

Dakota County 2018

Consolidated Annual Performance and Evaluation Report (CAPER) Executive Summary

July 2018 to June 2019

To be submitted to HUD
on September 28, 2019

Prepared by the Dakota
County CDA



Executive Summary

Dakota County is a grantee designated to receive federal funding through the U.S. Department of Housing and Urban Development (HUD) for the following entitlement programs: Community Development Block Grant (CDBG); HOME Investment Partnerships (HOME); and Emergency Solutions Grant (ESG). Dakota County is designated as the lead agency for the Dakota County HOME Consortium (the Consortium), and assumes the role of monitoring and oversight of the HOME funds for the Consortium, which includes Anoka, Dakota, Ramsey, and Washington counties and the city of Woodbury. As the grantee of CDBG funds, Dakota County directly works with the various municipalities (municipal subrecipients) within the County to provide access to this funding stream.

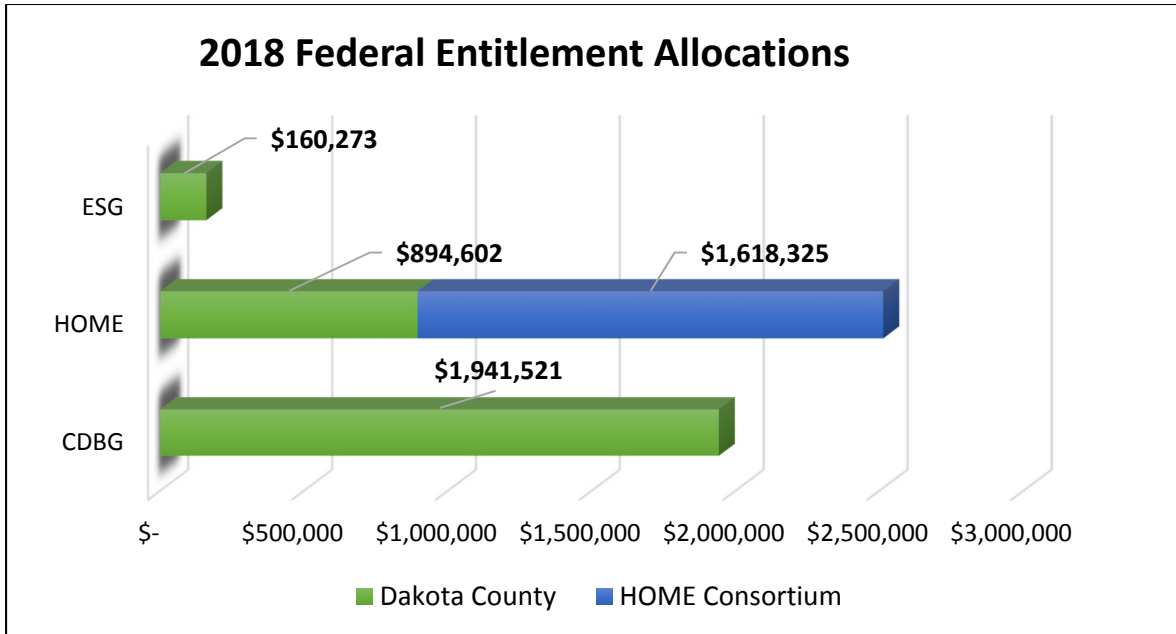
The Dakota County Community Development Agency (the CDA) has administered these federal funds on behalf of Dakota County since the County became an entitlement jurisdiction in 1984. Each of the three entitlement programs has eligible activities in which the funds can be utilized. The CDA directly partners with the municipalities, consortium members, and Dakota County Social Services Division to implement the programs. The CDA is charged with ensuring the rules and regulations are met and will continue to provide the administrative guardianship of the three programs through its agreement with Dakota County.

Each grantee must prepare a Consolidated Plan and subsequent Annual Action Plans in order to receive this federal funding which helps further affordable housing and community development activities. As a follow up to these plans, each grantee must also prepare a Consolidated Annual Performance and Evaluation Report (CAPER) detailing the progress the grantee has made towards achieving the goals and meeting the objectives outlined in the Annual Action Plan. This CAPER covers the 2018 Action Plan, the fourth year of the approved 2015-2019 Consolidated Plan for Dakota County.

The 2015-2019 Consolidated Plan and the 2018 Action Plan identified objectives, priorities, strategies, and outcomes to achieve the housing and community development needs of the residents of Dakota County. Accomplishments of Dakota County for Program Year 2018 (July 1, 2018 through June 30, 2019) are listed in the report.

Allocations

The chart below details the federal funding allocated to Dakota County for Program Year 2018.



The Dakota County HOME Consortium was allocated \$2,512,927. Dakota County's share of this allocation was 35.60 percent or \$894,602.

Priorities and Outcomes

Below are the priorities established by Dakota County in its Consolidated Plan and the anticipated outcomes the County expects to have achieved at the completion of the five-year plan in 2019.

1) Homelessness

- a) 100 Households Provided Rapid Rehousing Assistance
- b) 50 Homeless Prevention

2) Affordable Rental Housing

- a) 350 Rental Units constructed
- b) 100 Rental Units rehabilitated
- c) 60 Households Assisted with rental assistance

3) Affordable Homeowner Housing

- a) 600 Homeowner Units rehabilitated
- b) 500 Direct Financial Assistance to Homebuyers
- c) 15 Units (re)constructed

4) Community Development

- a) 1,500 persons benefited from public facility or infrastructure improvement

5) Public Services

- a) 17,000 persons benefited from public services

6) Neighborhood Revitalization

- a) 150 Households assisted
- b) Five (5) Buildings demolished
- c) One (1) Historic Property Rehabilitation

7) Economic Development

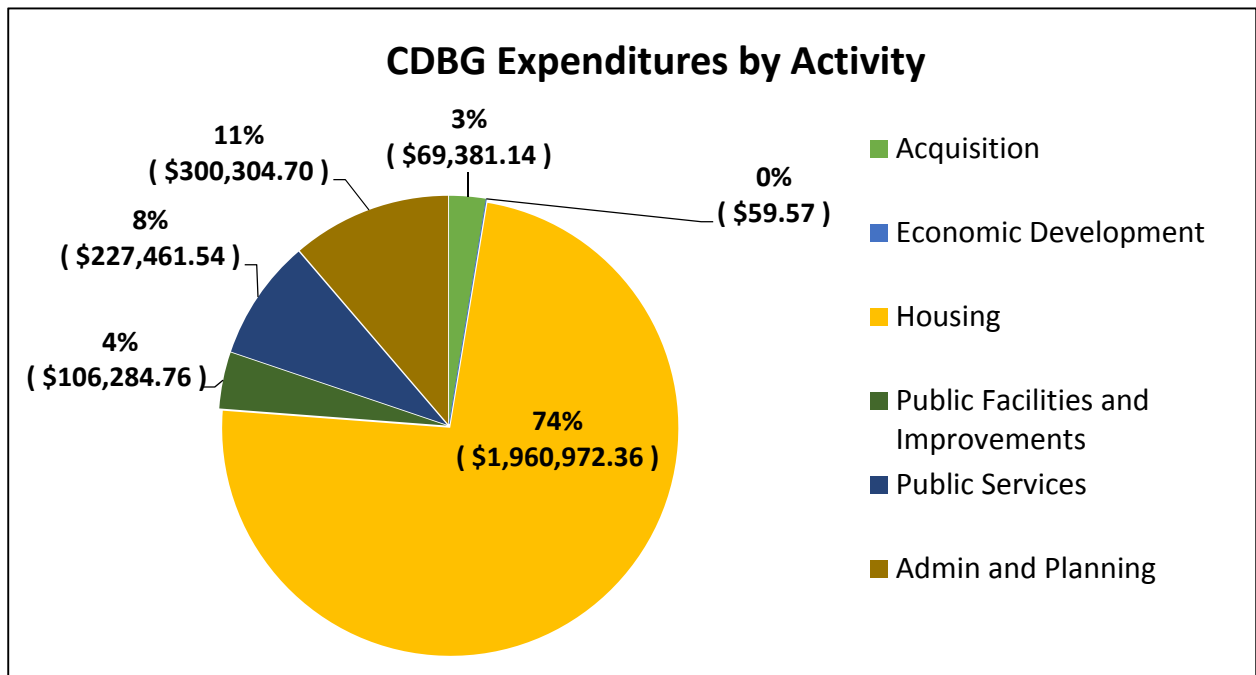
- a) Five (5) Direct Financial Assistance to Businesses
- b) Five (5) Façade treatment/business rehabilitation

Expenditures by Program

CDBG

The total allocation for Dakota County’s CDBG program in 2018 was \$1,941,521. During 2018 the CDA received \$831,647 in program income, which was generated primarily from the Homeowner Rehabilitation program. The combined total available from the 2018 allocation and program income was \$2,773,167.61. The total expenditures for Program Year 2018 were \$2,781,023.52.

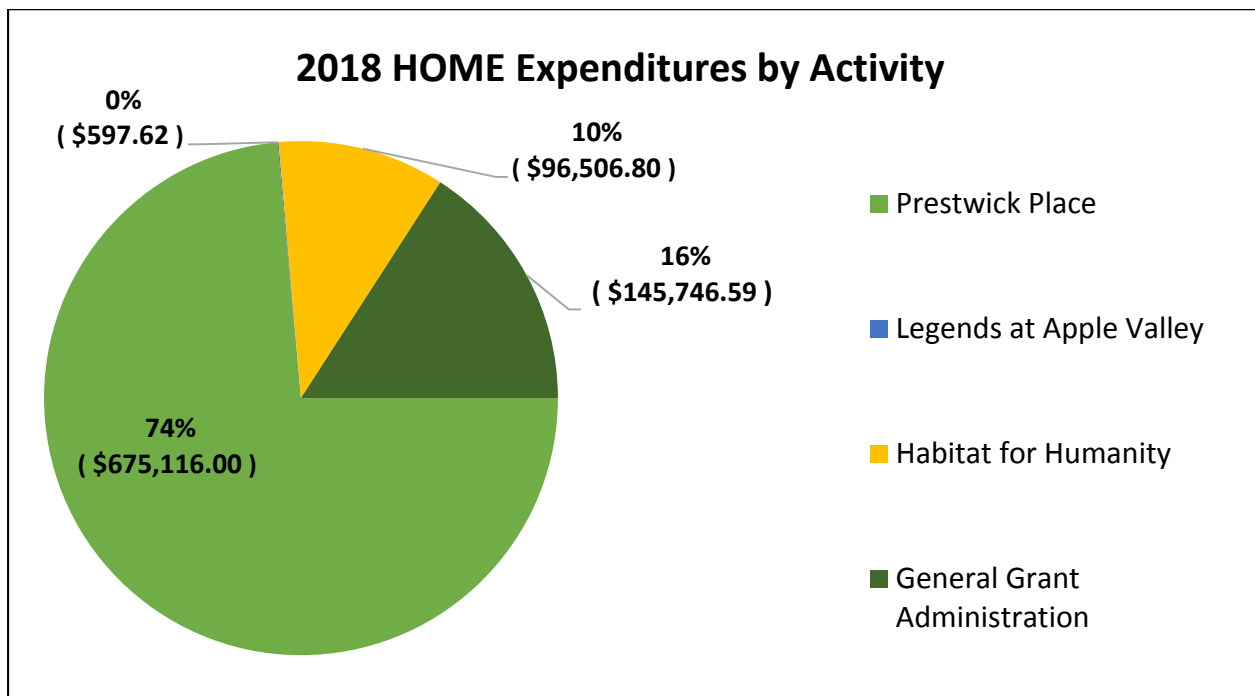
The chart below shows the percentage of those funds expended under each activity type.



HOME

Three HOME activities were completed with Dakota County’s HOME funds; the total expended in Program Year 2018 was \$917,967.01. The activities included the construction of three single-family homes by Twin Cities Habitat for Humanity, which were sold to qualified homebuyers. Legends of Apple Valley is a 163-unit affordable, senior development in the City of Apple Valley that includes four HOME units. Prestwick Place Townhomes is a 40-unit, new construction development that is almost complete in the City of Rosemount. The bulk of the 2018 HOME funds were spent on Prestwick Place.

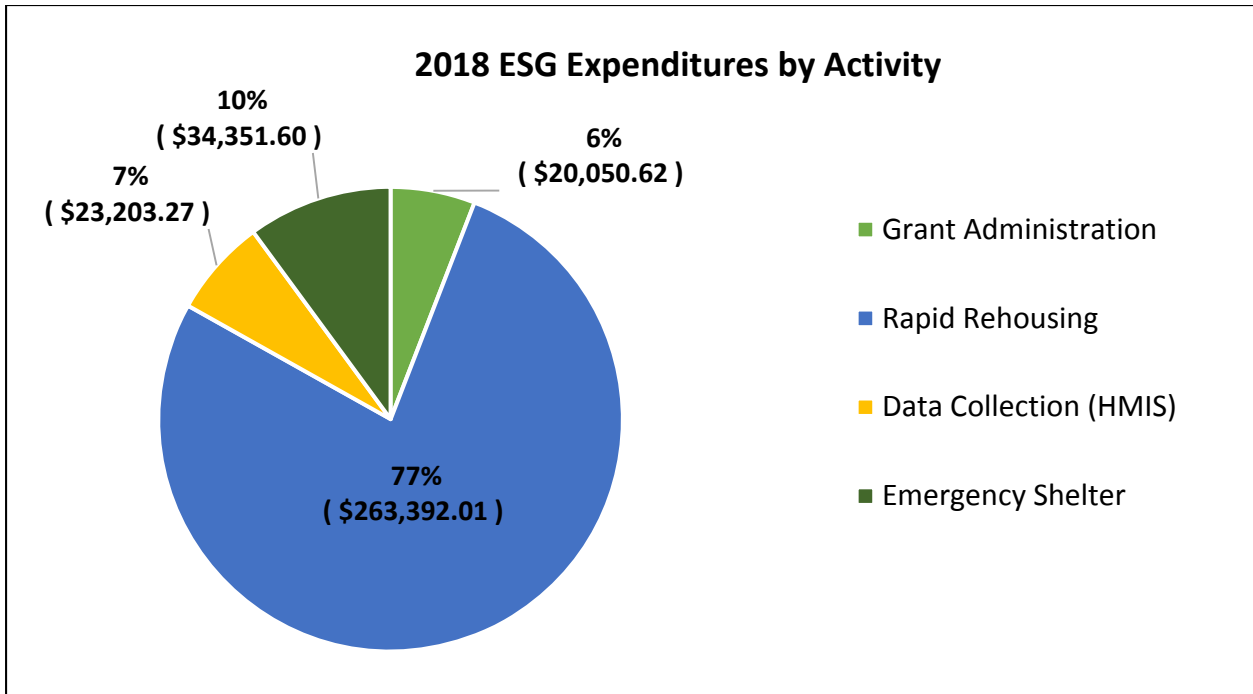
The following chart shows the expenditures for each activity.



ESG

Funds expended in 2018 for the ESG program were dedicated to Rapid Rehousing, Data Collection (Homeless Management Information System or HMIS), Emergency Shelter and Administrative costs. A total of \$340,997.50 was expended on eligible ESG activities with \$263,392.01 expended on Rapid Rehousing, which includes on-going rental assistance payments as well as one-time payments for security deposits and first month’s rent.

The following chart details the expenditures by activity.



Accomplishments by Priority

Homelessness

ESG funds are one resource available to people experiencing homelessness. Dakota County Social Services and Hearth Connection, a private social services provider, deliver direct service to individuals and families referred through the Coordinated Entry system.

In Program Year 2018, Dakota County served 289 people through Rapid Rehousing and Emergency Shelter. In addition to providing rental assistance payments, the Rapid Rehousing component assists ESG participants with first month’s rent, security deposits, and application fees. Dakota County has identified Rapid Rehousing as the primary method for utilizing ESG funds. The County has determined that Rapid Rehousing activities are the most efficient and effective use of ESG funds.

Indicator	Unit of Measure	5-Year Expected	5-Year Actual	% Complete	2018 Expected	2018 Actual	% Complete
Rental Assistance/Rapid Rehousing	Households Assisted	100	117	117.00%	20	39	195.00%
Homelessness Prevention	Persons Assisted	50	0	0.00%	0	0	0.00%

Affordable Rental Housing

The Dakota County HOME Consortium added 163 HOME Rental Units in Program Year 2018. The Consortium as a whole added 318 HOME Rental Units. This was completed through new construction. Tenant-Based Rental Assistance was funded through Anoka County’s HOME program and a total of eight households were served.

The following chart breaks down the progress on the Affordable Rental Housing priority.

Indicator	Unit of Measure	5-Year Expected	5-Year Actual	% Complete	2018 Expected	2018 Actual	% Complete
Rental Units Constructed	Household Housing Unit	527	874	165.84%	40	481	1,202.50%
Rental Units Rehabilitated	Household Housing Unit	198	162	81.81%	8	0	0.00%
Tenant-Based Rental Assistance	Households Assisted	120	112	86.67%	0	8	0.00%

Affordable Homeowner Housing

Affordable Homeowner Housing is a focal point of Dakota County’s CDBG program with Homeowner Rehabilitation being the main activity of the program. In 2018, \$1,712,287.68 (62 percent) of CDBG funds were expended on Homeowner Rehabilitation. The CDA closed on 66 Homeowner Rehabilitation loans.

The CDA’s first-time homebuyer class (Homestretch) is required of households utilizing the CDA’s Down Payment Assistance (DPA) program. Funding was also provided for 40 DPA Loans this program year. The CDA DPA program is not funded with federal entitlement funds at this time.

A total of two homebuyers were assisted through DPA programs. Ramsey County used HOME funds for two DPA loans. HOME funds were also used to add 11 units of affordable homebuyer housing through new construction.

Indicator	Unit of Measure	5-Year Expected	5-Year Actual	% Complete	2018 Expected	2018 Actual	% Complete
Public Service Activities other than LMI Housing Benefit	Persons Assisted	250	222	88.80%	50	40	80.00%

Homeowner Housing Added	Household Housing Unit	50	48	96.00%	6	11	183.33%
Homeowner Housing Rehabilitated	Household Housing Unit	600	310	40.67%	75	66	88.00%
Direct Financial Assistance to Homebuyers	Households Assisted	352	215	61.08%	0	2	200.0%

Community Development

There were three Community Development activities completed in Program Year 2018. The City of Inver Grove Heights installed three pedestrian ramps that are ADA compliant. The City of Rosemount sealed two unused municipal wells. The City of Lakeville installed ADA door openers at two of their public facilities that also serve as polling places during elections.

Indicator	Unit of Measure	5-Year Expected	5-Year Actual	% Complete	2018 Expected	2018 Actual	% Complete
Public Facility or Infrastructure Activities other than LMI Housing Benefit	Persons Assisted	500	32,086	6417.20%	9	6,313	70,144.44%
Public Service Activities Other than LMI Benefit	Persons Assisted	300	2,517	839.00%	0	0	0.00%

Public Services

The cities of Apple Valley, Burnsville, Eagan, Farmington, and Lakeville allocated funding to a variety of public services in 2018. Public Services provided by these communities include Senior Services, Youth Services, Emergency Medical Service Grants, Transportation Services and a Community Support position. The cities of Apple Valley and Farmington have not turned in their Quarter 4 reporting. These numbers will be added once received.

Indicator	Unit of Measure	5-Year Expected	5-Year Actual	% Complete	2018 Expected	2018 Actual	% Complete
Public Service Activities Other than LMI Housing Benefit	Persons Assisted	17,000	17,483	102.84%	3070	4,933	160.68%

Homeless Person Overnight Shelter	Persons Assisted	125	169	135.20%	0	0	0.00%
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Neighborhood Revitalization

One of the strategies of Dakota County’s Neighborhood Revitalization is to address water and sanitation hazards. As part of this strategy, the Dakota County Environmental Services Division has sealed 40 abandoned residential wells to protect against groundwater contamination.

The City of Hastings provides funding to low- and moderate-income homeowners who are assessed for improvements adjacent to their properties. In Program Year 2018, Hastings assisted nine households.

In Program Year 2018, the City of Inver Grove Heights acquired and demolished a blighted single-family residential property. The end use for the property is green space to act as a floodplain area.

Indicator	Unit of Measure	5-Year Expected	5-Year Actual	% Complete	2018 Expected	2018 Actual	% Complete
Homeowner Housing Rehabilitated	Household Housing Unit	125	173	99.20%	30	49	163.33%
Buildings Demolished	Buildings	5	3	60.00%	1	1	100.00%
Other	Other	0	1	100.00%	0	0	0.00%

Economic Development

In Program Year 2018, no eligible applications were received for economic development activities. These funds are available for use in Program Year 2019.

Indicator	Unit of Measure	5-Year Expected	5-Year Actual	% Complete	2018 Expected	2018 Actual	% Complete
Façade Treatment/business building rehabilitation	Businesses	5	3	60.00%	0	0	0.00%
Businesses Assisted	Businesses Assisted	5	3	60.00%	0	0	0.00%

Administration and Planning

The City of Inver Grove Heights utilized the CDBG funding to complete its 2040 Comprehensive Plan. The City of Lakeville utilized the CDBG funding to complete its Economic Development Plan.

Indicator	Unit of Measure	5-Year Expected	5-Year Actual	% Complete	2018 Expected	2018 Actual	% Complete
Other	Other	10	9	90.00%	2	2	100.00%