

DAKOTA COUNTY ANNUAL ACTION PLAN Program Year 2026

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



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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 Consolidated 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 primarily 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 Consolidated 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 ensures the requirements are met and will continue to provide the administration 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 directly works with the various municipalities (municipal subrecipients) within the County to provide access to this funding stream. The CDA provides the managerial oversight of the numerous activities implemented with HOME, CDBG, and ESG resources.

NOTE: In this document, the terms "Program Year" and "Fiscal Year" are used interchangeably. The terms refer to the fiscal year starting July 1st and ending the following June 30th.

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 people as possible given the parameters of the funding programs.



The following chart on the next page 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 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	• 50 Households provided Rapid Re-housing Assistance • 50 Households assisted with Homelessness Prevention • 500 Persons assisted through Overnight Shelter
				Affordable Rental Housing 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	• 50 Rental Units constructed • 10 Rental Units rehabilitated
		2	Preserve and improve existing housing to maintain affordability.	Affordable Homeowner Housing 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	• 300 Homeowner Units rehabilitated • 1 Homeowner Unit (re)constructed • 3 Direct Financial Assistance to Homebuyers
		3	Increase access and quality of living by providing public services and supporting public facilities.	Community Development a. Assist LMI homeowners with street assessments b. Improve accessibility in public buildings to comply with ADA regulations	• 500 Persons benefited from public facility or infrastructure improvement
				Public Services 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	• 13,000 Persons benefited from public services
		4	Support community development that revitalizes neighborhoods and removes safety and blight hazards.	Neighborhood Revitalization 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	• 150 Households assisted
		5	Support economic development that enhances the workforce and businesses.	Economic Development 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)	• Façade treatment/business building rehabilitation: 2 Businesses
		Planning and Administration a. Support all of the goals and strategies with planning and administration			

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 April 6, 2026, the Dakota County ratio was 1.47. Dakota County is expected to meet the timeliness test by May 2nd.

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 people. 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 ensure that 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 performances 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 with 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 Physical Development Committee of the Whole 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 Physical Development Committee of the Whole 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 will run 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 on April 21, 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. The public comment period was for a period of 39 days.

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

The public hearing was on April 21, and the public comment period ran from March 13 to April 20 for 39 days. No comments were received by the time the draft Annual Action Plan was published.

7. Summary

Dakota County and the HOME Consortium members were allocated approximately \$4.4 million between CDBG, HOME and ESG for FY 2026. Dakota County received slightly over \$3 million in grant allocations, with the largest being CDBG.

For the 2026 program year, Dakota County has set funding for 35 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 four 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 CDBG/HOME/ESG Activity Statements

Final CDBG Budget with 6.46% (\$122,310) increase from FY 2025

Final HOME Budget with 2.85% (\$64,399.73) increase from FY 2025

Final ESG Budget with 1.03% (\$1,722) increase from FY 2025

FY 2026 Dakota County CDBG Activity Statement

Small Cities and Townships:

City	Project	2026 Budget
Vermillion Township	Planning & Admin - 2050 Comprehensive Plan	\$ 36,997
	Total	\$ 36,997

Large Cities:

City	Project	2026 Budget
Apple Valley	Home Improvement Loan Program	\$ 150,243
	Public Service - DARTS Senior Chore Service	\$ 26,514
	Total	\$ 176,757

City	Project	2026 Budget
Burnsville	Home Improvement Loan Program	\$ 262,760
	Total	\$ 262,760

City	Project	2026 Budget
Eagan	Home Improvement Loan Program	\$ 185,469
	Public Service - Pre-School Program	\$ 4,232
	Public Service - Youth After School Programs	\$ 15,869
	Public Service - DARTS Senior Chore Services	\$ 5,290
	Public Service - Dakota Woodlands Youth	\$ 6,347
	Total	\$ 217,207

City	Project	2026 Budget
Farmington	Home Improvement Loan Program	\$ 48,072
	Public Service - Senior Services	\$ 5,341
	Total	\$ 53,413

City	Project	2026 Budget
Hastings	Assessment Abatement	\$ 46,542
	Total	\$ 46,542

City	Project	2026 Budget
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Inver Grove Heights	Home Improvement Loan Program	\$ 94,656
	Total	\$ 94,656

City	Project	2026 Budget
Lakeville	Home Improvement Loan Program	\$ 10,093
	ADA Compliance Improvements - Heritage Center	\$ 85,163
	Public Service - Senior Transportation	\$ 37,027
	Public Service - Senior Services	\$ 14,264
	Total	\$ 146,547

City	Project	2026 Budget
Mendota Heights	Home Improvement Loan Program	\$ 16,813
	Total	\$ 16,813

City	Project	2026 Budget
Northfield	Homeownership Assistance - Down Payment Assistance	\$ 50,002
	Planning & Admin - Land Development Code	\$ 5,556
	Total	\$ 55,558

City	Project	2026 Budget
Rosemount	Home Improvement Loan Program	\$ 51,698
	Total	\$ 51,698

City	Project	2026 Budget
South St. Paul	Home Improvement Loan Program	\$ 73,054
	Total	\$ 73,054

City	Project	2026 Budget
West St. Paul	Home Improvement Loan Program	\$ 90,062
	Total	\$ 90,062

Countywide	Project	2026 Budget
Dakota County	Home Improvement Loan Estimated Revolving Loan	\$ 350,000
	Countywide Home Improvement Loan	\$ 314,381
	Public Service - Housing Counseling	\$ 126,307
	Planning & Admin - CDA General Grant Administration	\$ 253,000
	FY2026 CDBG Countywide	\$ 440,688
	FY2026 CDBG Grant Administration	\$ 253,000
	FY2026 CDBG Total Final Budget	\$ 2,015,752

FY2026CDBG Final Budget w/ Estimated RL	\$ 2,365,752
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FY 2026 Dakota County HOME Consortium Activity Statement

Participating Jurisdiction	Project	2026 Budget
Anoka County 24.62%	Affordable Rental Housing	\$ 416,982.00
	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	\$ 83,396.00
	Grant Administration	\$ 41,698.00
	Grant Administration - Program Income	\$ 47,189.15
	Total	\$ 1,155,914.04

Participating Jurisdiction	Project	2026 Budget
Dakota County 36.24%	Affordable Rental Housing	\$ 284,867.58
	Affordable Rental Housing – Program Income	\$ 44,050.84
	Affordable Homeowner Housing	\$ 328,918.42
	Community Housing Development Organization - Rental	\$ 122,757.00
	Grant Administration	\$ 117,834.07
	Grant Administration – Program Income	\$ 20,284.37
	Total	\$ 918,712.28

Participating Jurisdiction	Project	2026 Budget
Ramsey County 22.84%	Affordable Homeowner Housing	\$ 386,835.00
	Affordable Homeowner Housing – Program Income	\$ 120,076.86
	Rental - Community Housing Development Organization	\$ 77,367.00
	Grant Administration	\$ 38,683.00
	Grant Administration – Program Income	\$ 10,006.42
	Total	\$ 632,968.28

Participating Jurisdiction	Project	2026 Budget
Washington County 11.86%	Affordable Homeowner Housing	\$ 200,869.00
	Community Housing Development Organization - Rental	\$ 40,174.00
	Grant Administration	\$ 20,087.00
	Total	\$ 261,130.00

Participating Jurisdiction	Project	2026 Budget
City of Woodbury 4.44%	Affordable Rental Housing	\$ 55,417.85
	Affordable Rental Housing - Program Income	\$ 3,925.60
	Affordable Homeowner Housing	\$ 19,781.15
	Community Housing Development Organization - Rental	\$ 15,041.00
	Grant Administration	\$ 7,520.00
	Total	\$ 101,685.60

Consortium Totals	Project	2026 Budget
	HOME Projects:	
	Affordable Rental Housing	\$ 757,267.43
	Affordable Homeowner Housing	\$ 936,403.57
	Community Housing Development Organization - Rental	\$ 338,735.00
	Grant Administration	\$ 225,822.07
	Prior Year Program Income	\$ 812,182.13
	Total Grant	\$ 2,258,228.07
	Total Grant and Program Income	\$ 3,070,410.20

FY 2026 Dakota County ESG Activity Statement

Countywide	Activity	2026 Budget
	Emergency Shelter Operations	\$ 99,848
	Rapid Re-Housing	\$ 46,730
	Homelessness Prevention	\$ 2,529
	Data Collection (HMIS)	\$ 4,826
	Grant Administration	\$ 12,481
	2026 Emergency Solutions Grant Total	\$ 166,414

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and Annual Action Plans and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	Dakota County	
CDBG Administrator	Dakota County	Community and Economic Development
HOME Administrator	Dakota County	Community and Economic Development
ESG Administrator	Dakota County	Community and Economic Development
HOPWA Administrator	N/A	
HOPWA-C Administrator	N/A	

PR 05 Table 1 – Responsible Agencies

Narrative

Dakota County receives CDBG and ESG funds as an entitlement jurisdiction and receives HOME funds as a part of a consortium of counties that includes Anoka, Ramsey and Washington and the city of Woodbury. Dakota County first became eligible to receive a direct allocation of CDBG funding in 1984. The Dakota County HOME Consortium was formed in 1994, and in 2013 Dakota County began to receive an allocation of ESG funding.

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. As the grantee of CDBG funds, Dakota County directly works with cities and townships within the County to provide access to this funding stream (municipal subrecipients) and also provides the managerial oversight of the numerous activities implemented with CDBG resources.

The Dakota County Community Development Agency (CDA) has administered these federal funds on behalf of Dakota County since Dakota County became an entitlement jurisdiction. Dakota County and the CDA enter into a subrecipient agreement annually to carry out the County's obligations and responsibilities of all three entitlement programs. Each program has specific regulatory requirements and eligible activities for which the funds may be utilized. The CDA is charged with ensuring these requirements are met and will continue to provide the administrative responsibilities of the three programs through its agreement with the County.

In addition to administering each grant program, Dakota County CDA is responsible for preparing the Consolidated Plan and Annual Action Plans.

Consolidated Plan and Action Plan Public Contact Information

The contact for the Action Plan is:

Maggie Dykes
Dakota County Community Development Agency (CDA)
Community and Economic Development Department
1228 Town Centre Drive
Eagan, MN 55123
651-675-4464 or mdykes@dakotacda.org

Additionally, as the lead agency for the Dakota County HOME Consortium, portions of the plan include responses as addressed by the respective consortium members. Their contact information is listed below.

Anoka County – Tonja West-Hafner; tonja.west-hafner@anokacountymn.gov

Ramsey County – Max Holdhusen; Max.holdhusen@CO.RAMSEY.MN.US

Washington County - Angela Shuppert; angies@washingtoncountycda.org

City of Woodbury – Jamie Fritts; james.fritts@woodburymn.gov

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

1. Introduction

Dakota County used several methods to engage citizens in the development of the Action Plan as well as consulted a variety of community stakeholders within the last year. The County and the CDA continued partnerships with housing and service providers, workforce developers, elected officials, community planners, and public entities including regional governments, municipalities, and townships.

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

To improve the coordination between the various community stakeholders that are connected to Dakota County residents in a variety of ways, the Dakota County CDA regularly attends and/or hosts meetings with these stakeholders. The intent is to learn about the programs and supports being offered in the community, as well as where there is a lack of programming. When there is a partnership that can be formed or support that can be offered, the CDA examines the potential role it could play to move the conversation from dialogue to action. The CDA aims to fully understand the issues driven by Dakota County residents with focus on housing and community development.

The development of the 2026 Action Plan involves a close partnership between the following entities:

- Dakota County departments:
 - Physical Development Division
 - Community Services Division
 - Environmental Resources Department
 - Office of Planning
- Dakota County Community Development Agency (CDA)
- Dakota Affordable Housing Coalition (AHC) – A public/private collaboration that facilitates Countywide planning of homeless services and resources. Regular participants include:
 - 360 Communities
 - Twin Cities Habitat for Humanity
 - Guild Incorporated
 - Hearth Connections
 - The Link (homeless youth program)
 - Dakota-Carver-Scott CAP Agency
 - Mental Health Resources
 - Neighbors, Inc. (a non-profit social-service agency providing emergency assistance and supportive assistance programs to low-income community members in the northern Dakota County communities)

- MICAH (a coalition of religious groups working to end homelessness and expand affordable housing in the Twin Cities region)
- SMRLS (Southern Minnesota Regional Legal Services)
- Minnesota Assistance Council for Veterans
- Dakota County Veterans Services
- Fair Housing Implementation Council
- Dakota County HOME Consortium members – Dakota County CDA, Anoka County, Ramsey County, Washington County and City of Woodbury
- Dakota-Scott Workforce Investment Board (Business Services Committee)
- City of Apple Valley
- City of Burnsville
- City of Eagan
- City of Farmington
- City of Hastings
- City of Inver Grove Heights
- City of Lakeville
- City of Mendota Heights
- City of Northfield
- City of Rosemount
- City of South St. Paul
- City of West St. Paul

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

Dakota County is part of the regional Continuum of Care (CoC) and Suburban Metro Area CoC (SMAC). It is composed of the five counties that surround the Minneapolis/St. Paul area: Anoka, Dakota, Scott, Carver and Washington Counties. Each has a local homeless planning committee, but the Affordable Housing Coalition (AHC) acts as the governing body and represents Dakota County in its response to homelessness. The CDA has been an active member in AHC and solicited the feedback of the group on matters related to the Annual Action Plan, specifically on housing and homelessness. The AHC oversees the funding decisions for other resources to specifically address homelessness among individuals, families and unaccompanied youth.

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

The allocations of ESG funds were reviewed by the Dakota Affordable Housing Coalition (AHC), which voted on the amounts distributed to various activities in February 2026. The AHC determined the following distribution:

Component	2024-2025	Percent
Emergency Shelter Recommended for Funding		
Shelter Operations Costs of rent, security, insurance, utilities, food, and supplies necessary for the operation of the emergency shelter	\$99,848	60.0%
TOTAL EMERGENCY SHELTER	\$99,848	
Rapid Re-Housing Recommended for Funding		
Rental Assistance Medium-term (3-24 months) rental assistance payments based on 50% of the household income	\$28,289	28.1%
Housing Relocation and Stabilization Services Financial assistance to pay housing owners, utility companies, and other third parties for rental application fees, security deposits and last month’s rent	\$18,441	
TOTAL RAPID RE-HOUSING	\$46,730	
Homelessness Prevention Recommended for Funding		
Homelessness Prevention For households at risk of homelessness – short-term and medium-term rental assistance, application fees, security deposits, utility payments, housing search and stability services	\$2,529	1.5%
TOTAL HOMELESSNESS PREVENTION	\$2,529	
HMIS Expenses Recommended for Funding		
Dakota County and CDA HMIS costs (License fees) Costs of rent, security, insurance, utilities, food, and supplies necessary for the operation of the emergency shelter	\$4,826	2.9%
TOTAL HMIS	\$4,826	
Administrative Expenses Recommended for Funding		
Administrative Costs – Costs to administer ESG program for Dakota County and CDA	\$12,481	7.5%
TOTAL ADMINISTRATIVE	\$12,481	
TOTAL ESG FUNDING	\$166,414	100%

AP-10 Table 1 – Recommended ESG Allocations

The Written Standards for ESG are replications of the SMAC adopted standards to further align with the CoC and all the other resources being used to combat homelessness. These Written Standards are updated on an on-going basis to ensure continued high performance when serving the homeless population.

The SMAC has decided to operate within a statewide Homeless Management Information System (HMIS) and, along with the other CoC regions in the state, has designated the Institute for Community Alliances as the lead agency of that system. The policies for HMIS are addressed within the SMAC bylaws. The Written Standards address the expenditure and administration of funds for HMIS.

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

AP-10 - Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Scott Carver Dakota CAP Agency, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through the Affordable Housing Coalition and the Housing and Services committee meetings. Assisted with development of the ESG Written Standards.
2	Agency/Group/Organization	The Link
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through the Affordable Housing Coalition and the Housing and Services committee meetings. The anticipated outcomes are continued operation of a youth hotel emergency shelter.
3	Agency/Group/Organization	Dakota County Housing and Community Resources
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through the Affordable Housing Coalition meeting and Housing and Services committee. Staff assisted in providing information related to CoC and drafting responses for the Consolidated Plan and the Action Plan.
4	Agency/Group/Organization	Southern MN Regional Legal Services
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through the Affordable Housing Coalition meetings. Anticipated outcomes are continued work on fair housing testing and assistance with strategies to recruit and retain landlords for subsidy rental programs, households with negative rental history, or barriers to accessing housing.
5	Agency/Group/Organization	Mental Health Resources
	Agency/Group/Organization Type	Housing Services - Housing Services-Health
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through the Affordable Housing Coalition and the Housing and Services committee meetings. Assisted with development of the ESG Written Standards. Anticipated outcomes are continued work on coordinated entry.
6	Agency/Group/Organization	Veterans Administration
	Agency/Group/Organization Type	Housing Other government - Federal
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through the Affordable Housing Coalition meetings. Anticipated outcomes are to continue partnership with the VASH program and hope to improve coordination to identify if other housing gaps exist for Veterans.
7	Agency/Group/Organization	MN Assistance Council for Veterans
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through the Affordable Housing Coalition meetings. Areas for improved coordination are to identify if other housing gaps exist for Veterans.
8	Agency/Group/Organization	Neighbors, Inc.
	Agency/Group/Organization Type	Services-homeless Food Bank

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through the Affordable Housing Coalition meetings. Anticipated outcomes are continued work on strategies to recruit and retain landlords for subsidy rental programs, households with negative rental history, or barriers to accessing housing.
9	Agency/Group/Organization	Guild, Inc.
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through the Affordable Housing Coalition meetings. Anticipated outcomes are continued work on strategies to recruit and retain landlords for subsidy rental programs, households with negative rental history, or barriers to accessing housing.
10	Agency/Group/Organization	Dakota County Environmental Services
	Agency/Group/Organization Type	Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted on the needs of water and sanitary hazards for the drinking supply. Anticipated outcome is ongoing funding for the well sealing program and funding for septic repair program, both are CDBG eligible activities.
11	Agency/Group/Organization	360 Communities
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through the Affordable Housing Coalition meetings. Anticipated outcomes are continued work on strategies to recruit and retain landlords for subsidy rental programs, households with negative rental history, or barriers to accessing housing. 360 Communities has been a partner in implementing public services funded with CDBG.
12	Agency/Group/Organization	Dakota County Workforce Development
	Agency/Group/Organization Type	Other government - County Grantee Department Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted on the need for employment services. Anticipated outcomes include workforce development through job training, internships and support services.
13	Agency/Group/Organization	Hearth Connection
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through the Affordable Housing Coalition meetings. Anticipated outcomes are continued work on strategies to recruit and retain landlords for subsidy rental programs, households with negative rental history, or barriers to accessing housing.
14	Agency/Group/Organization	Dakota County Office of Performance and Analysis
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide Other government - County
	What section of the Plan was addressed by Consultation?	Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Dakota County Office of Performance and Analysis collect data about broadband access in Dakota County and works with internet providers for this data. 97% of Dakota County residents have access to 100 Mbps/20 Mbps speed wireline broadband as of 2024. Additionally, 43% of Dakota County households have access to 2 or more providers that offer 100 Mbps/10 Mbps wireline broadband as of 2021. Anticipated outcomes are continued consultation regarding the status of broadband access in Dakota County.
15	Agency/Group/Organization	Dakota County Sheriff's Office
	Agency/Group/Organization Type	Agency - Emergency Management Other government - County
	What section of the Plan was addressed by Consultation?	Other - Emergency Management & Resiliency
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Dakota County was consulted regarding emergency management needs and resiliency planning. The Hazard Mitigation Plan completed in 2022 was also used to complete parts of the NA and MA sections of plan.
16	Agency/Group/Organization	Dakota County Physical Development Division
	Agency/Group/Organization Type	Agency - Management of Public Land or Water Resources Other government - County
	What section of the Plan was addressed by Consultation?	Other - Management of Public Lands
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Dakota County Physical Development Division was consulted for management of public lands and parks. Consultation includes brownfield redevelopment, public park expansion and improvements, resiliency for public lands. Consultations were done in person and via virtual meetings.

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

Publicly funded institutions such as healthcare, mental health facilities, foster care and corrections programs were not directly consulted for the purposes of the Action Plan. These facilities have previously been engaged by CoC members to coordinate the discharge planning and policies. The CoC has actively engaged representatives from local hospitals and health care providers to plan services and referral processes. The CoC has a network of collaborating agencies that ensures persons who are discharged from a mental health facility are not discharged to homelessness. Partners include County mental health case managers and social workers, and nonprofits that specialize in serving clients with mental health needs like Guild Incorporated. The CoC engages foster care workers in planning efforts to ensure they are aware of programming available for permanent housing upon discharge.

Consulted for the Consolidated Plan were the members and staff who implement CoC funding and are directly involved in providing the case management as identified in those policies. The intent was to connect with the providers at the client level to gain the insight and barriers they see in implementing federal funding.

Previously, Dakota County and CDA staff had met with correctional probation officers to discuss the housing options for households exiting correctional programs. The Department of Corrections (DOC) is primarily responsible for preventing offenders from being released from State facilities into homelessness. The DOC provides a case manager to assist offenders with identifying housing resources.

The adjacent governmental entities that make up the HOME Consortium were consulted regarding the priorities they felt were present in their communities and where HOME funding would potentially be spent. These units of government are consulted regularly for the overall implementation of the HOME program.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	SMAC	Homelessness and Affordable Housing
5-year PHA Plan for Dakota County	Dakota County CDA	Affordable Housing
Thrive MSP 2040	Metropolitan Council	Increase supply of affordable housing
Imagine 2050	Metropolitan Council	Increase supply of affordable housing
Housing Policy Plan	Metropolitan Council	Increase supply of affordable housing
Dakota County Housing Needs Assessment	Dakota County CDA	Increase supply of affordable housing

AP-10 Table 3 – Other local / regional / federal planning efforts**Narrative**

As the administrator of the CDBG, HOME and ESG programs, the Dakota County CDA has informal and formal partnerships with local city governments, the Metropolitan Council (the metropolitan area regional planning agency), County government, local and regional non-profits, state housing finance agency and the Department of Health. These entities informed this Annual Action Plan and will be integral in its implementation.

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

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

For the Action Plan, Dakota County CDA seeks to engage citizens and include their viewpoints on the needs within the various communities as well as inform citizens of the ways CDBG, HOME and ESG funds are utilized. As detailed in the Citizen Participation Plan, Dakota County, as a recipient of these federal funds, must provide for and encourage public participation to develop the plan. The minimum requirements are that two public hearings are held at different stages of the program year, and 30-day comment period is open to obtain citizen's views. This is met by a public hearing being held prior to the beginning of the planning stages and a public hearing held after the comment period. The public comment period was kept open for over 30 days to ensure adequate time was given for citizens to comment on the Action Plan.

Citizen Participation dates:

- Dakota County Physical Development Committee (PDC) – February 12, 2026 (to review Countywide CDBG activities)
- Public Comment period:
 - Dakota Tribune – March 13, 2026 – April 20, 2026
- Physical Development Committee – March 10, 2026 (to review the Action Plan; set public hearing)
- Public Hearing – April 21, 2026 at the Dakota County Board of Commissioners

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ads (Dakota Tribune)	Non-targeted/ broad community	N/A	No comments received.	No comments received.	http://sunthisweek.com/dakota-county-tribune/
2	Internet Outreach	Non-targeted/ broad community	N/A	No comments received.	No comments received.	www.co.dakota.mn.us www.dakotacda.org The notice was also included on the websites of the 12 large cities in Dakota County: Apple Valley, Burnsville, Eagan, Farmington, Hastings, Inver Grove Heights, Lakeville, Mendota Heights, Northfield, Rosemount, South St. Paul and West St. Paul.
3	Public Hearing	Non-targeted/ broad community	No citizens attended the public hearing	No comments received.	No comments received.	
4	Affordable Housing Coalition	Homeless Service Providers	30+ People	Comments incorporated into the ESG Budget and ESG Written Standards.	All comments accepted.	

AP-12 - Table 1 – Citizen Participation Outreach

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,015,752	350,000	0	2,365,752	The amount of program income (including revolving loan funds) is anticipated to be \$350,000 per year.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,258,228.07	812,182.13	0	3,070,410.20	The amount of program income is anticipated to be \$400,000 per year.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	166,414	0	0	166,414	No program income is anticipated.

AP 15 - Table 1 - Expected Resources – Priority Table

Dakota County 2026 Annual Action Plan

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

For CDBG, the Home Improvement Loan Program, also called the homeowner rehab program, leverages state and local funding to provide additional loan resources to homeowners to complete rehab projects on their home. Additionally, there are other strategies that leverage private homeowner contributions such as the well-sealing program and the abatement of street assessments. CDBG-funded business loan activities require owner investment as well.

Private investment is the major funding source when LIHTC are used to construct new rental housing.

Other ways funds are leveraged are in the form of a match. The locally funded Housing Opportunities Enhancement (HOPE) Program requires a 2:1 match of funds committed to a project whereas the ESG program requires a 1:1 match. ESG utilizes FHPAP and private donation funds to meet the match requirement while the HOME Program's 25 percent match on funds drawn is met by the various funding streams that may be combined in a rental development project or by donated time and money when working with Habitat for Humanity. Created in 2001, the HOPE program can provide deferred loans of up to \$750,000 for gap financing for the new construction, substantial rehabilitation, and/or preservation of affordable housing in Dakota County.

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

Using the Neighborhood Stabilization Program (NSP) funds, Dakota County CDA acquired 31 foreclosed properties during the economic downturn. Twenty-two (22) of the existing homes were in unfavorable conditions and were demolished to remove the safety and blight hazards they posed. A handful of these land bank lots have been sold to Community Housing Development Organizations (CHDOs) and non-CHDOs to develop affordable housing options for low-income homeowners. The final NSP lot has been sold to Habitat for Humanity and has been reconstructed and sold to an income-qualified homebuyer.

Discussion

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Rental Housing	2026	2027	Affordable Housing Homeless Non-Homeless Special Needs		Affordable Rental Housing Planning and Administration	HOME: \$1,560,627.76	Rental Housing Units New Construction: 12 Rental Housing Units
2	Affordable Home-Owner Housing	2026	2027	Affordable Housing		Affordable Homeowner Housing Planning and Administration	CDBG: \$1,697,303 HOME: \$1,206,480.43	Homeowner Units Added: 2 Household Housing Units Homeowner Housing Rehabilitated: 50 Households Direct Financial Assistance to Homebuyers: 1 Household
3	Homelessness	2026	2027	Homeless		Affordable Rental Housing Homelessness Public Service Community Development Planning and Administration	ESG: \$153,933	Tenant-based rental assistance / Rapid Rehousing: 6 Households Assisted Homelessness Prevention: 2 persons assisted Homeless Person Overnight Shelter: 100 persons assisted
4	Community Development	2026	2027	Non-Housing Community Development		Community Development	CDBG: \$85,163	Public Facility or Infrastructure Activities

								other than Low/Moderate Income Housing Benefit: 500
5	Public Service	2026	2027	Non-Housing Community Development		Public Service	CDBG: \$241,191	Public service activities other than Low/Moderate Income Housing Benefit: 2,000 Persons Assisted
6	Economic Development	2026	2027	Non-Housing Community Development		Economic Development	CDBG: \$0	0 Businesses Assisted
7	Neighborhood Revitalization	2026	2027	Non-Housing Community Development		Neighborhood Revitalization	CDBG: \$46,542	Homeowner Housing Rehabilitated: 10
8	Planning and Administration	2026	2027	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Affordable Rental Housing Affordable Homeowner Housing Homelessness Public Service Community Development Neighborhood Revitalization Economic Development Planning and Administration	CDBG: \$295,553 HOME: \$303,302.01 ESG: \$12,481	Other: 2 Admin activities

AP 20 - Table 1 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Rental Housing
	Goal Description	The following strategies will be used to provide increased choice and improve existing housing specifically for renter-occupied units. 1. Assist households secure housing through new construction. 2. Improve energy efficiency of rental units. 3. Rehabilitate and preserve affordability in multifamily units. 4. Support fair housing activities.
2	Goal Name	Affordable Homeowner Housing
	Goal Description	The following strategies will be used to provide increased choice and improve existing housing specifically for owner-occupied units. 1. Assist households with becoming homeowners. 2. Increase supply of affordable homeowner housing. 3. Improve energy efficiency of owner-occupied housing units. 4. Rehabilitate and preserve affordability in single family units. 5. Support fair housing activities.
3	Goal Name	Homelessness
	Goal Description	The following strategies will be used to provide increased choice and improve existing housing, specifically for households experiencing homelessness or are at-risk of homelessness. 1. Support the implementation and operation of coordinated access entry sites for families, youth and singles. 2. Support housing stabilization initiatives for homeless populations. 3. Support the operation of emergency shelter facilities.
4	Goal Name	Community Development
	Goal Description	The following strategies will be used to increase access and the quality of living specific to public infrastructure and facilities. 1. Assist LMI homeowners with street assessments. 2. Improve accessibility in public buildings to comply with ADA regulations. 3. Improve sidewalk accessibility and safety.
5	Goal Name	Public Services
	Goal Description	The following strategies will be used to increase access and the quality of living specific to providing public services. 1. Support programs that fulfill basic needs (food and shelter) for people who are low-income and/or homeless. 2. Support programs for youth. 3. Support programs for seniors. 4. Support transportation services. 5. Support housing counseling.

6	Goal Name	Neighborhood Revitalization
	Goal Description	The following strategies will be used to revitalize neighborhoods. 1. Assist LMI homeowners with street assessments. 2. Assist LMI homeowners with water/sewer, storm water and solid waste improvements. 3. Assist with the development of centers and recreational park improvements. 4. Improve sidewalk accessibility and safety.
7	Goal Name	Economic Development
	Goal Description	The following strategies will be used to enhance the workforce and businesses. 1. Support work initiatives that help participants access living wage jobs. 2. Support initiatives that help low-income people gain work skills, jobs, and employment history. 3. Provide financial assistance to businesses to address building deficiencies (exterior façade improvements).
8	Goal Name	Planning and Administration
	Goal Description	Support all of the goals and strategies with funding for planning and effective administration.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

It is estimated that Dakota County will provide affordable housing to 64 extremely low-income, low-income, and moderate-income families. This will be done through the creation of 12 rental units, building of two Homeowner units and rehabilitation of 50 owner-occupied units.

AP-35 Projects - 91.420, 91.220(d)

Introduction

For the 2026 program year, Dakota County has set funding for 33 activities to take place either within a specified city or on a Countywide basis. The breakout is 26 activities are CDBG funded, five activities are ESG funded, and two activities are HOME funded (excluding program administration and CHDO). The other members of the Dakota County HOME Consortium have budgeted \$1,770,536.35 (including Program Income) towards two activities, excluding the administration activity and CHDO projects. The following activity statement and graphs detail the intended uses (activities) of CDBG, HOME and ESG funds for Program Year 2026.

#	Project Name
1	Administration and Planning
2	New Affordable Housing
3	Housing Rehabilitation
4	Public Services
5	Community Development
6	Neighborhood Revitalization
7	HOME Consortium Projects
8	Economic Development
9	ESG26 Dakota County

AP-35 Table 1 – Project Information

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

Dakota County allows each municipality to determine where to direct the CDBG funding they have been allocated based upon strategies that have been adopted by the Dakota County Board of Commissioners. Program regulation also dictates the percentage of CDBG funding that can be utilized for public service and planning activities.

At least 15 percent of HOME funding must be provided to a Community Housing Development Organization (CHDO) and the maximum percentage available for HOME administrative expenditures is 10 percent. The Consortium has yet to determine where the allotment of FY 2026 CHDO funds will go.

The Affordable Housing Coalition determined the most effective use for 2026 ESG funding was providing Rapid-Rehousing rental assistance and housing relocation/stabilization subsidies, Homelessness Prevention, Emergency Shelter Operations, and grant administration. This aligns with the direction the Dakota County Supportive Housing Unit (SHU) has taken with the CoC funding they administer. A maximum of 7.5 percent can be used for administration.

AP-38 Project Summary

Project Summary Information

Project 1	Project Name	Administration and Planning
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$295,553 HOME: \$117,834.07 – Dakota County HOME PI: \$20,284.37 – Dakota County HOME: \$107,988 – Anoka, Ramsey and Washington Counties and City of Woodbury HOME PI: \$57,195.57 – Anoka, Ramsey and Washington Counties
	Description	This project will be for the administration and planning activities that will occur in the 2026 program year for CDBG and HOME. ESG administration is discussed in “ESG26” section. Thirteen percent (13%) of CDBG funding will be for admin and planning activities, 10% for HOME administration.
	Location Description	Dakota Countywide
	Planned Activities	<u>2050 Comprehensive Planning (Vermillion Township)</u> – The township will create their 2050 Comprehensive Plan with the assistance of a planning consultant. <u>Land Development Code Update (Northfield)</u> – The city will update and modernize their Land Development Code which was last updated in 2011. <u>General Administration of the CDBG program (Countywide)</u> - General program administration and oversight of the Dakota County CDBG Program including environmental reviews, marketing, program management, compliance monitoring. <u>General Administration of the HOME program (Dakota Countywide)</u> – General program administration of the Dakota County HOME program, as well as oversight and technical supervision of Dakota County Consortium. Each Consortium member receives administrative funds proportional to its contributions, less an administrative fee payable to Dakota County. <u>General Administration of the HOME program (Counties of Anoka, Ramsey and Washington and City of Woodbury)</u> – General program administration of the HOME program.
Project 2	Project Name	New Affordable Housing
	Goals Supported	Affordable Homeowner Housing Affordable Rental Housing
	Needs Addressed	Affordable Homeowner Housing Affordable Rental Housing
	Funding	HOME: \$613,786 HOME PI: \$44,050.84 CDBG: \$50,002

	Description	HOME funds will go to the new construction of affordable housing developments.
	Location Description	Dakota Countywide
	Planned Activities	<u>Rental Project</u> – a rental project in Dakota County yet to be determined. <u>Homeowner Project</u> – a homeowner project in Dakota County yet to be determined. <u>Downpayment Assistance (Northfield)</u> – Provide downpayment assistance to income-qualified homebuyers.
Project 3	Project Name	Housing Rehabilitation
	Goals Supported	Affordable Homeowner Housing Affordable Rental Housing Neighborhood Revitalization
	Needs Addressed	Affordable Homeowner Housing Affordable Rental Housing Neighborhood Revitalization
	Funding	CDBG: \$1,647,301
	Description	This project covers the activities that will be pursued to rehabilitate the housing stock in Dakota County.
	Location Description	Dakota Countywide and the City of Northfield
	Planned Activities	<u>Homeowner Rehabilitation (Countywide and some Cities)</u> – CDBG funds will be used for the CDA-run Home Improvement Loan Program, which assists low- and moderate-income homeowners with improving and maintaining their homes so they are in a decent, safe and sanitary condition. The program offers 0% deferred loans to homeowners at 80% of area median income.
Project 4	Project Name	Public Services
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$241,191
	Description	This project is for the public service activities that will be conducted in 2026.
	Location Description	Dakota Countywide
	Planned Activities	<u>DARTS Senior Chore Service (Apple Valley)</u> – Provides project funding for a Homemaking Service and Outdoor Chore Service for senior citizens. <u>Pre-School Program (Eagan)</u> – Provides funds to defray the costs of income-eligible underserved families with children aged 2-5-years old in need of childcare. <u>Middle School Youth (Eagan)</u> – Provides funding to support an after-school program for income-eligible youth. Participants will include at least 70% youth who qualify for the free/reduced lunch program. <u>Dakota Woodland Youth (Eagan)</u> – Provides funding to support recreation program for youth residing at Dakota Woodlands, a homeless shelter for women and their children. The recreational

		opportunities focus on development of physical and social skills in a safe environment. <u>Senior Services (Eagan)</u> – Provides funding to support programs focused on health and wellness for senior citizens. <u>DARTS Senior Chore Service (Eagan)</u> – Provides project funding for a Homemaking Service and Outdoor Chore Service for senior citizens. <u>Senior Services (Farmington)</u> – Provides funding to support programs and services at the Rambling River Center for senior citizens. <u>DARTS Lakeville LOOP (Lakeville)</u> – Provides funds to support the Lakeville LOOP, which provides transportation between qualifying residents and retail locations one day a week for five hours. The Lakeville LOOP is open to seniors, persons with disabilities, and income-qualifying individuals residing in six senior housing facilities. <u>Senior Services (Lakeville)</u> – Provides funds to support programs and services for senior citizens at Lakeville Heritage Center. <u>Housing Counseling (Countywide)</u> – Housing Counseling in the form of prepurchase, foreclosure, homebuyer education, and refinance counseling.
Project 5	Project Name	Community Development
	Goals Supported	Community Development
	Needs Addressed	Community Development
	Funding	CDBG: \$85,163
	Description	This project is for the community development activity that will be conducted in 2026.
	Location Description	Dakota Countywide
	Planned Activities	Lakeville ADA Compliance Improvements – Completing ADA improvements to Lakeville’s Heritage Center, which is their senior center.
Project 6	Project Name	Neighborhood Revitalization
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$46,542
	Description	This project is for the neighborhood revitalization activities that will be conducted in 2026.
	Location Description	Dakota Countywide and Hastings-specific
	Planned Activities	<u>Assessment Abatement (Hastings)</u> – Provides funds to reconstruct streets involving bituminous paving, storm sewer, concrete curb and gutter, and sidewalk/trail construction.
Project 7	Project Name	HOME Consortium Projects
	Goals Supported	Affordable Rental Housing Affordable Homeowner Housing
	Needs Addressed	Affordable Rental Housing Affordable Homeowner Housing
	Funding	HOME: \$1,418,620

		HOME PI: \$690,651.35
	Description	This project is for all the other Consortium members' HOME activities. Funding has been set aside for CHDO projects, some yet to be identified, Homebuyer, New Construction and Acquisition/Rehab.
	Location Description	The Counties of Anoka, suburban Ramsey, and Washington.
	Planned Activities	<u>Anoka County</u> - Affordable Rental Housing (\$416,982) - Affordable Rental Housing – Program Income (\$416,648.89) - Affordable Homeowner Housing – Program Income (\$150,000) <u>Ramsey County</u> - Affordable Homeowner Housing (\$386,835) - Affordable Homeowner Housing – Program Income (\$120,076.86) <u>Washington County</u> - Affordable Homeowner Housing (\$200,869) <u>City of Woodbury</u> - Affordable Rental Housing (\$55,417.85) - Affordable Rental Housing – Program Income (\$3,925.60) - Affordable Homeowner Housing (\$19,781.15) <u>Community Housing Development Organization (CHDO)</u> - CHDO - (\$338,735)
Project 8	Project Name	ESG26 Dakota County
	Goals Supported	Homelessness and Prevention Public Services Planning and Administration
	Needs Addressed	Homelessness Public Services Planning and Administration
	Funding	ESG: \$166,414
	Description	The 2026 Federal Fiscal Year ESG funds for Dakota County are planned to provide rapid re-housing, homelessness prevention, emergency shelter operations, and program administration.
	Location Description	Dakota Countywide
	Planned Activities	Emergency Shelter Operations – (\$99,848) Homelessness Prevention – (\$2,529) Rapid Re-housing – (\$46,730) HMIS – (\$4,826) ESG General Grant Administration – (\$12,481)

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

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

Dakota County and its participating municipal subrecipients do not target the use of the federal funds to any one specific area within the County. Generally, funds are used to support programs that provide a benefit to all eligible residents countywide rather than to areas of concentration. The municipal subrecipients may further refine the area to within city-limit boundaries for projects utilizing CDBG funding awards.

Distribution Area	Percentage of Funds	Program Funding
Apple Valley	10.03%	CDBG
Burnsville	14.91%	
Eagan	12.32%	
Farmington	3.03%	
Hastings	2.64%	
Inver Grove Heights	5.37%	
Lakeville	8.31%	
Mendota Heights	0.95%	
Northfield	3.15%	
Rosemount	2.93%	
South St. Paul	4.14%	
West St. Paul	5.11%	
Smaller Cities and Townships	2.10%	
Countywide	25.00%	
Dakota County	36.24%	HOME
Anoka County (includes Coon Rapids)	24.62%	
Ramsey County	22.84%	
Washington County	11.86%	
City of Woodbury	4.44%	
Countywide	100%	ESG

AP-50 Table 1 – Geographic Distribution

Rationale for the priorities for allocating investments geographically

Dakota County's status as an "Urban County" is supported by the municipalities and townships of the County, particularly those communities that could qualify as entitlement jurisdictions individually. By remaining a collective whole, it enables the County to receive more funding, reduces the administrative burden, and allows for program efficiencies. As a result, the municipalities are partners in implementing the CDBG program directly within their communities and approximately 75 percent of the funds are set aside for the municipalities.

Specific to HOME, each member of the Consortium is awarded a percentage of the overall allocation based upon the share percentage determination HUD provides. Dakota County has not chosen to disperse HOME funding to specific geographies and has chosen to wait to identify a HOME eligible project. The location of the project will be considered, but other factors such as site control, project financing and feasibility, and project readiness will heavily dictate where the funds are utilized.

ESG funds will be used for tenant-based rapid rehousing assistance, homelessness prevention, shelter operations, HMIS, and general grant administration. It is up to the discretion of the tenant to locate housing in a community in which they prefer to live. ESG is not directed to any one community in Dakota County, but the funds must be used within Dakota County.

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The Program Year 2026 projects support affordable housing opportunities to very low-, low-, and moderate-income households through rehabilitation of existing units and rapid re-housing and homelessness prevention assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	8
Non-Homeless	65
Special-Needs	0
Total	73

AP 55 - Table 1 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	8
The Production of New Units	15
Rehab of Existing Units	50
Acquisition of Existing Units	0
Total	73

AP 55 - Table 2 - One Year Goals for Affordable Housing by Support Type

Discussion

Dakota County CDA and the municipal subrecipients will focus approximately \$1.3 million of CDBG entitlement funding towards homeowner rehabilitation. Another estimated \$350,000 in program income will be used for the home improvement loan program. The remaining entitlement funding will be spread out to remove safety/blight hazards and revitalize the community; improve public facilities; implement public service programs for youth and seniors; provide financing for homeownership; and to complete plans and administer the CDBG program overall.

The HOME funding has yet to be allocated to an affordable rental or homeowner housing project.

ESG funding for 2026 has been budgeted to assist with emergency shelter operations; provide rapid re-housing, which entails providing recipients' rental payment assistance and security deposit assistance; prevent homelessness through rental assistance; and provide financial assistance for housing relocation and stabilization services.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The Dakota County CDA is responsible for administering most of the public housing inventory and Housing Choice Voucher programs in Dakota County. The scattered site public housing includes 123 units that are comprised of four-plexes and townhomes located throughout the County and an 80-unit apartment building, Colleen Loney Manor, located in West St. Paul. In addition to the CDA, the South St. Paul HRA operates 298 units of public housing in two apartment buildings, Nan McKay and John Carroll building.

The Housing Choice Voucher Program is also administered by the CDA and is a federal program for all jurisdictions in Dakota County. The CDA assists over 2,700 households through this program. The CDA also administers project-based assistance for units at Cahill Place (Inver Grove Heights), Hidden Ponds (Apple Valley) and Cedar Villas (Eagan), a total of 71 units between the three, all two- and three-bedroom units. The CDA recently disposed of 120 Scattered Site Public Housing Units.

The Housing Choice Voucher program assists households with income levels below 50 percent of area median income and Public Housing serves households below 80 percent of area median income.

Actions planned during the next year to address the needs to public housing

The Dakota County CDA will continue to invest operating and capital funds to the modernization of the housing units it owns and maintains. The CDA gathers residents and staff input when determining the scope of work needed to address maintenance needs. The CDA also annually invites all public housing residents to attend meetings where staff are on hand to listen to and record concerns and requests of the residents. Residents unable to attend these sessions are provided with CDA staff contact information so that they can share their thoughts via emails, letters or by leaving voicemails for staff. CDA staff also solicits comments from local municipalities on CDA units contained within their jurisdictions. Staff receives comments from city administrators, city zoning staff, city code enforcement staff, local police departments, and other relevant entities.

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

The Dakota County CDA employs two Homeownership Specialists who provide housing counseling for households interested in homeownership. During a typical pre-purchase counseling session, staff will discuss with a client the importance of credit, credit repair, financial management, etc. This service has been marketed in the past to the public housing residents and residents in other CDA-owned affordable housing. During the

next year, the CDA will continue to send information promoting the pre-purchase counseling program to public housing residents annually via mail.

The Dakota County CDA encourages residents living in CDA-owned or managed units to become more involved through resident meetings and informational brochures. Residents receive information from CDA staff on how and where they can view the PHA plan and post comments to the plan on the CDA website. In addition, CDA staff are also diligent in sending out information to residents regarding the following areas that will assist them in self-sufficiency:

- Financial Empowerment Services available through Dakota County
- First Time Homebuyer information/classes
- Job Resource Fairs

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The CDA is not designated as “troubled”. HOME Consortium members Anoka County, Ramsey County, Washington County and the City of Woodbury are not designated as “troubled”.

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Dakota County continues to work with the Affordable Housing Coalition, as well as other entitlement grantees receiving ESG funding throughout the Twin Cities region, to align priorities and funding across the continuum for programs addressing the needs of Dakota County residents experiencing or at risk of homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

- **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Dakota County will continue to use local funding to reach out to homeless persons, sheltered or unsheltered, to connect the household to resources to address their individual needs. The goal is to produce additional housing options, provide Tenant Based Rental Assistance programs (rapid re-housing), provide public services and support economic development initiatives will all contribute to the efforts CoC funding and other local resources are providing to homeless households.

ESG funding is used for emergency shelter operations, rental subsidy, and financial stabilization services like security deposits and first month's rent.

- **Addressing the emergency shelter and transitional housing needs of homeless persons**

Addressing emergency shelter needs is done primarily with ESG funds. ESG funding is used to provide on-going rental subsidy and emergency shelter operating expenses. In FY 2026, ESG funds will be awarded to Dakota Woodlands Family Shelter in Eagan for emergency shelter operations. Dakota County continues to explore solutions for emergency shelter for single adults.

- **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**

In March 2018, the CoC implemented a case consultation process through Coordinated Entry (CE) which uses a by name list for weekly review by a team of professionals, including shelter staff, to quickly move households into permanent housing. This process ensures households staying in Emergency Shelter (ES) are served timely through the CE process and are exiting to permanent destinations. Shelters across the region are also actively working with landlords to facilitate permanent exits from the shelter. In addition, the CoC hosts quarterly workshops for all providers within the region which offer exit planning support for all who attend. An online forum is under development for Rapid Re-Housing (RRH) providers where exit planning support will be available at any time.

The CoC's Coordinated Entry Committee is responsible for overseeing successful exits to permanent housing for ES, Transitional Housing (TH) and RRH.

The CoC has multiple strategies to increase households maintaining placement in permanent housing and exits to permanent destinations from other housing types. One of these strategies has been to implement a transition plan in CE policy. This policy supports households in transferring from one housing program to another if housing stability is at risk. The transition plan details the CES Advisory Committee that works with housing program staff to facilitate a transition if necessary. The CES Advisory Committee began meeting in January 2018 and is an elected group of providers and assessors. The Advisory meets monthly or more frequently as needed to review, discuss, and facilitate transitions.

The CE Committee is responsible for increasing the rate that households retain permanent housing or exit to permanent housing destinations.

The CoC has had an active Coordinated Entry System (CES) in place since January 2015. 1) The CoC has access points spread across the entire region of the CoC. The definition and expectations of an Access Point are detailed in the CoC's CES policies. At a minimum, Access Points must administer the CES assessment and enter data into the Priority List. The CoC's CES work group reviews Access Point capacity on a quarterly basis to assess whether additional access is needed somewhere in the region. 2) In order to reach people who are least likely to apply for homeless assistance, outreach workers are utilized for CES assessments. All street outreach teams within the CoC are considered Access Points. Outreach workers connect with those households that are least likely to apply for homeless assistance by meeting and offering the CES assessment where the household is comfortable as opposed to requiring the household to come to a specific location. In addition to outreach providing assessments, Access Points are also able to offer housing assessments over the phone. There are places in

the CoC where street outreach capacity is limited. Phone assessments are offered to households in areas not covered by an outreach team that are also unable to come to an assessment site. 3) The CoC uses prioritization tools to assess households. In addition, the CoC has developed a set of supplemental questions that help to further identify vulnerabilities and barriers. Households are prioritized on the by name list based on length of time homeless. After the by name list has been prioritized using this criteria Case Consultation teams review households at the top of the list to ensure those with the most significant barriers are served first in a program that will best fit their needs.

- **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Dakota County established a Housing Resource Line as a centralized access point for households that are experiencing a housing crisis and are homeless or at risk of homelessness. This line centralizes the calls for all populations experiencing a housing crisis. Three providers in Dakota County are the initial contact points depending on household composition. For singles and families, it is Dakota County Intake; for youth it is The Link; and for domestic violence or sexual assault victims it is 360 Communities' Lewis House.

The CoC maintains a centralized housing priority list for persons experiencing homelessness. The priority list is designed to match households to the best ongoing resource to meet their housing and service needs. The list relies on completion of a standardized assessment for placement on this list. When a household contacts the Housing Resource Line the following steps occur.

Step 1: Resolve the crisis

Intake staff will work with the client to best resolve the housing crisis.

- Prevent an eviction.
- Access emergency shelter.
- Explore alternative resources.

Step 2: Complete an assessment

If the client(s) are placed in an emergency shelter or are placed on a shelter waiting list, an assessment will be completed to determine their ongoing needs.

Step 3: Connect to a housing opportunity

Once assessed, their name will be placed on a central Housing Priority List and will be

matched to a housing resource that best meets their needs when one becomes available. Providers have a weekly meeting to discuss placement of households on the waiting list and to report openings for available resources.

Dakota County has several interventions to prevent homelessness. These programs are tiered and coordinated in a way to maximize the dollars available through federal, state, foundation funds and community-based resources.

- Emergency Assistance and Emergency General Assistance. These are federal and state funds to assist with rental arrears, among other financial emergencies.
- Family Homeless Prevention and Assistance Program. These are state funds specifically targeted to prevent homelessness among families, singles and youth. This includes supports services to help households maintain housing, if needed.
- 360 Communities and the Church Information Network. This agency coordinates small donations from faith communities to prevent an eviction.
- In FY 2026, ESG funds will be awarded to the Scott-Carver-Dakota CAP Agency for homelessness prevention and rapid re-housing activities.

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

Introduction

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Dakota County does not establish Countywide policies for land use and development. When the CDA has plans for a new development, CDA staff work with city staff to meet the zoning and land use requirements of that city. Dakota County CDA maintains its relationship and works closely with all units of government throughout the county to support all affordable housing. This includes support of new rental construction, tenant-based rent assistance, new owner construction (e.g. Habitat homes), special needs housing, and housing rehabilitation. Housing advocacy groups and the CDA will continue to work together to further affordable housing opportunities within all communities.

To address potential barriers in individual cities, the CDA created the Redevelopment Incentive Grant (RIG) Program in 2006 to support affordable housing and redevelopment efforts. The RIG Program provides competitive grants up to \$250,000 to Dakota County cities to assist with redevelopment planning and implementation efforts including environmental remediation. To be eligible for funding, cities are required to match the CDA's funds and must demonstrate support for affordable housing efforts. The CDA has provided over \$16 million in grants since the program's inception.

Discussion

The CDA works closely with private developers to address barriers posed by limited access to private financing. The CDA can assist by providing gap financing and working with cities and private developers to provide development support. In 2001, the CDA and Dakota County created the Housing Opportunities Enhancement (HOPE) Program. The HOPE program can provide deferred loans of up to \$750,000 for gap financing for the new construction, substantial rehabilitation, and/or preservation of affordable housing in the County.

To help address concerns about affordable housing, the CDA educates residents about its affordable housing program and works with housing advocacy groups to further affordable housing opportunities within all communities. The CDA holds an open house event at all CDA-developed properties for citizens to tour the development and has staff available to answer questions about management and operations upon project completion. The CDA also has an annual open house to showcase a few of the different CDA senior developments in the county. Every attempt is made to address concerns of residents.

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

Introduction

Actions planned to address obstacles to meeting underserved needs

The CDA will continue to identify and partner with other organizations to address the needs of those most underserved. The creation of affordable rental housing has been the method used most by the CDA to provide options for seniors and working families. For homeowners, the CDA assists underserved households when looking to purchase a home by providing credit counseling and first-time homebuyer education. Additionally, down payment assistance is available. The Home Improvement Loan program assists low- and moderate-income households with maintenance and upkeep of their homes with a zero percent deferred loan.

Actions planned to foster and maintain affordable housing

Program Year 2026 funds will be used to provide home improvement loans and rehabilitate rental properties. The CDA will work to preserve the affordability of rental units in an affordable housing development that is nearing the end of their federal project-based assistance contracts. Please see “AP-55 - Affordable Housing” for discussion on the County’s Affordable Housing strategy and goals.

Actions planned to reduce lead-based paint hazards

The CDA will continue to assess homes built prior to 1979 through the Homeowner Improvement Loan program and address any hazards as part of the program if lead-based paint has been identified in connection to the work to be performed.

All residents of properties managed by the CDA (public housing) and Housing Choice Voucher clients will be notified and provided with the pamphlet “How to protect yourself from Lead”.

The Home Improvement Loan program complies with all HUD and EPA standards and requirements concerning lead-based paint. Such requirements include performing Risk Assessments on all houses built before 1978. In cases where lead hazards are identified, interim controls are used to eliminate said hazards, and clearance tests are performed at the end of the project to ensure the house was kept clean and safe.

Actions planned to reduce the number of poverty-level families

Dakota County Community Services division is the main provider of services that address the needs of those in poverty. In partnership with the County, the CDA will refer all those needing additional services beyond the housing assistance and affordable housing opportunities the CDA is able to offer to help those in poverty.

Actions planned to develop institutional structure

Dakota County designated the Dakota County Community Development Agency (CDA) to administer the CDBG, HOME and ESG programs. The CDA maintains a strong relationship with County departments, cities, and other agencies (private and non-profit) throughout County.

The CDA was established in 1971 pursuant to special Minnesota legislation to serve the cities and residents of Dakota County. The CDA operates under an eight-member Board of Commissioners appointed by the Dakota County Board, each representing a separate district with one at-large member. The CDA is a separate agency from Dakota County, and as such, can work with cities and other partners in a manner distinct from Dakota County. This coordinated delivery system works extremely well as an efficient and effective way to centralize housing services for Dakota County.

As the administrator of the CDBG program for the County and the participating cities, the CDA meets individually with each CDBG municipal subrecipient to discuss the activities, timeliness requirements, and regulations. To help cities understand the CDBG program better, the CDA developed a CDBG manual that details program requirements and the process for allocating and awarding funds. CDA staff also offer an annual CDBG workshop to review the latest funding application and provide information on HUD regulations (i.e., Davis Bacon, procurement, timeliness, environmental reviews, etc.).

In addition to the relationships within the County, Dakota County CDA is the lead administrator for the Dakota County HOME Consortium and works with staff from Anoka, suburban Ramsey and Washington counties and the City of Woodbury to implement the activities funded with HOME dollars. The Consortium has monthly conference calls and quarterly in person meetings to discuss any changes in program regulations, monitoring, and the activities being put into operation.

ESG is administered by the CDA. All ESG subgrantees are required to use HMIS except if they are a victim services provider and use their own comparable database for client-level data. The CDA will review the files for compliance and draw down all funds on a reimbursement basis.

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

CDA and County staff regularly attend the Affordable Housing Coalition (AHC) meetings, which is the governing board of the Suburban Metro Area Continuum of Care (SMAC). In addition to continuing to participate in the AHC meetings, Dakota County and the CDA will attend meetings with other public and private housing agencies, and social service agencies as these meetings arise. Social service staff are deeply connected to the social needs of residents will continue to be partners in the supportive and rapid rehousing programs. The CDA and the County will continue their many

partnerships with the community, non-profits, and other local government entities in developing and implementing the Action Plan.

Discussion

The Dakota County CDA (CDA) proactively complies with the Fair Housing Act and other civil rights laws, including Title VI of the Civil Rights Act of 1964, Section 109 of the Housing and Community Development Act of 1974, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990 in order to ensure that all people have equal access to the housing of their choice. To support compliance with these fair housing-related acts and laws, the CDA participates in several Fair Housing activities.

In 2025 and 2026, the FHIC is working on updating the 2020 Analysis of Impediments to Fair Housing Choice.

Twin Cities Regional Analysis of Impediments to Fair Housing Choice 2020

The Twin Cities Regional Analysis of Impediments to Fair Housing choice (AI) is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically excluded groups protected from discrimination by the federal Fair Housing Act (FHA). This analysis specifically analyzes the following jurisdictions in the Twin Cities Region: Anoka County, Dakota County Hennepin County, Bloomington, Eden Prairie, Minneapolis, Minnetonka, Plymouth, Ramsey County, St. Paul, Washington County, Woodbury, Scott County and Carver County.

<https://www.dakotacda.org/fair-housing/fair-housing-implementation-council/>

Dakota County will continue to fund jointly and participate in the following fair housing activities to attempt to address the impediments to fair housing choice facing the region and in Dakota County. In 2026, the FHIC released a Request for Responses for new projects and will be funding two to three Fair Housing activities. The activities funded from the last RFP in 2024 include:

- In 2024, the FHIC awarded four organizations fair housing grants, whose work continued into 2025:
 - Affordable Housing Connections – Fair Housing training to property owners/managers, eight trainings. Trainings will be available across all seven counties.
 - HOME Line – Support Eviction Prevention Project work will assist communities at risk of housing instability and/or immediate homelessness.
 - Minnesota Homeownership Center – Translation of Manufactured Homeownership Curriculum. Each of the nine educational modules will be translated into Spanish, a new platform will be built to host the Spanish

version of the modules, and there will be improvements on the technology and user interface so that it is accessible on mobile phones.

- Housing Justice Center - Fair Housing Access Project. The Renter Reclaim the Record (RRR) project works with people who have been denied access to housing opportunities due to barriers on their tenant screening reports.
- The CDA's Housing Assistance department:
 - Hosts regular training sessions for rental property owners/managers to discuss a variety of issues related to rental housing and the Housing Choice Voucher (HCV) program. Fair housing and equal access to housing will be covered.
 - Provides new HCV participants with information on fair housing and how to file a discrimination complaint.
 - Is involved with the Dakota County landlord recruitments/retention initiative.
 - Participates in an ongoing regional discussion regarding the mobility and policies of the HCV programs across the region.
 - HCV waiting list is open. An online pre-application allows applicants to apply with ease.
 - Reasonable Accommodation Training through the Saint Paul Human Rights Commission.
- Through the CDA homebuyer and homeownership resource connection, homeownership counselors assist potential homebuyers of color and help prepare them for long-term homeownership success. Homebuyer Education and Counseling services at the CDA continue to be promoted at Dakota County community events and fairs, city offices, churches, and social service agencies. The CDA also advertises these services on its website.
- The CDA makes available information pertaining to the fair housing complaint process to homebuyers during homebuyer counseling.
- Foreclosure literature will continue to be mailed to recipients of Pre-Foreclosure Notices and Notices of Pendency educating them about the foreclosure process and the services offered by the CDA. Furthermore, CDA staff discuss mortgage scams with foreclosure prevention clients by asking the following questions:
 - Did anyone offer to help modify your mortgage, either directly, through advertising, or by any other means such as a flyer?
 - Were you guaranteed a loan modification or asked to do any of the following: pay a fee, sign a contract, redirect mortgage payments, sign over the title to your property, or stop making loan payments?

The responses will be recorded.

The CDA Community and Economic Development Department staff hold bi-monthly meetings with the city community development directors. This group has discussed the creation and implementation of local Fair Housing Policies in individual cities.

- The CDA Housing Finance Policy includes the requirement for projects financed with private activity bonds, 501(c)(3) bonds, refunding bonds, Low Income Housing Tax Credits, Tax Increment Financing and HOPE funds (a local gap financing source) to participate in the Section 8 Program (aka HCV). The developer will be required to sign an agreement that while the bonds/loan/agreement are outstanding, they will not exclude from consideration qualified families receiving assistance for the Section 8 program.
- Annually, the CDA contributes a portion of its special benefit levy to the HOPE Program Fund, subject to approval by the CDA and Dakota County Boards of Commissioners. The CDA's HOPE Program is designed to provide resources to create and preserve affordable housing throughout Dakota County for low- to moderate-income households. The HOPE Program provides gap financing to leverage public and private sector funds for the expansion and preservation of affordable housing units in Dakota County. The HOPE Program is used to assist in the following activities:
 - New Construction/Land Acquisition
 - Homeownership Opportunities—indirect or direct assistance
 - Housing Rehabilitation/Acquisition/Preservation
- CDA and County staff regularly attend the Dakota Affordable Housing Coalition (AHC) monthly meetings. The AHC is a public/private collaboration that facilitates Countywide planning of homeless services and resources. Regular participants include:
 - 360 Communities
 - Twin Cities Habitat for Humanity
 - Guild Incorporated
 - Hearth Connections
 - People, Inc.
 - The Link (homeless youth program)
 - Dakota-Carver-Scott CAP Agency
 - Neighbors, Inc. (a non-profit social-service agency providing emergency assistance and supportive assistance programs to low-income community members in the northern Dakota County communities)
 - MICAH (a coalition of religious groups working to end homelessness and expand affordable housing in the Twin Cities region)
 - MESH (Metro-Wide Engagement on Shelter and Housing)
 - SMRLS (Southern Minnesota Regional Legal Services)

- Dakota County Social Services staff provides (and has distributed) tenant and landlord marketing materials that provide a clear message about available assistance to resolve housing crises and prevent homelessness. The goal is to have this information provided at lease signing or other interactions between landlords and tenants to encourage them to refer tenants to resources instead of resorting to eviction. The tenant information is in English, Spanish and Somali.
- Information about the Fair Housing Act is on the CDA website, and it provides users with information on how to file a fair housing complaint.
www.dakotacda.org/fair-housing/
- Fair Housing Ads will be published in the local newspapers during the month of April as part of Fair Housing Month.
- Multi-language Fair Housing posters are prominently displayed in the front lobby of the CDA office as well as smaller posters in staff cubicles where staff and program participants meet. The CDA will continue to supply additional posters to the other service organizations at the Affordable Housing Coalition meetings. The Fair Housing symbol will be displayed on all CDA brochures as well as on the CDA website.

Program Specific Requirements

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

Introduction

The Dakota County Consortium uses the HOME limits that are provided by HUD.

The Dakota County Consortium may consider funding projects that are open to all populations or a subset of the population such as elderly, disabled persons, or homeless persons. The Consortium allows for preference to be given that is in accordance with 24 CFR 92.253(d).

The Dakota County Consortium lets Consortium members choose different aspects of their projects as long as they meet HUD guidelines, which includes applicant eligibility, processes for soliciting and funding applications or proposals, and where detailed information is obtained for each Consortium member.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$350,000
2. The amount of proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income:	\$350,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Dakota County does not plan to use HOME funds for other forms of investment beyond those identified in Section 92.205.

The PJ will be using HUD limits.

Consortium does not limit eligible applicants. The Consortium members choose whether to process applications on a first-come, first-serve basis or competition. Information can be obtained at offices or on websites.

The Consortium members did not give preference to any segment of the low-income population.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Please see Appendix B - Dakota County HOME Consortium HOME Program Resale/Recapture Policy.

The PJ will be using HUD limits.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

Please see Appendix B - Dakota County HOME Consortium HOME Program Resale/Recapture Policy.

The affordability period of any HOME-assisted units shall be governed by a legal instrument recorded at the appropriate County Recorder's office. This same instrument shall also identify and enforce the resale or recapture provisions of the HOME program. Such documentation shall be provided by the Consortium member and may include one or more of the following depending on the type of project:

1. Resale:
 - a. Deed Restriction; or
 - b. Declaration of Covenant.
2. Recapture:
 - a. Anoka County – Recorded Repayment Agreement and Note;
 - b. Dakota County - Mortgage and Note;
 - c. Ramsey County - Grant of Lien, Note and Declaration;
 - d. Washington County - Mortgage, Note and Declaration;
 - e. City of Woodbury – Mortgage and Note.

The precise nature of the documentation will be identified in the written agreement that governs the usage of the HOME funds in the project. The appropriate Consortium member must be contacted to ensure the correct document for enforcement of the HOME resale/recapture provision is used and recorded.

The HOME written agreement must be a separate legal document from any loan instrument and must, at a minimum, comply with the requirements at 24 CFR 92.504(c)(5) of the HOME rule. If the Consortium member provides HOME funds to a subrecipient or CHDO to develop and sell affordable housing, the Consortium member must prepare and execute the agreement with the buyer or be a party to the agreement along with the entity it funded to ensure it can enforce the written agreement.

The executed HOME written agreement with the homebuyer must be recorded at the appropriate County Recorder's office when resale or recapture is used.

For HOME-assisted homebuyer projects under resale or recapture agreements, the Consortium will perform ongoing monitoring of the principal residency requirement during the period of affordability to confirm that the buyer is using the property as his/her principal residence. This can be accomplished through a variety of means, including, but not limited to verification of the buyer's name on utility company records, insurance company records for the home, property records verification, and or postcard or letters mailed with "do not forward" instructions can demonstrate whether the buyer is receiving mail at the home.

Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Dakota County does not plan to use HOME funds to refinance existing debt of multifamily housing.

Dakota County will use HUD HOME limits.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Dakota County does not plan to use HOME funds to refinance existing debt of multifamily housing.

Emergency Solutions Grant (ESG) **Reference 91.220(I)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Please see Appendix C – ESG Written Standards & Administrative Policy.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Dakota County has established a centralized coordinated entry system, implemented in December 2014. All providers are to direct housing crisis calls to one central number and, dependent upon the household's composition, will be forwarded to one of three agencies to mitigate the crisis. Once the initial crisis has been resolved, an assessment team will determine if a full assessment is needed. Then, the household is then placed on one centralized waiting list maintained by Dakota County Social Service Division. Homeless program providers are to contact the waitlist administrators when they have an opening available. A secondary team which communicates on a weekly basis reviews the waiting list and supplies the provider with an appropriate referral based upon rank and eligibility criteria for the specific program.

The system is advertised on the County's website, the County's Housing Crisis phone line, at community events, and through training for service providers.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Dakota County and the CDA have chosen to make subawards of ESG funds. Please see the ESG Written Standards for details on the award process.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

See ESG Written Standards. The Affordable Housing Coalition, which is the CoC Governing board, is required to have at least one homeless or formerly homeless person as a board member.

5. Describe performance standards for evaluating ESG.

ESG performance standards will be followed per 24 CFR Part 576, including measures to evaluate the effectiveness of the program and to assess how well the program serves the targeted population. This includes reductions in the number of homeless persons living on the streets and in shelters, the number of persons who do not reenter the shelter or supportive housing system within one year, and the number of persons exiting with permanent housing. Dakota County will continue to consult with the SMAC on performance standards for evaluating ESG.

Per HUD regulations, SAGE will be utilized to report aggregated data on persons assisted with ESG. See ESG Written Standards.

Discussion