



Dakota County CDA Board of Commissioners

Agenda

Meeting Date: April 22, 2025

3:00 PM

CDA Boardroom, Eagan, MN

1. Call To Order And Roll Call

2. Audience

Anyone wishing to address the CDA Board on an item not on the agenda, or an item on the consent agenda may notify the Clerk to the Board and instructions will be given to participate during the meeting. Comments can be sent to sjacobson@dakotacda.org. Verbal Comments are limited to five minutes.

3. Approval Of Agenda And Meeting Minutes

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No items.

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8. Adjournment

For more information, call 651-675-4434.

Dakota County CDA Board meeting agendas are available online at:
http://www.dakotacda.org/board_of_commissioners.htm

Next Meetings:

May 20, 2025

CDA Board of Commissioners Regular Meeting – 3 p.m.

Dakota County CDA Boardroom, 1228 Town Centre Drive, Eagan, MN 55123



Board of Commissioners

Meeting Minutes

Meeting Date: March 25, 2025

3:00 PM

Boardroom; CDA Office, Eagan, MN

Commissioner Atkins called the meeting to order at 3:00 p.m.

COMMISSIONER ROLL CALL

	Present	Absent
Commissioner Slavik, District 1	X	
Commissioner Atkins, District 2	X	
Commissioner Halverson, District 3	X	
Commissioner Droste, District 4	X	
Commissioner Workman, District 5	X	
Commissioner Holberg, District 6	X	
Commissioner Hamann-Roland, District 7	X	
Commissioner Velikolangara, At Large	X	

CDA staff in attendance:

Tony Schertler, Executive Director
Kari Gill, Deputy Executive Director
Sara Swenson, Director of Administration & Communications
Sarah Jacobson, Administrative Coordinator
Lisa Alfson, Director of Community & Economic Development
Maggie Dykes, Assistant Director of Community & Economic Development
Kathy Kugel, Housing Finance Manager
Ken Bauer, Director of Finance
Chris Meyer, Assistant Director of Finance
Lisa Hohenstein, Director of Housing Assistance
Anna Judge, Director of Property Management

Others in attendance:

Brian Wisdorf, Dakota County Attorney's Office
Heidi Welsch, Dakota County
Marti Fischbach, Dakota County
Madeline Kastler, Dakota County
Penny Anderson, Dakota County
Dave Paulsen, Dakota County
Jessica Parker-Carlson, Dakota County
Emily Schug, Dakota County
Ken Isaacson, TCHDC
Jill Hutmacher, City of Eagan
Patrick Marty, Ryan Properties
Peter Fitzgerald, Ryan Properties

AUDIENCE

No audience members addressed the Board.

APPROVAL OF AGENDA AND MEETING MINUTES

25-6945 Approval Of Agenda And Meeting Minutes

BE IT RESOLVED, by the Dakota County Community Development Agency Board of Commissioners, that the agenda for the March 25, 2025 Regular Board meeting be approved as written.

BE IT FURTHER RESOLVED by the Dakota County Community Development Agency Board of Commissioners, that the minutes for the February 19, 2025 Regular Board meeting be approved as written.

Motion: Commissioner Hamman-Roland Second: Commissioner Droste

Ayes: 8

Nays: 0

Abstentions: 0

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson	X			
Droste	X			
Workman	X			
Holberg	X			
Hamann-Roland	X			
Velikolangara	X			

FEDERAL PUBLIC HOUSING AND HOUSING CHOICE VOUCHER AGENDA

Regular

25-6946 Conduct And Close Public Hearing To Receive Comments And Approval Of The 2025 Public Housing Agency Five Year And Annual Plan

WHEREAS, the U.S. Department of Housing and Urban Development requires that Public Housing agencies with Housing Choice Voucher and/or Public Housing programs submit a Five Year and Annual update to its Public Housing Agency Plan (PHA Plan) in accordance with the prescribed HUD templates; and

WHEREAS, CDA Board Resolution #25-6928 scheduled a public hearing for the purpose of receiving comments from citizens and residents for the Annual Plan; and

WHEREAS, a public notice was published in the Dakota County Tribune and posted on the CDA's website; and

WHEREAS, CDA staff solicited feedback from program participants and community stakeholders; and

WHEREAS, comments that were received during the 45-day comment period have

been considered in the Annual update to the PHA Plan; and

WHEREAS, a public hearing for the purpose of receiving additional comments from citizens and residents was conducted at the CDA Board meeting on March 25, 2025; and

WHEREAS, the PHA Plan was reviewed and discussed with the CDA Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the 2025 Public Housing Agency Five Year and Annual Plan is approved for submission to the U.S. Department of Housing and Urban Development.

Motion: Commissioner Velikolangara Second: Commissioner Slavik

Ayes: 8

Nays: 0

Abstentions: 0

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson	X			
Droste	X			
Workman	X			
Holberg	X			
Hamann-Roland	X			
Velikolangara	X			

CONSENT AGENDA

25-6947 Approval Of Record Of Disbursements – February 2025

BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the February 2025 Record of Disbursements is approved as written.

25-6948 Accept The Annual Comprehensive Financial Report And Single Audit Report For The Fiscal Year Ended June 30, 2024

WHEREAS, the Dakota County Community Development Agency (CDA) is required to have an annual audit of its financial statements in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and

WHEREAS, the audit must also meet the additional requirements imposed by Title 2 of the U.S. Code of Federal Regulations, Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements of Federal Awards* (Uniform Guidance) and the provisions of the *Minnesota Legal Compliance Audit Guide for*

Local Government promulgated by the Legal Task Force pursuant to Minnesota Section 6.65; and

WHEREAS, the CDA has prepared an Annual Comprehensive Financial Report (ACFR) and Single Audit Report for the year ended June 30, 2024; and

WHEREAS, the public accounting firm of Redpath and Company LLC (the “Auditor”) has performed an audit of the financial statements of the CDA for the fiscal year ended June 30, 2024 in accordance with all applicable audit requirements; and

WHEREAS, the Auditor’s reports as a result of this audit are contained in the Annual Comprehensive Financial Report and Single Audit Report for the fiscal year ended June 30, 2024.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Annual Comprehensive Financial Report and Single Audit Report for the year ended June 30, 2024 are hereby accepted.

25-6949 **Establish The Date For A Public Hearing Regarding The Disposition Of A DCCDA Section 18, LLC Property**

WHEREAS, the Dakota County Community Development Agency (CDA), as sole member of the DCCDA Section 18, LLC (LLC) owns properties located throughout Dakota County; and

WHEREAS, the CDA is accepting offers from the public for a duplex being marketed by The Huerkamp Home Group/Keller Williams Preferred Realty to the public; and

WHEREAS, to ensure the CDA is in a position to sell the property in a timely manner once a buyer is identified, staff recommends setting a public hearing in anticipation that there will be an offer prior to the public hearing date of April 22, 2025; and

WHEREAS, if an offer is not received by the public hearing date, the public hearing will be continued to the next CDA Board meeting in anticipation that there will be additional offers at that time; and

WHEREAS, the purchase agreement for the property will be included in the public hearing that will be finalized prior to the closing date; and

WHEREAS, the disposition of the unit satisfies the requirements of the U.S. Department of Housing and Urban Development’s Section 18 Demo/Dispo program; and

WHEREAS, Minnesota Statute 469.105, subds.1, 2, and 4 requires a public hearing regarding the terms of the sale of real property.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That:

1. A public hearing regarding the disposition of the following property will be held by the CDA Board on April 22, 2025, at or after 3 p.m. at the CDA's office:

Duplex to be sold through the realtor.

- o 14840 & 14850 Dallara Avenue, Rosemount

2. The Executive Director, or his designee, is hereby authorized and directed to cause notice of such public hearing in substantially the form in Attachment B to be published in a newspaper of general circulation in Dakota County not less than 20 days prior to such hearing.

25-6950 **Authorize Executive Director To Execute An Architectural Contract With InSite Architects For Hillcrest Pointe Phase II (Inver Grove Heights) Senior Housing Development**

WHEREAS, the Dakota County CDA requested a Fee Proposal from InSite Architects for the Hillcrest Pointe Phase II senior housing development in Inver Grove Heights; and

WHEREAS, InSite Architects provided a fee proposal for \$503,800 for the project from initial design through construction administration; and

WHEREAS, the amount allocated to get through the city planning process is \$95,300; and

WHEREAS, staff is recommending this contract under the Noncompetitive Proposals Section (6.5.1.5) of the CDA Procurement Policy; and

WHEREAS, if rezoning and other city approvals are not received this contract will be terminated; and

WHEREAS, the 54 to 58 unit senior housing development is anticipated to be developed in 2025/2026 with future bond proceeds.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Executive Director is authorized to enter into an architectural contract with InSite Architects for \$503,800.

25-6951 **Acting As General Partner Of Twin Ponds Family Housing Limited Partnership, Authorizing The Contribution Of Twin Ponds (Phase I) Townhomes (Farmington) To Dakota County CDA Workforce Housing II LLC And Related Actions**

WHEREAS, in 2009, the Dakota County Community Development Agency (CDA) opened Twin Ponds I Townhomes that is currently part of the Twin Ponds Family Housing Limited Partnership (the "Partnership"); and

WHEREAS, Twin Ponds I was financed with Low Income Housing Tax Credits that were purchased by the private limited partner in the Partnership – U.S. Bancorp Community Development Corporation (CDC); and

WHEREAS, the Partnership has reached the initial 15-year compliance period for tax credit benefits; and

WHEREAS, U.S. Bancorp CDC is willing to withdraw as limited partner of the Partnership for \$6,997.50; and

WHEREAS, the CDA has established the Dakota County CDA II LLC (the "CDA II LLC") pursuant to Minnesota Statutes, Section 469.012, Subd. 2j, in which the CDA is the sole member; and

WHEREAS, the Minnesota Housing Finance Agency loan to the Partnership will be repaid; and

WHEREAS, it is proposed that the CDA II LLC acquire, own and operate the property legally described as Lot 2, Block 1 Twin Ponds 2nd Addition, according to the recorded plat thereof, Dakota County MN ("the Property"), and that the CDA II LLC pay off outstanding loans on the Property made by Minnesota Housing Finance Agency (MHFA), and that the CDA II LLC assume the CDA loans listed below:

Project Owner:	MHFA Loan:	CDA Loans:
Twin Ponds Family Housing Limited Partnership	\$783,000	\$146,290.82 1 st Mortgage (original principal balance \$200,000) \$250,000 HOPE Loan \$104,508.61 HOME Loan (original principal \$215,000) \$225,000 LHIA Loan

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, acting in its capacity as sole member of the CDA II LLC and as General Partners of the Partnership, as follows:

1. The Executive Director of the CDA is hereby authorized and directed to execute and deliver, on behalf of the CDA as the sole member of the CDA II LLC, all agreements, documents, instrument and certificates necessary or convenient (i) to acquire the limited partnership interest in the Partnership, (ii) acquire on behalf of the CDA II LLC fee title to the Property (the "Acquisition Documents"), and (iii) to evidence assumption by the CDA II LLC of the CDA Loans (the "Assumption Documents")(together with the Acquisition Documents and the Assumption Documents, the "LLC Documents").
2. The Executive Director of the CDA is hereby authorized and directed to execute and deliver on behalf of the CDA as General Partner of the Partnership, all agreements, documents, instruments, and certificates necessary or convenient to (i) transfer the limited partnership interests from U.S. Bank CDC to the CDA II LLC; (ii) transfer fee title to the Property from the Partnership to the CDA II LLC; (iii) to evidence assignment of the CDA Loans to the CDA II LLC; and (iv) to accomplish payoff of the MHFA Loan (the "Partnership Documents")(the LLC Documents and Partnership Documents are referred to herein as the Documents).

3. All Documents shall be executed in forms approved by the Executive Director of the CDA on advice of legal counsel. Execution of such Loan Documents shall constitute conclusive evidence of such approval.
4. All actions heretofore taken on behalf of the CDA, the Partnership, and the CDA II LLC in furtherance of the transfer of the limited partnership interest, payoff of the MHFA Loan, assumption of the CDA Loans, and transfer of the Property are hereby approved, ratified, and confirmed.
5. Following conveyance of the Property to the CDA II LLC and withdrawal of the limited partner, the Executive Director of the CDA, acting on advice of counsel to the CDA, is hereby authorized and directed on behalf of the CDA as General Partner to take actions, and to sign all documents necessary or convenient to dissolve the Partnership.
6. All actions heretofore taken on behalf of the CDA II LLC in furtherance of the acquisition of the Property and assumption of the CDA Loans are hereby approved, ratified, and confirmed.
7. The Executive Director of the CDA is hereby authorized and directed on behalf of the CDA as the sole member of the CDA II LLC and as general partner of the Partnership, at any time and from time to time hereafter and without further action by the CDA or the CDA II LLC, to execute and deliver or cause to be executed and delivered on behalf of the CDA II LLC or the Partnership all such other agreements, assignments, statements, instruments, certificates and documents and to do or cause to be done all such other acts and things as he may determine to be necessary or advisable under or in connection with the Transaction, and the execution by the Executive Director of any such agreement, assignment, statement, instrument, certificate or document, or the doing of any such act or thing, shall be conclusive evidence of his determination in that respect. The Executive Director is designated as the official representative of the CDA II LLC for all matters concerning the Transaction.
8. The Executive Director and Officers of the CDA are authorized and directed to prepare and furnish when the agreements described herein are executed, certified copies of all proceedings and records of the CDA and/or the CDA II LLC and/or the Partnership relating to the Transaction and such agreements and such other affidavits and certificates as may be required to show the facts relating to the due authorization and execution of such agreements as such facts appear from the books and records in said officers' custody and control or as otherwise known to them; and all such certified copies, certificates and affidavits, including any heretofore furnished, shall constitute representations of the CDA and/or the CDA II LLC and/or the Partnership as to the truth of all statements made on behalf of the CDA and/or the CDA II LLC and/or the Partnership and contained therein.
9. In the event the Executive Director or any Officer of the CDA authorized to execute documents on behalf of the CDA and the CDA II LLC under this resolution shall for any reason be unable to do so, any other member of the

Board of Commissioners of the CDA and the Deputy Executive Director are hereby directed and authorized to do so on behalf of the CDA or the CDA II LLC, with the same effect as if executed by the Executive Director.

10. The Executive Director is Tony Schertler and the Deputy Executive Director is Kari Gill.

25-6952 **Acting As General Partner Of Meadowlark Family Housing Limited Partnership, Authorizing The Contribution Of Meadowlark Townhomes (Lakeville) To Dakota County CDA Workforce Housing II LLC And Related Actions**

WHEREAS, in 2010, the Dakota County Community Development Agency (CDA) opened Meadowlark Townhomes that is currently part of the Meadowlark Family Housing Limited Partnership (the “Partnership”); and

WHEREAS, Meadowlark was financed with Low Income Housing Tax Credits that were purchased by the private limited partner in the Partnership – U.S. Bancorp Community Development Corporation (CDC); and

WHEREAS, the Partnership has reached the initial 15-year compliance period for tax credit benefits; and

WHEREAS, U.S. Bancorp CDC is willing to withdraw as limited partner of the Partnership for \$6,332.00; and

WHEREAS, the CDA has established the Dakota County CDA II LLC (the “CDA II LLC”) pursuant to Minnesota Statutes, Section 469.012, Subd. 2j, in which the CDA is the sole member; and

WHEREAS, the Minnesota Housing Finance Agency loan to the Partnership will be repaid; and

WHEREAS, it is proposed that the CDA II LLC acquire, own and operate the property legally described as Lot 1, Block 1; Lot 1, Block 2; and Outlot C of the Meadowlark Wren First Addition, according to the recorded plat thereof, Dakota County MN (“the Property”), and that the CDA II LLC pay off outstanding loans on the Property made by Minnesota Housing Finance Agency (MHFA), and that the CDA II LLC assume the CDA loans listed below:

Project Owner:	MHFA Loan:	CDA Loans:
Meadowlark Family Housing Limited Partnership	\$813,584	\$260,512.89 1 st Mortgage (original principal balance \$351,688) \$425,558 TCAP Loan \$500,000 HOPE Loan

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, acting in its capacity as sole member of the CDA II LLC and as General Partner of the Partnership, as follows:

1. The Executive Director of the CDA is hereby authorized and directed to execute and deliver, on behalf of the CDA as the sole member of the CDA II LLC, all agreements, documents, instruments and certificates necessary or convenient (i) to acquire the limited partnership interest in the Partnership, (ii) acquire on behalf of the CDA II LLC fee title to the Property (the "Acquisition Documents"), and (iii) to evidence assumption by the CDA II LLC of the CDA Loans (the "Assumption Documents")(together with the Acquisition Documents and the Assumption Documents, the "LLC Documents").
2. The Executive Director of the CDA is hereby authorized and directed to execute and deliver on behalf of the CDA as General Partner of the Partnership, all agreements, documents, instruments, and certificates necessary or convenient to (i) transfer the limited partnership interests from U.S. Bank CDC to the CDA II LLC; (ii) transfer fee title to the Property from the Partnership of the CDA II LLC; (iii) to evidence assignment of the CDA Loans to the CDA II LLC; and (iv) to accomplish payoff of the MHFA Loan (the "Partnership Documents")(the LLC Documents and Partnership Documents are referred to herein as the Documents).
3. All Documents shall be executed in forms approved by the Executive Director of the CDA on advice of legal counsel. Execution of such Loan Documents shall constitute conclusive evidence of such approval.
4. All actions heretofore taken on behalf of the CDA, the Partnership, and the CDA II LLC in furtherance of the transfer of the limited partnership interest, payoff of the MHFA Loan, assumption of the CDA Loans, and transfer of the Property are hereby approved, ratified, and confirmed.
5. Following conveyance of the Property to the CDA II LLC and withdrawal of the limited partner, the Executive Director of the CDA, acting on advice of counsel to the CDA, is hereby authorized and directed on behalf of the CDA as General Partner to take actions, and to sign all documents, necessary or convenient to dissolve the Partnership.
6. All actions heretofore taken on behalf of the CDA II LLC in furtherance of the acquisition of the Property and assumption of the CDA Loans are hereby approved, ratified, and confirmed.
7. The Executive Director of the CDA is hereby authorized and directed on behalf of the CDA as the sole member of the CDA II LLC and as general partner of the Partnership, at any time and from time to time hereafter and without further action by the CDA or the CDA II LLC, to execute and deliver or cause to be executed and delivered on behalf of the CDA II LLC or the Partnership all such other agreements, assignments, statements, instruments, certificates and documents and to do or cause to be done all such other acts and things as he may determine to be necessary or advisable under or in connection with the Transaction, and the execution by the Executive Director of any such act or thing, shall be conclusive evidence of his determination in that respect. The Executive Director is

designated as the official representative of the CDA II LLC for all matters concerning the Transaction.

8. The Executive Director and Officers of the CDA are authorized and directed to prepare and furnish when the agreements described herein are executed, certified copies of all proceedings and records of the CDA and/or the CDA II LLC and/or the Partnership relating to the Transaction and such agreements and such other affidavits and certificates as may be required to show the facts relating to the due authorization and execution of such agreements as such facts appear from the books and records in said officers' custody and control or as otherwise known to them; and all such certified copies, certificates and affidavits, including any heretofore furnished, shall constitute representations of the CDA and/or the CDA II LLC and/or the Partnership as to the truth of all statements made on behalf of the CDA and/or the CDA II LLC and/or the Partnership and contained therein.
9. In the event the Executive Director or any Officer of the CDA authorized to execute documents on behalf of the CDA and the CDA II LLC under this resolution shall for any reason be unable to do so, any other member of the Board of Commissioners of the CDA and the Deputy Executive Director are hereby directed and authorized to do so on behalf of the CDA or the CDA II LLC, with the same effect as if executed by the Executive Director.
10. The Executive Director is Tony Schertler and the Deputy Executive Director is Kari Gill.

25-6953 **Authorization To Execute Contract For Boiler Replacement At Cahill Commons (Inver Grove Heights)**

WHEREAS, formal bids were received on March 11, 2025 for the Boiler Replacement project at Cahill Commons senior housing; and

WHEREAS, Kraft Mechanical was the lowest responsive, responsible bidder with a bid total of \$115,795; and

WHEREAS, the contractor is being recommended on both low bid result and their prior experience on similar projects for the CDA; and

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Deputy Executive Director be authorized to sign a construction contract on behalf of the Dakota County CDA with low bidder, Kraft Mechanical, in an amount of \$115,795; and

BE IT FURTHER RESOLVED, that the Deputy Executive Director be authorized to approve change orders not to exceed \$11,579.

25-6954 **Authorization To Execute Contract For Common Area Flooring Replacement At Oakwoods East (Eagan)**

WHEREAS, the Dakota County Community Development Agency solicited a bid using Sourcewell, a cooperative purchasing company, for the common area flooring replacement at the CDA owned senior building of Oakwoods East; and

WHEREAS, Sourcewell creates and maintains competitively solicited cooperative contracts for use by government, educational, and non-profit organizations; and

WHEREAS, funds to complete this project are included in the FYE25 Common Bond Fund budget.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Deputy Executive Director is authorized to sign a contract with Value Plus Flooring, Inc. in the amount of \$126,292.54; and

BE IT FURTHER RESOLVED, that the Deputy Executive Director is authorized to execute change orders not to exceed \$6,315.

25-6955 **Award Contract For Furnace And Air Conditioning Replacements At Heart Of The City Townhomes (Burnsville)**

WHEREAS, the Dakota County Community Development Agency (CDA) accepted bids on March 11, 2025 for the furnace and air conditioner replacements at Heart of The City Townhomes; and

WHEREAS, Heart of The City Townhomes is part of the Dakota County CDA Workforce Housing LLC; and

WHEREAS, Binder Heating & Air Conditioning Inc. was the lowest responsive, responsible bidder with a bid total of \$177,777.00; and

WHEREAS, funds to complete this project are included in the FYE25 budget.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, that the Deputy Executive Director is authorized to sign a contract in the name of the Dakota county CDA Workforce Housing LLC for the Heart of The City Townhome furnace and air conditioning replacement project, with Binder Heating & Air Conditioning Inc. in the amount of \$177,777.00; and

BE IT FURTHER RESOLVED that the Deputy Executive Director is authorized to execute change orders not to exceed \$8,889.00.

Motion: Commissioner Slavik	Second: Commissioner Hamman-Roland
Ayes: 7	Abstentions: 0
Nays: 0	

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson	X			

Droste	X
Workman	X
Holberg	X
Hamann-Roland	X

REGULAR AGENDA

- 25-6956 **Public Hearing To Receive Comments And Adoption Of The 2026 Qualified Allocation Plan For Low Income Housing Tax Credits**
Kathy Kugel presented information and answered questions.

WHEREAS, pursuant to Section 42 of the Internal Revenue Code of 1986, as amended (the "Code"), and Minnesota Statutes Sections 462A.221 through 462A.225, the Dakota County Community Development Agency (CDA) is authorized to allocate low income housing tax credits (the "Tax Credits"); and

WHEREAS, in accordance with Section 42 of the Code, the CDA Board held a public hearing on March 25, 2205 regarding a Qualified Allocation Plan (the "QAP") which details the basis for allocating Tax Credits among applicants; and

WHEREAS, notice of the public hearing was published in a newspaper of general circulation in Dakota County at least 10 days prior to the date hereof, which constitutes reasonable notice under the Code; and

WHEREAS, the CDA is currently authorized to allocate approximately \$1,171,843 of 9% 2026 Tax Credits; and

WHEREAS, pursuant to Minnesota Statutes Section 462A.222, the CDA is authorized to make allocations in connection with the "first round" of allocations for 9% 2026 Tax Credits by Minnesota Housing, which is expected to be July 10, 2025.

NOW, THEREFORE, BE IT RSOLVED by the Dakota County Community Development Agency Board of Commissioners, That:

1. The public hearing has been conducted in accordance with the law and closed.
2. The QAP is hereby adopted in substantially the form on file with the CDA and staff are hereby authorized to prepare a Procedural Manual and a Program Compliance Guide consistent with the QAP, to notify prospective applicants of the availability of the QAP and Procedural Manual, and to set the deadline for accepting applications for Tax Credits, consistent with Minnesota Housing's first round deadline.
3. Because the members of the Dakota County Board of Commissioners are the ex-officio members of the Issuer, this approval constitutes approval of the QAP by the applicable elected representative of the CDA for purposes of Section 42 of the Code.

Motion: Commissioner Hamman-Roland Second: Commissioner Halverson

Ayes: 7

Nays: 0

Abstentions: 0

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson	X			
Droste	X			
Workman	X			
Holberg	X			
Hamann-Roland	X			

25-6957 **Approval Of Contingent Redevelopment Incentive Grant Award For The City Of Eagan**

Maggie Dykes presented information and answered questions along with Jill Hutmacher (City of Eagan).

WHEREAS, the Dakota County Community Development Agency (CDA) established a Redevelopment Incentive Grant (RIG) in 2006 to assist Dakota County cities with the redevelopment of blighted and under-utilized areas; and

WHEREAS, to date, the program has awarded over \$14.7 million to 70 redevelopment projects, 30 planning activities, and six environmental investigation activities; and

WHEREAS, the total awards, \$1,846,555 has been granted to the City of Eagan (the City); and

WHEREAS, the CDA has \$650,000 of remaining available funds in its Fiscal Year Ending 2025 budget and Dakota County, through its Environmental Resources Department, has an additional \$300,023 of remaining available funds for RIG projects that require environmental remediation; and

WHEREAS, Dakota County cities can apply to receive up to \$250,000 per redevelopment project grant (one per local government) per fiscal year; and

WHEREAS, the City submitted an application requesting \$250,000 for geotechnical soil corrections for the redevelopment of the office building at the former Thomson Reuters Campus, located at 610 Opperman Drive; and

WHEREAS, the City's application meets the eligibility criteria to receive full funding as listed in the RIG Program Policy and Procedures Guide.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the City of Eagan is awarded a RIG project grant up to \$250,000 contingent upon the grantee meeting program guidelines and entering into a grant agreement with the CDA, in form and content acceptable to the Executive Director of the CDA.

Motion: Commissioner Halverson

Second: Commissioner Droste

Ayes: 7

Nays: 0

Abstentions: 0

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson	X			
Droste	X			
Workman	X			
Holberg	X			
Hamann-Roland	X			

INFO **Presentation Of The 2024 Dakota County Housing Needs Assessment**
Patrick Bowen presented and answered questions.

INFO **Legislative Update**
Tony Schertler provided updates.

INFO **Executive Director Update**
Tony Schertler provided updates.

Information

25-6958 **Adjournment**

BE IT RESOLVED, that the Dakota County Community Development Agency Board of Commissioners, hereby adjourns until Tuesday, April 22, 2025.

Motion: Commissioner Hamman-Roland Second: Commissioner Slavik

Ayes: 8

Nays: 0

Abstentions: 0

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson	X			
Droste	X			
Workman	X			
Holberg	X			
Hamann-Roland	X			
Velikolangara	X			

The CDA Board meeting adjourned at 4:16 p.m.

Clerk to the Board



Board of Commissioners

Request for Board Action

Meeting Date: April 22, 2025

Agenda #: 5A

DEPARTMENT: Finance

FILE TYPE: Regular - Consent

TITLE

Approval Of Record Of Disbursements – March 2025

PURPOSE/ACTION REQUESTED

Approve Record of Disbursements for March 2025.

SUMMARY

In March 2025, the Dakota County Community Development Agency (CDA) had \$5,763,248.09 in disbursements and \$558,810.48 in payroll expenses. Attachment A provides the breakdown of disbursements. Additional detail is available from the Finance Department.

RECOMMENDATION

Staff recommend approval of the Record of Disbursements for March 2025.

EXPLANATION OF FISCAL/FTE IMPACTS

These disbursements are included in the Fiscal Year Ending June 30, 2025 budget.

☐ None ☒ Current budget ☐ Amendment Requested ☐ Other

RESOLUTION

BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the March 2025 Record of Disbursements is approved as written.

PREVIOUS BOARD ACTION

N/A

ATTACHMENTS

Attachment A: Record of Disbursements – March 2025

CONTACT

Department Head: Ken Bauer, Finance Director

Author: Chris Meyer, Assistant Director of Finance

**Dakota County CDA
Record of Disbursements
For the month of March 2025**

	Date	Amount	Total
Common Bond Housing			
	03/20/25	<u>\$ 14,137.98</u>	
			\$ 14,137.98
Disbursing			
	03/01/25	\$ 24,994.98	
	03/06/25	\$ 614,401.60	
	03/13/25	\$ 708,452.69	
	03/20/25	\$ 786,714.11	
	03/27/25	<u>\$ 604,017.49</u>	
			\$ 2,738,580.87
Housing Assistance			
	03/01/25	\$ 2,889,778.14	
	03/13/25	<u>\$ 106,128.26</u>	
			\$ 2,995,906.40
Housing Development & Renewal			
	03/10/25	<u>\$ 14,622.84</u>	
			\$ 14,622.84
Total Disbursements			<u><u>\$ 5,763,248.09</u></u>
March 2025 Payroll			
	03/07/25	\$ 277,671.61	
	03/21/25	<u>\$ 281,138.87</u>	
Total Payroll			<u><u>\$ 558,810.48</u></u>

Disbursement detail is available in the Finance Office



Board of Commissioners

Request for Board Action

Meeting Date: April 22, 2025

Agenda #: 5B

DEPARTMENT: Housing Development

FILE TYPE: Regular - Consent

TITLE

Establish The Date For A Public Hearing To Consider Conveyance Of Property In Rosemount To Dakota County

PURPOSE/ACTION REQUESTED

Set a public hearing date to consider the conveyance of land in Rosemount to Dakota County.

SUMMARY

In 2006 and 2007 land was acquired for the development of Carbury Hills in Rosemount. When the property was platted for development, it was platted with two lots, Lot 1, Block 1 and Outlot B Rosemount Family Housing. The CDA, as general partner of Rosemount Family Housing Limited Partnership, was able to develop Carbury Hills, a 32-unit townhome development, that was completed in 2008. US Bancorp CDC was the limited partner and exited the Partnership, after 15 years, in 2023. Once US Bancorp CDC exited the Partnership, the Partnership dissolved and the development was transferred to Dakota County CDA Workforce Housing II LLC (LLC).

Dakota County, in collaboration with various cities, is developing bike trails. One trail extension that has been identified is in Rosemount and has been named Greenway Trail. The trail will come through the north end of the Carbury Hills development. The CDA will grant an easement to Dakota County for the trail. In addition the CDA on behalf of the LLC is interested in selling and Dakota County is interested in purchasing Outlot B Rosemount Family Housing for the bike trail project.

Minnesota Statutes Section 469.029 requires that a public hearing be held prior to the conveyance of real property by the CDA. The attached resolution sets a public hearing to consider the conveyance of land to Dakota County at the May 20, 2025 CDA Board meeting.

If approved, notice of the public hearing will be published in the Dakota County Tribune in accordance with Minnesota Statutes Section 469.029.

RECOMMENDATION

CDA staff recommends establishing a public hearing date to consider this land conveyance.

EXPLANATION OF FISCAL/FTE IMPACTS

Any proceeds from the sale of the land will be returned to the original funding source.

☐ None ☐ Current budget ☐ Amendment Requested ☐ Other

RESOLUTION

WHEREAS, the CDA acquired property located in Rosemount, Minnesota, and is legally described as follows:

Outlot B Rosemount Family Housing (PID # 34-64596-00-012); and

WHEREAS, the CDA desires to work cooperatively with partners like Dakota County when possible; and

WHEREAS, pursuant to Minnesota Statutes Section 469.029 the Dakota County CDA must hold a public hearing prior to the conveyance of real property; and

WHEREAS, Dakota County is interested in acquiring and Dakota County CDA is interested in selling Outlot B to Dakota County for the Greenway Trail Project; and

WHEREAS, Dakota County has requested a permanent trail easement and temporary construction easement for the northern 20 feet with temporary grading as wide as 45 feet towards the western portion of the parcel.

NOW, THEREFORE BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That:

1. A public hearing regarding the conveyance of real property to Dakota County be established for May 20, 2025, at or after 3:00 p.m. at the CDA offices located at 1228 Town Centre Drive, Eagan, Minnesota.
2. The Executive Director, or his designee, is here hereby authorized and directed to cause notice of such public hearing in substantially the form in Attachment B to be published in a newspaper of general circulation in Dakota County as required by Minnesota Statutes Section 469.105.

PREVIOUS BOARD ACTION

N/A

ATTACHMENTS

Attachment A: Site Map

Attachment B: Proposed Greenway Trail Location

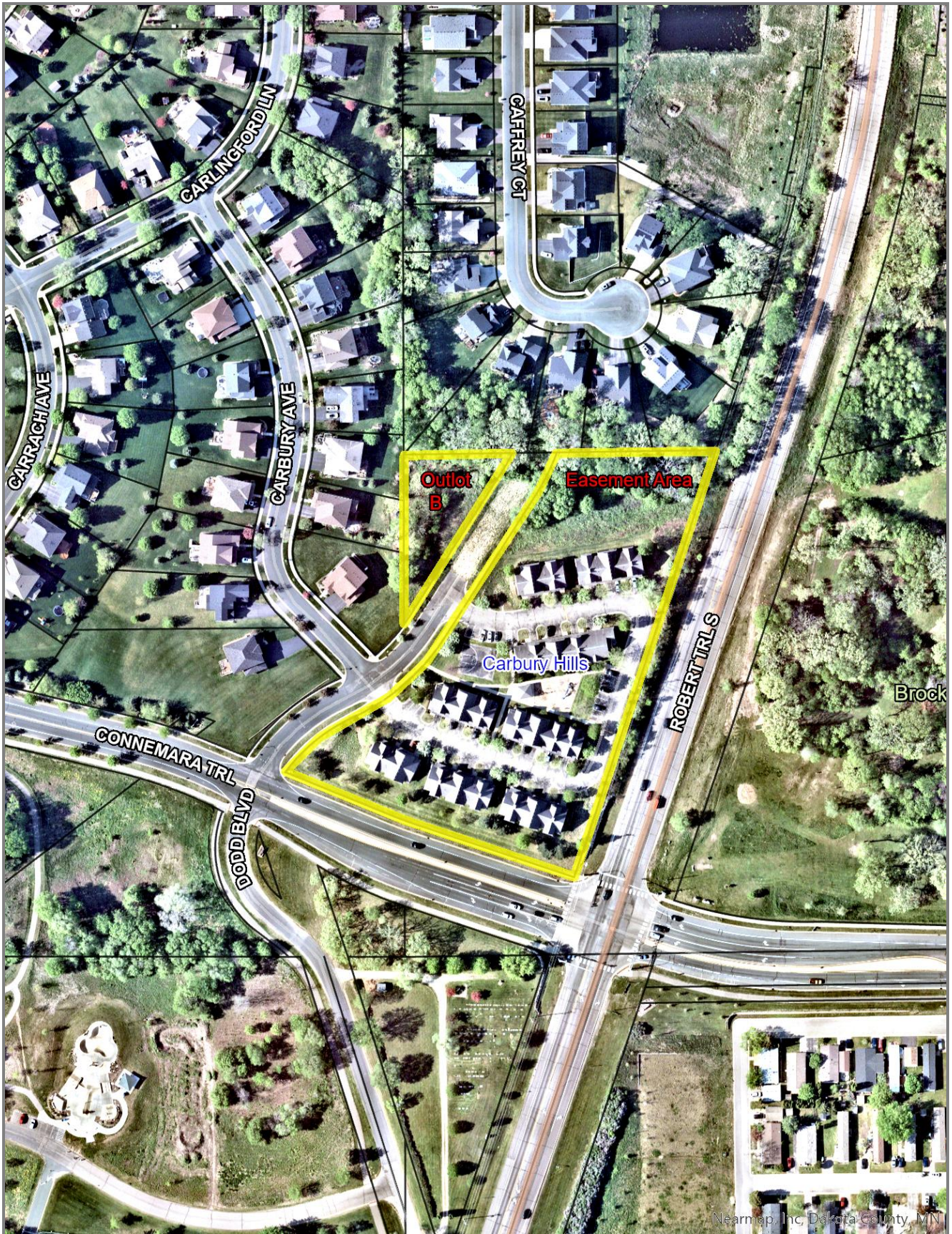
Attachment C: Public Notice

CONTACT

Department Head: Kari Gill, Deputy Executive Director

Author: Lori Zierden, Real Estate Manager

Carbury Hills Site Map



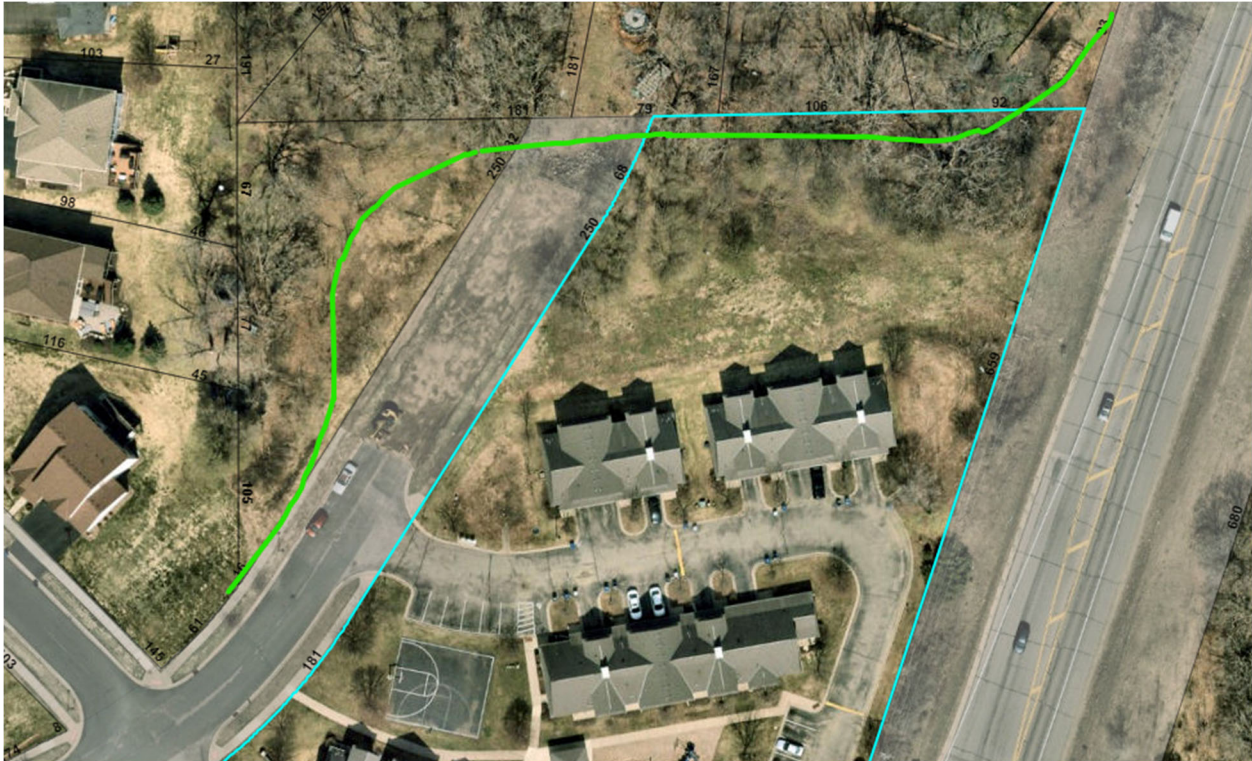
Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed.
 This is not a legal document and should not be substituted for a title search, appraisal, survey, or
 for zoning verification.

Map Scale
 1 inch = 200 feet
 4/3/2025

Attachment B

CDA Property in Rosemount

Proposed Greenway Trail Location



Maximum Construction Limits: ~45 feet from north parcel lines





Maximum Construction Limits: ~45 feet from north parcel line

PUBLIC NOTICE

Dakota County Community Development Agency

Notice is provided that the Board of Commissioners of the Dakota County Community Development Agency (CDA), as the sole member of Dakota County CDA Workforce Housing II LLC will hold a public hearing on Tuesday, May 20, 2025, at or after 3:00 p.m. at the CDA offices located at 1228 Town Centre Drive, Eagan, Minnesota to consider the sale, transfer, and/or exchange of the following described property currently owned by Dakota County CDA Workforce Housing II LLC is advisable:

Parcel ID	Legal Description
346459600020	Outlot B, Rosemount Family Housing, Dakota County, Minnesota

The terms and conditions for offers that staff is recommending to the CDA Board will be available at the CDA Board meeting on May 20, 2025. For more information on this proposed sale, transfer, and/or exchange of property contact Lori Zierden at the Dakota County CDA, 1228 Town Centre Drive, Eagan, MN 55123, telephone (651) 675-4467. Public comments may be submitted orally or in writing to the CDA through the public hearing to be held on May 20, 2025.

BY ORDER OF THE BOARD OF COMMISSIONERS OF THE DAKOTA COUNTY
COMMUNITY DEVELOPMENT AGENCY

By /s/ Tony Schertler
Executive Director

[Date of Publication]



Board of Commissioners

Request for Board Action

Meeting Date: April 22, 2025

Agenda #: 5C

DEPARTMENT: Housing Development

FILE TYPE: Regular - Consent

TITLE

Award Contract For Unit Turn Mini-Cap Projects At CDA Senior Housing & Workforce Housing Developments

PURPOSE/ACTION REQUESTED

Authorize Deputy Executive Director to execute a contract for Unit Turn Mini Cap cabinet and countertop replacements.

SUMMARY

The CDA Housing Development department annually budgets funds to replace cabinets and countertops in select developments if needed when vacated. This process is internally referred to as a Mini Cap. Workforce Housing [townhome] developments that are 15 years or older, and Senior Housing apartments that are 25 years or older qualify for this improvement. Each unit is individually inspected by CDA staff, prior to vacancy, to determine if this work is needed or not.

On April 4, 2025 at 9 a.m. a formal bid opening was conducted at the Dakota County CDA office for the Annual Mini Cap at Unit Turn contract for a total of 30 Workforce and Senior Housing Developments. This was a publicly advertised project both in print (Attachment A) and on the Dakota County CDA website. Bid requests were made to three specific contractors in addition to being publicly advertised. Two bids were received. J Lewis Building and Remodeling was the low bidder on the project. The bid tabulation is Attachment B. This contract is unique, because the frequency of these projects is directly affected by our vacancy turnover rate. The bid utilized a generic design to account for the material and labor associated with a Mini Cap. Along with the generic design the contractor was required to supply an itemized pricing list of all materials and services, so the CDA would have a fixed price on future mini caps throughout the service contract.

The awarded party will be contracted on a project-by-project basis; as each apartment layout is different. The contract amount will be calculated from the itemized pricing list provided in the Bid Specifications. The Base Bids shown on the Bid Tabulation Sheet was derived from a per piece itemized pricing sheet that will be used to create future contracts at each Mini Cap project. This service contract will be used to award J Lewis Building & Remodeling all Mini Cap projects in FYE2026 and the contract can be renewed annually for two additional years.

RECOMMENDATION

It is recommended that J Lewis Building & Remodeling be awarded this contract because they were the low bid and they have years of experience successfully managing the Mini Cap projects.

EXPLANATION OF FISCAL/FTE IMPACTS

Funds for these projects will be budgeted in the FYE2026 budget and future fiscal year budgets.

☐ None ☒ Current budget ☐ Amendment Requested ☐ Other

RESOLUTION

WHEREAS, formal bids were received on April 4, 2025 for the unit turn Mini Cap project for 30 senior and workforce housing developments in Dakota County; and

WHEREAS, J Lewis Building and Remodeling submitted a low bid of \$15,362.77 to represent the cost of a generic mini cap project; and

WHEREAS, J Lewis Building and Remodeling meets the bidder qualifications in the specification; and

WHEREAS, the contractor is being recommended on their past experience in Mini Cap projects with the Dakota County CDA.

NOW, THEREFORE BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Deputy Executive Director be authorized to sign a construction contract on behalf of the Dakota County CDA with low bidder, J Lewis Building and Remodeling.

PREVIOUS BOARD ACTION

N/A

ATTACHMENTS

Attachment A: Public Ad

Attachment B: Bid Tabulation

CONTACT

Department Head: Kari Gill, Deputy Executive Director

Author: Troy Blakestad, Capital Projects Manager

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
 COUNTY OF DAKOTA

I do solemnly swear that the notice, as per the proof, was published in the edition of the

Dakota County Tribune

with the known office of issue being located in the county of:

DAKOTA

with additional circulation in the counties of:

DAKOTA

and has full knowledge of the facts stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 2 successive week(s); the first insertion being on 03/07/2025 and the last insertion being on 03/14/2025.

MORTGAGE FORECLOSURE NOTICES

Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: [Signature]
 Designated Agent

Subscribed and sworn to or affirmed before me on 03/14/2025

[Signature]
 Notary Public

**Rate Information:**

(1) Lowest classified rate paid by commercial users for comparable space:

\$999.99 per column inch

Ad ID 1455057

**DAKOTA COUNTY
COMMUNITY DEVELOPMENT AGENCY (CDA)
CITY OF EAGAN, MN 55123**

ADVERTISEMENT FOR BIDS

Notice is hereby given that sealed bids will be received by the Office of the Director of Housing Finance & Development, Dakota County CDA, Minnesota until **9:00 AM, Friday, April 4, 2025** at the office of Dakota County Community Development Agency, 1228 Town Centre Drive, Eagan, MN 55123, at which time they will be publicly opened and read aloud for the furnishing of all labor and materials for the **Vacant Unit Cabinet and Countertop (Mini Cap) Replacement Project- Service Contract for Select Senior Housing and Workforce Housing Developments owned by the Dakota County CDA, all within Dakota County, MN.**

Bids received after this date and time will be rejected. No telephone, emailed nor faxed bids will be accepted. Bids shall be on the forms provided for this purpose and according to the Bidding Documents prepared by the Dakota County CDA. Bids will be opened publicly and read aloud. A bid tabulation will be furnished to the Bidders. Bids shall be addressed to:

**Service Contract for Mini Cap Replacement Projects-Public Bid
c/o Dakota County CDA,
1228 Town Centre Drive, Eagan, MN 55123
Attn: Troy Blakestad**

This Project will be subject to Minnesota Statutes 2016, section 16C.285 (the Responsible Contractor's Act) and therefore require a Verification of Compliance form included with the bid.

Interested bidders can contact **Troy Blakestad @ 651-675-4475** of the Dakota County CDA to obtain bid documents and receive more information regarding this project.

Bid security in the amount of \$10,000.00 must accompany the bid in accordance with the Instruction to Bidders. Bids shall be directed to Troy Blakestad, securely sealed and endorsed upon the outside wrapper, with the **Project Title** and **Bid Due Date**. Any bid not including a bid security will be considered disqualified. Payment and Performance Bonds will also be required of the awarded party. Bond amounts will be detailed in the Bid Documents. Full project requirements can be found within bid specifications and subsequent addenda.

The CDA hereby notifies all bidders that in regard to any Contract entered into pursuant to this advertisement, Disadvantaged Business Enterprises (D.M.E.) will be afforded full opportunity to submit bids and / or proposals and will not be subjected to discrimination on the basis of race, color, sex, age, religion, or national origin.

The Dakota County CDA reserves the right to reject any and all bids, to waive irregularities and informalities therein and to award the Contract in the best interest of the CDA.

Troy Blakestad, Capital Projects Manager, Dakota County CDA

Published in the
Dakota County Tribune
March 7, 14, 2025
1455057



Public Bid Opening Date & Time: Friday, April 4, 2025 at 9:00 AM
Project: Mini Cap Service Contract
Project Address: Misc. Senior & Workforce Housing Units, Dakota County, Minnesota

BID TABULATION

Bidding Contractor	Bid Bond	Per Piece Itemized List	Base Bid
SMC Construction Inc.	X	X	\$19,524.44
J Lewis Building and Remodeling	X	X	\$15,362.77



Board of Commissioners

Request for Board Action

Meeting Date: April 22, 2025

Agenda #: 5D

DEPARTMENT: Housing Development

FILE TYPE: Regular - Consent

TITLE

Award Contract For The Exterior Renovation At Lakeside Pointe Senior Housing (Eagan)

PURPOSE/ACTION REQUESTED

Authorize the Deputy Executive Director to execute a contract for the exterior renovation at Lakeside Pointe in Eagan and authorize change order authority.

SUMMARY

This contract is for the exterior renovation of Lakeside Pointe senior housing in Eagan. The renovation will include: replacing the existing asphalt roof, replacing the standing seam roof with asphalt shingles, installing new windows, siding, soffit, fascia and gutters. On April 4, 2025 at 10 a.m. a public bid opening was conducted at the Dakota County CDA Offices for this project. Eight contractors were solicited to bid on the project in addition to being publicly advertised and posted on the CDA website. Five contractors showed interest by attending a site walk-through. All five contractors supplied a bid and attended the bid opening. CNC Construction, LLC was the low bidder on the project, the bid tabulation is attached.

The contract price with alternates #1 and #2 selected is \$516,300. Alternate #1 is to replace all fascia, soffit, gutters and downspouts. Alternate #2 is to use the DiamondKote finish; this a factory finish on the siding that provides for a 30-year warranty and improves the ease of installation with little to no fasteners exposed.

In a project this size, it is possible there may be change orders that would result in minor changes to the project. To deal with these change orders more efficiently, while avoiding delays in construction, we are recommending that the Deputy Executive Director be authorized to approve additional change orders up to the amount of \$51,630 (this is 10% of the contract amount). It is expected that the project would begin by June and be completed by November of this year.

RECOMMENDATION

It is recommended that the Deputy Executive Director be authorized to enter into a contract with CNC Construction, LLC in the amount of \$516,300 and be authorized to sign change orders in the amount not to exceed \$51,360. The solicitation of bids was done in accordance with public bidding requirements and the low bid is within budget. The contractor has successfully worked with the CDA in the past and was the contractor that completed the renovation at the neighboring O'Leary Manor in 2020.

EXPLANATION OF FISCAL/FTE IMPACTS

Funds are available for this project from the approved current fiscal year budget.

☐ None ☒ Current budget ☐ Amendment Requested ☐ Other

RESOLUTION

WHEREAS, formal bids were received on April 4, 2025 for the Exterior Renovation project at Lakeside Pointe Manor Senior Housing Development in Dakota County; and

WHEREAS, CNC Construction, LLC submitted a low responsive bid of \$516,300 with Alternates #1 and #2 are selected; and

WHEREAS, CNC Construction, LLC meets the bidder qualifications in the specification; and

WHEREAS, the contractor is being recommended on both low bid results and their prior experience on the similar O'Leary project; and

WHEREAS, funds are budgeted in the FYE25 Common Bond Fund budget for this project.

NOW, THEREFORE BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Deputy Executive Director be authorized to sign a construction contract on behalf of the Dakota County CDA with low bidder, CNC Construction LLC, in an amount of \$516,300; and

BE IT FURTHER RESOLVED, That the Deputy Executive Director be authorized to approve change orders in an amount not to exceed \$36,141; and

BE IT FURTHER RESOLVED, That funds for this project will be carried over to Fiscal Year 2026 for completion of the project.

PREVIOUS BOARD ACTION

N/A

ATTACHMENTS

Attachment A: Public Ad

Attachment B: Bid Tabulation

CONTACT

Department Head: Kari Gill, Deputy Executive Director

Author: Troy Blakestad, Capital Projects Manager

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
 COUNTY OF DAKOTA

I do solemnly swear that the notice, as per the proof, was published in the edition of the

Dakota County Tribune

with the known office of issue being located in the county of:

DAKOTA

with additional circulation in the counties of:

DAKOTA

and has full knowledge of the facts stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 2 successive week(s); the first insertion being on 03/07/2025 and the last insertion being on 03/14/2025.

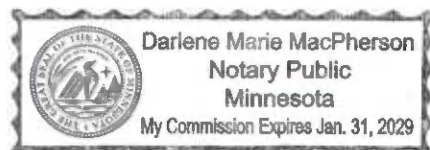
MORTGAGE FORECLOSURE NOTICES

Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: [Signature]
 Designated Agent

Subscribed and sworn to or affirmed before me on 03/14/2025

[Signature]
 Notary Public

**Rate Information:**

(1) Lowest classified rate paid by commercial users for comparable space:

\$999.99 per column inch

Ad ID 1455055

**DAKOTA COUNTY
COMMUNITY DEVELOPMENT AGENCY (CDA)
EAGAN, MN 55123**

ADVERTISEMENT FOR BIDS

Notice is hereby given that sealed bids will be received by the Director of Housing Finance & Development, Dakota County CDA, until **10:00 a.m. Friday, April 4, 2025** at the office of Dakota County Community Development Agency, 1228 Town Centre Drive, Eagan, MN 55123; at which time they will be publicly opened and read aloud for the furnishing of all labor and materials for the **Exterior Renovation Project** at Lakeside Pointe Senior Housing, 1200 Town Centre Drive, Eagan MN 55122.

Bids received after this time and date will be rejected. No telephone, email or fax bids will be accepted. Bids shall be on the forms provided for this purpose and according to the Bidding Documents prepared by Dakota County CDA. Bids shall be directed to the Project Manager, securely sealed and endorsed upon the outside wrapper, with the **Project Title** and **Bid Due Date**. Bids will be opened publicly and read aloud. A bid tabulation will be furnished to the Bidders. Bids shall be addressed to:

**Lakeside Pointe: Exterior Renovation Project-Public Bid
c/o Dakota County CDA,
1228 Town Centre Drive, Eagan, MN 55123
Attn: Troy Blakestad**

Interested bidders can contact Troy Blakestad @ 651-675-4475 of the Dakota County CDA to obtain bid documents and receive more information regarding this project.

There will be a mandatory project walk through at Lakeside Pointe on March 18, 2025 at 1:00 p.m. Attendance of this walkthrough is required; failure to attend will result in a disqualified bid.

This Project will be subject to Minnesota Statutes 2014, section 16C.285 (the Responsible Contractor's Act) and therefore require a Verification of Compliance form included with the bid.

Bid security in the amount of 5% of the bid must accompany each bid in accordance with the Instruction to Bidders. Any bid not including a bid security will be considered disqualified. Only a bond issued by a Surety, cashier's check or certified check will be accepted. Payment and Performance Bonds will also be required of the awarded party. **Prevailing wages will also be required** on this project. Wage Determinations will be provided with the bid materials.

The CDA hereby notifies all bidders that in regard to any Contract entered into pursuant to this advertisement, Disadvantaged Business Enterprises (D.M.E.) will be afforded full opportunity to submit bids and / or proposals and will not be subjected to discrimination on the basis of race, color, sex, age, religion, or national origin.

The Dakota County CDA reserves the right to reject any and all bids, to waive irregularities and informalities therein and to award the Contract in the best interest of the CDA.

Troy Blakestad, Capital Projects Manager, Dakota County CDA

Published in the
Dakota County Tribune
March 7, 14, 2025
1455055



PROJECT TITLE: Lakeside Point Exterior Renovation
PROJECT ADDRESS: 1200 Town Centre Drive, Eagan MN 55123

Bid Opening: Friday, April 4 2025 10:00 a.m.

BID TABULATION

BIDDER	ADDENDA 1	BID BOND	BASE BID	ALT. #1 Replace all gutters, Downspouts, Soffit & Fascia	ALT. #2 DiamondKote
CNC Constuction	X	X	\$474,200.00	\$34,900.00	\$7,200.00
GV Builders Inc	X	X	\$492,800.00	\$43,850.00	\$34,980.00
Minnesota Construction	X	X	\$531,850.00	\$56,265.00	\$8,000.00
SMC Construction	X	X	\$574,130.08	\$54,591.66	\$9,741.63
CBS Construction	X	X	\$1,015,000.00	\$67,328.00	\$57,750.00



Board of Commissioners

Request for Board Action

Meeting Date: April 22, 2025

Agenda #: 5E

DEPARTMENT: Community and Economic Development

FILE TYPE: Regular - Consent

TITLE

Approval Of 2025 Investment In GREATER MSP

PURPOSE/ACTION REQUESTED

Approve financial investment to GREATER MSP for 2025.

SUMMARY

GREATER MSP is a public-private partnership whose mission is to accelerate regional competitiveness and inclusive economic growth through job creation, capital investment and execution of strategic initiatives. GREATER MSP works to strengthen the region's global sectors, prioritize talent and tell the region's story.

The Dakota County Community Development Agency (CDA) has been an investor in GREATER MSP since 2011. As part of our investment, the CDA is provided one seat on the GREATER MSP Board, and at the January CDA Board meeting, Commissioner Bill Droste was selected as Dakota County's representative.

GREATER MSP assists with the implementation of several economic development initiatives outlined in the Dakota County Economic Development Strategy, including creating prospect response capacity (i.e. working with site selectors); undertaking development-related resource and policy capacity; and enhancing image, marketing and branding.

RECOMMENDATION

Staff recommends approval of a \$100,000 investment in GREATER MSP for 2025.

EXPLANATION OF FISCAL/FTE IMPACTS

Funding for this investment is included in the FYE25 Operating Budget.

☐ None ☒ Current budget ☐ Amendment Requested ☐ Other

RESOLUTION

WHEREAS, the Itasca Project conducted a study in 2010 demonstrating the need for a regional economic development organization to develop and implement a coordinated regional economic development strategy; and

WHEREAS, the Minneapolis-St. Paul Regional Economic Development Partnership (GREATER MSP) was created in 2011 through a public-private partnership to stimulate economic growth and prosperity in the region; to coordinate site selector processes for the metropolitan area; market, brand, and promote the region; and conduct research to inform a regional economic development strategy; and

WHEREAS, the Dakota County Community Development Agency (CDA) has been granted Economic Development Authority powers by the State Legislature and the Dakota County Board of Commissioners; and

WHEREAS, GREATER MSP has developed and continues to refine a regional economic development strategy to increase economic growth in the region.

NOW, THEREFORE BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the 2025 investment of \$100,000 to GREATER MSP is approved.

PREVIOUS BOARD ACTION

24-6814; 3/27/2024
23-6668; 3/21/2023
22-6535; 4/19/2022
21-6409; 4/20/2021
20-6247; 3/17/2020
19-6108; 2/26/2019
18-5982; 2/27/2018
17-5864; 4/18/2017
15-5651; 12/15/2015
15-5481; 1/20/2015
13-5302; 11/12/2013
12-5150; 11/13/2012
11-4998; 11/15/2011
10-4835; 12/14/2010

ATTACHMENTS

None.

CONTACT

Department Head: Lisa Alfson, Director of Community and Economic Development
Author: Lisa Alfson



Board of Commissioners

Request for Board Action

Meeting Date: April 22, 2025

Agenda #: 6A

DEPARTMENT: Housing Development

FILE TYPE: Regular - Action

TITLE

Conduct Public Hearing To Receive Comments On The Disposition of DCCDA Section 18, LLC Property And Authorization To Enter Into Purchase Agreement With The Qualified Buyer

PURPOSE/ACTION REQUESTED

- Conduct and close public hearing regarding the disposition of one vacant property.
- Authorize the Executive Director to enter into a purchase agreement on behalf of DCCDA Section 18, LLC for one property.

SUMMARY

The Dakota County CDA, as the sole member of the DCCDA Section 18, LLC, owns single family homes and duplexes that were previously part of the Public Housing Program and were acquired by the LLC through the U.S. Department of Housing and Urban Development (HUD) Section 18 Demo/Dispo Program.

HUD's Special Applications Center has approved the disposition of the Section 18 units. If a current resident has an interest in purchasing the property or if a property becomes vacant, CDA staff assesses the property to determine if it should be sold. The units must be sold at Fair Market Value to the current resident or on the market through public bid.

On March 25, 2025, the CDA Board set a public hearing for the disposition of one duplex DCCDA Section 18, LLC property located at 14840 Dallara Avenue, Rosemount. Eight offers were received for the property.

RECOMMENDATION

Staff recommends conducting and closing the public hearing and approving the sale of the property to the selected buyer.

EXPLANATION OF FISCAL/FTE IMPACTS

HUD requires the proceeds from the sale of the properties be placed in a restricted bank account to be used for all allowable purposes which includes acquiring and/or constructing replacement affordable housing units.

☐ None ☐ Current budget ☐ Amendment Requested ☒ Other

RESOLUTION

WHEREAS, the Dakota County CDA is able to dispose of property after holding a public hearing for which a notice is published; and

WHEREAS, a notice of the public hearing was published in the Dakota County Tribune per Minnesota Statutory Sec. 469.105; and

WHEREAS, the property proposed for sale is part of the DCCDA Section 18, LLC that was created for the transition of public housing units through the U.S. Housing and Urban Development's Section 18 Demo/Dispo program; and

WHEREAS, the U.S. Department of Housing and Urban Development's Special Applications Center has approved the disposition of the Section 18 units on the open market through public bid; and

WHEREAS, MooreKamp, LLC, a qualified buyer, submitted the highest and/or best offer to purchase 14840 Dallara Avenue, Rosemount and David Brown, submitted a qualifying non-contingent offer; and

WHEREAS, a public hearing was conducted on April 22, 2025, on the proposed terms of the sale of the property located at 14840 Dallara Avenue, Rosemount.

NOW, THEREFORE BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Executive Director is authorized to negotiate with and enter into a Purchase Agreement with the following buyer:

ADDRESS

14840 Dallara Avenue, Rosemount

BUYER

MooreKamp, LLC

CONTINGENCY BUYER

David Brown

BE IT FURTHER RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That if the Dakota County Community Development Agency and the Buyer cannot agree to terms on a purchase agreement or the purchase agreement is cancelled by either party, the Executive Director is authorized to negotiate with and enter into a purchase agreement with the Contingency Buyer for the property; and

BE IT FURTHER RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the public hearing is closed.

PREVIOUS BOARD ACTION

24-6842; 5/22/2024

25-6949; 3/22/2025

ATTACHMENTS

Attachment A: Affidavit of Public Hearing

CONTACT

Department Head: Kari Gill, Deputy Executive Director

Author: Kari Gill

Ad: 1

\$84.15

PUBLIC NOTICE**DAKOTA COUNTY COMMUNITY DEVELOPMENT AGENCY**

Notice is provided that the Board of Commissioners of the Dakota County Community Development Agency (CDA), as the sole member of DCCDA Section 18, LLC will hold a public hearing on Tuesday, April 22, 2025, at or after 3:00 p.m. at the CDA offices located at 1228 Town Centre Drive, Eagan, Minnesota to consider the sale, transfer, and/or exchange of the following described property currently owned by DCCDA Section 18 LLC is advisable:

Address	Legal Description
14840 and 14850 Dallara Avenue, Rosemount	Lot 3, Block 2, Broback 6th Addition, Dakota County, Minnesota

The terms and conditions for offers that staff is recommending to the CDA Board will be available at the CDA's office beginning April 11, 2025. For more information on this proposed sale, transfer, and/or exchange of property contact Lori Zierden at the Dakota County CDA, 1228 Town Centre Drive, Eagan, MN 55123, telephone (651) 675-4467. Public comments may be submitted orally or in writing to the CDA through the public hearing to be held on April 22, 2025.

**BY ORDER OF THE BOARD OF COMMISSIONERS OF THE DAKOTA
COUNTY COMMUNITY DEVELOPMENT AGENCY**

By /s/ Tony Schertler
Executive Director

Published in the
Dakota County Tribune
April 4, 2025
1461364



Board of Commissioners

Request for Board Action

Meeting Date: April 22, 2025

Agenda #: 6B

DEPARTMENT: Administration

FILE TYPE: Regular - Informational

TITLE

Presentation On CDA Program Waiting Lists

PURPOSE/ACTION REQUESTED

Presentation on waiting lists, wait times and demographics.

SUMMARY

The Dakota County CDA manages waiting lists for programs. Staff from Community & Economic Development, Housing Assistance and Property Management will present waiting list data, estimated wait times, and demographics.

EXPLANATION OF FISCAL/FTE IMPACTS

N/A

☒ None ☐ Current budget ☐ Amendment Requested ☐ Other

CONTACT

Department Head: Sara Swenson, Director of Administration and Communications

Author: Sara Swenson



Board of Commissioners

Request for Board Action

Meeting Date: April 22, 2025

Agenda #: 6C

DEPARTMENT: Administration

FILE TYPE: Regular - Informational

TITLE

Discussion On Housing Development Strategic Planning

PURPOSE/ACTION REQUESTED

Discussion on CDA owned properties and future development plans.

SUMMARY

Housing Development staff will present on properties the CDA currently owns, investment to date in those properties, and potential future development plans.

EXPLANATION OF FISCAL/FTE IMPACTS

N/A

☒ None ☐ Current budget ☐ Amendment Requested ☐ Other

CONTACT

Department Head: Tony Schertler, Executive Director

Author: Sara Swenson

MEMO

April 18, 2025

TO: CDA Board of Commissioners
Dakota County Manager and Physical Development Director
City Administrators & Managers

FROM: Tony Schertler, Executive Director

RE: Status Report - Quarter 1, 2025

This Status Report provides summary information on the use of affordable housing and community development programs in Dakota County. The Status Report reflects statistics through the first quarter of 2025 and not the entire life of programs. As a reference tool, the appendix has an explanation of each program.

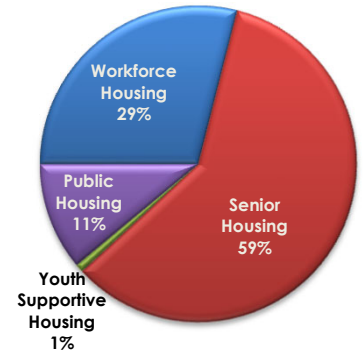


Rental Assisted Housing

Development-Based Housing Programs	as of December 31		as of March 31		+/- Previous Quarter
	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	
CDA Housing Programs	1,669	831	1,669	831	0
Project Based Housing Choice Vouchers	All	136	All	140	4
Other Affordable Housing Programs	1100	1,730	1100	1,730	0
Total Development-Based Housing Units	2,769	2,697	2,769	2,701	4
Tenant-Based Housing Programs					
		All		All	+/- Quarter
Tenant Based Housing Choice Vouchers		2,316		2,350	34
Portable Incoming Vouchers		432		491	59
Outgoing Vouchers		472		481	9
Other Rental Housing Subsidy Programs		10		28	18
Total Tenant-Based Housing Vouchers	0	3,230	0	3,350	120

Tenant-based program vouchers may be used by residents of development-based housing.

CDA Property Portfolio



CDA Properties include:

- 29 Senior Housing Developments
- 24 Workforce Housing Developments
- 3 Other Developments: Lincoln Place (Youth Supportive Housing), Gateway Place, and Nicols Pointe
- 123 units Scattered Site Public Housing
- 80 units Public Housing (Colleen Loney)

Rental Assisted Housing includes:

Development-Based Housing Programs

- CDA Senior Housing
- CDA Workforce Housing
- CDA Youth Supportive Housing
- Section 8 Housing Choice Vouchers
- 202 Housing
- 811 Housing
- 236 Housing
- Low Rent Housing
- Non-CDA Bond Financed Housing
- Non-CDA Tax Credit Housing
- FMHA

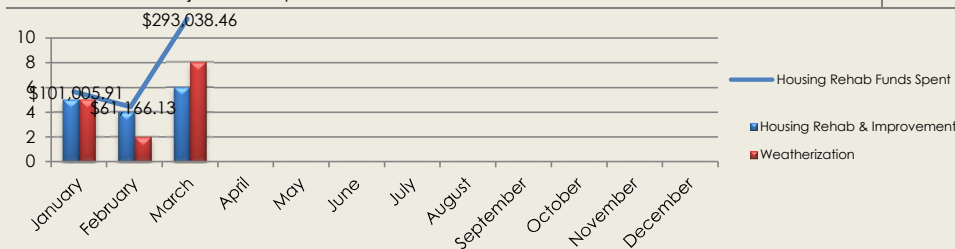
Tenant-Based Housing Programs

- Section 8 Housing Choice Vouchers
- Continuum of Care
- Bridges
- Family Unification Program
- Veteran Affairs Supportive Housing
- Housing Trust Fund
- Single Room Occupancy

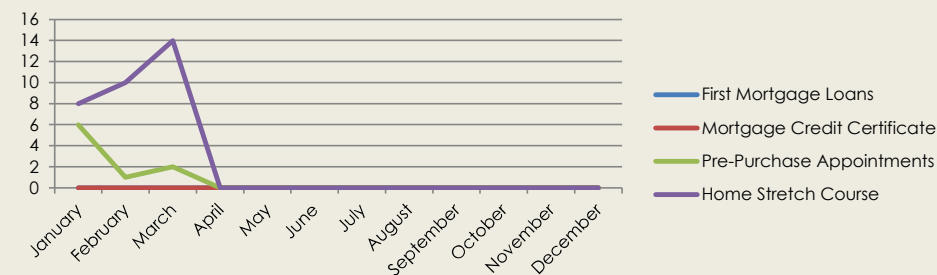
Program statistics are available upon request.

Home Ownership

Housing Improvement Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
Rehab & Improvement Loans Closed	15	0	0	0	15
Weatherization Projects Completed	15	0	0	0	15



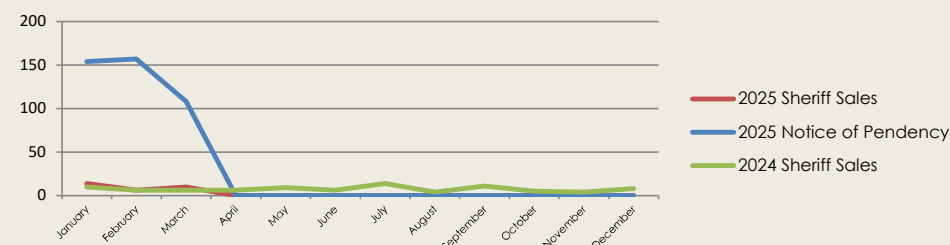
First Time Homebuyer Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
First Mortgage Loans & Downpayment	0	0	0	0	0
Mortgage Credit Certificates	0	0	0	0	0
Pre-Purchase Counseling	9	0	0	0	9
Home Stretch Homebuyer Education	32	0	0	0	32



Graph represents monthly data.

Foreclosure

Home Foreclosure	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD	2024 CY
Sheriff Sales	30	0	0	0	30	89
Notice of Pendency	419	0	0	0	419	1,209





Rental Assisted Housing

	as of December 31		as of March 31		+/-
Development-Based Housing Programs	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	Previous Quarter
CDA Housing Programs	170	111	170	111	0
Project Based Housing Choice Vouchers	All	19	All	18	-1
Other Affordable Housing Programs	215	117	215	117	0
Total Development-Based Housing Units	385	247	385	246	-1
Tenant-Based Housing Programs	All		All		+/- Quarter
Tenant Based Housing Choice Vouchers	275		270		-5
Portable Incoming Vouchers	49		51		2
Other Rental Housing Subsidy Programs	0		0		0
Total Tenant-Based Housing Vouchers	324		321		-3

Tenant-based program vouchers may be used by residents of development-based housing.

CDA Properties in Apple Valley

Senior Housing Developments

Orchard Square • 50 units
Cortland Square • 60 units
Cobblestone Square • 60 units

Workforce Housing Developments

Glenbrook Townhomes • 39 units
Chasewood Townhomes • 27 units
Quarry View Townhomes • 45 units

Scattered Site Public Housing

35 units

Other Affordable Housing in Apple Valley

Project Based Vouchers

Apple Valley Villa • 72 senior units
Whitney Grove Townhomes • 56 family units

Section 811 Housing

Apple Grove Apartments • 16 units

Non-CDA Managed Tax Credit

Haralson Apartments • 36 units

Non-CDA Bond Financed Housing

Hidden Ponds • 19 affordable family units of 84 total units
Hearthstone Apartments & Townhomes • 46 affordable family units of 228 total units
Legends of Apple Valley • 163 affordable senior units

Non-CDA Other

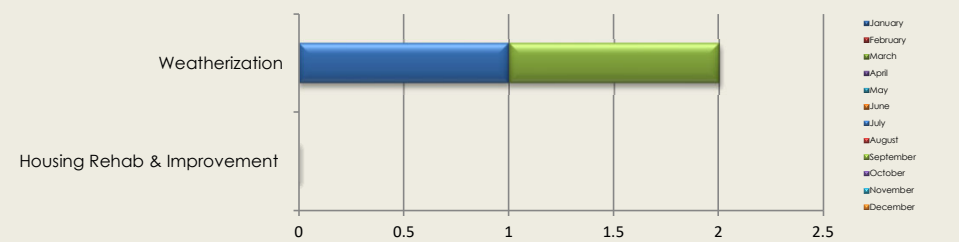
Scott-Carver-Dakota CAP Agency • 1 affordable unit

Future Developments

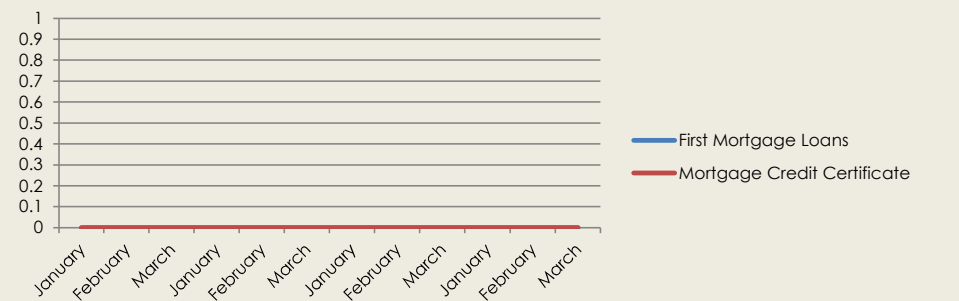
• Founders Circle Site, Roers Developer, TIF funded 36 units to be affordable for 15 years (after building is occupied).

Home Ownership Connection

Housing Improvement Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
Rehab & Improvement Loans Closed	0	0	0	0	0
Weatherization Projects Completed	2	0	0	0	2

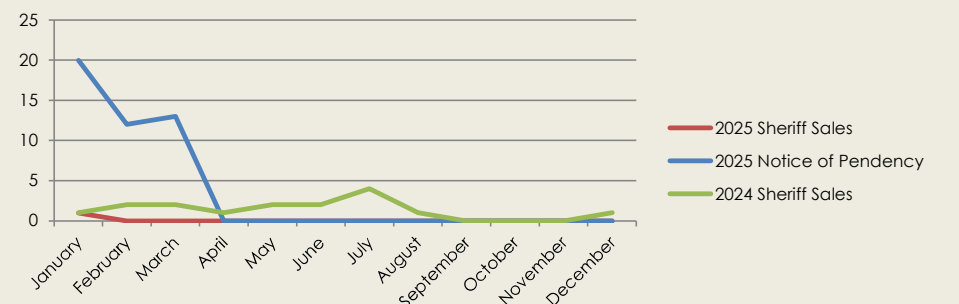


First Time Homebuyer Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
First Mortgage Loans & Downpayment	0	0	0	0	0
Mortgage Credit Certificate Requested	0	0	0	0	0



Foreclosure

Home Foreclosure	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD	2024
Sheriff Sales	1	0	0	0	1	16
Notice of Pendency	45	0	0	0	45	155





Rental Assisted Housing

	as of December 31		as of March 31		+/-
Development-Based Housing Programs	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	Previous Quarter
CDA Housing Programs	206	56	206	56	0
Project Based Housing Choice Vouchers	All	7	All	6	-1
Other Affordable Housing Programs	83	496	83	496	0
Total Development-Based Housing Units	289	559	289	558	-1
Tenant-Based Housing Programs		All		All	+/- Quarter
Tenant Based Housing Choice Vouchers		436		429	-7
Portable Incoming Vouchers		90		97	7
Other Rental Housing Subsidy Programs		8		9	1
Total Tenant-Based Housing Vouchers		534		535	1

Tenant-based program vouchers may be used by residents of development-based housing.

CDA Properties in Burnsville

Senior Housing Developments:

Eagle Ridge Place • 60 units
Park Ridge Place • 66 units
Valley Ridge • 80 units

Workforce Housing Developments:

Parkside Townhomes • 22 units
Heart of the City Townhomes • 34 units

Scattered Site Public Housing

52 units

Other Affordable Housing in Burnsville

Project Based Vouchers

Chowen Bend Townhomes • 32 units
Cliff Hill • 32 units
Horizon Heights • 25 units

Section 811 Housing

West Apartments • 24 units
Leah's Apartments • 17 units

Section 236 Housing

Chancellor Manor • 200 units

Section 202 Housing

Ebenezer Ridge Point • 42 units

Non-CDA Managed Tax Credit

Timber Ridge • 48 units
Andrew's Pointe • 57 units

Non-CDA Bond Financed Housing

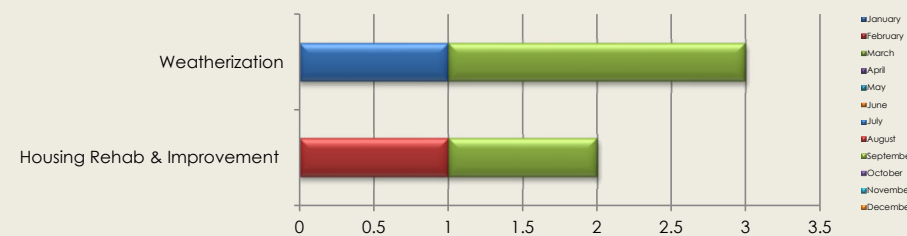
Grande Market Place • 46 affordable units of 113 total units
Dakota Station • 60 affordable units of 150 total units
Wyngate Townhomes • 10 affordable units of 505 total units

Non-CDA Other

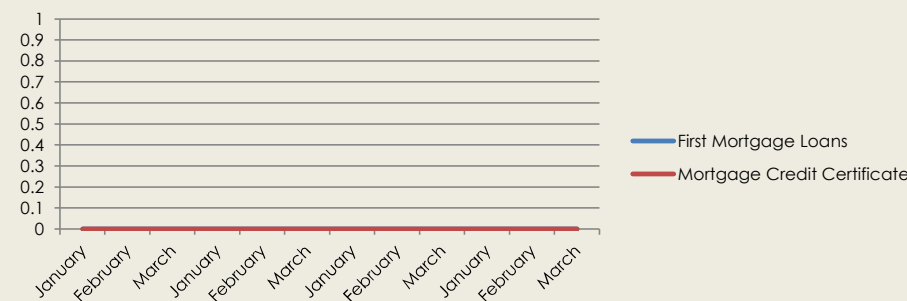
County Road 5 - Tasks Unlimited • 6 affordable units
Scott-Carver-Dakota CAP Agency • 8 affordable units

Home Ownership Connection

Housing Improvement Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
Rehab & Improvement Loans Closed	2	0	0	0	2
Weatherization Projects Completed	3	0	0	0	3

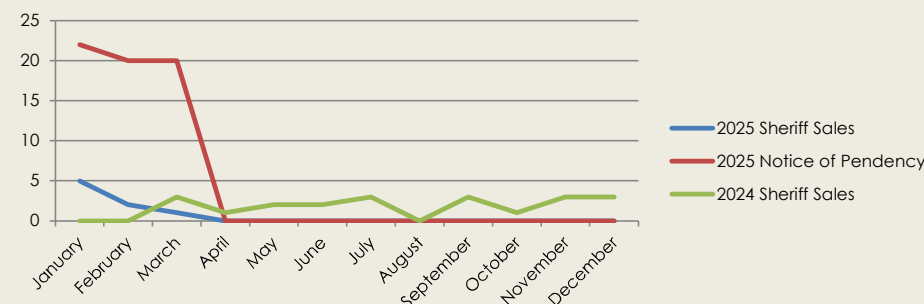


First Time Homebuyer Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
First Mortgage Loans & Downpayment	0	0	0	0	0
Mortgage Credit Certificate Requested	0	0	0	0	0



Foreclosure

Home Foreclosure	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD	2024
Sheriff Sales	8	0	0	0	8	21
Notice of Pendency	62	0	0	0	62	175





Rental Assisted Housing

	as of December 31		as of March 31		+/-
	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	Previous Quarter
Development-Based Housing Programs					
CDA Housing Programs	245	224	245	224	0
Project Based Housing Choice Vouchers	All	31	All	31	0
Other Affordable Housing Programs	32	132	32	132	0
Total Development-Based Housing Units	277	387	277	387	0
Tenant-Based Housing Programs					
		All		All	+/- Quarter
Tenant Based Housing Choice Vouchers		371		382	11
Portable Incoming Vouchers		64		69	5
Other Rental Housing Subsidy Programs		10		10	0
Total Tenant-Based Housing Vouchers		445		461	16

Tenant-based program vouchers may be used by residents of development-based housing.

CDA Properties in Eagan

Senior Housing Developments

- O'Leary Manor • 65 units
- Oakwoods of Eagan • 65 units
- Lakeside Pointe • 60 units
- Oakwoods East • 55 units
- Nicols Pointe • 24 units

Workforce Housing Developments

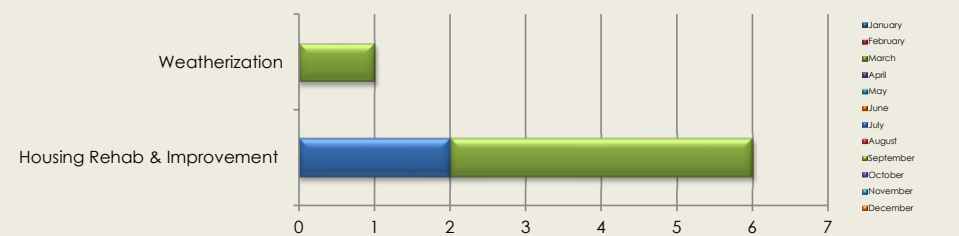
- Oak Ridge Townhomes • 42 units
- Erin Place Townhomes • 34 units
- Northwood Townhomes • 42 units
- Riverview Ridge Townhomes • 27 units
- Lakeshore Townhomes • 50 units

Youth Supportive Housing

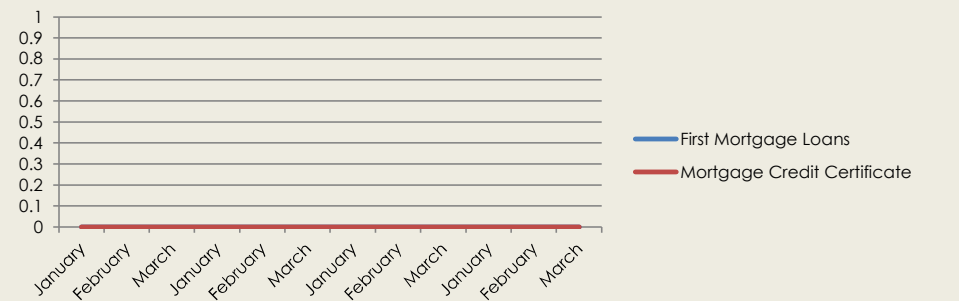
- Lincoln Place • 24 units

Home Ownership Connection

	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
Housing Improvement Programs					
Rehab & Improvement Loans Closed	6	0	0	0	6
Weatherization Projects Completed	1	0	0	0	1



	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
First Time Homebuyer Programs					
First Mortgage Loans & Downpayment	0	0	0	0	0
Mortgage Credit Certificate Requested	0	0	0	0	0



Other Affordable Housing in Eagan

Non-CDA Bond Financed Housing

- Cedar Villas • 21 affordable family units of 104 total units
- Commons on Marice • 32 affordable senior units of 156 total units
- View Pointe Apartments • 60 affordable units of 327 total units

Non-CDA Other

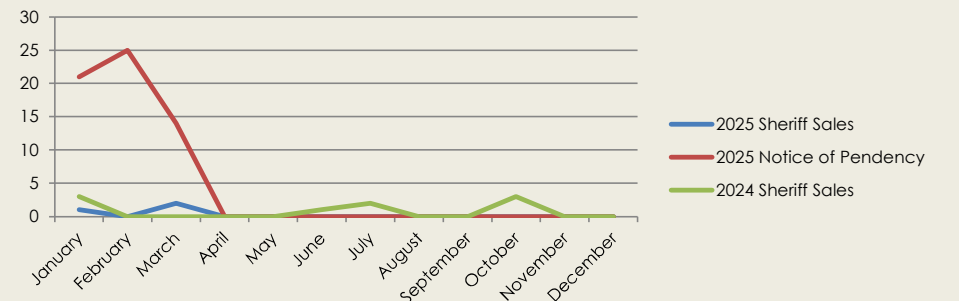
- Scott-Carver-Dakota CAP Agency • 8 affordable units
- Dakota Woodlands (Mary's Shelter) • 21 units

Future Developments

- Aster House, REE Developer, bond financing; 204 units (anticipated occupancy in 2022).
- Lexington Flats, MWF Developer, tax credit; 49 units (anticipated occupancy 2021).

Foreclosure

	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD	2024
Home Foreclosure						
Sheriff Sales	3	0	0	0	3	9
Notice of Pendency	60	0	0	0	60	166



Rental Assisted Housing

	as of December 31		as of March 31		+/-
	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	Previous Quarter
Development-Based Housing Programs					
CDA Housing Programs	66	51	66	51	0
Project Based Housing Choice Vouchers	All	4	All	4	0
Other Affordable Housing Programs	37	115	37	115	0
Total Development-Based Housing Units	103	170	103	170	0
Tenant-Based Housing Programs		All		All	+/- Quarter
Tenant Based Housing Choice Vouchers		60		58	-2
Portable Incoming Vouchers		9		10	1
Other Rental Housing Subsidy Programs		0		0	0
Total Tenant-Based Housing Vouchers		69		68	-1

Tenant-based program vouchers may be used by residents of development-based housing.

CDA Properties in Farmington

Senior Housing Developments

Vermillion River Crossing • 66 units

Workforce Housing Developments

Twin Ponds Townhomes • 51 units

Scattered Site Public Housing

6 units

Other Affordable Housing in Farmington

Project Based Vouchers

Spruce Place • 60 senior units

FMHA

Red Oak Manor • 37 senior units

Westview Apartments • 60 units

Non-CDA Managed Tax Credit

Farmington Family Townhomes • 28 affordable family units of 32 total units

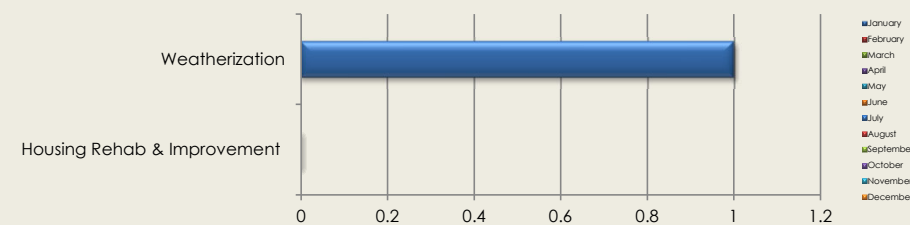
Farmington Townhomes • 16 units

Non-CDA Other

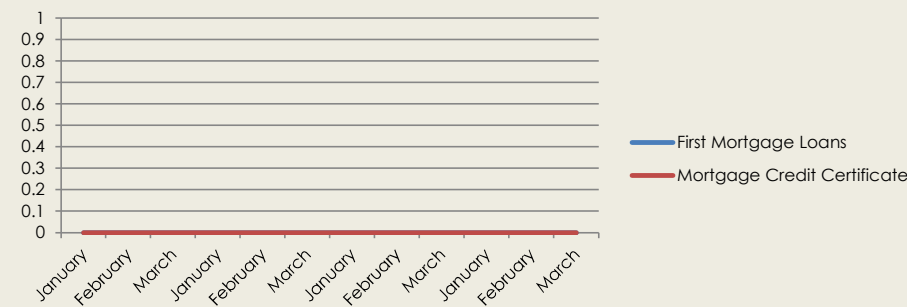
Elim Terrace • 4 affordable units of 18 total units

Home Ownership Connection

Housing Improvement Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
Rehab & Improvement Loans Closed	0	0	0	0	0
Weatherization Projects Completed	1	0	0	0	1

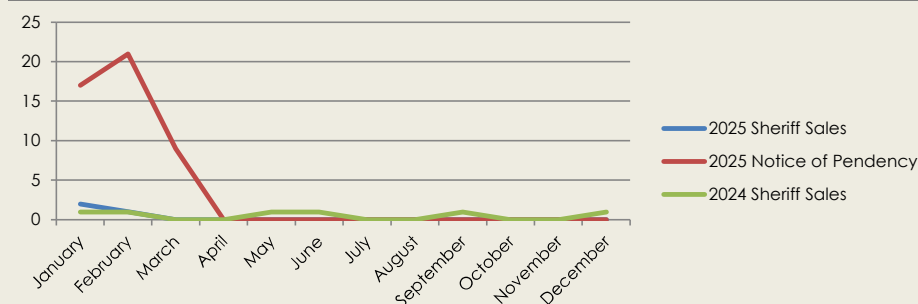


First Time Homebuyer Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
First Mortgage Loans & Downpayment	0	0	0	0	0
Mortgage Credit Certificate Requested	0	0	0	0	0



Foreclosure

Home Foreclosure	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD	2024
Sheriff Sales	3	0	0	0	3	6
Notice of Pendency	47	0	0	0	47	153



Rental Assisted Housing

	as of December 31		as of March 31		+/-
Development-Based Housing Programs	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	Previous Quarter
CDA Housing Programs	103	80	103	80	0
Project Based Housing Choice Vouchers	All	7	All	7	0
Other Affordable Housing Programs	109	83	109	83	0
Total Development-Based Housing Units	212	170	212	170	0
					+/-
Tenant-Based Housing Programs	All		All		Quarter
Tenant Based Housing Choice Vouchers	127		128		1
Portable Incoming Vouchers	16		16		0
Other Rental Housing Subsidy Programs	0		0		0
Total Tenant-Based Housing Vouchers	143		144		1

Tenant-based program vouchers may be used by residents of development-based housing.

CDA Properties in Hastings

Senior Housing Developments

Mississippi Terrace • 40 units
Rivertown Court • 63 units

Workforce Housing Developments

Marketplace Townhomes • 28 units
Pleasant Ridge Townhomes • 31 units
West Village Townhomes • 21 units

Scattered Site Public Housing

8 units

Other Affordable Housing in Hastings

Section 202 Housing

Oak Ridge • 109 senior units

Non-CDA Managed Tax Credit

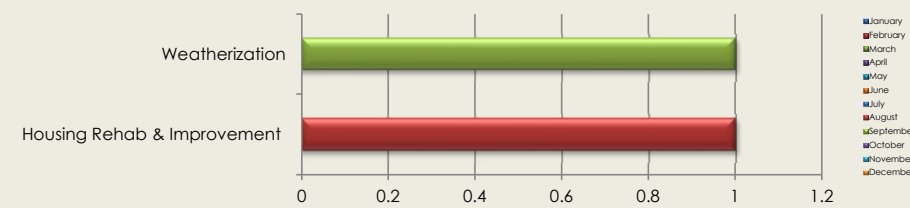
Guardian Angels Apartments &
Townhomes • 33 family units
Artspace Hastings Lofts • 37 affordable
units

Future Developments

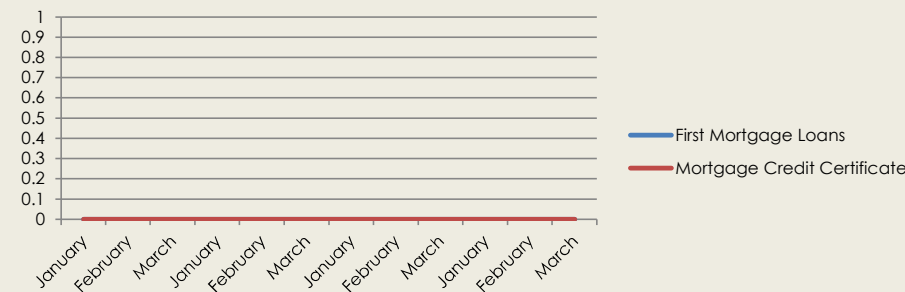
• Senior apartments, REE Developer; financing
and occupancy TBD; still in process of being
approved.

Home Ownership Connection

Housing Improvement Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
Rehab & Improvement Loans Closed	1	0	0	0	1
Weatherization Projects Completed	1	0	0	0	1

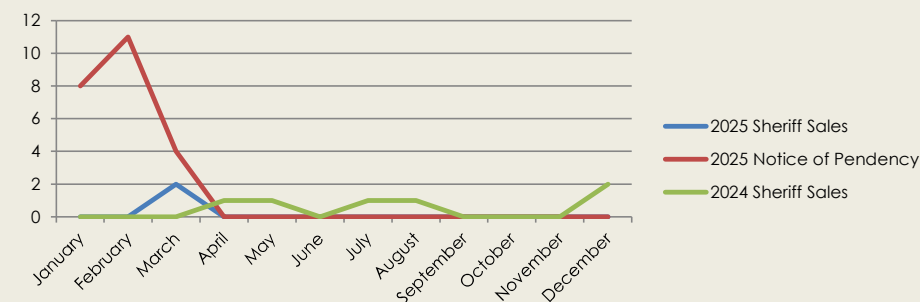


First Time Homebuyer Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
First Mortgage Loans & Downpayment	0	0	0	0	0
Mortgage Credit Certificate Requested	0	0	0	0	0



Foreclosure

Home Foreclosure	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD	2024
Sheriff Sales	2	0	0	0	2	6
Notice of Pendency	23	0	0	0	23	76





Rental Assisted Housing

	as of December 31		as of March 31		+/-
	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	Previous Quarter
Development-Based Housing Programs					
CDA Housing Programs	177	78	177	78	0
Project Based Housing Choice Vouchers	All	55	All	58	3
Other Affordable Housing Programs	0	305	0	305	0
Total Development-Based Housing Units	177	438	177	441	3
Tenant-Based Housing Programs		All		All	+/- Quarter
Tenant Based Housing Choice Vouchers		161		163	2
Portable Incoming Vouchers		35		38	3
Other Rental Housing Subsidy Programs		1		2	1
Total Tenant-Based Housing Vouchers		197		203	6

Tenant-based program vouchers may be used by residents of development-based housing.

CDA Properties in Inver Grove Heights

Senior Housing Developments

Carmen Court • 51 units
Cahill Commons • 60 units
Hillcrest Pointe • 66 units

Workforce Housing Developments

Spruce Pointe Townhomes • 24 units
Lafayette Townhomes • 30 units
Inver Hills Townhomes • 24 units

Scattered Site Public Housing

9 units

Other Affordable Housing in Inver Grove Heights

Project Based Vouchers

Prairie Estates • 40 family units
Cahill Place • 40 family units

Section 236 Housing

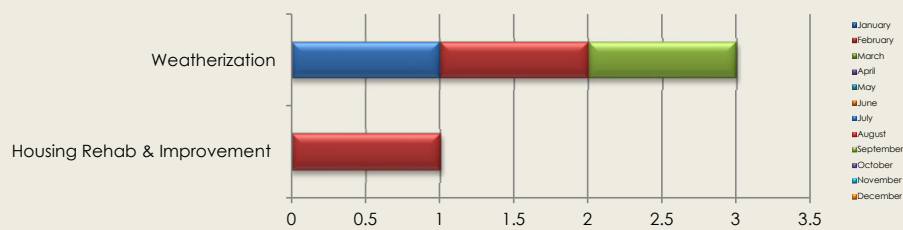
Rolling Meadows Cooperative •
202 units

Non-CDA Bond Financed Housing

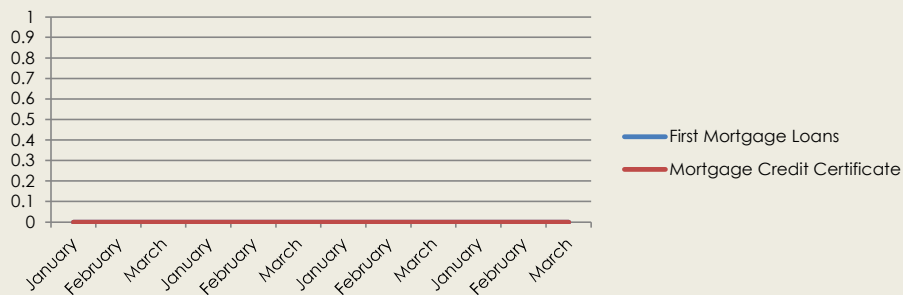
Blackberry Pointe • 92 affordable
family units of 219 total units

Home Ownership Connection

Housing Improvement Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
Rehab & Improvement Loans Closed	1	0	0	0	1
Weatherization Projects Completed	3	0	0	0	3

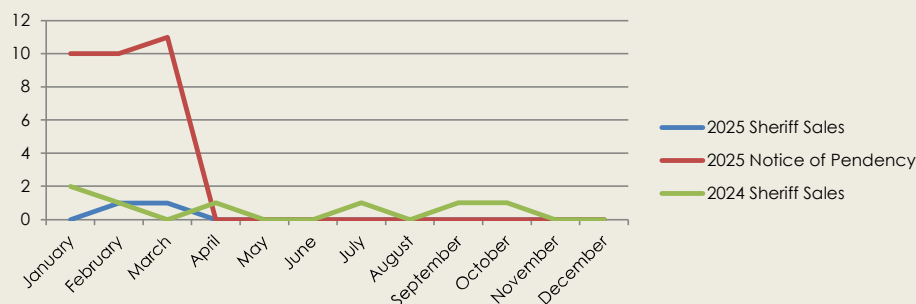


First Time Homebuyer Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
First Mortgage Loans & Downpayment	0	0	0	0	0
Mortgage Credit Certificate Requested	0	0	0	0	0



Foreclosure

Home Foreclosure	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD	2024
Sheriff Sales	2	0	0	0	2	7
Notice of Pendency	31	0	0	0	31	85





Rental Assisted Housing

	as of December 31		as of March 31		+/-
Development-Based Housing Programs	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	Previous Quarter
CDA Housing Programs	264	175	264	175	0
Project Based Housing Choice Vouchers	All	9	All	8	-1
Other Affordable Housing Programs	24	126	24	126	0
Total Development-Based Housing Units	288	310	288	309	-1
Tenant-Based Housing Programs	All		All		+/- Quarter
Tenant Based Housing Choice Vouchers	165		169		4
Portable Incoming Vouchers	21		22		1
Other Rental Housing Subsidy Programs	0		1		1
Total Tenant-Based Housing Vouchers	186		192		6

Tenant-based program vouchers may be used by residents of development-based housing.

CDA Properties in Lakeville

Senior Housing Developments

Winsor Plaza • 64 units
Main Street Manor • 51 units
Crossroads Commons • 87 units
Argonne Hills • 62 units

Workforce Housing Developments

Country Lane Townhomes • 29 units
Prairie Crossing Townhomes • 40 units
Meadowlark Townhomes • 40 units
Cedar Valley Townhomes • 30 units
Keystone Crossing • 36 units

Scattered Site Public Housing

8 units

Other Affordable Housing in Lakeville

Section 202 Housing

Fairfield Terrace • 24 units

Non-CDA Managed Tax Credit

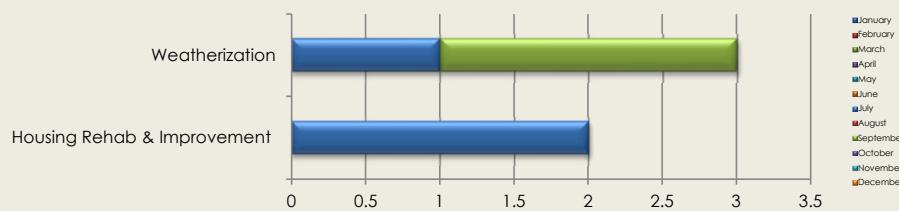
Lakeville Court Apartments • 50 units
Lakeville Pointe • 49 units

Non-CDA Other

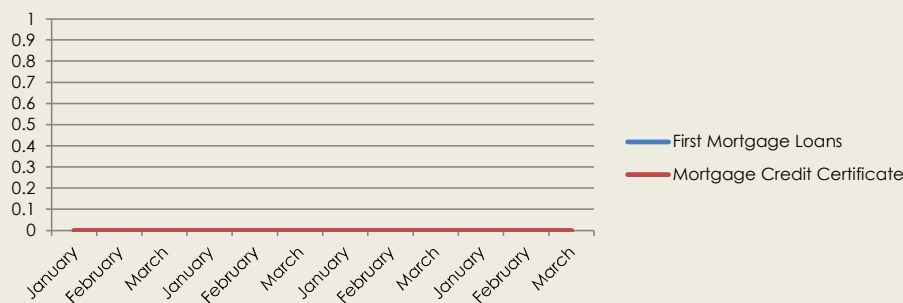
Scott-Carver-Dakota • 4 affordable units

Home Ownership Connection

Housing Improvement Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
Rehab & Improvement Loans Closed	2	0	0	0	2
Weatherization Projects Completed	3	0	0	0	3

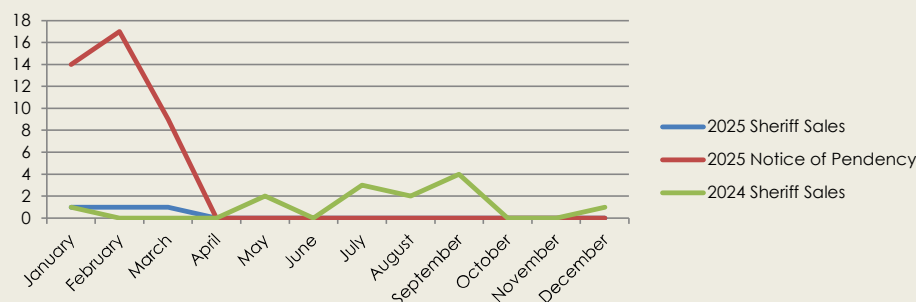


First Time Homebuyer Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
First Mortgage Loans & Downpayment	0	0	0	0	0
Mortgage Credit Certificate Requested	0	0	0	0	0



Foreclosure

Home Foreclosure	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD	2024
Sheriff Sales	3	0	0	0	3	13
Notice of Pendency	40	0	0	0	40	110



Rental Assisted Housing

	as of December 31		as of March 31		+/-
	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	Previous Quarter
Development-Based Housing Programs					
CDA Housing Programs	125	24	125	24	0
Project Based Housing Choice Vouchers	All	0	All	0	0
Other Affordable Housing Programs	0	1	0	1	0
Total Development-Based Housing Units	125	25	125	25	0
Tenant-Based Housing Programs		All		All	+/- Quarter
Tenant Based Housing Choice Vouchers		36		37	1
Portable Incoming Vouchers		1		1	0
Other Rental Housing Subsidy Programs		0		0	0
Total Tenant-Based Housing Vouchers		37		38	1

Tenant-based program vouchers may be used by residents of development-based housing.

CDA Properties in Mendota Heights

Senior Housing Developments

Parkview Plaza • 65 units
Village Commons • 60 units

Workforce Housing Developments

Hillside Gables Townhomes • 24 units

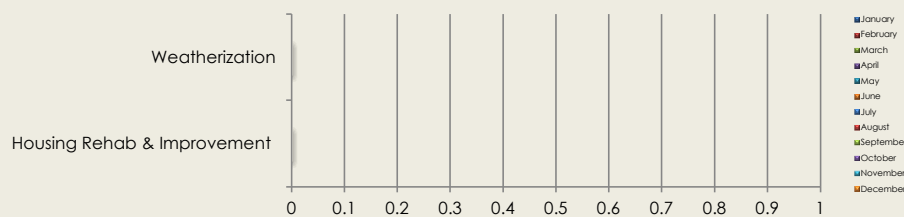
Other Affordable Housing in Mendota Heights

Project Based Vouchers

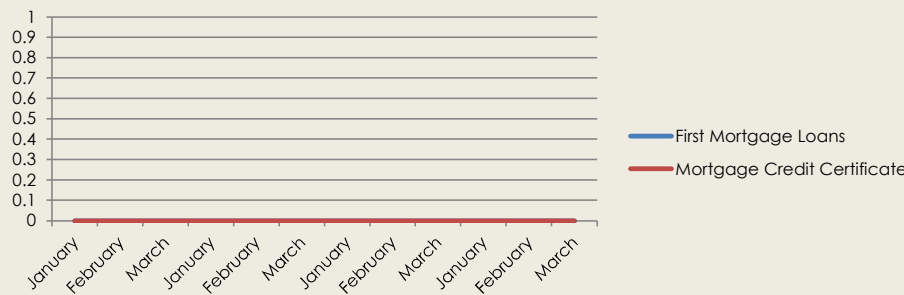
Dakota Adults •
12 handicapped units

Home Ownership Connection

Housing Improvement Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
Rehab & Improvement Loans Closed	0	0	0	0	0
Weatherization Projects Completed	0	0	0	0	0

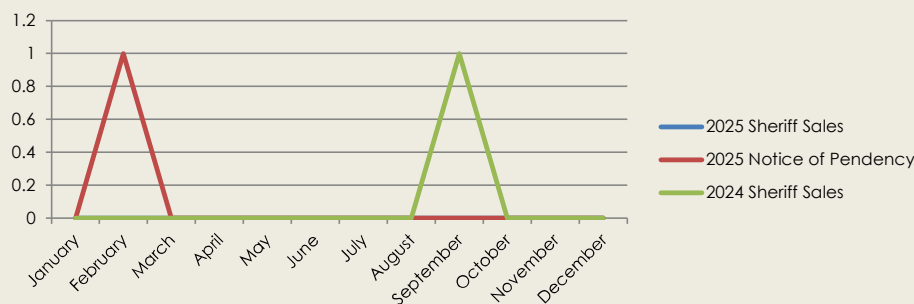


First Time Homebuyer Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
First Mortgage Loans & Downpayment	0	0	0	0	0
Mortgage Credit Certificate Requested	0	0	0	0	0



Foreclosure

Home Foreclosure	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD	2024
Sheriff Sales	0	0	0	0	0	1
Notice of Pendency	1	0	0	0	1	13





Rental Assisted Housing

	as of December 31		as of March 31		+/-
	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	Previous Quarter
Development-Based Housing Programs					
CDA Housing Programs	104	32	104	32	0
Project Based Housing Choice Vouchers	All	10	All	8	-2
Other Affordable Housing Programs	0	90	0	90	0
Total Development-Based Housing Units	104	132	104	130	-2
Tenant-Based Housing Programs		All		All	+/- Quarter
Tenant Based Housing Choice Vouchers		98		117	19
Portable Incoming Vouchers		15		26	11
Other Rental Housing Subsidy Programs		1		3	2
Total Tenant-Based Housing Vouchers		114		146	32

Tenant-based program vouchers may be used by residents of development-based housing.

CDA Properties in Rosemount

Senior Housing Developments

Cameo Place • 44 units
Cambrian Commons • 60 units

Workforce Housing Developments

Carbury Hills Townhomes • 32 units
Prestwick Place • 40 units

Scattered Site Public Housing

20 units

Other Affordable Housing in Rosemount

Project Based Vouchers

Rosemount Plaza • 39 senior units
Rosemount Greens • 28 family units

Non-CDA Bond Financed Housing

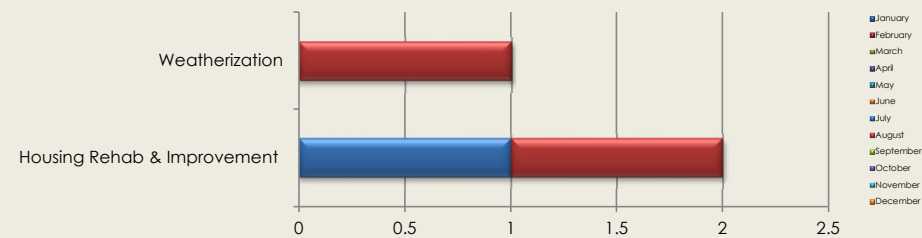
Waterford Commons • 23 affordable units
of 106 total units

Non-CDA Managed Tax Credit

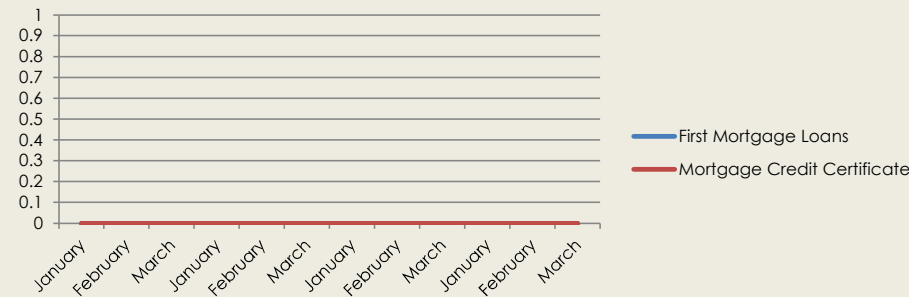
Park Place • 36 units
Wexford Place • 49 units

Home Ownership Connection

	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
Housing Improvement Programs					
Rehab & Improvement Loans Closed	2	0	0	0	2
Weatherization Projects Completed	1	0	0	0	1

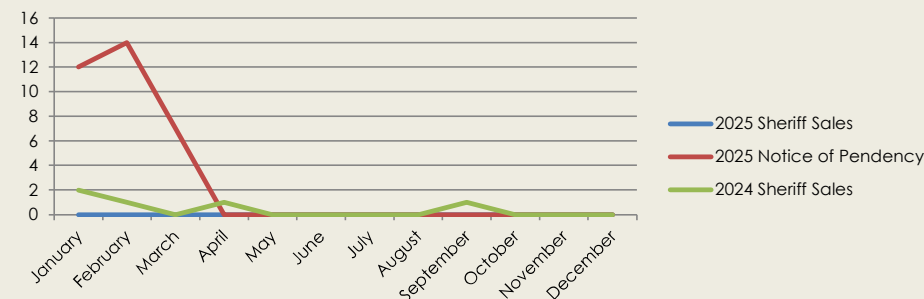


	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
First Time Homebuyer Programs					
First Mortgage Loans & Downpayment	0	0	0	0	0
Mortgage Credit Certificate Requested	0	0	0	0	0



Foreclosure

	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD	2024
Home Foreclosure						
Sheriff Sales	0	0	0	0	0	5
Notice of Pendency	33	0	0	0	33	77



Rental Assisted Housing

	as of December 31		as of March 31		+/-
Development-Based Housing Programs	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	Previous Quarter
CDA Housing Programs	170	0	170	0	0
Project Based Housing Choice Vouchers	All	0	All	0	0
Other Affordable Housing Programs	296	51	296	51	0
Total Development-Based Housing Units	466	51	466	51	0
Tenant-Based Housing Programs	All		All		+/- Quarter
Tenant Based Housing Choice Vouchers	198		193		-5
Portable Incoming Vouchers	28		29		1
Other Rental Housing Subsidy Programs	1		1		0
Total Tenant-Based Housing Vouchers	227		223		-4

Tenant-based program vouchers may be used by residents of development-based housing.

CDA Properties in South St. Paul

Senior Housing Developments

River Heights Terrace • 54 units
Dakota Heights • 56 units
Thompson Heights • 60 units

Other Affordable Housing in South St. Paul

Project Based Vouchers

Camber Hills Townhomes • 44 units

Low Rent

John Carroll • 165 units
Nan McKay • 131 units

Non-CDA Managed Tax Credit

Kaposia Terrace Townhomes •
19 affordable units of 20 total units

Non-CDA Bond Financed Housing

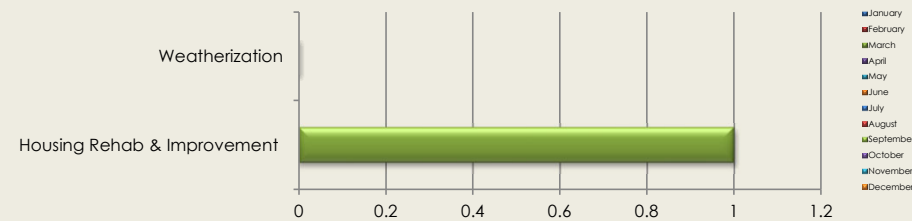
Kaposia (Rose) Apartments •
20 affordable units of 48 total units

Non-CDA Other

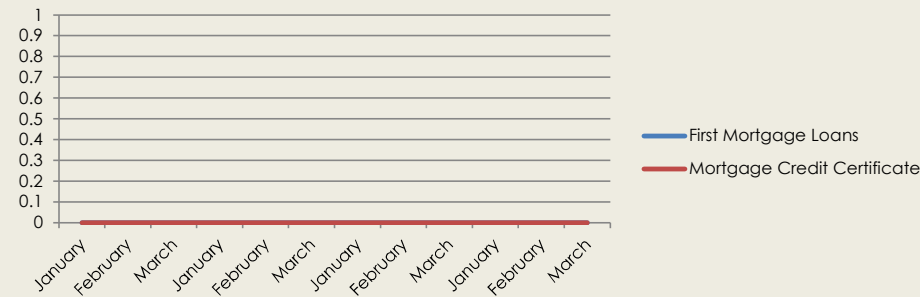
Scott-Carver-Dakota CAP Agency •
12 affordable units

Home Ownership Connection

Housing Improvement Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
Rehab & Improvement Loans Closed	1	0	0	0	1
Weatherization Projects Completed	0	0	0	0	0

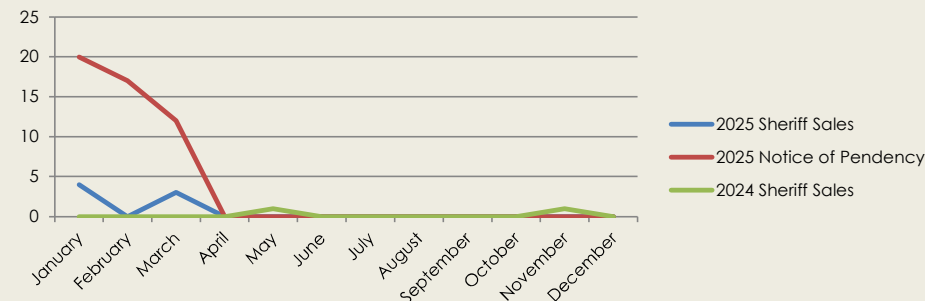


First Time Homebuyer Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
First Mortgage Loans & Downpayment	0	0	0	0	0
Mortgage Credit Certificate Requested	0	0	0	0	0



Foreclosure

Home Foreclosure	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD	2024
Sheriff Sales	7	0	0	0	7	2
Notice of Pendency	49	0	0	0	49	120





Rental Assisted Housing

	as of December 31		as of March 31		+/-
	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	Previous Quarter
Development-Based Housing Programs					
CDA Housing Programs	101	0	101	0	0
Project Based Housing Choice Vouchers	All	0	All	0	0
Other Affordable Housing Programs	304	214	304	214	0
Total Development-Based Housing Units	405	214	405	214	0
Tenant-Based Housing Programs					
		All		All	+/- Quarter
Tenant Based Housing Choice Vouchers		398		401	3
Portable Incoming Vouchers		122		132	10
Other Rental Housing Subsidy Programs		3		3	0
Total Tenant-Based Housing Vouchers		523		536	13
Tenant-based program vouchers may be used by residents of development-based housing.					

CDA Properties in West St. Paul

Senior Housing Developments

Haskell Court • 42 units
The Dakotah • 59 units

Scattered Site Public Housing

7 units
Colleen Loney Manor • 80 units

Other

Gateway Place • 54 units

Other Affordable Housing in West St. Paul

Section 202 Housing

Mount Carmel • 60 units

Low Rent

4 units

Non-CDA Bond Financed Housing

The Sanctuary of West St. Paul •
164 senior units
The Winslow • 172 units

Non-CDA Tax Credit

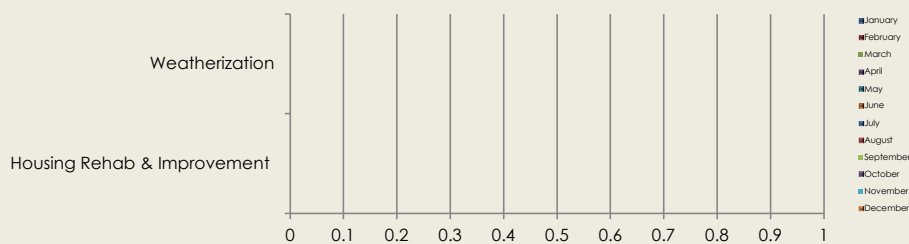
Covington Court • 160 units

Non-CDA Other

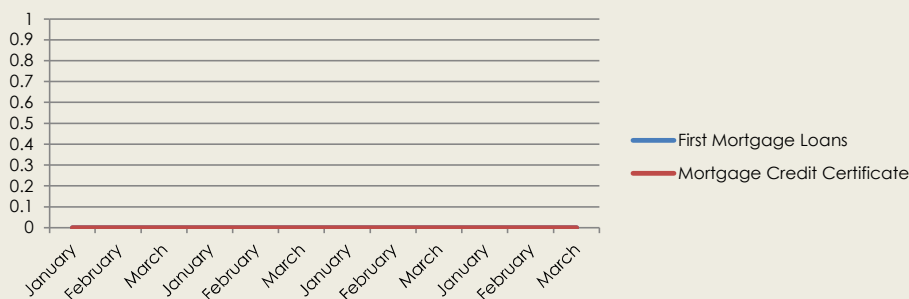
The Oaks of West St. Paul • 25 affordable
units of 132 total units
Westview Park • 15 affordable units
of 72 total units

Home Ownership Connection

Housing Improvement Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
Rehab & Improvement Loans Closed	0	0	0	0	0
Weatherization Projects Completed	0	0	0	0	0

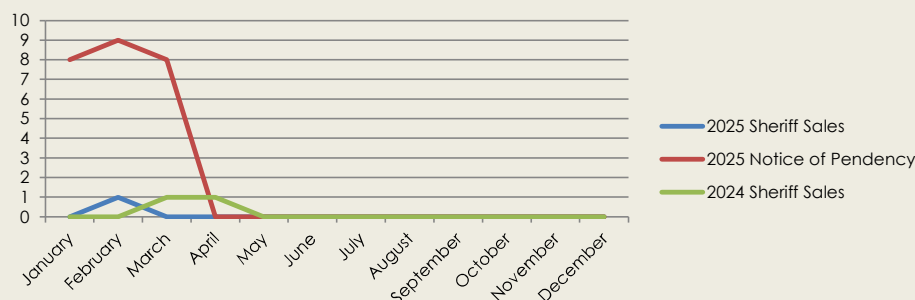


First Time Homebuyer Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
First Mortgage Loans & Downpayment	0	0	0	0	0
Mortgage Credit Certificate Requested	0	0	0	0	0



Foreclosure

Home Foreclosure	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD	2024
Sheriff Sales	1	0	0	0	1	2
Notice of Pendency	25	0	0	0	25	65





Rental Assisted Housing

	as of December 31	as of March 31	± Quarter
Tenant-Based Housing Programs	All	All	
Cannon Falls			0
Castle Rock			0
Douglas Township			0
Empire			0
Hampton	3	3	0
Lilydale			0
Mendota			0
Miesville			0
Northfield			0
Randolph	0	0	0
Ravenna			0
Sunfish Lake			0
Vermillion			0
Waterford			0
Total Tenant-Based Housing Vouchers	3	3	0
<i>Tenant-based programs include Tenant Based Housing Vouchers and Other Rental Housing Subsidy programs</i>			

Small Cities include:

Cannon Falls
Castle Rock
Douglas Rowntship
Empire
Hampton
Lilydale
Mendota
Miesville
Northfield
Randolph
Ravenna
Sunfish Lake
Vermillion
Waterford

Home Ownership

Home Improvement Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
Cannon Falls					0
Castle Rock					0
Douglas Township					0
Empire					0
Hampton					0
Lilydale					0
Mendota					0
Miesville					0
Northfield					0
Randolph					0
Ravenna					0
Sunfish Lake					0
Vermillion					0
Waterford					0
<i>Programs include Weatherization, Home Improvement & Rehabilitation Loan programs</i>					
First Time Homebuyer Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD
First Mortgage Loans Closed & Downpayment	0	0	0	0	0
Mortgage Credit Certificate	0	0	0	0	0

Foreclosure

Home Foreclosure	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 YTD	2024 CY
Sheriff Sales	0	0	0	0	0	1
Notice of Pendancy	3	0	0	0	3	16

Appendix

Assisted Housing

Development Based Housing Programs

Development Based Housing Programs are housing sites where the eligible subsidy is tied to the site and the units remain affordable for the duration of the funding contract. The site is made affordable usually through public funding for construction along with an ongoing operating subsidy. Units may target special needs while others may be general occupancy units. Development Based Housing is listed separately at the bottom of each city's report. Development Based Housing Programs include:

CDA Senior Housing Program provides one- and two-bedroom rental apartment units for persons 62 years of age and older. The CDA issues tax exempt bonds, credit enhanced with a general obligation pledge from Dakota County and has created a common bond fund. Under this financing structure, rental revenue from all of the buildings is pooled to pay to expenses and debt service for all the buildings. About 72% of the debt service on the bonds is paid from the supplemental revenues, including tax increment revenue and the CDA's property tax levy that is exclusively dedicated to senior housing. Land and public improvements are paid for in part with CDBG, HOME and other local funds.

CDA Workforce Housing Program provides high quality housing at an affordable rate to meet the needs of households earning modest wages. The affordable workforce housing units are financed through a the CDA's Family Housing Partnership Program, which was developed as a public/private limited partnership to syndicate low income housing tax credits and raise equity from the private sector for the development's construction. Financing packages also include below market loans and grants from public, private and non-profit sources.

CDA Youth Supportive Housing Program is a supportive housing development that provides 24 units of affordable, safe, stable housing at Lincoln Place with services for young adults ages 18-25 who are homeless or are at significant risk of becoming homeless. The CDA is the owner, developer and property manager of Lincoln Place. Dakota County Community Services is the sponsor of the project and serves as a referral service for youth who would be good candidates for Lincoln Place. To provide one-on-one case management at Lincoln Place, Dakota County Community Services contracted with The Link to provide advocacy, life skills training, goal setting around education, employment and overall health (chemical, mental and physical) to help residents transition to independence.

Project Based Housing Choice Vouchers (Section 8) is a rental subsidy that can cover all of the units in a given housing development or a designated number of units. Rents are set at 40% of the tenant's income and are paid to the project's owner. The remainder of the rent (the subsidy amount) is paid by the federal government. Since the assistance is tied to the unit, a household who moves from the project-based unit does not have any right to continued housing assistance. However, they may be eligible for a tenant based voucher when one becomes available. These rental units are owned and operated by private owners, either for-profit or not-for-profit.

Section 202 Housing units are available to elderly or handicapped residents. This program aims to expand the supply of affordable housing with supportive services for the elderly by providing capital advances to private, not-for-profit organizations to finance property acquisition, site improvement, conversion, demolition, relocation and other expenses associated with supportive housing for the elderly. Project Rental Assistance Contracts are used to cover the difference between the HUD approved operating costs per unit and the

tenant's rent. Housing financed under this program may include appropriate support services and activities such as cleaning, cooking and transportation for elderly persons who are frail or at risk of being institutionalized. Section 202 is a federally funded program.

Section 811 Housing is a supportive housing program with units available to persons with disabilities. This program provides capital advances to not-for-profit sponsors to finance the development of rental housing with supportive services for persons with disabilities. The capital advance is interest free and does not have to be repaid as long as the housing remains available for very low-income persons with disabilities for at least 40 years. The program also provides project rental assistance to cover the difference between the HUD approved operating costs per unit and the amount the resident pays. This is a federally funded program.

Section 236 Housing units are generally fixed or flat rents, meaning that they do not vary according to tenant income. The government provided a large mortgage subsidy that reduced interest rates to as little as 1%. These rental units are owned and operated by private owners.

Scattered Site Public Housing are rental units owned and operated by a Public Housing Agency, such as the CDA. These housing units consist of high-rise apartments, single family homes, duplexes and townhomes. Tenant income eligibility is based on 80% of area median income. Residents of public housing units pay 30% of their income for rent. Rental payments go to the public housing agency and are used for the operation and maintenance costs of the housing. Federal subsidies also assist with operating costs.

In addition to scattered site units, the CDA owns Colleen Loney Manor, which is an apartment building for low-to-moderate income person who are 62 years of age and older, handicapped or disabled, near elderly (50 years or older) and single persons.

South St. Paul HRA administers public housing program for the City of South St. Paul.

Low Rent Housing are units of housing for families, seniors and disabled households, which are federally subsidized.

Farmers Home Administration (FMHA) are units if housing for the elderly or families, which are federally funded.

Tenant Based Housing Programs

Tenant Based Housing Programs are when the eligible housing subsidy is tied to the tenant and the subsidy travels with the tenant. The housing subsidy makes up the difference between the market rate rent and the tenant's income based payment. Tenant Based Housing Programs include:

Tenant Based Housing Choice Voucher (Section 8) Program is the federal government's major program for assisting very low-income families, the elderly and the disabled to afford decent and safe housing in the private market. A household that is issued a housing voucher is responsible for finding a suitable housing unit of the household's choice where the owner agrees to rent under the program. Rental units must meet minimum standards of health and safety, as determined by the public housing authority.

The CDA administers this program in Dakota County.

Tenant Based Portable Incoming Vouchers (Section 8) are Housing Choice Vouchers that are issued by a Public Housing Authority other than the CDA but are administered by the CDA because the tenant eligible for the housing subsidy moved into Dakota County.

Tenant Based Portable Outgoing Vouchers (Section 8) are Housing Choice Vouchers that are issued by the CDA but are administered by another Public Housing Authority because the tenant eligible for the housing subsidy moved out of Dakota County.

Mainstream Vouchers assist non-elderly persons with disabilities. Aside from serving a special population, Mainstream vouchers are administered using the same rules as other housing choice vouchers. Funding and financial reporting for Mainstream vouchers is separate from the regular tenant-based voucher program.

Emergency Housing Vouchers (EHV) program is available through the American Rescue Plan Act (ARPA) to assist individuals and families who are homeless; at risk of homelessness; fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless or have a high risk of housing instability.

Continuum of Care is a Federally funded program that provides rental assistance to homeless persons with disabilities. The CDA administers the housing subsidy while Dakota County Social Services refers applicants and provides supportive services for program participants. This program provides intensive case management for households most at risk for chronic homelessness to help them to achieve long-term stability. Continuum of Care is a Federally funded program through the Department of Housing and Urban Development.

Bridges serves persons with chronic and persistent mental illness. The CDA administers the housing subsidy portion of this program and Dakota County Social Services provides supportive services to help stabilize participating households. This is a temporary subsidy that “bridges” the gap between homelessness, treatment centers, institutional facilities, and permanent affordable housing. Bridges is a state funded program through a grant from the Minnesota Housing Finance Agency.

Family Unification Program provides housing vouchers targeted to applicants in two categories:

- 1) Families for whom the lack of adequate housing is the primary reason for placement of a child in foster care, or is the cause for delays in reuniting a child with their family, and
- 2) Youth between the ages of 18 and 21 years who left foster care at 16 or older and who lack adequate housing.

The CDA works with Dakota County Community Services to identify and connect with families and youth who might be eligible for the program. Family Unification Program is a federally funded program.

Veteran Affairs Supportive Housing (VASH) is a unique partnership between the Department of Veteran Affairs and the Department of Housing and Urban Development that provides long-term case management, supportive services and permanent housing support for chronically homeless Veterans. The program seeks to serve the neediest, most vulnerable homeless Veterans. A key component of the program is VA's case management services. Case management services promote housing stability and support recoveries from physical and mental illnesses and substance use disorders. These services are designed to improve the Veteran's physical and mental health and enhance the veteran's ability to live in safe and affordable housing within Dakota County.

Housing Trust Fund (+Homeless) is a State Funded program for all individuals or families who must be referred by Dakota County Supportive Housing Unit (SHU). This program is administered by the Dakota County CDA.

Home Ownership Connection

Home Improvement Loan Program assists low and moderate income homeowners with making repairs and improvements to their homes. Funds are commonly used for roof replacement, furnace replacement, electrical and plumbing repairs, insulation and special needs improvements such as ramp and bathroom and kitchen modifications. The Home Improvement Loan Program is funded by a variety of sources including Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), and Housing Opportunities Enhancement Program (HOPE).

MHFA Home Rehab Loan is State funded to provide no-interest loans to eligible extremely low-income homeowners (30% Area Median Income) to make homes more livable, accessible and energy efficient.

Community Development Block Grant (CDBG) Loans - federally funded program for public facilities, housing, neighborhood revitalization, public services, planning and project administration.

HOME Program Loans is a federally funded program available for home rehabilitation, homebuyer programs, rehabilitation of rental housing, tenant based rental assistance and new construction of affordable housing.

Weatherization services are cost-effective energy efficiency measures for existing residential and multifamily housing with low-income residents. A wide variety of energy measures that encompass the building envelope, its heating and cooling systems, its electrical systems and electricity consumption are the focus. This program is targeted to recipients of fuel assistance. It has the effect of reducing the demand for future fuel assistance by increasing energy efficiency. The Weatherization Program is administered as a joint effort between the CAP Agency and the CDA. Funding is provided to the CDA on an annual basis from the Minnesota Department of Commerce.

Home Stretch Homebuyer Education is a course that teaches homebuyers about the entire homebuying process and the responsibilities of homeownership. Classes are taught by CDA Housing Counselors and industry professionals such as mortgage lenders, Realtors and inspectors.

Pre-Purchase Counseling Sessions are individual counseling sessions for homebuyers to meet with a trained homeownership specialist to answer questions about homeownership and review the household's financial situation to develop a plan to become a homeowner.

Foreclosure

Sheriff Sales are distressed public property auctions. It is generally the last step in the foreclosure process after the homeowner has exhausted all their options to avoid defaulting on a mortgage. Once the borrower has defaulted, the lender will file suit in court to recover its loan loss, and if the court awards a judgment, the property will be scheduled to be sold at a public auction.

Notice of Pendency is filed by a mortgage company's attorney as official notification that the foreclosure process has begun. Not all of these result in Sheriff Sales.