

DAKOTA COUNTY ANNUAL ACTION PLAN Program Year 2026 Executive Summary

DRAFT

Community Development Block Grant (CDBG)
HOME Investment Partnerships Program
(HOME)
Emergency Solutions Grant (ESG)



Executive Summary

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

1. Introduction

In order to receive federal funding from the U.S. Department of Housing and Urban Development (HUD), Dakota County is required to prepare a Consolidated Plan, as well as subsequent Annual Action Plans and Consolidated Annual Performance and Evaluation Reports (CAPERs), for the following entitlement programs: Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); Housing Opportunities for Persons with AIDS (HOPWA) and Emergency Solutions Grant (ESG). Currently, Dakota County does not receive any HOPWA funds.

The Fiscal Year (FY) 2026 Annual Action Plan (Action Plan) is the second year of Dakota County's Consolidated Plan for Fiscal Years 2025-2029 (Con Plan) as ratified by the Dakota County Board of Commissioners and approved by HUD.

The Con Plan lays out the objectives, priority goals and outcomes Dakota County has established to provide decent affordable housing, suitable living environments, and expand economic opportunities principally for low-and moderate-income households over the next five-year period. In the Action Plan, Dakota County identifies the proposed programs and projects to be undertaken during the 2026 program year to achieve the objectives and outcomes established in the Con Plan.

The CDA has administered the 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 is charged with ensuring the requirements are met and will continue to provide the administrative guardianship of all three programs through its agreement with the County.

Dakota County is designated as the lead agency for the Dakota County HOME Consortium and assumes the role of monitoring and oversight of the HOME funds for the Consortium, which includes the counties of Anoka, Dakota, Ramsey, and Washington, and the city of Woodbury. As the grantee of CDBG funds, Dakota County works directly with the various municipalities (municipal subrecipients) within the County to provide access to this funding stream. The CDA provides managerial oversight of the numerous activities implemented with HOME, CDBG, and ESG resources.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

With the outcomes established by Congress in mind and guided by the mission statements of Dakota County and Dakota County CDA, the following objectives were identified to achieve the housing and community development needs of Dakota County communities and its residents.

1. Increase the affordable housing choices for low-and moderate-income households.
2. Preserve and improve existing housing to maintain affordability.
3. Increase access and quality of living by providing public services and supporting public facilities.
4. Support community development that revitalizes neighborhoods and removes safety and blight hazards.
5. Support economic development that enhances the workforce and businesses.
6. Support planning efforts that address the housing, community and economic development needs of Dakota County and continue to foster partnerships with community stakeholders.

The priority goals and the strategies to achieve the desired outcomes of decent housing, suitable living environments and economic opportunity were then formulated to serve the broad range of households, and to provide benefit to as many persons possible given the parameters of the funding programs.



The following chart details the strategies from the 2025-2029 Consolidated Plan.

2025-2029 Consolidated Plan - Dakota County

Objective		Priority	Strategy	Outcome			
6	Support planning efforts that address the housing, community and economic development needs of Dakota County, support fair housing choice, and continue to foster partnerships with community stakeholders.	1	Increase the affordable housing choices for low- and moderate-income households.	Reduce Homelessness	<ul style="list-style-type: none"> a. Support the implementation and operation of coordinated access entry sites for families, youth and singles b. Support housing stabilization initiatives for homeless populations c. Support the operation of emergency shelter facilities 	Planning and Administration a. Support all of the goals and strategies with planning and administration	<ul style="list-style-type: none"> • 50 Households provided Rapid Re-housing Assistance • 50 Households assisted with Homelessness Prevention • 500 Persons assisted through Overnight Shelter
				Affordable Rental Housing	<ul style="list-style-type: none"> a. Assist households to secure housing through new construction b. Improve energy efficiency of rental units c. Rehabilitate and preserve affordability in multifamily units d. Support fair housing activities e. Provide rental assistance 		<ul style="list-style-type: none"> • 50 Rental Units constructed • 10 Rental Units rehabilitated
		2	Preserve and improve existing housing to maintain affordability.	Affordable Homeowner Housing	<ul style="list-style-type: none"> a. Increase supply of affordable homeowner housing b. Improve energy efficiency of owner-occupied housing units c. Rehabilitate and preserve affordability in single family units d. Support fair housing activities 		<ul style="list-style-type: none"> • 300 Homeowner Units rehabilitated • 1 Homeowner Unit (re)constructed • 3 Direct Financial Assistance to Homebuyers
				Community Development	<ul style="list-style-type: none"> a. Assist LMI homeowners with street assessments b. Improve accessibility in public buildings to comply with ADA regulations 		<ul style="list-style-type: none"> • 500 Persons benefited from public facility or infrastructure improvement
		3	Increase access and quality of living by providing public services and supporting public facilities.	Public Services	<ul style="list-style-type: none"> a. Support programs that fulfill basic needs (food and shelter) for people who are low-income and/or homeless b. Support programs for youth c. Support programs for seniors d. Support transportation services e. Support housing counseling services 		<ul style="list-style-type: none"> • 13,000 Persons benefited from public services
				Neighborhood Revitalization	<ul style="list-style-type: none"> a. Address vacant or substandard properties that may or may not be suitable for rehab b. Address water and sanitation hazards c. Address contamination clean up issues 		<ul style="list-style-type: none"> • 150 Households assisted
		4	Support community development that revitalizes neighborhoods and removes safety and blight hazards.	Economic Development	<ul style="list-style-type: none"> a. Support work initiatives that assist residents to access living wage jobs b. Support initiatives that help low-income people gain work skills, jobs and employment history c. Provide financial assistance to businesses to address building deficiencies (exterior façade improvements) 		<ul style="list-style-type: none"> • Façade treatment/business building rehabilitation: 2 Businesses
		5	Support economic development that enhances the workforce and businesses.				

3. Evaluation of past performance

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

Dakota County and the Dakota County HOME Consortium consistently perform well in the administration of the three grant programs discussed in this plan. In the CDBG program, one regulatory measure used by HUD to evaluate performance is the timeliness ratio test. This formula measures the amount of an entitlement community's unexpended funds 60 days prior to the start of the next program year in relation to the amount of funding it receives; the ratio cannot exceed 1.5. Dakota County's timeliness ratio is measured on May 2nd each year. On February 17, 2026, the Dakota County ratio was 1.53.

The HOME program uses commitment and expenditure deadlines to measure performance. Dakota County has met all deadlines.

The ESG program uses drawdown requirements to measure performance. Dakota County has made consistent drawdowns of ESG funds.

While these financial tests are required and are measurements of performance, it is also important that projects and programs carried out with these funds meet outcome expectations and benefit eligible persons. Reporting on outcomes and beneficiaries is made available each year in the Consolidated Annual Performance and Evaluation Report (CAPER). Dakota County and the CDA recognize that the evaluation of past performance is critical to ensuring the County and its subrecipients are implementing activities effectively and that those activities align with the overall strategies and goals listed in the Con Plan. The performance of programs and systems are evaluated on a regular basis and adjustments are made as needed.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Each municipality is required to formally apply for CDBG funding and request funding for activities that would best serve their community needs. Applications were provided to city and township staff on November 21, 2025, and were required to be submitted to the CDA by January 16, 2026.

CDA staff regularly attend the monthly meetings held by the Affordable Housing Coalition and consulted the members of the coalition regarding the Annual Action Plan. The discussion and feedback were helpful to determine the actions needed to meet the goals of the Consolidated Plan. Members of the Affordable Housing Coalition also reviewed and made comments on the ESG Written Standards.

CDA staff consulted with following Dakota County departments and divisions: Community Services, Physical Development, Workforce Development, Environmental Resources, and the Office of Planning specific to the activities that could be potentially funded with CDBG funds. An internal e-mail was sent to various County Departments to apply for 2026 funding with the same application deadline as the municipalities. The County Board reviewed the staff-recommended 2026 Countywide activities on February 10, 2026.

To continue the community engagement process once the proposed objectives and outcomes had been identified, CDA staff presented the plan to the community and its stakeholders in the following manner:

1. Presentations (February 2026-May 2026) – The Dakota County CDA presented a draft of the priorities and the established goals at the following venues:
 - The Affordable Housing Coalition reviewed the ESG activities at a regularly scheduled meeting (February 12).
 - The County Board reviewed the Action Plan at a regularly scheduled meeting (March 24).
2. Public Hearing and Comment Period (March 2026 – April 2026) – A 39-day public comment period was opened on March 13, 2026 and ran through April 20, 2026. Public notices were published in the *Dakota Tribune* and the *Star Tribune*, as well as on the websites of Dakota County, the Dakota County CDA, and the cities in Dakota County (only the public hearing notice was posted on cities' websites). A public hearing was held on April 17, 2026 at the Dakota County Board of Commissioners meeting. The Dakota County HOME Consortium members each held their own public hearings.

5. Summary of public comments

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

The public hearing for the Dakota County Action Plan was April 21, 2026. No comments were received. The public comment period was open for a period of 39 days. No comments were received.

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

The public hearing is on April 21, 2026 and the public comment period will run from March 13 to April 20 for 39 days. No comments have been received so far as of the publishing of the draft Annual Action Plan.

7. Summary

Dakota County and the HOME Consortium members were allocated approximately \$4 million between CDBG, HOME and ESG for FY 2025, which is the amount being used for planning purposes for FY 2026. Dakota County is expected to receive slightly under \$3 million in grant allocations, with the largest being CDBG.

For the 2026 program year, Dakota County has set funding for 34 activities to take place either within a specified city or on a Countywide basis. The breakout is 26 activities are funded with CDBG, five activities are funded with ESG, and three activities are funded with HOME including program administration. The following activity statement and graphs detail the intended uses (activities) of CDBG, HOME and ESG funds for FY 2026.

The other members of the Dakota County HOME Consortium will work with their respective elected Boards for approval of the non-HOME funds.

Dakota County FY 2026 DRAFT CDBG/HOME/ESG Activity Statements

FY 2026 Dakota County DRAFT CDBG Activity Statement

Small Cities and Townships:

City	Project	2026 Budget
Vermillion Township	Planning & Admin - 2050 Comprehensive Plan	\$ 34,971.00
	Total	\$ 34,971.00

Large Cities:

City	Project	2026 Budget
Apple Valley	Home Improvement Loan Program	\$ 142,017
	Public Service - DARTS Senior Chore Service	\$ 25,061
	Total	\$ 167,078

City	Project	2026 Budget
Burnsville	Home Improvement Loan Program	\$ 248,372
	Total	\$ 248,372

City	Project	2026 Budget
Eagan	Home Improvement Loan Program	\$ 175,314
	Public Service - Pre-School Program	\$ 4,000
	Public Service - Youth After School Programs	\$ 15,000
	Public Service - DARTS Senior Chore Services	\$ 5,000
	Public Service - Dakota Woodlands Youth	\$ 6,000
	Total	\$ 205,314

City	Project	2026 Budget
Farmington	Home Improvement Loan Program	\$ 45,488
	Public Service - Senior Services	\$ 5,000
	Total	\$ 50,488

City	Project	2026 Budget
Hastings	Assessment Abatement	\$ 43,993
	Total	\$ 43,993

City	Project	2026 Budget
Inver Grove Heights	Home Improvement Loan Program	\$ 89,473
	Total	\$ 89,473

City	Project	2026 Budget
Lakeville	Home Improvement Loan Program	\$ 9,540
	ADA Compliance Improvements - Heritage Center	\$ 80,500
	Public Service - Senior Transportation	\$ 35,000
	Public Service - Senior Services	\$ 13,483
	Total	\$ 138,523

City	Project	2026 Budget
Mendota Heights	Home Improvement Loan Program	\$ 15,892
	Total	\$ 15,892

City	Project	2026 Budget
Northfield	Homeownership Assistance - Down Payment Assistance	\$ 47,266
	Planning & Admin - Land Development Code	\$ 5,250
	Total	\$ 52,516

City	Project	2026 Budget
Rosemount	Home Improvement Loan Program	\$ 48,867
	Total	\$ 48,867

City	Project	2026 Budget
South St. Paul	Home Improvement Loan Program	\$ 69,054
	Total	\$ 69,054

City	Project	2026 Budget
West St. Paul	Home Improvement Loan Program	\$ 85,130
	Total	\$ 85,130

Countywide	Project	2026 Budget
Dakota County	Home Improvement Loan Estimated Revolving Loan	\$ 350,000
	Countywide Home Improvement Loan	\$ 278,771
	Public Service - Housing Counseling	\$ 112,000
	Planning & Admin - CDA General Grant Administration	\$ 253,000
	FY2026 CDBG Countywide	\$ 390,771
	FY2026 CDBG Grant Administration	\$ 253,000
	FY2026 CDBG DRAFT Grant Total	\$ 1,893,442
	FY2026 CDBG DRAFT Grant w/ Estimated RL	\$ 2,243,442

FY 2026 Dakota County DRAFT HOME Consortium Activity Statement

Dakota County 2026 Annual Action Plan Executive Summary

Participating Jurisdiction	Project	2026 Budget
Anoka County 24.62%	Affordable Rental Housing	\$ 405,091.00
	Affordable Rental Housing - Program Income	\$ 416,269.79
	Affordable Rental Housing - Program Income (from Woodbury)	\$ 379.10
	Affordable Homeowner Housing - Program Income	\$ 150,000.00
	Community Housing Development Organization - Rental	\$ 81,018.00
	Grant Administration	\$ 40,509.00
	Grant Administration - Program Income	\$ 47,189.15
	Total	\$ 1,140,456.04

Participating Jurisdiction	Project	2026 Budget
Dakota County 36.24%	Affordable Rental Housing	\$ 277,712.42
	Affordable Rental Housing – Program Income	\$ 40,857.15
	Affordable Homeowner Housing	\$ 318,569.58
	Community Housing Development Organization - Rental	\$ 119,257.00
	Grant Administration	\$ 114,474.34
	Grant Administration – Program Income	\$ 20,266.59
	Total	\$ 891,137.08

Participating Jurisdiction	Project	2026 Budget
Ramsey County 22.84%	Affordable Homeowner Housing	\$ 375,803.00
	Affordable Homeowner Housing – Program Income	\$ 120,076.86
	Rental - Community Housing Development Organization	\$ 75,161.00
	Grant Administration	\$ 37,580.00
	Grant Administration – Program Income	\$ 10,006.42
	Total	\$ 618,627.28

Participating Jurisdiction	Project	2026 Budget
Washington County 11.86%	Affordable Homeowner Housing	\$ 195,141.00
	Community Housing Development Organization - Rental	\$ 39,028.00

Grant Administration	\$ 19,514.00
Total	\$ 253,683.00

Participating Jurisdiction	Project	2026 Budget
City of Woodbury 4.44%	Affordable Rental Housing	\$ 54,790.50
	Affordable Rental Housing - Program Income	\$ 3,232.43
	Affordable Homeowner Housing	\$ 18,263.50
	Community Housing Development Organization - Rental	\$ 14,611.00
	Grant Administration	\$ 7,305.00
	Total	\$ 98,202.43

Consortium Totals	Project	2026 Budget
	HOME Projects:	
	Affordable Rental Housing	\$ 737,593.92
	Affordable Homeowner Housing	\$ 907,777.08
	Community Housing Development Organization - Rental	\$ 329,075.00
	Grant Administration	\$ 219,382.34
	Prior Year Program Income	\$ 808,277.49
	FY 2026 DRAFT HOME Grant Total	\$ 2,193,828.34
	FY 2026 DRAFT HOME Grant and Program Income Total	\$ 3,002,105.83

FY 2026 Dakota County DRAFT ESG Activity Statement

Countywide	Activity	2026 Budget
	Emergency Shelter Operations	\$ 98,815
	Rapid Re-Housing	\$ 46,253
	Homelessness Prevention	\$ 2,500
	Data Collection (HMIS)	\$ 4,772
	Grant Administration	\$ 12,352
	FY 2026 DRAFT Emergency Solutions Grant Total	\$ 164,692