

**CITY OF PLYMOUTH
AGENDA
Regular Housing and Redevelopment Authority
Council Chambers
3400 Plymouth Boulevard, Plymouth, MN
September 25, 2025, 7:00 PM**

1. CALL TO ORDER

2. PUBLIC FORUM - Individuals may address the Housing and Redevelopment Authority (HRA) about any item not contained on the regular agenda. A maximum of three minutes is allotted per individual with a total of 15 minutes for the forum. If the full 15 minutes are not needed for the forum, the HRA will continue with the agenda. The HRA will take no official action on items discussed at the forum, with the exception of referral to staff for future report.

3. APPROVE AGENDA - HRA members may add items to the agenda for discussion purposes or staff direction only. The HRA will not normally take official action on items added to the agenda.

4. CONSENT AGENDA - These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless an HRA member or individual so requests, in which event the item will be removed from the consent agenda and placed elsewhere on the agenda.

- 4.1** Adopt proposed minutes
1. HRA 07-24-2025 - minutes

5. PUBLIC HEARINGS

- 5.1** Community Development Block Grant (CDBG) – Hold Public Hearing on 2024 Consolidated Annual Performance and Evaluation Report
1. Plymouth 2024 CAPER
2. HRA Resolution PY24 CAPER

6. NEW BUSINESS

- 6.1** Bring it Home Rental Assistance Program
1. BIH Award Letter
2. Grant Agreement Resolution HRA

7. UPDATES

- 7.1** HRA Updates

8. ADJOURNMENT

**DRAFTED MINUTES
PLYMOUTH HOUSING AND REDEVELOPMENT AUTHORITY
JULY 24, 2025**

MEMBERS PRESENT: Commissioners Wayne Peterson, Ronald Kelner, Bob Swanson, Barbara Patrin, Rahfat Hussain

ABSENT: Chair James Williams and Commissioner Tony Kuechle

STAFF PRESENT: HRA Executive Director Grant Fernelius and Mayor Wosje

OTHERS PRESENT:

1. CALL TO ORDER

Acting Chair Peterson called the Plymouth Housing and Redevelopment Authority meeting to order at 7:00 p.m.

2. PUBLIC FORUM

Acting Chair Peterson opened the Public Forum.

Matthew Patron, 15700 16th Place N, commented that he would support large-scale rezoning around the newly acquired hotel and pizzeria. He hoped the zoning would support 12 to 22 stories to support higher density within the BRT corridor. He asked if the city has parking lot minimum sizes for commercial uses, such as grocery stores and other retailers. He stated that perhaps the parking could be reduced to support other uses.

Acting Chair Peterson commented that those issues are outside of the scope of the HRA.

Mayor Wosje suggested that staff follow up with the resident related to those comments/questions.

3. APPROVE AGENDA

MOTION by Commissioner Patrin, seconded by Commissioner Kelner, to approve the Agenda. **Vote.** 5 Ayes. **MOTION** passed unanimously.

4. CONSENT AGENDA

4.1. Approved minutes from June 26, 2025.

MOTION by Commissioner Kelner, seconded by Commissioner Patrin, to approve the Consent Agenda. **Vote.** 5 Ayes. **MOTION** passed unanimously.

5. PUBLIC HEARINGS

No public hearings.

6. NEW BUSINESS

6.1. Review 2026-2027 HRA preliminary budgets

HRA Executive Director Fernelius gave an overview of the staff report.

Acting Chair Peterson referenced the transfers out and asked if something could be put in place to track those funds and accumulate them for future use.

HRA Executive Director Fernelius commented that if the dollars are not spent, they will be transferred to the HRA reserves. He stated that the HRA could make a recommendation on a policy if that is desired.

Commissioner Hussain asked if there would be any impact on services at the two buildings with the suspension of the \$310,000.

HRA Executive Director Fernelius explained that those dollars were transferred for capital improvements, and those buildings are both fully funded for capital expenses, no longer requiring the transfers from the HRA.

Commissioner Kelner asked the appetite of the council to add a third building under the charge of the HRA to provide moderate-income housing to residents.

Mayor Wosje replied that the city council has not had any discussion on that topic; therefore, he could not answer that question. He recognized that type of project would have a cost of \$30,000,000 to \$40,000,000, and those funds would need to be bonded for, which would have a significant impact on the levy.

HRA Executive Director Fernelius commented that if the commissioners have additional questions, they could be sent to him.

6.2 Adopt resolution recommending contract award for Plymouth Towne Square roof replacement project

HRA Executive Director Fernelius gave an overview of the staff report.

Acting Chair Peterson acknowledged that the cost to the city for the project is only \$20,000 of the total cost.

Commissioner Kelner referenced the wide spread range of bids and asked if staff is confident that the low bid is comparable to the other bids received and that the work would be done properly.

HRA Executive Director Fernelius explained that half the bidders submitted the same information that this

bidder did in terms of the materials that would be used. He stated that this contractor has attempted to bid on a number of city projects and has not been successful; therefore, the theory is that this bidder was more aggressive in their bid to get into the municipal market.

Commissioner Hussain asked if there would be any disruption to the residents from this project, and whether there is a start date.

HRA Executive Director Fernelius commented that there is not yet a start date, but once the project is approved by the council, staff can identify a start date with the contractor. He did not anticipate a disruption to residents, noting that they would coordinate with the on-site management.

MOTION by Commissioner Kelner, seconded by Commissioner Patrin, to adopt the resolution recommending to city council a contract award to Gabriel Roofing LLC for roof replacement at Plymouth Towne Square. **Vote.** 5 Ayes. **MOTION** passed unanimously.

7. UPDATES

HRA Executive Director Fernelius provided updates on items of interest to the HRA.

Commissioner Kelner wished Chair Williams a speedy and healthy recovery.

8. ADJOURNMENT

MOTION by Acting Chair Peterson, with no objection, to adjourn the meeting at 7:45 p.m.

To: Housing and Redevelopment Authority

Prepared by: Steven Schmidt, Housing Manager

Reviewed by: Grant Fernelius, CED Director

Item: **Community Development Block Grant (CDBG) – Hold Public Hearing on 2024 Consolidated Annual Performance and Evaluation Report**

1. Action Requested:

Hold Public Hearing and approve resolutions for CDBG 2024 Consolidated Annual Performance and Evaluation Report

2. Background:

The Community Development Block Grant (CDBG) is a federally funded program administered by the U.S. Department of Housing & Urban Development (HUD). It's intended to support community development activities to build stronger and more resilient communities. The CDBG program has three national objectives and in order for an activity to be eligible, it must meet one of the three national objectives listed below.

1. Benefit low- and moderate-income individuals
2. Aid in the prevention or elimination of slums or blight
3. Meet community needs that present a serious or immediate threat to the overall health or welfare of the community.

Since 1994, the City of Plymouth has annually received a CDBG allocation for being an entitlement community and a member of the Hennepin County Consortium. The HRA continues to carry out identified activities that best serve the housing and community development needs of the city. These activities include preserving the City's housing stock, improving housing affordability, providing essential social services, and supporting fair housing activities.

The attached 2024 Consolidated Annual Performance and Evaluation Report (CAPER) reviews the City of Plymouth's accomplishments towards meeting the five-year goals

defined in the Consolidated Plan, as required by the Department of Housing and Urban Development (HUD), for communities receiving Community Development Block Grant (CDBG) funding. The 2024 program year began July 1, 2024 and ended June 30, 2025 and is the fifth grant period of the 2020-2024 Consolidated Plan.

The City of Plymouth is one of three CDBG entitlement jurisdictions among 43 suburban communities within Hennepin County and remains a part of the Hennepin County Consortium for the purposes of the Five-Year Consolidated Plan. The five-year goals of the Consolidated Plan are the quantitative unit goals for the Hennepin County Consortium, which includes Hennepin County, and the cities of Bloomington, Eden Prairie, and Plymouth.

The City of Plymouth has used its allocations according to the directives given in the 2024 Annual Action Plan. Of the total estimated 2024 CDBG budget of \$347,284 (2024 allocation of \$267,284 and \$80,000 in program income), combined with \$170,121.17 in funding via unexpended funds from previous program years, \$85,738.61 was expended for homeowner occupied affordable housing projects, \$26,052.02 was expended for rehabilitation and physical improvements to affordable rental units serving people with disabilities in Plymouth, \$175,000 was expended for Homeownership Assistance Programs such as First Time Home Buyer Program, and support for the Affordable Housing Land Trust, \$40,603.55 was expended for public service activities, \$2,500 was expended for fair housing activities, and \$34,900.62 was expended for the administration of the CDBG program.

Support of public services is a high priority for the City of Plymouth. Through CDBG funds, Plymouth supports family, and housing services for seniors, disabled, and low-income residents. CDBG assistance supported 587 individuals through partnerships with five subgrantee organizations.

In addition, the City started projects with 2 additional households under the owner-occupied rehabilitation program, while continuing 1 and completing projects with 3 homeowners who started owner-occupied rehabilitation projects in the 2023 program year.

The Consolidated Plan accomplishments also support the Plymouth Housing and Redevelopment Authority (HRA) and City housing goals. In 2024, CDBG funded activities addressed the following strategies:

- Affordable Housing
- Rehabilitation of Private Property
- First-time Homebuyer Assistance
- Public Services

In the City's Comprehensive Plan, there are 19 implementation strategies included in the Housing Plan. CDBG funded activities addressed seven of these strategies, these

included:

- Livability of Housing and Neighborhoods
- Financial Support and Technical Assistance for Maintenance and Development of Affordable Housing
- Financial Support for Existing Low- and Moderate-Income Rental Housing
- Long Term Affordability
- Livability of Housing and Neighborhoods
- Housing Conditions
- Housing Maintenance
- Fair Housing

HUD requires at least two public meetings be held each year to provide opportunities for residents and interested stakeholders to be involved in reviewing program activities for the proposed uses of CDBG funds. The City of Plymouth will hold two public hearings in the upcoming year. The first public hearing has been advertised and will be held this evening specific to the 2024 CAPER. Any comments received during the public hearing or submitted in writing during the open public comment period from September 4, 2025 through September 19, 2025, will be submitted to HUD as part of the 2024 CAPER submission. In addition, the City of Plymouth's CAPER was advertised in coordination with the Hennepin County Consortium public comment period and public hearing on September 16, 2025. Any comments received prior to or at that hearing will also be submitted to HUD. The City of Plymouth's second public hearing and public comment period will be held by the Plymouth HRA in early 2026 to obtain public comment on proposed activities for CDBG funding in the 2026 program year as part of its 2026 Annual Action Plan development.

RECOMMENDATION:

Staff recommend that after holding a public hearing and considering any public comments, the Housing and Redevelopment Board of Commissioners adopt the attached resolution which recommends the City Council approve the submission of the 2024 Consolidated Annual Performance and Evaluation Report (CAPER) to the Department of Housing and Urban Development (HUD).

3. Budget Impact:

N/A

4. Attachments:

1. Plymouth 2024 CAPER
2. HRA Resolution PY24 CAPER

2024 Consolidated Annual Performance and Evaluation Report (CAPER) Draft

For the Community Development Block Grant Program

Public comment period 9/4/2025 – 9/19/2025

Public hearing at Plymouth HRA meeting on 9/25/2025 at 7pm

Written comments must be submitted by 4:30 p.m. on September 19, 2025 and addressed to Grace Scoonover, Plymouth HRA, 3400 Plymouth Boulevard, Plymouth, MN 55447 or sent via email to gscoonover@plymouthmn.gov. A copy of the comment letter will be included in documents submitted to HUD.

Physical copies of the Draft 2024 CAPER will be available for review at Plymouth City Hall, the Plymouth library, and the Plymouth Community Center for the duration of the public comment period. The Draft 2024 CAPER will also be available on the City's website at www.plymouthmn.gov. If you would like a copy of the draft report or if you have questions, please contact Grace Scoonover at 763-509-5413 or gscoonover@plymouthmn.gov.



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.

The City of Plymouth is a recipient of Community Development Block Grant (CDBG) entitlement funds through the U.S. Department of Housing and Urban Development (HUD). These funds are allocated and expended for activities benefitting City of Plymouth residents. HUD requires a summary submission of the annual performance for the programs. The following is an overview of accomplishments for the most current reporting period of July 1, 2024 - June 30, 2025. This is the fifth reporting period in the 2020-2024 Consolidated Plan cycle.

The City of Plymouth is one of three CDBG entitlement jurisdictions among 43 suburban communities within Hennepin County and remains a part of the Hennepin County Consortium for the purposes of the Five-Year Consolidated Plan.

The City of Plymouth has used its allocations according to the directives given in the 2024 Annual Action Plan. Of the total estimated 2024 CDBG budget \$347,284 (2024 allocation of \$267,284 and \$80,000 in program income) combined with \$170,121.17 in funding via unexpended funds from previous program years, \$85,738.61 was expended for homeowner occupied affordable housing projects, \$26,052.02 was expended for rehabilitation and physical improvements to residential group homes serving people with disabilities in Plymouth, \$175,000 was expended for Homeownership Assistance Programs including the First Time Home Buyer Program and support for the Affordable Housing Land Trust, \$36,311.91 was expended for public service activities, \$2,500 was expended for fair housing activities, and \$34,900.62 was allocated for the administration of the CDBG program.

As of the 2023 program year, the City of Plymouth has spent down more than 95% of the \$426,390 of CDBG-CV funds provided to the City of Plymouth through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). The funds made a significant impact throughout the Plymouth community. In the 2023 program year, CDBG-CV dollars were disbursed to provide rental assistance payments to renters facing eviction. In the 2024 program year, remaining CDBG-CV dollars were not expended.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Program Administration	CDBG: \$	Other	Other	0	0				
Direct homebuyer assistance	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	15	6	40.00%	4	4	100.00%
Emergency Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10	0	0.00%			
Facilities for Persons with Disabilities	Non-Homeless Special Needs	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	27		0	19	
Facilities for Persons with Disabilities	Non-Homeless Special Needs	CDBG: \$	Rental units constructed	Household Housing Unit	0	0		4	0	0.00%
Facilities for Persons with Disabilities	Non-Homeless Special Needs	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	0				
Fair Housing	Fair Housing	CDBG: \$	Other	Other	0	0				

Homelessness prevention	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40	89	222.50%	0	5	
Homelessness prevention	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		17	0	0.00%
Homelessness prevention	Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0				
Homeowner education	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		50	0	0.00%
Homeowner education	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Homeowner education	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	250	134	53.60%			

Homeowner rehabilitation assistance	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	38	76.00%	7	3	42.86%
Rental housing rehabilitation	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Rental units rehabilitated	Household Housing Unit	8	20	250.00%			
Senior services	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		56	0	0.00%
Senior services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	91		0	73	
Senior services	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	325	188	57.85%			
Tenant counseling	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	526		0	480	

Tenant counseling	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1250	537	42.96%	220	0	0.00%
Youth services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Youth services	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	500	67	13.40%			
Youth services	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0				

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.

The City of Plymouth has three high priority needs that are addressed within the Consolidated Plan: 1. Preserve and Create Single Family Homeownership; 2. Preserve and Create Rental Housing; 3. Education, Outreach and Services. The City of Plymouth has worked to address these goals in a variety of ways, including rehabilitation of single-family owner-occupied properties and preservation of multifamily rental opportunities. Of the five sub-grantees working in Education, Outreach and Services, three met or exceeded their annual goals. The two subgrantees that did not meet their annual goals still carried out their activities and performed according to their plans, but provided

homelessness prevention or emergency assistance amounts to fewer households who were facing greater amounts of overdue expenses. Nine Plymouth families received homelessness prevention or emergency assistance, and 480 individuals received legal assistance to answer questions on eviction proceedings and rental unit repair issues. In addition, the owner-occupied Home Rehabilitation Program assisted three homeowners with necessary home repairs. The City also met its goal of assisting in the rehabilitation of four group homes comprising affordable rental residences for 19 individuals. The City of Plymouth also provided financial assistance to three homebuyers through the First Time Homebuyer loan program.

Plymouth staff will continue to assist sub-grantees with achieving their indicated goals through increased communication and research of additional programs applicable under federal guidelines that serve a need in the City.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	309
Black or African American	173
Asian	32
American Indian or American Native	7
Native Hawaiian or Other Pacific Islander	0
Total	521
Hispanic	17
Not Hispanic	504

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

Narrative

The 2022 American Community Survey (ACS) 1-year population estimate notes Plymouth's population as 78,669. 76.3% of Plymouth's population identified as white alone, 4.5% identified as Black or African-American, and 9.3% identified as Asian. The percentage of households identifying as Black or African-American that were assisted with CDBG funds (33.21%) is higher than the proportion of Black or African-American households in the City overall. The percentage of white identifying households assisted (59.31%) is lower than the proportion of White households in Plymouth's total population.

Table 2 does not include data for households identifying as multi-racial or other. As a result, these households are not included in the total above.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	637,650	360,503
LIHTC	public - federal	0	
Section 8	public - federal	0	
Tax Exempt Bond Proceeds	public - local	0	
Tax Increment Financing	public - local	0	
Other	public - local	0	
Other	public - state	0	

Table 3 - Resources Made Available

Narrative

The CDBG resources made available amount includes the prior years unexpended amount of \$170,121.17 and the actual program income received of \$200,245.19, added to the entitlement grant amount of \$267,284.

The City of Plymouth uses CDBG funding in addition to funding provided through the HRA Affordable Housing Account, Local HRA Tax Levies, and the City of Plymouth Economic Development Fund. CDBG is just one resource available for the City's continual upkeep and improvement of housing throughout the City. The HRA Tax Levy is utilized to assist in the subsidizing of rental housing for senior citizen households throughout the City's senior housing portfolio. The HRA also provided funding to assist residents with energy audits and potential home improvements along with architectural design consultations for older housing stock. Finally, the Plymouth Economic Development Fund is available to provide funding for activities that help to create jobs, increase business activities, and increase the tax base within the City.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Plymouth	100		

Table 4 – Identify the geographic distribution and location of investments

Narrative

Plymouth CDBG-funded programs are available to low- and moderate-income households throughout the City and are not otherwise geographically targeted. All qualifying residents within the City of Plymouth are able to receive assistance through the programs.

Leveraging

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

The City of Plymouth does not have any specific matching requirements associated with the CDBG program. The City uses funding from the HRA tax levy to assist with ongoing maintenance and upkeep of senior housing throughout the City. Additionally, the City has limited funding for an HRA-funded Rehabilitation program to support additional owner-occupied rehabilitation needs in the City.

The City works with the State of Minnesota's Center for Energy and Environment (CEE) to provide low-cost home energy assessment that may aid in decreasing energy costs for homeowners. Due to an aging housing stock in Plymouth, the HRA also funds an Architectural Design Program which provides architectural guidance to homeowners looking to make additions or remodel their current homes.

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	4	4
Number of Special-Needs households to be provided affordable housing units	0	0
Total	4	4

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	17	5
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	4	3
Number of households supported through Acquisition of Existing Units	4	4
Total	25	12

Table 6 – Number of Households Supported

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

The City of Plymouth is part of the larger Hennepin County HOME Consortium, which focuses on affordable goals for Hennepin County. Plymouth used 2024 program year funds to assist households at or below 80% of area median income (AMI), as defined by HUD. Plymouth provides assistance to residents through both a homebuyer assistance program and rehabilitation assistance for current homeowners. Despite high median home prices in Plymouth (see attached Local Market Update from the Minneapolis Association of Realtors for June 2024) making it difficult for potential first time

homebuyers to find affordable properties, the city was able to meet its goal of assisting three FTHB households. Due to an aging housing stock, the Rehabilitation Program has been generally successful in meeting goals outlined in the Annual Action Plan. However, challenges have continued in the 2024 program year due to contractor issues which have impacted key rehabilitation items.

Hammer Residences, Inc. was a 2024 subrecipient of CDBG funds, and rehabilitated 4 of their rental group homes which combined have 19 housing units. Hammer's units are made available to disabled individuals who are typically low or extremely-low income.

Finally, 2024 recipients People Responding in Social Ministry (PRISM) and Interfaith Outreach, provided rental assistance to clients participating in their respective programs. Plymouth CDBG funds granted to PRISM and Interfaith Outreach help provide rental assistance to Plymouth families for the purpose of homelessness prevention.

Discuss how these outcomes will impact future annual action plans.

The City of Plymouth will continue to analyze economic trends that contribute to the relative successes of the First Time Homebuyer and Home Rehabilitation programs. More deeply subsidized affordable housing through tools such as Community Land Trusts may be a more effective tool to utilize in the future to better support first-time homebuyers within the CDBG program income limits. We are also interested in leveraging funding opportunities with other available state and county funds to support first-time homebuyers, such as Minnesota Housing's Impact fund or other programs offered through the Metropolitan Council. At the same time, the City will continue to target outreach towards households that are in need of assistance and meet income requirements - as well as local and regional organizations that work with these households - in order to spread awareness of available funding. Overall, the City will monitor the programs and adjust future Annual Action Plans accordingly.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	16	0
Low-income	12	0
Moderate-income	20	0
Total	48	0

Table 7 – Number of Households Served

Narrative Information

The median household income for a family of four in the Minneapolis-St. Paul-Bloomington, MN-WI HUD Metro FMR Area, including the City of Plymouth, increased from \$124,200 to \$132,400 late in the 2024 Program Year (spring of 2025). The numbers in the table above are representative of populations that are part of Plymouth. The number of households assisted in the extremely low-income and low-

income categories show people most in need of receiving assistance have increasingly had access to resources. The City CDBG program assists residents with extremely-low, low- and moderate-incomes at or below 80% AMI.

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 City of Plymouth is part of the Hennepin County Consortium and when presented with someone needing access to services to reduce or end homelessness, would refer them to our network of social service agencies as well as Hennepin County. The accomplishments stated within this objective are those of the Hennepin County Consortium.

Hennepin County hosts robust outreach programs for the unsheltered homeless populations provided by nonprofit organizations, including extensive specialist youth outreach connected to Sexually Exploited Youth programming and other youth specific services. Outreach is provided at locations where people experiencing homelessness are known to congregate in the evening, including parks, overpasses, abandoned structures, and other places not meant for human habitation. Outreach efforts have extended to public transit, as people experiencing homelessness have gravitated to the new light rail system that operates all night. During the day, outreach staff focus on locations where unsheltered individuals gather, meal programs, the downtown library, common panhandling streets, and drop-in centers. Outreach programs conduct initial engagement, harm minimization, and connection to services for people who are unsheltered. They conduct assessments and refers people directly to housing through the Continuum of Care's (CoC) Coordinated Entry System (CES). Hennepin County's Healthcare for the Homeless staff regularly accompany outreach teams to provide healthcare directly to those unsheltered or living outdoors. To address the disproportionate number of unsheltered Native Americans in the community, Hennepin County worked with a Native American-specific agency to launch new culturally specific outreach and low-barrier housing programs. As of 2021, there were three housing programs offering a total of 52 units of non-time limited supportive housing for people coming directly from the streets with chemical dependency issues and desiring culturally specific services. Additionally, two Native agencies opened up overnight drop-in centers in the last year in which people can seek respite during the evening hours and get connected to services. Hennepin County supports two daytime Opportunity Centers, which serve as one-stop shop service centers for single adults and youth. The Opportunity Centers are a key component to engage people into the shelter and Coordinated Entry system and also host Healthcare for the Homeless clinics.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Plymouth works with the network of services that Hennepin County has available. Soon after the first confirmed COVID-19 case in Minnesota, Hennepin County moved hundreds of seniors and others at greatest risk of complications from COVID-19 from shelters into protective and isolation shelter in leased hotel rooms. Hennepin was one of the first in the nation to do so, and we attribute our lack of major COVID-19 outbreak amongst people experiencing homelessness to this early

intervention. Hennepin used ESG-CV and CARES Act Coronavirus Relief Funds to increase shelter case management, 24-7 capacity, and safety protocols, to create a successful “Hotels to Housing” team, to finance the “indoor village” and Native shelter referenced above, and to purchase four properties to continue protective and isolation shelter past December 2020.

As of 2021, the community provided 115 family shelter rooms (with overflow provided as needed in line with our shelter-all commitment), 734 congregate shelter beds for single adults, and 76 youth-specific shelter beds. In addition, the County provided emergency and isolation shelter to 171 people in non-congregate hotel-based shelters set up in response to COVID-19. The Adult Shelter Connect bed reservation system and shared HMIS allow us to allocate resources more efficiently while reducing the level of daily trauma and stress experienced by people experiencing homelessness.

In response to the increases in single adult and unsheltered homelessness since 2019, Hennepin County has drastically increased its support of the homeless response system for single adults. The County has funded new case management services in the larger shelter, converted shelters to accommodate couples together, provided more systematic training, and established a new small-scale women-only shelter in 2020.

Hennepin has retained some Transitional Housing, particularly for youth or households experiencing domestic violence, while others have been reshaped into Rapid Rehousing opportunities in line with HUD’s overall direction on transitional housing.

In addition, the City of Plymouth continues to work with a network of social service providers such as Interfaith Outreach and PRISM to assist persons experiencing homelessness or needing emergency shelter.

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

The City of Plymouth works with People Responding in Social Ministry (PRISM) and Interfaith Outreach as well as other social service agencies to address homeless issues. PRISM offers help with temporary housing assistance and payments in order to prevent homelessness for a small window of time. Interfaith Outreach's Project Success similarly offers rental assistance to families whose head of household is pursuing an educational degree. With any situation, when presented to the City of Plymouth, the issue would be addressed by any means possible as well as using Hennepin County's assistance and programs. As part of the County Consortium, the City of Plymouth has access to the following resources:

To the extent possible, people who are not literally homeless are first directed to “non-homeless” resources to assist in housing stability. Hennepin County and the state of Minnesota offered emergency assistance for rent or utility bill arrears to keep people in their current housing. The county uses state dollars from Family Homeless Prevention and Assistance Program (FHPAP) for people needing additional

financial assistance, supportive services, and case management. FHPAP resources are targeted to households with the greatest risk of homelessness using a targeting tool based on local and national resources.

Hennepin County's Housing Stability office works with county staff to identify and develop mainstream-funded housing opportunities for people being discharged from institutions. The county works across Departments and with local providers and foundations to coordinate homeless prevention programs and move homeless prevention assistance upstream to the point before an eviction is filed in civil court. This collaboration led to the establishment in 2020 of a Tenant Resource Center in the zip code with the highest concentration of evictions. The Tenant Resource Center offers co-located and coordinated financial assistance, mediation, legal aid, and homelessness prevention services such as the County's Emergency Assistance and Emergency General Assistance as well as homeless prevention dollars from Minnesota (Family Homeless Prevention and Assistance Program). During the pandemic, the Tenant Resource Center shifted to a phone-based resource, but the County used CARES Act Coronavirus Relief Fund to create a 'virtual' web-based Tenant Resource Center at the end of 2020.

In 2020, Hennepin County allocated \$16.2 million of CARES Act CRF to emergency rental assistance, along with its first round of CDBG-CV. In 2021, Hennepin was one of the first jurisdictions to start distributing Emergency Rental Assistance. These funds were successfully distributed to households at highest risk of housing instability and of COVID-19 impacts. This support, together with the State's emergency eviction moratorium, led to cutting the number of families using shelter in half.

Many people exiting institutions meet the definition of long-term and often also chronic homelessness, and thus are housed through the Coordinated Entry System. The Corrections Department developed an effort to include stable housing as part of the discharge planning from jail for those with serious behavioral health needs, and a program to connect people with serious mental illness booked into the pre-adjudication jail with mental health in-reach prior to release from jail. Hennepin County's Healthcare for the Homeless team has developed discharge specialist capacity to work on preventing discharges from the Hennepin County Medical Center to homelessness and launched a 30-bed recuperative care facility for people experiencing homelessness in fall 2021.

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

The City of Plymouth has access to the services provided by Hennepin County and refers anyone needing help to these services and to the extent possible, follows up to ensure the proper assistance was provided.

The county's Coordinated Entry System identifies people most appropriate for permanent supportive housing and those who can benefit from rapid rehousing or transitional housing. Priority is given to veterans who cannot be served through veteran specific resources, and then to individuals who are

chronically homeless.

The family shelter system offers additional supports, and uses a case conferencing model, for families not eligible for existing housing interventions.

Hennepin County makes extensive use of by-name lists and case conferencing to problem solve for difficult households. Using this approach, as of 2021, 1104 individual Veterans have been stably housed in Hennepin County since 2015, and 831 chronically homeless individuals were housed since June 2017 (93% over 26- month average since being housed). As of 2021, there were 157 homeless Veterans actively engaged on the Homeless Registry in the Hennepin CoC. 95 of those Veterans were actively engaging housing providers to establish a housing stability plan. 50 Veterans had a housing plan and the resources necessary to move into a unit and were simply waiting for a landlord to say yes.

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

Actions taken to address the needs of public housing

The City of Plymouth has no federal public housing within its jurisdiction. The Plymouth HRA does administer approximately 375 Housing Choice Vouchers (HCV). HCV's provide federal rent subsidies for low-income individuals and families in privately owned, existing market-rate housing. The funding from HUD is paid directly to the owner of the property.

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

The City of Plymouth does not have any public housing within its jurisdiction; however, the Plymouth Housing and Redevelopment Authority (HRA) has two resident advisory boards - one for its HCV program and the other for the locally financed 99-unit subsidized senior housing development. The HCV Resident Advisory committee advises the HRA on policy development and review. The senior development - Plymouth Towne Square - has a residents' council which advises the HRA on management and resident services.

Actions taken to provide assistance to troubled PHAs

The Plymouth HRA administers the HCV Program and has been given the designation of a High Performing PHA.

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)

The City does not face any significant negative effects due to public policies within the community. There are, however, state and/or federal regulations and taxing policies that may have a negative impact on the provision of affordable housing. The City collaborates with other public entities whenever possible to identify and mitigate policies, as well as other barriers to affordable housing. When partnering with developers and developments that encourage affordable housing, the City looks to assist in funding with Tax Increment Financing (TIF), and by working with the developers to mitigate costs and potential land issues that may arise.

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

The City of Plymouth continues to look for different ways to assist with affordable housing needs. Plymouth provides financial assistance to rehabilitate low- and moderate-income owner-occupied units, as well as down payment, closing cost, homebuyer counseling and education assistance for income-qualifying households.

The City assists in funding the Center for Energy and Environment's Home Energy Squad program, which allows Plymouth homeowners to receive an energy audit for lower cost than normally offered by local utility companies. This audit helps discover energy conservation and efficiency options, while also providing homeowners with energy efficient products such as CFL lightbulbs and programmable thermostats.

In 2024, the City adopted an Inclusionary Housing Policy to ensure that housing developments receiving city financial assistance include a certain percentage of units reserved for and leased or sold to households of low or moderate income, and that the rents or sale price of a unit is affordable for such households.

In 2017, the City approved the preliminary plat and site plan for the Cranberry Ridge development, which provides 45 affordable units at or below 60% AMI and will be made available to Housing Choice Voucher clients. Of the 45 units, 10 are set aside for clients at or below 30% AMI. The development received financial assistance in the amount of \$527,000 from pooled Tax Increment Financing (TIF) funds. Additionally, \$250,000 of fees were waived associated with the project. The Metropolitan Council has also awarded the project an additional 10 project-based vouchers.

In early 2020, the City approved the PUDA for the Element. This development has 61 units, all of which will be made available to households at or below 60% AMI. Four of the units are held for households at or below 30% AMI. The development received Tax Increment Financing in the amount of \$459,000, four Housing Choice Vouchers, and financial assistance from the Plymouth Housing and Redevelopment Authority in the amount of \$241,000 to assist with fees.

Finally, in August of 2020, the Plymouth Housing and Redevelopment Authority (HRA) purchased a .62-

acre parcel and constructed a twin home that will provide affordable and stable housing for veterans and their families who are either experiencing or at risk of experiencing homelessness. The twin home, named Valor Place, is fully occupied by two families.

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

As part of the City's Rental Housing Licensing Program, all rental properties in the City are inspected at least every three years. The inspector has satisfied HUD's Risk Assessment Course and is a Certified Risk Assessor. All participants in the City's Housing Choice Voucher program that reside in housing built before 1978 receive copies of the EPA brochure "Protect Your Family From Lead in Your Home". All program participants in the City's Rehabilitation and First Time Homebuyer programs are also given the EPA brochure, regardless of the year their home was built.

The Plymouth HRA has incorporated procedures in the guidelines for all federally-funded programs in order to meet the requirements of federal Lead-Based Paint (LBP) regulations. Discussion of the LBP requirements occurs at any initial meetings with HRA staff, and all files require a Certification of Receipt of LBP regulations form signed by the applicant. All homes built prior to 1978 with deteriorated paint surfaces that may require lead hazard reduction work receive lead testing. Plymouth HRA contracts with a certified Risk Assessor to perform the needed tests to identify and clear lead hazard risks. Clearance reports are issued to all homeowners who had work done disturbing painted surfaces, and a copy is kept by the HRA in the homeowner's file.

Since 2004, Hennepin County has taken a comprehensive approach to preventing childhood lead poisoning, including community outreach and education, in-home education visits, lead risk assessments, lead hazard reduction, and contractor training. Hennepin County is currently administering a 2017 HUD Office of Lead Hazard Control and Healthy Homes grant in the amount of \$3.4 million to continue the program through 2021. Since 2003 and as of 2021, the lead grant programs have completed over 4,700 lead hazard reduction projects. Hennepin County also received a grant award from the Centers for Disease Control which will allow the County to increase outreach and education, especially to the most at-risk populations and geographies through mini-grants to community partners already serving those at-risk populations. These grants demonstrate the County's continued efforts to provide affordable and safe housing to its residents while working toward the goal of eliminating childhood lead poisoning. The funds may be used throughout Hennepin County.

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

Whenever possible, the City of Plymouth works diligently through its programs to identify and assist individuals and families at or below the poverty level. Collaboration with Public Safety and the Plymouth Housing Inspector helps identify homeowners and/or renters who may be in need of additional services. Through an established network of relationships with social service agencies, the City refers clients to appropriate areas and assists with CDBG resources when applicable. There are also programs offered through the City of Plymouth, the Plymouth HRA and local non-profits that assist individuals and families experiencing poverty. PRISM and Interfaith Outreach are local organizations that help assist Plymouth residents at risk of or experiencing homelessness. HOME Line offers legal assistance to tenants engaged

in rental disputes with their landlord or property manager. Senior Community Services assists low- and moderate-income senior homeowners with necessary home maintenance. As a member of the Hennepin County Consortium, Plymouth works closely with case managers from Hennepin County to alert the County whenever an individual in the jurisdiction may need additional assistance.

In 2017, the City approved the preliminary plat and site plan for the Cranberry Ridge development, which provides 45 affordable units at or below 60% AMI and will be made available to Housing Choice Voucher clients. Of the 45 units, 10 are set aside for clients at or below 30% AMI. The development received financial assistance in the amount of \$527,000 from pooled Tax Increment Financing (TIF) funds. Additionally, \$250,000 of fees were waived associated with the project. The Metropolitan Council has also awarded the project an additional 10 project-based vouchers.

The recently completed Cranberry Ridge development provides 45 units of affordable housing at or below 60% AMI. 10 of those units are set aside for families at or below 30% AMI (extremely low-income levels). The Element development provides 61 units of affordable housing at or below 60% AMI. Four of those units will be held for households at or below 30% AMI. City staff continue to seek out developments that can provide rents to families who have 80% AMI or below.

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

The City of Plymouth continues to coordinate with other institutions in the delivery of housing and community development programs. Whenever possible, the Plymouth HRA leverages CDBG funds with other state and local programming. The City coordinates with Hennepin County to deliver Healthy Homes grant funding to help with lead-based paint hazard reduction in conjunction with the CDBG Rehabilitation Loan Program. Minnesota Housing is also a resource recommended to potential homebuyers and current homeowners seeking to make home improvements.

The City also offers two programs to all homeowners for the explicit purpose of addressing specific needs in aging homes. The first is the Home Energy Squad program, which is a collaboration between the Center for Energy and Environment (CEE) and the Plymouth HRA to provide home energy audits to homeowners at a reduced cost. The HRA also funds the Architectural Design Program, which subsidizes the cost of having a qualified architect give remodeling advice to homeowners seeking to make improvements to their aging (30+ years old) homes.

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

The City of Plymouth has developed and maintained a strong collaborative relationship with other social service agencies and housing providers. Specifically, the city works with People Responding in Social Ministry (PRISM), Metropolitan Interfaith Council on Affordable Housing (MICAH), Habitat for Humanity, the Housing Justice Center, Outreach Development Corporation (ODC) and Interfaith Outreach. All First Time Homebuyer loan recipients are required to attend HUD-approved homebuyer workshops presented by Home Stretch accredited workshops. Completing these required programs provides first time buyers with the information and education necessary to purchase a home.

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

The City of Plymouth is a member of the Fair Housing Implementation Council (FHIC) established in 2002 to coordinate regional efforts to comply with obligations affirmatively furthering fair housing throughout the Twin Cities Metropolitan housing market area. During the 2024 program year, the FHIC continued to address recommendations brought forth in the Regional Analysis of Impediments to Fair Housing (AI).

The FHIC initiates activities that are designed to stop discrimination and promote integration. Such activities are a response to the 2001 AI, funded by participating metropolitan jurisdictions. The City of Plymouth has been an active member of this council, designating time and resources to ensure fair housing for all people - not only within the jurisdiction, but also the broader metropolitan area. Per the recommendations of the AI, Plymouth has worked as part of the Hennepin County Consortium. The Consortium provided funding to the Center for Urban and Regional Affairs (CURA) in order to study displacement of lower income and people of color in the suburbs specifically. Additional resources have gone to Fair Housing training for staff and potential decisionmakers in entitlement communities, as well as to work on Fair Housing trainings in a variety of languages.

The City of Plymouth specifically has worked to address items in the AI recommendations targeting Plymouth and other entitlement jurisdictions. Plymouth continues to be an active member of the FHIC, including distributing the recent RFQ to suburban-focused agencies in order to advance additional community engagement in the suburbs. Fair Housing workshops funded by CDBG distributed through the FHIC have continued through the 2024 program year. Plymouth provides vouchers for renters through the Housing and Redevelopment Authority, and subsequently follows all guidelines of Fair Housing as required by the Section 8 and HCV programs. The City encourages landlords to accept vouchers whenever possible to assist with more affordable housing options. The City also has Fair Housing Policy. Staff continually monitors new state legislation to ensure programs are in compliance with existing and new statutes. The HRA continues to provide funding for rehabilitation and acquisition of existing affordable housing to assist low- and moderate-income households with the maintenance and purchase of homes within Plymouth. Finally, the Plymouth Community Development department employs a Housing Inspector who works as an intermediary between public safety, non-profit and assistance agencies, tenants and citizens.

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

Contracts are executed with all organizations implementing activities identified in the Consolidated Plan. The Plymouth HRA is responsible for contract administration and compliance. Activities of organizations receiving a CDBG funding allocation are documented and reviewed for ongoing compliance.

Funding Agreement - For each program or project funded through consolidated plan resources, the applicant will be required to enter into a funding agreement covering at least the following items:

- Schedule for project implementation.
- Financial management of program funds and required matching funds.
- Compliance with related federal regulations.
- Appropriate long-term affordability/access requirements.
- Schedules for project compliance documentation.
- Repayment requirements for noncompliance.

The funding agreement provides a basis for assessing the development and tracking implementation of funded activities. Provisions of the agreement serve as a benchmark that is reviewed for compliance. Appropriate remedial actions are taken and evaluated in a timely manner. Compliance with the terms of the agreement is required prior to approving any request for funding.

Monitoring - Plymouth HRA staff consults with representatives from each community organization receiving a CDBG funding allocation in addition to evaluating contract performance on a quarterly basis, at a minimum. This includes an in-depth review of project outcomes, reporting requirements, financial management, and other funding compliance-related functions. More structured on-site monitoring is also expected of subgrantees.

Document Review - The documents submitted with reimbursement requests are reviewed for completeness and accuracy. When a problem is discovered, HRA staff discusses the issue(s) with project staff to correct the situation and ensure the problem is understood. Reimbursement does not occur until all requirements are met. If subsequent problems are encountered, the project receives a "high-risk" status, which could result in additional risk-based monitoring.

Performance Report - The completion of the Consolidated Annual Performance Evaluation Report (CAPER) is another important tool used to evaluate program effectiveness in meeting CDBG objectives. If a significant discrepancy between goals and performance is found, consultation occurs. A lack of progress in meeting indicated goals will impact the applicant's chances for future funding.

Timeliness - Timeliness is a requirement of all CDBG funded grantees and entities. All grantees must adhere to a schedule for the expenditure of funds. If a project is found to be falling behind on expenditures, they are contacted regarding the problem to develop an adjusted timeline.

Evaluation - Continued evaluation of the monitoring process for the City of Plymouth is performed to

ensure project/program compliance.

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

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

The Plymouth Housing and Redevelopment Authority (HRA) will hold a public comment period on the 2024 CAPER from September 4, 2025 - September 19, 2025. A public hearing on the 2024 CAPER will be held at the HRA Board of Commissioners meeting on September 25, 2025. Notice of the public comment period and public hearing was posted on the city's website on September 4, 2025 and also posted in the local newspaper on September 11, 2025. Draft copies of this plan were made available at the local library, community center, and City Hall for review for the duration of the comment period.

Hennepin County also holds a public hearing and public comment period on behalf of the County Consortium. This report will be submitted to Hennepin County prior to the comment period for the Consortium CAPER.

Finally, and in addition to this CAPER, the following reports are available to the public and have been previously submitted to HUD:

- 2020-2024 Hennepin County Consortium Consolidated Plan
- 2025-2029 Hennepin County Consortium Consolidated Plan
- 2025 City of Plymouth Annual Action Plan
- Regional Analysis of Impediments to Fair Housing (2020)

CR-45 - CDBG 91.520(c)

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

The City of Plymouth has used the resources made available to assist homeowners in a variety of ways throughout the program year. Plymouth staff continually keeps in close contact with sub-grantees to ensure all stated Action Plan goals are met. In addition, staff conducts outreach with new potential sub-grantees throughout the year to ensure that presently unmet goals are accounted for in annual and long-term planning

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

grants?

No

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

CR-45 - CDBG 91.520(c)

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

The City of Plymouth has used the resources made available to assist homeowners in a variety of ways throughout the program year. Plymouth staff continually keeps in close contact with sub-grantees to ensure all stated Action Plan goals are met. In addition, staff conducts outreach with new potential sub-grantees throughout the year to ensure that presently unmet goals are accounted for in annual and long-term planning

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

No

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

CR-58 – Section 3

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

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

Table 8 – Total Labor Hours

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

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

Narrative

Section 3 projects are housing rehabilitation, housing construction, and other public construction projects assisted under HUD programs that provide housing and community development financial assistance when the total amount of assistance to the project exceeds a threshold of \$200,000. The City of Plymouth's 2024 CDBG program year had no single contractor or subcontractor of a rehabilitation project receive a contract for \$100,000 or more in grant assistance. The City of Plymouth does not allocate any additional federal funding to housing rehabilitation, housing construction, or other construction projects. The 2024 program year did not exceed \$200,000 to Section 3 covered projects and therefore is not subject to requirements under Section 3.

Attachment

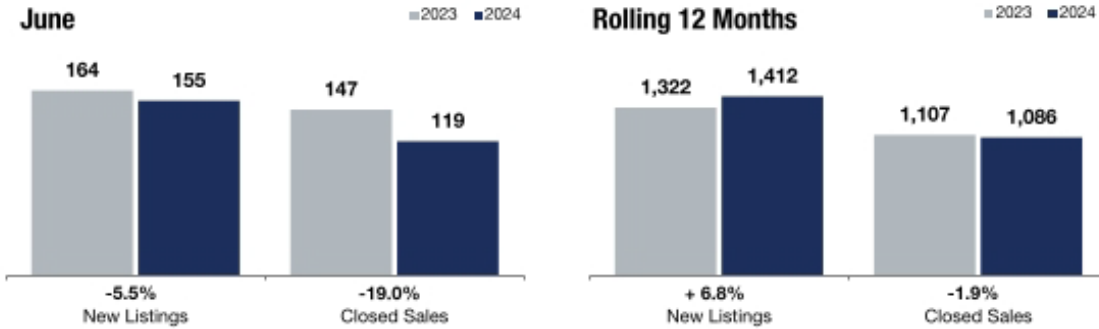
Plymouth Housing Market Update

Plymouth

- 5.5%	- 19.0%	+ 16.4%
Change in New Listings	Change in Closed Sales	Change in Median Sales Price

	June			Rolling 12 Months		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	164	155	-5.5%	1,322	1,412	+ 6.8%
Closed Sales	147	119	-19.0%	1,107	1,086	-1.9%
Median Sales Price*	\$472,400	\$550,000	+ 16.4%	\$461,712	\$505,000	+ 9.4%
Average Sales Price*	\$571,189	\$640,507	+ 12.1%	\$535,936	\$601,865	+ 12.3%
Price Per Square Foot*	\$214	\$222	+ 3.6%	\$208	\$219	+ 6.2%
Percent of Original List Price Received*	100.9%	99.5%	-1.4%	99.2%	99.6%	+ 0.4%
Days on Market Until Sale	25	38	+ 52.0%	33	37	+ 12.1%
Inventory of Homes for Sale	182	191	+ 4.9%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.

Current as of July 8, 2024. All data from NorthstarMLS. | Copyright ShowingTime Plus, LLC.



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
 Program Year 2024
 PLYMOUTH , MN

DATE: 09-04-25
 TIME: 9:59
 PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	170,121.17
02 ENTITLEMENT GRANT	267,284.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	200,245.19
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	637,650.36

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	327,394.18
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	327,394.18
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	37,400.62
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	364,794.80
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	272,855.56

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	327,394.18
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	327,394.18
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	36,311.91
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	36,311.91
32 ENTITLEMENT GRANT	267,284.00
33 PRIOR YEAR PROGRAM INCOME	36,940.28
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	304,224.28
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	11.94%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	37,400.62
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	37,400.62
42 ENTITLEMENT GRANT	267,284.00
43 CURRENT YEAR PROGRAM INCOME	200,245.19
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	467,529.19
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	8.00%



LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

No data returned for this view. This might be because the applied filter excludes all data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

No data returned for this view. This might be because the applied filter excludes all data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2024	4	333	7020585	Facilities for persons with Disabilities	03B	LMC	\$17,219.00
2024	4	333	7051017	Facilities for persons with Disabilities	03B	LMC	\$8,833.02
					03B	Matrix Code	\$26,052.02
2024	6	335	6976678	Senior Community Services (SCS)	05A	LMC	\$8,380.00
2024	6	335	7020585	Senior Community Services (SCS)	05A	LMC	\$3,620.00
					05A	Matrix Code	\$12,000.00
2024	11	340	6968156	Tenant Counseling (HOME Line)	05K	LMC	\$4,750.84
2024	11	340	6986755	Tenant Counseling (HOME Line)	05K	LMC	\$4,555.60
2024	11	340	7051017	Tenant Counseling (HOME Line)	05K	LMC	\$415.56
					05K	Matrix Code	\$9,722.00
2024	7	336	6968156	Homelessness Prevention-- PRISM	05Q	LMC	\$2,714.91
2024	7	336	7051017	Homelessness Prevention-- PRISM	05Q	LMC	\$1,875.00
2024	8	337	6976678	Homelessness Prevention-- INTERFAITH	05Q	LMC	\$10,000.00
					05Q	Matrix Code	\$14,589.91
2024	5	334	6968156	Homeownership Counseling (LSS)	13A	LMH	\$442.64
2024	5	334	7020585	Homeownership Counseling (LSS)	13A	LMH	\$2,856.91
2024	5	334	7051017	Homeownership Counseling (LSS)	13A	LMH	\$992.09
					13A	Matrix Code	\$4,291.64
2024	2	331	7020585	2024 First Time Home Buyer	13B	LMH	\$35,000.00
2024	2	331	7060932	2024 First Time Home Buyer	13B	LMH	\$70,000.00
2024	3	332	6986755	Affordable Housing Land Trust	13B	LMH	\$70,000.00
					13B	Matrix Code	\$175,000.00
2024	1	330	6968156	2024 Housing Rehab	14A	LMH	\$3,850.00
2024	1	330	6976678	2024 Housing Rehab	14A	LMH	\$16,402.61
2024	1	330	6986755	2024 Housing Rehab	14A	LMH	\$12,215.68
2024	1	330	7051017	2024 Housing Rehab	14A	LMH	\$53,270.32
					14A	Matrix Code	\$85,738.61
Total							\$327,394.18

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2024	6	335	6976678	No	Senior Community Services (SCS)	B24MC270009	PI	05A	LMC	\$8,380.00
2024	6	335	7020585	No	Senior Community Services (SCS)	B24MC270009	EN	05A	LMC	\$3,620.00
								05A	Matrix Code	\$12,000.00
2024	11	340	6968156	No	Tenant Counseling (HOME Line)	B24MC270009	PI	05K	LMC	\$4,750.84
2024	11	340	6986755	No	Tenant Counseling (HOME Line)	B24MC270009	PI	05K	LMC	\$4,555.60
2024	11	340	7051017	No	Tenant Counseling (HOME Line)	B24MC270009	EN	05K	LMC	\$415.56
								05K	Matrix Code	\$9,722.00
2024	7	336	6968156	No	Homelessness Prevention-- PRISM	B24MC270009	PI	05Q	LMC	\$2,714.91
2024	7	336	7051017	No	Homelessness Prevention-- PRISM	B23MC270009	EN	05Q	LMC	\$3.20
2024	7	336	7051017	No	Homelessness Prevention-- PRISM	B24MC270009	EN	05Q	LMC	\$1,871.80
2024	8	337	6976678	No	Homelessness Prevention-- INTERFAITH	B24MC270009	PI	05Q	LMC	\$10,000.00
								05Q	Matrix Code	\$14,589.91
				No	Activity to prevent, prepare for, and respond to Coronavirus					



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
 Program Year 2024
 PLYMOUTH , MN

DATE: 09-04-25
 TIME: 9:59
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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
Total										\$36,311.91

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2024	10	339	6955072	Program Administration	21A		\$6,494.56
2024	10	339	6968156	Program Administration	21A		\$1,143.24
2024	10	339	6976678	Program Administration	21A		\$23.88
2024	10	339	6986755	Program Administration	21A		\$1,836.41
2024	10	339	7000247	Program Administration	21A		\$8,296.01
2024	10	339	7007390	Program Administration	21A		\$9,005.51
2024	10	339	7020585	Program Administration	21A		\$8,101.01
2024	9	338	7020585	Fair Housing	21A	Matrix Code	\$34,900.62
					21D		\$2,500.00
					21D	Matrix Code	\$2,500.00
Total							\$37,400.62

CITY OF PLYMOUTH

HRA RESOLUTION 2025-X

**A RESOLUTION TO RECOMMEND APPROVAL AND SUBMISSION OF THE
FISCAL YEAR 2024 CONSOLIDATED ANNUAL PERFORMANCE AND
EVALUATION REPORT (CAPER)**

WHEREAS, the City of Plymouth received a Community Development Block Grant (CDBG) funding allocation of \$267,284 for CDBG fiscal year 2024; and

WHEREAS, submission of a Consolidated Annual Performance and Evaluation Report (CAPER) is required in order for grant recipients to report on their accomplishments and progress toward Consolidated Plan goals; and

WHEREAS, on September 4, 2025, the Plymouth Housing and Redevelopment Authority opened a fifteen-day public comment to allow interested parties to express their opinion; and

WHEREAS, the Housing and Redevelopment Authority in and for the City of Plymouth, MN has reviewed the program activities and accomplishments from the 2024 program year, which lasted from July 1, 2024 to June 30, 2025, and determined those activities and accomplishments to be an appropriate use of Community Development Block Grant funds in accordance with federal guidelines and the City's HUD approved Consolidated Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF PLYMOUTH, MINNESOTA, that it hereby recommends that the City Council approve submission of the 2024 Consolidated Annual Performance and Evaluation Report - covering the period July 1, 2024, to June 30, 2025 - to the U.S. Department of Housing and Urban Development.

Approved this 25th day of September 2025 by the Plymouth Housing and Redevelopment Authority.

James Williams, Chair

Grant Fernelius, HRA Executive Director

To: Housing and Redevelopment Authority

Prepared by: Steven Schmidt, Housing Manager

Reviewed by: Grant Fernelius, CED Director

Item: **Bring it Home Rental Assistance Program**

1. Action Requested:

Approve Resolution for participation in the Bring it Home Rental Assistance Program

2. Background:

Bring it Home Minnesota is a state-funded Rental Assistance Program developed by Minnesota Housing. The program is funded by state appropriations and a regional sales tax in the metro area that began on October 1, 2023.

The Request for Proposal (RFP) for Bring it Home closed on April 21, 2025, and final grant awards were announced on July 31, 2025. MN Housing has allocated the Plymouth HRA a total grant award of \$1,137,396.00, including \$66,568.00 for program start-up costs. This grant award will provide 36 rental assistance vouchers to be administered each month. These 36 vouchers will provide tenant-based rental assistance for cost-burdened households earning 50% area median income (AMI) or less, with funds prioritized for households within Plymouth, and households earning under 30% AMI that include children 18 years of age and younger. The program is funded on a two-year grant cycle with program implementation to begin January 1, 2026.

Staff is working to compile the necessary documentation for the grant agreement requirement. The grant agreement, along with required documentation, must be completed and submitted by October 15, 2025. Staff recommends approval of the attached resolution for participation in the Bring it Home Rental Assistance Program.

3. Budget Impact:

The addition of a Housing Specialist position is included in the 2026 budget to help

administer the Bring it Home program, and to allow for a re-balancing of workload. Minnesota Housing has provided \$66,568.00 in start-up funding and \$109 per voucher administration fee to help offset the costs of new personnel and the administration of the program.

4. Attachments:

1. BIH Award Letter
2. Grant Agreement Resolution HRA



Minnesota Housing
400 Wabasha St. N
Suite 400
St. Paul, MN 55102

July 31, 2025

Steven Schmidt
Plymouth Housing and Redevelopment Authority
3400 Plymouth Blvd
Plymouth, MN 55447

Sent via email

RE: Bring It Home Rental Assistance Program funding to Plymouth Housing and Redevelopment Authority

Dear Steven Schmidt,

We are pleased to inform you that your application was approved for funding by Minnesota Housing on July 24, 2025.

Your organization will be awarded up to a total grant amount of **\$1,137,396.00**. This is made up of **\$66,568.00** in startup costs to be used in the first twelve months of contracting and **\$1,070,828.00** in Housing Assistance Payments (HAP) and Administrative Fees intended to be used during the full two-year contract term.

The grant term will start upon execution of the Grant Contract Agreement by both parties and will end two years after execution. Funding is contingent upon satisfactory completion of all due diligence items, approval of which is at the sole discretion of Minnesota Housing.

Enclosed with this letter is the Due Diligence Checklist. All items listed in the Due Diligence Checklist must be returned to, and approved by, Minnesota Housing prior to the execution of the Grant Contract Agreement.

An informative webinar detailing the Due Diligence Checklist will be held on August 18th at 1:00pm. Registration link to follow.

If you have program specific questions, contact Dani Salus at: danielle.salus@state.mn.us

Thank you for your continued commitment to providing rental assistance to low-income households in Minnesota.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jennifer Bergman', with a long horizontal stroke extending to the right.

Jennifer Bergman

Director of Local Government Housing Programs

CITY OF PLYMOUTH

HRA RESOLUTION No. 2025-

RESOLUTION APPROVING THE ACCEPTANCE OF THE GRANT AWARD FOR THE BRING IT HOME RENTAL ASSISTANCE PROGRAM

WHEREAS, Minnesota Housing developed the Bring It Home Program (the “Program”) to provide rental assistance to cost-burdened households earning 50% of area median income or less; and

WHEREAS, Minnesota Housing is granting funding to Program Administrators for the Bring it Home Rental Assistance Program; and

WHEREAS, The Plymouth Housing and Redevelopment Authority in and for the City of Plymouth (the “Plymouth HRA”) is an approved governmental agency to implement and administer the Program; and

WHEREAS, the Plymouth HRA has a documented need for the addition of rental assistance vouchers; and

WHEREAS, the Plymouth HRA plans to accept the grant award from Minnesota Housing for the Bring It Home Rental Assistance vouchers; and

WHEREAS, the 2 -year grant award to be accepted is in the amount of \$1,137,396.00

NOW THEREFORE, BE IT RESOLVED, that the Plymouth Housing and Redevelopment Authority in and for the City of Plymouth accepts the funding from Minnesota Housing for the implementation of the Bring it Home Rental Assistance Program and authorizes the HRA Board Chair and the HRA Executive Director to sign the contract and execute any documents necessary

Approved this 25th day of September 2025 by the Plymouth Housing and Redevelopment Authority

James Williams, Chair

Grant Fernelius, HRA Executive Director

To: Housing and Redevelopment Authority

Prepared by: Steven Schmidt, Housing Manager

Reviewed by: Grant Fernelius, CED Director

Item: **HRA Updates**

1. Action Requested:

No action is needed at this time. This is provided for informational purposes.

2. Background:

Willow Woods Estates

Willow Woods Estates is a 40-unit rental townhome complex located on South Shore Drive in Plymouth. The development consists of 36 three- bedroom and 4 - four- bedroom family-oriented townhomes that receive project-based Section 8 assistance.

Dominium Development purchased the property in 2003 and completed a moderate interior and exterior rehabilitation of the buildings. The HRA provided a loan in the amount of \$50,000 from the Affordable Housing Fund Program. In 2019, Dominium sold the property to CommonBond. A pending sale is in process between CommonBond and Spring-hold Associates.

HRA staff met with Springhold Associates to discuss the pending sale. Spring-hold has completed an application with HUD to renew the HUD Project Based Voucher contract for the property and has asked to assume the outstanding mortgage held by the HRA.

A formal agreement will need to be approved by the HRA. Staff plans to bring a formal request before the HRA Commission at the October meeting.

Housing Choice Voucher Program

Staff has received preliminary Fair Market Rent (FMR's) values from HUD and is working to determine appropriate payment standard limits for the 2026 HCV program. HUD is in the process of gathering feedback regarding FMR's and will post approved FMR's in early October. Staff plans to bring the new payment standards to the October meeting for approval.

Housing Improvement Area (HIA) Policy

At the May 22, 2025, HRA meeting staff presented a draft Housing Improvement Area (HIA) policy for consideration. An HIA is a defined area within the city in which improvements to townhomes or condominiums can be financed by city assistance. The HRA Commission provided staff feedback and direction for changes to be incorporated into the draft policy. Staff is working with the city attorney's office to update the policy and will bring it before the commission at the October meeting.

Senior Buildings

A pre-construction meeting for the roof replacement for Plymouth Towne Square was held on Thursday, September 18th. The proposed start date for the roof replacement has been set for late September or early October. The roof replacement project is scheduled to take 4–6 weeks for completion.

A Claim was filed for Vicksburg Crossing due to storm damage sustained in early August. Staff met with the insurance adjuster from the League of Minnesota Cities Insurance Trust to inspect wind and hail damage to the roof, soffit areas, and gutters. Staff will provide further updates as we move through the process.

Lakeview Commons

Staff received an email this week from the new buyer of Lakeview Commons. Lakeview Commons was purchased by Glencrest Group, a California-based multifamily owner that specializes in affordable housing. Lakeview Commons is a 64-unit building developed in the mid-1990s by Dominion. It has been operated as a 100% affordable project and there were concerns that it would be converted to market rate. As part of the transaction, Glencrest requested support from the city to apply for Hennepin County's 4d program which allows for a lower tax rate on the affordable units. The city supported the application this past February. This extended the affordability period for an additional 30 years. John Adair, managing partner at Glencrest sent the following email to staff:

"Hi all,

This is belated, but I wanted to thank each of you for your support as we worked through the process to keep Lakeview Commons in Plymouth an affordable housing community.

The refinance process was as arduous as I had anticipated, but happy to report it finally closed last month and the Hennepin County covenant is now in place!

We appreciate our relationships with Plymouth and Hennepin County and look forward to working together going forward.

Best,

John"

3. Budget Impact:

None

4. Attachments: