight of AFHMPs in Minnesota Housing's portfolios.

In calendar year 2019, reviews of AFHMP's were included with all physical inspections conducted by compliance officers on properties financed with Housing Tax Credits, HOME, National Housing Trust, and/or agency deferred loans. In PORT, an additional task was added to each physical inspection job in order to track these reviews and compliance officers use the AFHMP review [procedures](#) created for this purpose. The AFHMP review task is completed when the AFHMP has been reviewed or the compliance officer determines that the AFHMP review is not applicable because the property is not required to have an AFHMP or the AFHMP is already reviewed by another staff person or another entity. The compliance officer either enters the date the AFHMP was actually reviewed, or checks the task "not applicable" box and selects one of the following: Reviewed by HUD,USDA, or HMO; Less than 5 units; Emergency Shelter; Public Housing or Publicly Owned.

As of 9/30/2019, of the 303 inspections due in CY 2019, 119 AFHMP's have been successfully reviewed, 61 were not applicable, and the remaining inspections are not yet completed.

Action: Work with Minnesota Department of Human Rights, Minnesota NAHRO, Minnesota Multi Housing Association and similar organizations to provide education regarding housing discrimination laws through their annual conferences.

Minnesota Housing staff continues to meet with industry partners to explore the possibilities of training multifamily property owners, managers and service providers on fair housing. Meetings are conducted with Minnesota Multi Housing Association, Minnesota NAHRO and HUD, to brainstorm for and develop trainings on current issues to draw attendees in and educate them in fair housing.

Training session topics are developed by reaching out to MMHA members, as well as our customers, to determine where gaps in knowledge exist and further training is desired.

Training sessions were available during the 2019 Working Together Conference and were publicized by Minnesota Housing via email blasts to owners, agents and service providers as well as having the information displayed and promoted on our website. Minnesota Multi Housing Association and Minnesota NAHRO sent multiple email blasts as well as hard copy mailings.

2019 Working Together Conference included:

Two specific fair housing sessions:

- 1) Fair Housing
- 2) Property Owners and the Minnesota Human Rights Act: A Guide to Discrimination-Free Housing

Three additional sessions were available to address questions related to Fair Housing:

- 1) Protecting Home: CommonBond's Social Return on Investment Analysis of its Eviction Prevention Program
- 2) Ask the Attorney
- 3) Ask the Attorney II

Action: Continue to support educational opportunities and outreach efforts with suburban community elected and appointed officials to understand the important and effectively plan for a full range of housing choices.

As described under 2.b, the Urban Land Institute's "Navigating Your Competitive Future" workshops are offered for suburban communities and participants include both elected and appointed officials.

Action: Distribute fair housing educational materials at annual conferences, public venues, and other opportunities.

Minnesota Housing promotes fair housing in many ways each year. This year, in addition to many fair housing related topics at the annual Working Together Conference described above, staff continue to distribute materials and fair housing brochures when attending public and

community events to promote agency programs such as PRIDE festival, Rondo Days, etc. In addition to external materials, Minnesota Housing's internal cultural competency committee hosts monthly events that are often directly related to fair housing issues. For example, in the last year, the committee has hosted events related to redlining history, Ramadan, and gender diversity, to name a few. Agency staff are required to attend 4 hours of training through this program each year.

In FY 2019, DEED's Small Cities Development Program staff have distributed 106 Fair Housing posters in Hmong, Spanish and Somali languages. 16 Fair Housing Pamphlets and 6 Fair Housing CD's have been distributed to Grantees.

Action: Each State CDBG Grantee must complete at least one fair housing activity each year.

Each of the 128 State CDBG grantees completed at least one unique fair housing activity each reporting period.

DEED Small Cities Development Program (SCDP) staff carries out education efforts for grantees and potential grantees on fair housing and equal opportunity topics during SCDP Implementation trainings and SCDP application webinar trainings.

SCDP hosted two training sessions to 95 grantees, guiding grantees through the implementation process and creation of policies; Fair housing, Section 3, Drug Free policy training and etc.

DEED staff also distributed Fair Housing and Equal Opportunity for All brochures and posters (multiple languages) to attendees at the NAHRO conferences and SCDP trainings during the year.

Goal 5: Decrease the Loss of Housing Through Displacement and Eviction

To move towards this goal, the State of Minnesota will identify opportunities to support preservation of Naturally Occurring Affordable Housing (NOAH) and other ways to mitigate the effects of displacement or evictions.

Challenge 5.a. | Redevelopment displacing current renters of Naturally Occurring Affordable Housing (NOAH)

NOAH properties reflect a large stock of homes that are affordable to lower income households and are without subsidy. Redevelopment of NOAH properties is displacing current residents, and is predominantly occurring in the Twin Cities Region. It is estimated that Minnesota is losing 2,000 units every year.

Action: Continue support of the NOAH Impact Fund and partner with the Greater Minnesota Housing Fund to evaluate the effectiveness of the fund.

Naturally occurring affordable housing (NOAH) is unsubsidized housing that is affordable to moderate and low income renters. An increasing number of naturally affordable rental developments are being converted to higher-market rents or are simply operated under poor management and in disrepair. These conditions threaten the stability of families and communities, these impacts disproportionately impact persons of color and persons with disabilities. Minnesota Housing has joined with the Greater Minnesota Housing Fund to invest in the NOAH Impact Fund to finance the acquisition and preservation of naturally affordable class B and Class C rental housing in partnership with high performing owner-operators with the shared social goal of preserving affordability for the long term.

This year, for the second year, Minnesota Housing invested \$5 million into the fund. To date, the fund has made available over \$25 million to acquire and preserve affordable multifamily properties, including a 118 complex apartment building in Little Canada, preserving affordability for people at or below 60% of Area Median Income. In April of 2019, the NOAH Impact Fund was recognized as an award recipient of the HUD Secretary's Award for Public-Private Partnerships.

Action: Collaborate with Fannie Mae and Freddie Mac (the GSEs) in considering products and solutions to support NOAH as identified in the GSE's Duty to Serve plans.

Minnesota Housing purchased \$18,930,000 in NOAH participation certificates from Freddie Mac for four projects located in Minnesota.

Action: Monitor state legislation regarding right of first refusal and opportunity to purchase measures for manufactured home parks (tenant purchase rights) and consider the next steps for Minnesota Housing related to the preservation of manufactured home parks to address critical infrastructure issues that limit preservation opportunities, or offset/replace opportunities that are no longer available.

During the most recent legislative session, the State legislature increased funding for the Manufactured Home Park Redevelopment Program (specifically for park acquisition, a new use, and infrastructure improvements): \$2 million in FY20, and \$2m/biennium (\$1m/year) starting in FY22-23.

This session also saw changes to the Manufactured Home Relocation Trust Fund (MHRTF) program:

- Increased trust fund maximum balance from \$1 million to \$2 million
- Increased the current allowable relocation radius from 25 to 50 miles of the closed park without raising maximum relocation costs for households that receive funds
- Required local governments to determine if there was an ordinance in effect on May 26, 2007 that provided compensation to displaced residents, rather than requiring Minnesota Housing to make this determination
- Timing-related issue fixes:
 - Changes minimum notice for park closures from 9 months to 12 months
 - Extends deadline for residents to vacate from 60 days to 90 days after the required public hearing
 - Adds requirement for re-issuing closure statements if a park does not close within 24 months of initial closure statement

Minnesota Housing created a new position and is currently hiring a new program manager to facilitate the manufactured home program.

Challenge 5.b. | Eviction filings negatively impact renters regardless of outcome

Evictions disproportionately impact households of color and Indigenous communities and even an eviction filing will raise ongoing barriers to accessing housing.

Action: Monitor work to define and limit predatory rental practices, including questionable eviction practices and poor conditions of rental units.

Minnesota Housing policy and community development staff are tracking and evaluating the work of local jurisdictions related to this, including in Minneapolis. Further work will be done in later years of the work plan.

Next Year's Planned Additional AI Actions

The State of Minnesota partnership will develop a work plan for FY 2020 along with the development of the 2020 Annual Action Plan under the Consolidated Plan. Actions in 2020 are intended to reflect an evaluation and continuation of this year's actions along with a more robust work planning effort to embed actions into different divisions with Minnesota Housing and partnering agencies.

In addition to continuing work from year one of this plan, the following are additional actions identified to tackle in the upcoming years. These actions are labeled with the goal area and challenge type they reflect:

- 1.a. - Track and evaluate results of rental inspections on Minnesota Housing financed rental properties; consider ways to standardize evaluating different inspection types across programs.
- 1.b. - Explore with our partners the feasibility of creating a capital program for small scale rental housing development in rural communities with significant rental housing needs.
- 1.c. - Evaluate any loan products developed by the GSEs (Fannie Mae and Freddie Mac) for tribal lending as a result of their Duty to Serve Underserved Markets Plans.
- 1.d. - Monitor any proposed regulatory changes that would remove evictions and unlawful detainers from a renters' court record with a favorable court ruling, identify implications for projects financed by Minnesota Housing.
- 1.e. - Work with Local Housing Authorities to identify and address barriers to project basing Section 8 housing choice vouchers and utilizing housing choice vouchers in lower poverty areas.
- 2.c. - Review and update state language access plans to promote access to state programs for persons with Limited English Proficiency (LEP).
- 2.c. - Collaborate with partners at the state and regional level to evaluate ways to address community disinvestment and economic isolation.
- 3.a. - Conduct gaps analysis of accessible housing opportunities for persons with disabilities in Minnesota, through surveys and data evaluation, leveraging HousingLink's work. Utilize data collected by DHS Aging and Disabilities Divisions through the long term services and supports biennial gaps analysis. Identify how Minnesota Housing and other state housing resources are serving persons with disabilities.
- 3.b. - Evaluate resources to make accessibility improvements on a single rental unit.
- 3.c. - Leverage Minnesota Housing and DHS relationship to explore more streamlined connections between housing and support services.

- 4.a. - Develop a Reasonable Accommodation resource on Housing Benefits 101 (HB101.org) to educate persons with disabilities and support professionals about Reasonable Accommodations.

- 5.a. - Evaluate resources that could provide short term assistance to tenants displaced by a building sale or renovation. Create informational materials to provide to communities and other stakeholders regarding the Low Income Rental Classification (LIRC) program. Monitor state legislative efforts that require communication between property owners and tenants regarding ownership/tenancy changes at a minimum of 60 days prior to sale of the building.

- 5.b. - Monitor state legislative efforts to limit evictions to only appear on a tenant's record following court judgement. Research just cause eviction ordinances and tenant protection ordinances.

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

Small Cities Development Program (SCDP): DEED monitors each grantee through two monitoring methods conducted by SCDP staff; desk and on-site. Desk monitoring is conducted on an ongoing basis from the start of the grant until closeout. The SCDP staff representative reviews startup documents; policies and procedures, environmental documents, ongoing activities, disbursement request, labor standards, annual reports/performance measurements, audits, final reporting, and closeouts reporting. On-Site monitoring is conducted by SCDP staff at least once during the term of the funding agreement. The State can decide to conduct a desk versus an on-site monitoring based on cost and time evaluation. Follow-up monitoring may occur if there are significant findings of noncompliance with program requirements or if other administrative difficulties become apparent from reviews. Monitoring of economic development projects uses the same process as those established through the state of Minnesota's CDBG competitive program.

DEED has developed a checklist to assist in the monitoring areas such as grant management; fair housing and equal opportunity employment; Davis Bacon Labor Standards; inspections and bidding; and contractor payments. Staff ascertain if the activities stated within the approved application are eligible activities and address federal objectives, and if adequate progress has been made by the grantee within the time stated in the funding agreement. Attached is the SCDP Internal Monitoring Procedures.

ESG: Each year DHS program staff review all ESG grantees using a risk analysis tool created with technical assistance from HUD. The tool has four broad areas of analysis: 1) General agency information, e.g., previous monitoring results; 2) program operations, e.g., compliance and reporting issues; 3) fiscal operations; and 4) agency Board of Directors/Executive Management.

The tool allows DHS staff to determine if a grantee needs immediate attention or can receive a visit as part of regular monitoring. A regular monitoring rotation ensures grantees are monitored at least once every two years. Staff review a random selection of files for specific documentation of: homelessness, disability status, target population, on-going assessment, follow-up, and supportive services. Staff verify the full number of participants being served, timeliness and eligibility of grant expenditures, and eligibility of matching fund expenditures.

HOME: Minnesota Housing monitors HOME Rental Rehabilitation and Affordable Rental Preservation properties for compliance, requiring owners to submit tenant income and rent information for review annually. Multifamily staff physically inspect each property at least as frequently as required by 24 CFR §92.504(d) for compliance with property standards and to verify the accuracy of information owners submitted.

On-site inspection consists of a review of administrative records as well as a physical inspection and tenant file review of 20% of the HOME-assisted units. Minnesota Housing typically inspects a minimum of four HOME units (or all HOME units if property has four HOME units or less). If a property is found to be out of compliance, the owner receives notice of noncompliance. If noncompliance is not corrected within the allotted period, usually 30 days, the owner is given a 10-day grace period in which to address issues. If noncompliance remains uncorrected, possible action may be an extension of the effective period or calling the loan due.

HOPWA Monitoring : Minnesota Housing monitors the HOPWA program. Inspection of properties assisted under Housing Opportunities for Persons with AIDS (HOPWA) includes a physical inspection of the property, tenant file review to conform eligibility, and HOPWA Development Review using the checklist that covers whether there are service plans in place; whether HOPWA residents receive the services offered to them; if any adverse actions have been taken against residents since the last HOPWA review; if residents were terminated from the program, review evidence of due process that was provided the tenants; and compliance with audit and record retention requirements.

Requirements include: 1) owners annual submission of a Deferred Loan Owner Certification and report of unit events, including income and rent certifications, in the Property Online Reporting Tool; and 2) property inspections per Minnesota Housing Board-approved inspection cycle unless they have compliance issues that require more frequent inspections. The inspection cycle is every two years for properties with \$500,000 or more of deferred loan financing; every five years for deferred loan amounts greater than \$100,000 and less than \$500,000; and every 10 years for deferred loans of \$100,000 or less, unless the property also received Low-Income Housing Tax Credits, in which case the property is inspected according to the tax credit schedule. Monitoring of emergency rent and mortgage assistance includes: monthly review of administrative budget, production, and utilization of funding; evidence that the grantee is collecting appropriate demographic data; and biennial site visits to the grantee to review the following:

Policies and procedures

Compliance with audit and data practices requirements

Documentation of compliance with time limits for assistance

Documentation of all aspects of tenant eligibility

Documentation that each participant was provided an opportunity to receive case management services

Source documentation of rental, mortgage, or utility expense

The state notified the public of the availability of the draft the State Register and through state social media outlets and eNews, including to organizations and partners that work directly with minorities, non-English speaking persons and persons with disabilities. For example, per our Citizen Participation Plan, we reach out to a wide network of councils and coalitions focusing on specific populations, including the Council on Asian Pacific Minnesotans, Central Cultural Chicano, CLUES, Council for Minnesotans of African Heritage, Minnesota Council on Latino Affairs, and the Upper Midwest American Indian Center. In addition, our eNews distribution includes an extensive network of providers for persons with disabilities, through the Olmstead Implementation Office currently located at Minnesota Housing. The draft CAPER for 2019 was available for public comment for 18 days beginning November 15, 2019, and extending through the close of the business day on December 2, 2019. Minnesota Housing and DEED posted copies of the CAPER on their websites and hard copies were available from Minnesota Housing, DEED, and DHS upon request. The electronic copies of the CAPER we created were fully accessible documents suitable for screen readers.

Public input into the draft CAPER is considered in preparing the final report to HUD and the state responds in writing to each commenter.

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 state does not plan on changing its objectives. Our experiences indicate that requests for DEED’s CDBG funds are twice as much as our allocation. Therefore we think our objectives align with the interest shown.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(e)

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

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

Minnesota Housing has used past HOME allocations to fund down payment assistance to first-time homebuyers, rehabilitation loans to homeowners, and rehabilitation loans to owners of rental property. Currently, based on the critical need to both preserve existing affordable rental housing and develop new housing to meet a growing gap of affordable housing, all HOME funds have been allocated to fund rental housing activities, in a combination of rehabilitation and new construction.

In 2018, Minnesota Housing realigned its HOME inspections to be conducted once every three years in accordance with the 2013 HOME rule. The following table lists results of on-site inspections conducted in 2019 of properties funded under the HOME Rental Rehabilitation Program and HOME Affordable Rental Preservation programs. Among the 1,181 HOME units, thirty (30) were found to be in violation of program standards; all violations have been or are in the process of being corrected. One property is scheduled for inspection on November 14, 2019.

Violence Against Women Reauthorization Act of 2013. Minnesota Housing implemented the final rule of VAWA, promulgated in 2016 and effective December 16, 2016. For HOME (and National Housing Trust Fund) properties, this implementation included notice of occupancy rights and certification forms distributed at appropriate times, the development and adoption of an emergency transfer plan (found here: [Minnesota Housing Finance Agency Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking](#)). Policies and procedures were put in place to ensure privacy and data security for reporting of VAWA transfer requests and results. For FFY 2019, there were no transfer requests made.

Inspection Date Range: 1/1/2019 to 12/31/2019

Property Number	Property Name	City	Total HOME Units	IDIS Number	Compliance End Date	No Longer Monitored Date	No Longer Monitored Reason	Date of Physical Inspection	Date of File Review	Compliance Status	# of units with violations
D0012	Northbridge Apartments	Albert Lea	26	8936	2/6/2024						
D0216	College Drive Townhouses	Brainerd	20	5656	9/30/2019						
D0232	Unity Place	Brooklyn Center	98	8339	7/10/2024						
D0246	Woodmere Apartments	Buffalo	54	7043	1/9/2023						
D0419	The Crossroads	Dodge Center	37	5596	4/28/2020						
D0489	Yorkdale Townhomes	Edina	22	8933	11/13/2028			4/24/2019	4/24/2019	Habitability violations noted during inspection have been corrected. No tenant file violations	5
D0665	Jackson Family Housing	Jackson	12		8/8/2021			5/29/2019	5/10/2019	Habitability violations noted during inspection have been corrected. No tenant file violations.	1
D0703	Edgewood Townhomes (fka Groveland Estates)	Litchfield	29	7115	7/17/2023						
D0714	Stone Creek Townhomes	Luverne	19	5567	5/20/2020			6/27/2019	6/24/2019	Habitability violations noted during inspection have been corrected. No tenant file violations.	1

Property Number	Property Name	City	Total HOME Units	IDIS Number	Compliance End Date	No Longer Monitored Date	No Longer Monitored Reason	Date of Physical Inspection	Date of File Review	Compliance Status	# of units with violations
D0734	Gus Johnson Plaza	Mankato	26	9345	3/16/2026						
D0854	Seward Square	Minneapolis	19	9238	4/22/2025			Scheduled for 11/14/2019	In process	Compliance officer inadvertently accepted a 2018 physical inspection report by the tax credit suballocator for the 2019 physical inspection. While this would be accepted for agency deferred loans, it is not accepted for HOME. CO did request HOME tenant files for review. However, the compliance officer failed to complete the tenant file review before leaving the agency for another job. The newly assigned compliance officer is in the process of completing the tenant file review and has scheduled the physical inspection.	
D1048	Westgate-New Prague	New Prague	36	5868	8/16/2020						
D1130	Storybrook Apartments	Pipestone	12	8231	8/9/2023						
D1194	Jordan Tower II	Red Wing	86	9850	7/19/2037			1/9/2019	1/31/2019	Tenant file violations noted during inspection have been corrected. No habitability violations.	5
D1552	Lewis Park Apartments	Saint Paul	63	9239	5/9/2025						
D1886	Three Rivers Duplexes	Northfield	8		12/31/2026						
D1893	Fisher Townhomes	Fisher	10		11/21/2030			9/30/2019	10/4/2019	Habitability violations in 2 units. No tenant file violations. Correction in process	2
D2391	West Birch Townhomes	Princeton	8		10/12/2028						

Property Number	Property Name	City	Total HOME Units	IDIS Number	Compliance End Date	No Longer Monitored Date	No Longer Monitored Reason	Date of Physical Inspection	Date of File Review	Compliance Status	# of units with violations
D2393	Ridgeview Court Townhomes	Paynesville	8		11/1/2028						
D3370	Ebenezer Tower	Minneapolis	43	9344	7/1/2031						
D3435	Country Village Apts	Redwood Falls	33	5565	8/22/2019						
D3468	Como By The Lake	Saint Paul	24	10068	10/22/2033						
D3475	Maryland Park	Saint Paul	32	9381	1/5/2026						
D3524	Morningside Terrace / Bluff View Flats	Winona	26	9709	4/5/2027						
D3787	New San Marco Apartments	Duluth	6	4944	6/4/2028						
D6401	River Valley Apartments	Wabasha	24	5881	5/25/2020						
D7586	Minneapolis Portfolio Preservation (MP3)	Minneapolis	183	9577	1/21/2027			9/26/2019	10/1/2019	Habitability violations in 7 buildings and 11 units. No tenant file violations. Corrections in process	11
D7713	Seward Towers East and West	Minneapolis	122	9710	8/4/2027						
D7717	Solace Apartments	Saint Peter	16	100090	12/6/2037			3/6/2019	2/28/2019		
D7718	Maplewood Apartments	Saint Peter	24	9711	5/4/2032						
D7858	Riverview Apartments & Hilltop Villas	Sebekka	23	9851	2/3/2034						
D7963	Amorce II	Robbinsdale	32	9958	4/2/2034			9/5/2019	8/13/2019	Habitability violations in 2 buildings and 5 units. Correction in process. Numerous issues were found in tenant files and HOME rents; however, owner was able to clarify the required number of HOME tenant files and rents are compliant.	5

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Minnesota Housing has provided a *HOME Compliance Guide* to owners and management agents of each HOME-assisted rental property. The guide covers all HOME compliance issues including leases, rents, incomes, maintaining unit mix, affirmative marketing, and property standards.

Minnesota Housing's guides for lending or development promote and require compliance with fair housing laws and regulations. Minnesota Housing requires Affirmative Fair Housing Marketing Plans for the marketing and occupancy of assisted units in developments of five units or more. Owners are required to review Affirmative Fair Housing Marketing Plans every one to two years, and as part of its inspection procedures, Minnesota Housing will review to determine if updates are needed.

According to HUD's *HOME Summary of Accomplishments*, in HOME projects completed in FFY 2019, 13% of householders were of a race other than white and 1% were of Hispanic ethnicity. According to the Census Bureau's *American Community Survey, 2017*, an estimated 16% of Minnesota's low and moderate income households are of a race other than white and 4% are of Hispanic ethnicity.

Note that HOME funds historically have been available primarily in non-entitlement areas, which may have limited previous opportunity for HOME-funded projects to serve a higher percentage of people of color or Hispanic ethnicity. This year's accomplishments reflects the completion of three HOME properties totaling 157 units.

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

Minnesota Housing does not separately track activities (or parts of activities) that are funded with program income, which the agency uses in accordance with grant specific accounting and which may be used simultaneously with new grant funds. Tracking project, owner, and/or tenant characteristics separately is impossible; however, since program income is not used for purposes different from entitlement funds, characteristics presumably would be the same as entitlement-funded activities.

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

Minnesota Housing requests funding proposals from housing sponsors under a consolidated application process. The agency combines tax credits with amortizing mortgages and deferred loans using state appropriations, agency resources, and contributions from funding partners to make tax credit developments more affordable to lower income households.

Based on an assessment of local housing needs, Minnesota Housing has developed and updates a tax credit allocation plan that gives preference to certain types of development, e.g., those that serve the lowest income households and the high-priority homeless, and those that preserve federally assisted housing, and/or provide access to opportunity. The state's most recent Qualified Allocation Plan and priorities for housing tax credit allocation may be viewed at: [Tax Credits](#)

Minnesota Housing awarded a total of more than \$183 million in housing tax credits in 2018 for an estimated 698 affordable rental units; sub allocators allocated an additional \$4.3 million in tax credits for 593 units.

CR-55 - HOPWA 91.520(e)

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

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	180	156
Tenant-based rental assistance	0	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

Table 14 – HOPWA Number of Households Served

Narrative

The state provided housing assistance to 156 households through the use of HOPWA funds for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family. The five-year plan projected 180 households be served with HOPWA funds in 2018. The five year goal for HOPWA households served of 1,100 is based upon HUD projections for Minnesota through formula modernization, which will be phased in over a five year period.

Since 1999, Minnesota Housing has received an annual allocation of HOPWA funds from HUD to provide housing assistance and support services to people outside the 13-county Twin Cities metro area (which is served through a grant to the City of Minneapolis). Minnesota Housing and the Department of Human Services collaborate to undertake outreach efforts to help meet the needs of people with HIV/AIDS living in Greater Minnesota. This collaboration allows for greater coordination in the implementation of HIV/AIDS related projects.

Minnesota Housing received \$224,186 in HOPWA funds in FFY 2019 and committed this HOPWA funding to JustUs Health, formerly known as the Minnesota AIDS Project (MAP). JustUs Health (formerly MAP) is an agency that has established statewide networks to deliver assistance in areas of need throughout Greater Minnesota. JustUs Health’s Greater Minnesota emergency housing assistance program has worked closely with HIV service providers in Greater Minnesota, including the Mayo Clinic’s HIV Clinic and Social Services, the Rural AIDS Action Network, and JustUs Health’s own case management program in Duluth.

Using HOPWA assistance, JustUS Health provides short-term rent, mortgage, and utility assistance to prevent the homelessness of eligible individuals or families.

CR-56 – HTF NEW SECTION

Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	100	0	0	16	0	16
Homebuyer	0	0	0	0	0	0

Table 15 - CR-56 HTF Units in HTF activities completed during the period

Narrative

Minnesota Housing completed the state’s first housing development utilizing National Housing Trust Fund (NHTF) during this fiscal year. Solace Apartments, in St Peter Minnesota contains 32 new construction supportive housing units geared towards families, particularly for women exiting the criminal justice system. The housing, fully occupied, was funded in combination of Federal HOME funds and the NHTF program and is limited to households with Extremely Low Incomes.

As described in the NHTF allocation plan for FY 2019 within the state’s 2019 Action Plan, the funds were distributed to an eligible entity through the agency’s broader Request for Proposals and not specifically applied for. The project met the published feasibility requirements, as well as strategic and selection priorities published in the Action Plan. This particular project met strategic priorities to provide permanent supportive housing, as well as provide housing in areas of the state with shortages due to job growth or with strong job markets. Specific selection priorities that this property encompassed include long term affordability, access to higher performing schools, consistency with Local continuum of care priorities, and family housing. The property leveraged the low income housing tax credit and stayed within the published maximum per-unit development subsidy and meets or exceeds all of the published design and construction standards.

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

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	MINNESOTA
Organizational DUNS Number	804832640
EIN/TIN Number	411599130
Identify the Field Office	MINNEAPOLIS
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Minneapolis/Hennepin County CoC

ESG Contact Name

Prefix	Mr
First Name	ISAAC
Middle Name	D
Last Name	WENGERD
Suffix	0
Title	Agency Policy Specialist

ESG Contact Address

Street Address 1	MN Dept Human Services
Street Address 2	444 Lafayette St.
City	St. Paul
State	MN
ZIP Code	55164-
Phone Number	6514313815
Extension	0
Fax Number	6514317309
Email Address	ISAAC.WENGERD@STATE.MN.US

ESG Secondary Contact

Prefix	
First Name	
Last Name	
Suffix	
Title	
Phone Number	
Extension	
Email Address	

2. Reporting Period—All Recipients Complete

Program Year Start Date	10/01/2018
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Program Year End Date

09/30/2019

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

Subrecipient or Contractor Name: MINNESOTA

City: Saint Paul

State: MN

Zip Code: 55101, 1938

DUNS Number: 804832640

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 106375

Subrecipient or Contractor Name: THREE RIVERS COMMUNITY ACTION COUNCIL

City: Zumbrota

State: MN

Zip Code: 55992, 0157

DUNS Number:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 70000

Subrecipient or Contractor Name: United Community Action Program

City: Willmar

State: MN

Zip Code: 56201, 3304

DUNS Number: 037473485

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 77000

Subrecipient or Contractor Name: KOOTASCA COMMUNITY ACTION, INC.

City: Grand Rapids

State: MN

Zip Code: 55744, 3982

DUNS Number:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 30000

Subrecipient or Contractor Name: INTER-COUNTY COMMUNITY COUNCIL

City: Oklee

State: MN

Zip Code: 56742, 0189

DUNS Number:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 37500

Subrecipient or Contractor Name: SIMPSON HOUSING SERVICES

City: Minneapolis

State: MN

Zip Code: 55404, 2347

DUNS Number: 783848922

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 50000

Subrecipient or Contractor Name: LAKES AND PRAIRIES COMMUNITY ACTION PARTNERSHIPS

City: Moorhead

State: MN

Zip Code: 56560, 2083

DUNS Number: 039375647

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 100000

Subrecipient or Contractor Name: RED LAKE HOMELESS SHELTER, INC

City: Redlake

State: MN

Zip Code: 56671, 0280

DUNS Number: 623149254

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 50000

Subrecipient or Contractor Name: SALVATION ARMY ROCHESTER

City: Rochester

State: MN

Zip Code: 55906, 3706

DUNS Number: 125485958

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 105250

Subrecipient or Contractor Name: SCOTT CARVER DAKOTA CAP

City: Shakopee

State: MN

Zip Code: 55379, 1840

DUNS Number: 085104610

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 124381

Subrecipient or Contractor Name: ST. STEPHEN'S HUMAN SERVICES

City: Minneapolis

State: MN

Zip Code: 55404, 3315

DUNS Number: 607313850

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 50000

Subrecipient or Contractor Name: Interfaith Action of Greater Saint Paul

City: Saint Paul

State: MN

Zip Code: 55105, 1815

DUNS Number: 138618165

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 65000

Subrecipient or Contractor Name: Community Action Center of Northfield, Inc.

City: Northfield

State: MN

Zip Code: 55057, 2760

DUNS Number: 164131369

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 40000

Subrecipient or Contractor Name: Catholic Charities - St. Paul/Mpls Higher Ground/Dorothy Day

City: Minneapolis

State: MN

Zip Code: 55403, 2513

DUNS Number: 108504168

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 83013

Subrecipient or Contractor Name: Mahube-Otwa Community Action Partnership

City: Detroit Lakes

State: MN

Zip Code: 56501, 2722

DUNS Number: 037473071

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 85500

Subrecipient or Contractor Name: New Pathways

City: Cambridge

State: MN

Zip Code: 55008, 1519

DUNS Number: 044054570

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 41750

Subrecipient or Contractor Name: Our Saviour's Outreach Ministries

City: Minneapolis

State: MN

Zip Code: 55404, 3842

DUNS Number: 601158137

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 45000

Subrecipient or Contractor Name: Ours to Serve House of Hospitality, Inc.

City: Bemidji

State: MN

Zip Code: 56601, 2918

DUNS Number: 962478096

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 91826

Subrecipient or Contractor Name: Partners for Affordable Housing

City: Mankato

State: MN

Zip Code: 56001, 4430

DUNS Number: 015129260

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 142465

Subrecipient or Contractor Name: Salvation Army - Brainerd

City: Brainerd

State: MN

Zip Code: 56401, 3506

DUNS Number: 081033115

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 10000

Subrecipient or Contractor Name: Salvation Army - St. Cloud

City: Saint Cloud

State: MN

Zip Code: 56304, 1247

DUNS Number: 002805922

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 112500

Subrecipient or Contractor Name: Semcac

City: Rushford

State: MN

Zip Code: 55971, 8812

DUNS Number: 066860073

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 26000

Subrecipient or Contractor Name: Ruth's House of Hope

City: Faribault

State: MN

Zip Code: 55021, 6027

DUNS Number: 149047396

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 25000

Subrecipient or Contractor Name: Dorothy Day House of Hospitality

City: Moorhead

State: MN

Zip Code: 56560, 3531

DUNS Number: 164181034

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 55000

Subrecipient or Contractor Name: Grace House of Itasca County
City: Grand Rapids
State: MN
Zip Code: 55744, 3835
DUNS Number: 799149344
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 80000

Subrecipient or Contractor Name: Institute for Community Alliances
City: Minneapolis
State: MN
Zip Code: 55404,
DUNS Number: 046826826
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 75000

Subrecipient or Contractor Name: Prarie Five CAC
City: Montevideo
State: MN
Zip Code: 56265, 1352
DUNS Number: 055557813
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 19890

Subrecipient or Contractor Name: Bi-County Community Action Program, Inc.
City: Bemidji
State: MN
Zip Code: 56601, 8669
DUNS Number: 087682670
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 20000

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	71
Children	66
Don't Know/Refused/Other	0
Missing Information	0
Total	137

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	118
Children	107
Don't Know/Refused/Other	0
Missing Information	0
Total	225

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	7,138
Children	1,161
Don't Know/Refused/Other	5
Missing Information	1
Total	8,305

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0

Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	7,327
Children	1,334
Don't Know/Refused/Other	5
Missing Information	1
Total	8,667

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	5,729
Female	2,909
Transgender	27
Don't Know/Refused/Other	1
Missing Information	1
Total	8,667

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	1,334
18-24	764
25 and over	6,563
Don't Know/Refused/Other	5
Missing Information	1
Total	8,667

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	443	1	4	438
Victims of Domestic Violence	605	6	27	572
Elderly	0	9	11	1,423
HIV/AIDS	47	0	0	47
Chronically Homeless	2,535	0	33	2,500
Persons with Disabilities:				
Severely Mentally Ill	3,151	20	38	3,091
Chronic Substance Abuse	1,268	4	9	1,225
Other Disability	3,084	14	15	3,039
Total (Unduplicated if possible)	0	0	0	0

Table 23 – Special Population Served

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

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	373,646
Total Number of bed-nights provided	339,726
Capacity Utilization	90.92%

Table 24 – Shelter Capacity

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

SHELTER GOAL

GOAL: 10,252 individuals in households receiving safe, adequate emergency shelter. OUTCOME: 8,305

The goal of sheltering 10,252 individuals was not achieved. Year-to-year changes in the capacity and average length of stay of shelters funded with ESG will occasionally affect whether or not the planned goal is achieved (versus actual).

PREVENTION/RAPID RE-HOUSING GOALS

GOAL: 325 persons are stably re-housed.

The goal of stably re-housing 325 persons in households (total for prevention and rapid re-housing) was achieved, as 362 persons achieved this outcome in 2019.

GOAL:

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	0	0	47,734
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	8,701
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	124,152
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	180,587

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	0	0	152,640
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	20,376
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	169,585
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	0	0	342,601

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Essential Services	0	0	648,370
Operations	0	0	598,496
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	0	1,246,866

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Street Outreach	0	0	0
HMIS	0	0	147,625
Administration	0	0	138,146

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2017	2018	2019
	0	0	2,055,825

Table 29 - Total ESG Funds Expended

11f. Match Source

	2017	2018	2019
Other Non-ESG HUD Funds	0	0	201,239
Other Federal Funds	0	0	39,995
State Government	0	0	912,305
Local Government	0	0	127,505
Private Funds	0	0	764,531
Other	0	0	10,250
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	0	0	2,055,825

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2017	2018	2019
	0	0	4,111,650

Table 31 - Total Amount of Funds Expended on ESG Activities