

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Plymouth is a recipient of Community Development Block Grant (CDBG) entitlement funds through the U.S. Department of Housing and Urban Development (HUD). These funds are allocated and expended for activities benefitting City of Plymouth residents. HUD requires a summary submission of the annual performance for the programs. The following is an overview of accomplishments for the most current reporting period of July 1, 2021 - June 30, 2022. This is the second reporting period in the 2020-2024 Consolidated Plan cycle.

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

The City of Plymouth has used its allocations according to the directives given in the 2021 Annual Action Plan. Of the total estimated 2021 CDBG budget which included the 2021 allocation of \$292,810, \$40,000 estimated in program income, and an estimated \$275,393 in funding available via unexpended funds from the 2020 program year, \$382,093 were expended. During the 2021 program year, \$200,354 was expended for homeowner occupied affordable housing projects, \$22,894 was expended for rehabilitation and physical improvements to affordable rental units in Plymouth, \$36,116 was expended for public service activities, \$3,000 was allocated to fair housing activities, and \$30,904 was expended for the administration of the CDBG program. Plymouth received \$171,529 in program income during the 2021 year that was reallocated back into the program.

The City of Plymouth continues to spend down its remaining allocation of the \$426,390 of CDBG-CV funds received in 2020. In the 2021 program year, dollars were disbursed for tenant counseling in response to challenges renters faced from the abrupt conclusion of the RentHelpMN program. CDBG-CV dollars were used to purchase headset, laptops, and hotspots to provide one-on-one homeownership counseling over video conference. Funds were also disbursed to support emergency rehabilitation of two Plymouth households, addressing ventilation issues to prevent the spread of COVID-19. Overall, 75% of CDBG-CV funds have been disbursed as of 2022.

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

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual

outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Plymouth has three high priority needs that are addressed within the Consolidated Plan: 1. Preserve and Create Single Family Homeownership; 2. Preserve and Create Rental Housing; 3. Education, Outreach and Services. The City of Plymouth has worked to address these goals in a variety of ways, including rehabilitation of single-family owner-occupied properties and preservation of multifamily rental opportunities. Of the six sub-grantees working in Education, Outreach and Services, three met or exceeded their annual goals. Nine Plymouth families received homelessness prevention or emergency assistance, and 51 individuals received legal assistance to answer questions on eviction proceedings and rental unit repair issues. In addition, the owner-occupied Home Rehabilitation Program assisted four homeowners with necessary home repairs. The City also met its goal of assisting in rehabilitating affordable rental homes for disabled individuals through the rehabilitation of three rental properties.

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

GOAL	AGENCY	CATEGORY	FUNDING		OUTCOME
Housing Counseling	Lutheran Social Service	Non-Housing Community Development	CV1: \$1,800		Personnel/technology expenses for virtual counseling sessions
Tenant/Landlord Counseling	HOME Line	Non-Housing Community Development	CV1: \$5,000		Serve 206 households through tenant hotline
Homelessness prevention	Interfaith Outreach	Non-Housing Community Development	CV1: \$45,000	CV3: \$50,000	
Homelessness prevention	PRISM	Non-Housing Community Development	CV1: \$45,000	CV3: \$60,000	
Senior services	SCS	Non-Housing Community Development	CV1: \$20,039		
Youth services	TreeHouse	Non-Housing Community Development	CV1: \$11,826		
Rental housing rehabilitation	Hammer Residences	Non-Housing Community Development	CV1: \$25,000	CV3: \$55,000	PPE purchase; physical improvements to 13 Plymouth homes

CDBG-CV Allocation and 2021 Accomplishments

CDBG-CV Allocation and 2021 Accomplishments

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

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

Narrative

The 2021 American Community Survey (ACS) 1-year population estimate, which is the most recent available, notes Plymouth's population as 79,828. 77.7% of Plymouth's population identified as white alone, 4.3% identified as Black or African-American, and 10.9% identified as Asian. The percentage of households identifying as Black or African American that were assisted with CDBG funds (26.8%) is higher than the proportion of Black or African-American households in the City overall. The percentage of white identifying households assisted (59.5%) is lower than the proportion of Plymouth's total population.

The City of Plymouth actually served 388 households during the 2021 Program Year. Due to Table 2 excluding households identifying as multi-racial or other, 39 households were not able to be included in the total above.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	741,000	409,205
LIHTC	public - federal	0	
Section 8	public - federal	0	
Tax Exempt Bond Proceeds	public - local	0	
Tax Increment Financing	public - local	0	
Other	private	0	0
Other	public - local	0	0
Other	public - state	0	0

Table 3 - Resources Made Available

Narrative

The City of Plymouth uses CDBG funding in addition to funding provided through the HRA Affordable Housing Account, Local HRA Tax Levies, and the City of Plymouth Economic Development Fund. CDBG is just one resource available for the City's continual upkeep and improvement of housing throughout the City. The HRA Tax Levy is utilized to assist in the subsidizing of rental housing for senior citizen households throughout the City's senior housing portfolio. The HRA also provided funding to assist residents with energy audits and potential home improvements along with architectural design consultations for older housing stock. Finally, the Plymouth Economic Development Fund is available to provide funding for activities that help to create jobs, increase business activities, and increase the tax base within the City. In the 2021 program year, \$80,000 of HRA funds were used to support two homeowner rehabilitation loans.

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

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

Leveraging

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

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

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

Homes within Reach purchased their first Plymouth home during the 2021 program year. In addition to \$80,000 in funding from Plymouth, Homes Within Reach leverage \$65,000 in Hennepin County HOME funds, \$65,000 in MN Housing funds, and \$17,617 from the Metropolitan Council, for a total of \$237,617 to make the project work.

There is no publicly owned land or property in the City of Plymouth that was used to address needs identified in this plan.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	4
Number of Special-Needs households to be provided affordable housing units	2	12
Total	2	16

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	19	18
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	9	16
Number of households supported through Acquisition of Existing Units	3	1
Total	31	35

Table 6 – Number of Households Supported

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

The City of Plymouth is part of the larger Hennepin County HOME Consortium, which focuses on affordable goals for Hennepin County. Plymouth used all 2021 program year funds to assist households at or below 80% of area median income (AMI), as defined by HUD. Plymouth provides assistance to residents through both a homebuyer assistance program and rehabilitation assistance for current homeowners. Due to an aging housing stock, the Rehabilitation Program has been generally successful in meeting goals outlined in the Annual Action Plan. However, challenges have arisen in the 2021

program year due to supply chain issues which have impacted key rehabilitation items. Most notably windows, siding, labor, and other materials which has negatively impacted the speed in which rehabilitation projects could move forward and be paid out. The First Time homebuyer program has had difficulty achieving goals due to the high median home prices in Plymouth (see attached Local Market Update from the Minneapolis Association of Realtors for June 2022 which shows an average home sales price of just over \$545,000 in Plymouth). The tight housing market has made it more difficult for potential first-time homebuyers to find properties available for purchase within the City of Plymouth. We continue to prequalify first-time homebuyers in search of attainably priced housing.

Hammer Residences, Inc. was a 2021 subrecipient of CDBG funds, and rehabilitated 3 of their rental group homes which have 4 housing units each. Hammer's units are made available to disabled individuals who are typically low or extremely-low income.

Homes within Reach purchased their first Plymouth home during the 2021 program year. In addition to \$80,000 in funding from Plymouth, Homes Within Reach leverage \$65,000 in Hennepin County HOME funds, \$65,000 in MN Housing funds, and \$17,617 from the Metropolitan Council, for a total of \$237,617 to make the project work.

Finally, People Responding in Social Ministry (PRISM) and Interfaith Outreach, both of whom were 2021 CDBG subrecipients, provided rental assistance to clients participating in their respective programs. Plymouth CDBG funds granted to PRISM help provide rental assistance to Plymouth families for the purpose of homelessness prevention. Interfaith Outreach provides rental assistance to families who have a head of household pursuing an educational degree.

Discuss how these outcomes will impact future annual action plans.

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

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	176	0
Low-income	69	0
Moderate-income	69	0
Total	314	0

Table 7 – Number of Households Served

Narrative Information

The median household income for a family of four in the City of Plymouth increased to \$118,200 late in the 2021 Program Year (April, 2022). The numbers in the table above are representative of populations that are part of Plymouth. The number of households assisted in the extremely low-income and low-income categories show people most in need of receiving assistance have increasingly had access to resources. The City CDBG program assists residents with extremely-low, low- and moderate-incomes at or below 80% AMI.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Plymouth works with the network of services that Hennepin County has available.

Soon after the first confirmed COVID-19 case in Minnesota, Hennepin County moved hundreds of seniors and others at greatest risk of complications from COVID-19 from shelters into protective and

isolation shelter in leased hotel rooms. Hennepin was one of the first in the nation to do so, and we attribute our lack of major COVID-19 outbreak amongst people experiencing homelessness to this early intervention. Hennepin used ESG-CV and CARES Act Coronavirus Relief Funds to increase shelter case management, 24-7 capacity, and safety protocols, to create a successful “Hotels to Housing” team, to finance the “indoor village” and Native shelter referenced above, and to purchase four properties to continue protective and isolation shelter past December 2020.

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

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

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

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

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

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

following resources:

To the extent possible, people who are not literally homeless are first directed to “non-homeless” resources to assist in housing stability. Hennepin County and the state of Minnesota offered emergency assistance for rent or utility bill arrears to keep people in their current housing in PY 2021. The county uses state dollars from Family Homeless Prevention and Assistance Program (FHPAP) for people needing additional financial assistance, supportive services, and case management. FHPAP resources are targeted to households with the greatest risk of homelessness using a targeting tool based on local and national resources.

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

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

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

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

recently homeless from becoming homeless again

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

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

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

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

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

Actions taken to address the needs of public housing

The City of Plymouth has no federal public housing within its jurisdiction. The Plymouth HRA does administer approximately 325 Housing Choice Vouchers (HCV). HCV's provide federal rent subsidies for low-income individuals and families in privately owned, existing market-rate housing. The funding from HUD is paid directly to the owner of the property.

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

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

Actions taken to provide assistance to troubled PHAs

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

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

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

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

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

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

In 2017, the City approved the preliminary plat and site plan for the Cranberry Ridge development, which provides 45 affordable units at or below 60% AMI and will be made available to Housing Choice Voucher clients. Of the 45 units, 10 are set aside for clients at or below 30% AMI. The development received financial assistance in the amount of \$527,000 from pooled Tax Increment Financing (TIF) funds. Additionally, \$250,000 of fees were waived associated with the project. The Metropolitan Council has also awarded the project an additional 10 project-based vouchers. The project is currently leasing up and is expected to reach full occupancy before the end of summer 2022.

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

occupancy.

Finally, in August of 2020, the Plymouth Housing and Redevelopment Authority (HRA) purchased a .62-acre parcel and constructed a twin home that will provide affordable and stable housing for veterans and their families who are either experiencing or at risk of experiencing homelessness. The twin home, named Valor Place, is fully occupied by two families.

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

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

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

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

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

Whenever possible, the City of Plymouth works diligently through its programs to identify and assist individuals and families at or below the poverty level. Collaboration with Public Safety and the Plymouth Housing Inspector helps identify homeowners and/or renters who may be in need of additional services.

Through an established network of relationships with social service agencies, the City refers clients to appropriate areas and assists with CDBG resources when applicable. There are also programs offered through the City of Plymouth, the Plymouth HRA and local non-profits that assist individuals and families experiencing poverty. PRISM and Interfaith Outreach are local organizations that help assist Plymouth residents at risk of or experiencing homelessness. HOME Line offers legal assistance to tenants engaged in rental disputes with their landlord or property manager. TreeHouse works with youth of the community to provide in- and after-school programming, and Senior Community Services assists low- and moderate-income senior homeowners with necessary home maintenance. As a member of the Hennepin County Consortium, Plymouth works closely with case managers from Hennepin County to alert the County whenever an individual in the jurisdiction may need additional assistance.

In 2017, the City approved the preliminary plat and site plan for the Cranberry Ridge development, which provides 45 affordable units at or below 60% AMI and will be made available to Housing Choice Voucher clients. Of the 45 units, 10 are set aside for clients at or below 30% AMI. The development received financial assistance in the amount of \$527,000 from pooled Tax Increment Financing (TIF) funds. Additionally, \$250,000 of fees were waived associated with the project. The Metropolitan Council has also awarded the project an additional 10 project-based vouchers. The project is currently leasing up and is expected to reach full occupancy before the end of summer 2022.

The recently completed Cranberry Ridge development provides 45 units of affordable housing at or below 60% AMI. 10 of those units are set aside for families at or below 30% AMI (extremely low-income levels). The Element development provides 61 units of affordable housing at or below 60% AMI. Four of those units will be held for households at or below 30% AMI.

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

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

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

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

The City of Plymouth has developed and maintained a strong collaborative relationship with other social service agencies and housing providers. Specifically, the city works with People Responding in Social Ministry (PRISM), Metropolitan Interfaith Council on Affordable Housing (MICAH), Habitat for Humanity, the Housing Justice Center, Outreach Development Corporation (ODC) and Interfaith Outreach.

All First Time Homebuyer loan recipients are required to attend HUD-approved homebuyer workshops presented by Home Stretch accredited workshops. Completing these required programs provides first time buyers with the information and education necessary to purchase a home.

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

The City of Plymouth is a member of the Fair Housing Implementation Council (FHIC) established in 2002 to coordinate regional efforts to comply with obligations affirmatively furthering fair housing throughout the Twin Cities Metropolitan housing market area. During the 2021 program year, the FHIC continued to address recommendations brought forth in the Regional Analysis of Impediments to Fair Housing (AI).

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

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

We are continuing to collaborate with both Ramsey County and Dakota County on a Twin Cities metropolitan-wide basis to evaluate highest fair housing needs within the region and are preparing to issue an RFP in PY 2022 to provide continued support for fair housing activities.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

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

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

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

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

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

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

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

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

Evaluation - Continued evaluation of the monitoring process for the City of Plymouth is performed to ensure project/program compliance.

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

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

The Plymouth Housing and Redevelopment Authority (HRA) held a public comment period on the 2021 CAPER from August 11-26, 2022. No comments were received. A public hearing on the 2021 CAPER was held at the HRA Board of Commissioners meeting on August 25, 2022. Notice of the public comment period was posted in the local newspaper on August 11, 2022, on the City's website, and a draft copy of this plan was made available at the local library, community center, and City Hall for review.

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

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

- 2020-2024 Hennepin County Consortium Consolidated Plan
- 2022 City of Plymouth Annual Action Plan (public comment period was open from July 28, 2022 through August 30, 2022)
- Regional Analysis of Impediments to Fair Housing (2020)

CR-45 - CDBG 91.520(c)

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

The City of Plymouth has used the resources made available to assist homeowners in a variety of ways

throughout the program year. Plymouth staff continually keeps in close contact with sub-grantees to ensure all stated Action Plan goals are met. In addition, staff conducts outreach with new potential sub-grantees throughout the year to ensure that presently unmet goals are accounted for in annual and long-term planning.

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

No

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

CR-45 - CDBG 91.520(c)

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

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

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

No

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

CR-58 – Section 3

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

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

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				

Other.	0				
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

Section 3 projects are housing rehabilitation, housing construction, and other public construction projects assisted under HUD programs that provide housing and community development financial assistance when the total amount of assistance to the project exceeds a threshold of \$200,000. The City of Plymouth's 2021 CDBG program year had no single contractor or subcontractor of a rehabilitation project receive a contract for \$100,000 or more in grant assistance. The City of Plymouth does not allocate any additional federal funding to housing rehabilitation, housing construction, or other construction projects. The 2021 program year did not exceed \$200,000 to Section 3 covered projects and therefore is not subject to requirements under Section 3.

Attachment

PR 26 - CDBG PY21



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR25 - CDBG Financial Summary Report
Program Year 2021
PLYMOUTH, MN

DATE: 09-15-22
TIME: 9:22
PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	275,383.35
02 ENTITLEMENT GRANT	292,810.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	171,528.90
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR S1 TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	1,267.52
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	740,999.77

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	385,590.13
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	(6,262.81)
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	379,327.32
12 DISBURSED IN JOBS FOR PLANNING/ADMINISTRATION	33,933.81
13 DISBURSED IN JOBS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	(1,026.63)
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	409,294.50
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	331,705.27

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	262,696.13
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	262,696.13
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	95.62%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

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

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN JOBS FOR PUBLIC SERVICES	51,822.14
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	51,822.14
32 ENTITLEMENT GRANT	292,810.00
33 PRIOR YEAR PROGRAM INCOME	131,907.33
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 31-34)	404,717.33
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	12.83%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN JOBS FOR PLANNING/ADMINISTRATION	33,933.81
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	(1,026.63)
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 + LINE 40)	29,877.18
42 ENTITLEMENT GRANT	292,810.00
43 CURRENT YEAR PROGRAM INCOME	171,528.90
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 41-44)	464,336.90
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	6.43%

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

Report returned no data.

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

PSYR	ISYR	IDIS	Activity	Activity Name	PSYR	ISYR	DRN	Drawn Amount
2021	4	202		Affordable Rental Housing Rehabilitation	14B	LH		\$22,894.00
Total								\$22,894.00

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

PSYR	ISYR	APIS	PACTYR	Activity Name	PSYR	ISYR	DRN	Drawn Amount
2021	8	206	6589889	Senior Community Services	05A	LHC		\$6,592.00
2021	8	206	6636250	Senior Community Services	05A	LHC		\$6,408.00
								\$13,000.00

2021	7	295	6549889	Treehouse	05D	LHC	\$2,500.00
2021	7	295	6625590	Treehouse	05D	LHC	\$5,000.00
2021	7	295	6636250	Treehouse	05D	LHC	\$2,500.00
							05D Matrix Code \$10,000.00
2021	6	294	6549627	HOME Line	05K	LHC	\$2,207.01
2021	6	294	6549889	HOME Line	05K	LHC	\$2,772.91
2021	6	294	6686740	HOME Line	05K	LHC	\$1,244.99
2021	6	294	6636250	HOME Line	05K	LHC	\$3,218.69
2021	6	294	6679764	HOME Line	05K	LHC	\$3,478.54
							05K Matrix Code \$12,922.14
2021	9	297	6549889	FRESH	05Q	LHC	\$1,430.16
2021	9	297	6636250	FRESH	05Q	LHC	\$2,242.00
2021	9	297	6679764	FRESH	05Q	LHC	\$12,327.84
							05Q Matrix Code \$16,000.00
2021	5	293	6549627	Homeownership Counseling	13A	LHH	\$1,837.14
2021	5	293	6549889	Homeownership Counseling	13A	LHH	\$1,141.11
2021	5	293	6591018	Homeownership Counseling	13A	LHH	\$438.53
2021	5	293	6636250	Homeownership Counseling	13A	LHH	\$1,875.04
2021	5	293	6643913	Homeownership Counseling	13A	LHH	(\$746.32)
2021	5	293	6679764	Homeownership Counseling	13A	LHH	\$1,738.30
							13A Matrix Code \$6,381.80
2020	2	269	6522041	First Time Homebuyer Program	13B	LHH	\$648.30
2021	2	290	6549627	First Time Homebuyer Program	13B	LHH	\$1,314.89
2021	2	290	6549889	First Time Homebuyer Program	13B	LHH	\$1,194.88
2021	2	290	6578264	First Time Homebuyer Program	13B	LHH	\$749.82
2021	2	290	6681087	First Time Homebuyer Program	13B	LHH	\$501.46
2021	3	291	6591018	Affordable Housing Land Trust	13B	LHH	\$80,000.00
2021	33	298	6578264	Interfaith Outreach	13B	LHH	\$5,070.00
2021	33	298	6591018	Interfaith Outreach	13B	LHH	\$4,930.00
							13B Matrix Code \$94,466.35
2020	1	268	6522041	Housing Rehabilitation Program	14A	LHH	\$5,014.51
2021	1	269	6549627	Housing Rehabilitation Program	14A	LHH	\$64,712.29
2021	1	269	6598533	Housing Rehabilitation Program	14A	LHH	\$9,626.47
2021	1	269	6549889	Housing Rehabilitation Program	14A	LHH	\$21,889.43
2021	1	269	6578264	Housing Rehabilitation Program	14A	LHH	\$2,993.22
2021	1	269	6591018	Housing Rehabilitation Program	14A	LHH	\$48,046.87
2021	1	269	6615465	Housing Rehabilitation Program	14A	LHH	\$6,543.75
2021	1	269	6625590	Housing Rehabilitation Program	14A	LHH	\$138.00
2021	1	269	6651087	Housing Rehabilitation Program	14A	LHH	\$16,530.69
2021	1	269	6644439	Housing Rehabilitation Program	14A	LHH	\$26,458.34
2021	1	269	6679764	Housing Rehabilitation Program	14A	LHH	\$9,567.27
							14A Matrix Code \$209,920.84
Total							\$362,696.13

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

YEAR	BUDG	AMOUNT	FOUNDER	ACTIVITY TO PREVENT	Activity Name	Grant Number	FUND	PILOTIX	INSTRUMENT	Drawn Amount
2021	8	256	6549889	No	Senior Community Services	B21MC279009	EN	05A	LHC	\$8,582.00
2021	8	256	6636250	No	Senior Community Services	B21MC279009	EN	05A	LHC	\$8,418.00
										05A Matrix Code \$13,000.00
2021	7	295	6549889	No	Treehouse	B21MC279009	EN	05D	LHC	\$2,500.00
2021	7	295	6625590	No	Treehouse	B21MC279009	EN	05D	LHC	\$5,000.00
2021	7	295	6636250	No	Treehouse	B21MC279009	EN	05D	LHC	\$2,500.00
										05D Matrix Code \$10,000.00
2021	6	294	6549627	No	HOME Line	B20MC279009	EN	05K	LHC	\$2,207.01
2021	6	294	6549889	No	HOME Line	B20MC279009	EN	05K	LHC	\$2,772.91
2021	6	294	6686740	No	HOME Line	B20MC279009	EN	05K	LHC	\$1,244.99
2021	6	294	6636250	No	HOME Line	B20MC279009	EN	05K	LHC	\$1,887.23
2021	6	294	6636250	No	HOME Line	B21MC279009	EN	05K	LHC	\$1,521.46
2021	6	294	6679764	No	HOME Line	B21MC279009	PI	05K	LHC	\$3,478.54
										05K Matrix Code \$12,922.14
2021	9	297	6549889	No	FRESH	B21MC279009	EN	05Q	LHC	\$1,430.16
2021	9	297	6636250	No	FRESH	B21MC279009	EN	05Q	LHC	\$2,242.00
2021	9	297	6679764	No	FRESH	B21MC279009	PI	05Q	LHC	\$12,327.84
										05Q Matrix Code \$16,000.00
Total										\$51,922.14

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


YEAR	BUDG	AMOUNT	FOUNDER	ACTIVITY TO PREVENT	Activity Name	PILOTIX	INSTRUMENT	Drawn Amount
2020	12	279	6522041		Program Administration	21A		\$1,026.63
2021	12	300	6549627		Program Administration	21A		\$2,869.86
2021	12	300	6549889		Program Administration	21A		\$3,060.31
2021	12	300	6578264		Program Administration	21A		\$1,814.84
2021	12	300	6591018		Program Administration	21A		\$260.04
2021	12	300	6681087		Program Administration	21A		(\$921.10)
2021	12	300	6682018		Program Administration	21A		(\$0.10)
2021	12	300	6686740		Program Administration	21A		\$75.58

2021	12	300	6605465	Program Administration
2021	12	300	6608870	Program Administration
2021	12	300	6606250	Program Administration
2021	12	300	6601087	Program Administration
2021	12	300	6604438	Program Administration
2021	12	300	6604442	Program Administration

Total

21A	\$3,369.95
21A	\$8.42
21A	\$663.95
21A	\$7,762.15
21A	\$521.20
21A	\$9,626.28
21A	Matrix Code
	\$30,993.81
	\$90,993.81

PR 26 - CDBG-CV

	Office of Community Planning and Development	DATE: 09-14-22
	U.S. Department of Housing and Urban Development	TIME: 12:07
	Integrated Disbursement and Information System	PAGE: 1
	PR26 - CDBG-CV Financial Summary Report	
	PLYMOUTH, MN	

PART I: SUMMARY OF CDBG-CV RESOURCES

01 CDBG-CV GRANT	426,390.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL AVAILABLE (SUM, LINES 01-03)	426,390.00

PART II: SUMMARY OF CDBG-CV EXPENDITURES

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	316,106.34
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	6,700.41
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	322,806.75
09 UNEXPENDED BALANCE (LINE 04 - LINE 8)	103,583.25

PART III: LOW/MOD BENEFIT FOR THE CDBG-CV GRANT

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	62,441.34
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	158,665.00
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	221,106.34
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	316,106.34
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	69.95%

PART IV: PUBLIC SERVICE (PS) CALCULATIONS

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	143,665.00
17 CDBG-CV GRANT	426,390.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	33.69%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	6,700.41
20 CDBG-CV GRANT	426,390.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	1.57%

LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10

Report returned no data.

LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11

Plan Year	IDIS Project	IDIS Activity	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	14	281	Affordable Rental Housing Rehabilitation (COVID-19)	14B	LMH	\$62,441.34
	17	284	Interfaith Outreach (COVID-19)	14J	LMH	\$95,000.00
Total						\$157,441.34

LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12

Plan Year	IDIS Project	IDIS Activity	Source/Ref	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	13	280	6463262	Housing Rehabilitation Program (COVID-19)	14A	LMH	\$8,784.65
			6625590	Housing Rehabilitation Program (COVID-19)	14A	LMH	\$6,215.35
	15	282	6463351	Homeownership Counseling (COVID-19)	05U	LMH	\$233.81
			6505629	Homeownership Counseling (COVID-19)	05U	LMH	\$667.52
			6664439	Homeownership Counseling (COVID-19)	05U	LMH	\$746.32
			6679764	Homeownership Counseling (COVID-19)	05U	LMH	\$152.35
	16	283	6423110	HOME Line (COVID-19)	05K	LMC	\$849.19
			6452210	HOME Line (COVID-19)	05K	LMC	\$1,188.47
			6505629	HOME Line (COVID-19)	05K	LMC	\$792.23
			6540627	HOME Line (COVID-19)	05K	LMC	\$792.26
			6606740	HOME Line (COVID-19)	05K	LMC	\$792.26
			6636250	HOME Line (COVID-19)	05K	LMC	\$242.92
			6679764	HOME Line (COVID-19)	05K	LMC	\$342.67
	18	285	6414574	TreeHouse (COVID-19)	05D	LMC	\$11,826.00
	19	286	6452210	Senior Community Services (COVID-19)	05A	LMC	\$11,485.07
			6540627	Senior Community Services (COVID-19)	05A	LMC	\$5,413.40
			6636250	Senior Community Services (COVID-19)	05A	LMC	\$3,160.53
	20	287	6423110	PRISM (COVID-19)	05W	LMC	\$24,099.30

			6452210	PRISM (COVID-19)	05W	LMC	\$20,900.70
			6522041	PRISM (COVID-19)	05W	LMC	\$35,501.62
			6549627	PRISM (COVID-19)	05W	LMC	\$24,498.38
Total							\$158,665.00

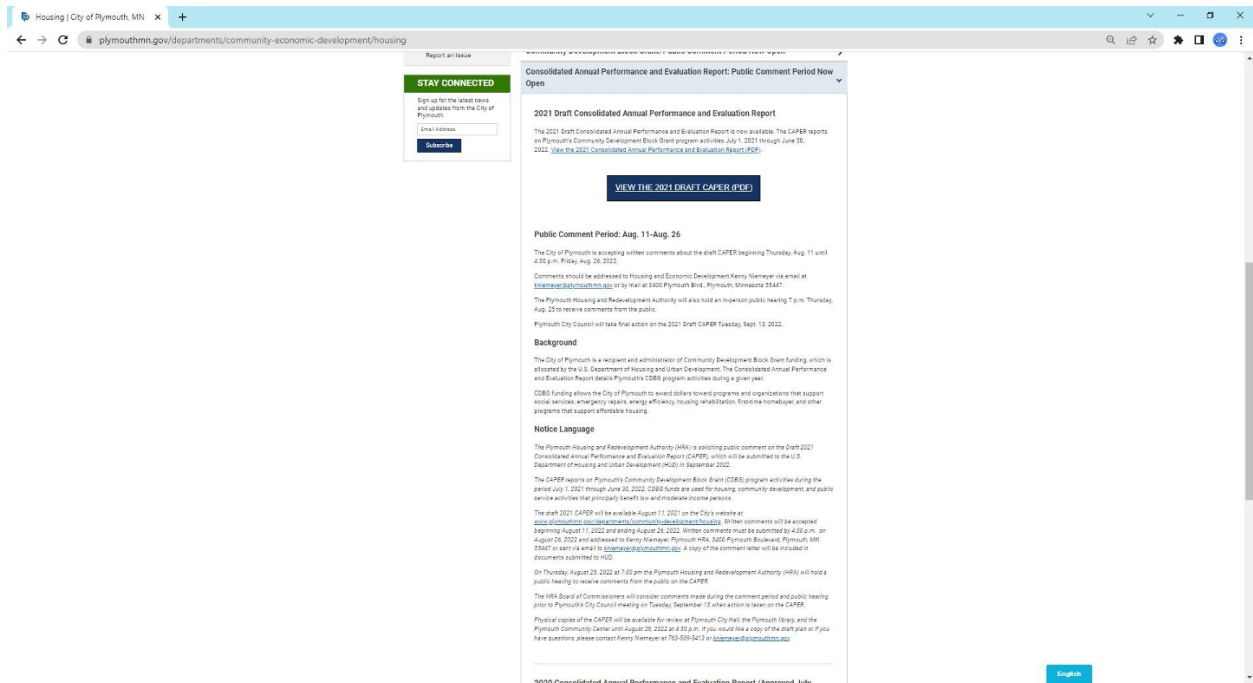
LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16

Plan Year	IDIS Project	ILRS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	15	262	6463351	Homeownership Counseling (COVID-19)	05U	LMH	\$233.61
			6505629	Homeownership Counseling (COVID-19)	05U	LMH	\$667.52
			6664438	Homeownership Counseling (COVID-19)	05U	LMH	\$746.32
			6679764	Homeownership Counseling (COVID-19)	05U	LMH	\$152.35
	16	283	6423110	HOME Line (COVID-19)	05K	LMC	\$849.19
			6452210	HOME Line (COVID-19)	05K	LMC	\$1,188.47
			6505629	HOME Line (COVID-19)	05K	LMC	\$792.23
			6549627	HOME Line (COVID-19)	05K	LMC	\$792.26
			6606740	HOME Line (COVID-19)	05K	LMC	\$792.26
			6636250	HOME Line (COVID-19)	05K	LMC	\$242.92
			6679764	HOME Line (COVID-19)	05K	LMC	\$342.67
	18	285	6414574	TreeHouse (COVID-19)	05D	LMC	\$11,826.00
	19	286	6452210	Senior Community Services (COVID-19)	05A	LMC	\$11,485.07
			6549627	Senior Community Services (COVID-19)	05A	LMC	\$3,413.40
			6636250	Senior Community Services (COVID-19)	05A	LMC	\$3,160.53
	20	287	6423110	PRISM (COVID-19)	05W	LMC	\$24,099.30
			6452210	PRISM (COVID-19)	05W	LMC	\$20,900.70
			6522041	PRISM (COVID-19)	05W	LMC	\$35,501.62
			6549627	PRISM (COVID-19)	05W	LMC	\$24,498.38
Total							\$143,665.00

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

Plan Year	IDIS Project	ILRS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	12	268	6437274	Program Administration (COVID-19)	21A		\$105.00
			6463262	Program Administration (COVID-19)	21A		\$196.99
			6473906	Program Administration (COVID-19)	21A		\$459.45
			6485892	Program Administration (COVID-19)	21A		\$578.93
			6505629	Program Administration (COVID-19)	21A		\$808.46
			6509780	Program Administration (COVID-19)	21A		\$170.20
			6661087	Program Administration (COVID-19)	21A		\$3,018.75
			6679764	Program Administration (COVID-19)	21A		\$1,362.63
Total							\$6,709.41

Plymouth Webpage Draft CAPER Posting



**City Council Approved Resolution, Public Notice Ad Proof,
memo on comments, ý Affidavit**

CITY OF PLYMOUTH

RESOLUTION No. 2022-226

RESOLUTION APPROVING THE SUBMISSION OF THE FISCAL YEAR 2021 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

WHEREAS, the City of Plymouth received a Community Development Block Grant (CDBG) funding allocation of \$292,810 for CDBG fiscal year 2022; and

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

WHEREAS, on August 11, 2022, the Plymouth Housing and Redevelopment Authority opened a fifteen day public comment through August 26, 2022 to allow interested parties to express their opinion; and

WHEREAS, the Housing and Redevelopment Authority in and for the City of Plymouth, MN has reviewed the report and public comments (none received); and

WHEREAS, on August 25, 2022, the Housing and Redevelopment Authority in and for the City of Plymouth, MN approved HRA Resolution 2022-02 to recommend approval and submission of the fiscal year 2021 Consolidated Annual Performance and Evaluation Report (CAPER); and

WHEREAS, the City Council has reviewed the program activities and accomplishments from the 2021 program year, as well as the recommendations of the Housing and Redevelopment Authority regarding those activities and accomplishments.

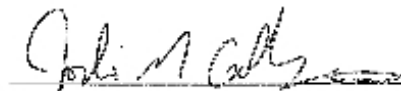
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it hereby authorizes the submission of the 2021 Consolidated Annual Performance and Evaluation Report – covering the period July 1, 2021 to June 30, 2022 – to the U.S. Department of Housing and Urban Development.

Approved this 13th day of September, 2022.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on September 13, 2022 with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the City this 14 day of September, 2022.


City Clerk



-Public Notice Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully. If changes are needed, please contact us prior to deadline at Cambridge (763) 691-6000 or email at publicnotice@apgecm.com

<p>Date: 08/03/22</p> <p>Account #: 412485</p> <p>Customer: CITY OF PLYMOUTH, A/P</p> <p>Address: 3400 PLYMOUTH BLVD PLYMOUTH</p> <p>Telephone: (763) 509-5080</p> <p>Fax: (763) 509-5060</p>	<p>Publications: SS Wayzata/Plymouth</p>
<p>Ad ID: 1246176</p> <p>Copy Line: HRA PH/Public Comments - CDBG</p> <p>PO Number: Kenny Niemeyer</p> <p>Start: 08/11/22</p> <p>Stop: 08/11/2022</p> <p>Total Cost: \$107.10</p> <p># of Lines: 78</p> <p>Total Depth: 8.667</p> <p># of Inserts: 1</p> <p>Ad Class: 150</p> <p>Phone #: (763) 691-6000</p> <p>Email: publicnotice@apgecm.com</p> <p>Rep No: SE700</p> <p>Contract-Gross</p>	

Ad Proof

Not Actual Size

CITY OF PLYMOUTH PUBLIC HEARING AND PUBLIC COMMENTS ON CITY OF PLYMOUTH'S 2021 PROGRAM YEAR COMMUNITY DEVELOPMENT BLOCK GRANT ACTIVITIES

The Plymouth Housing and Redevelopment Authority (HRA) is soliciting public comment on the Draft 2021 Consolidated Annual Performance and Evaluation Report (CAPER), which will be submitted to the U.S. Department of Housing and Urban Development (HUD) in September 2022.

The CAPER reports on Plymouth's Community Development Block Grant (CDBG) program activities during the period July 1, 2021 through June 30, 2022. CDBG funds are used for housing, community development, and public service activities that principally benefit low and moderate income persons.

The draft 2021 CAPER will be available August 11, 2021 on the City's website at www.plymouthmn.gov/departments/community-development/housing. Written comments will be accepted beginning August 11, 2022 and ending August 26, 2022. Written comments must be submitted by 4:30 p.m. on August 26, 2022 and addressed to Kenny Niemeyer, Plymouth HRA, 3400 Plymouth Boulevard, Plymouth, MN 55447 or sent via email to kniemeyer@plymouthmn.gov. A copy of the comment letter will be included in documents submitted to HUD.

On Thursday, August 25, 2022 at 7:00 pm the Plymouth Housing and Redevelopment Authority (HRA) will hold a public hearing to receive comments from the public on the CAPER.

The HRA Board of Commissioners will consider comments made during the comment period and public hearing prior to Plymouth's City Council meeting on Tuesday, September 13 when action is taken on the CAPER.

Physical copies of the CAPER will be available for review at Plymouth City Hall, the Plymouth library, and the Plymouth Community Center until August 26, 2022 at 4:30 p.m. If you would like a copy of the draft plan or if you have questions, please contact Kenny Niemeyer at 763-509-5413 or kniemeyer@plymouthmn.gov.

Published in the
Sun Sailor
August 11, 2022
1246176

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

Debra Schwalbe being duly sworn on an oath, states or affirms that he/she is the Publisher's Designated Agent of the newspaper(s) known as:

58 Wayzata/Plymouth

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

HENNEPIN

with additional circulation in the counties of:

HENNEPIN

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 1 successive week(s); the first insertion being on 08/11/2022 and the last insertion being on 08/11/2022.

MORTGAGE FORECLOSURE NOTICES

Pursuant to Minnesota Stat. §580.053 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: Debra Schwalbe
Designated Agent

Subscribed and sworn to or affirmed before me on 08/11/2022 by Debra Schwalbe.

Darlene Marie MacPherson
Notary Public



Rate Information:

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

\$68.50 per column inch

Ad ID 1246176

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Published in the
Sun Setter
August 11, 2022
1246176



Memorandum

To: 2021 CAPER
From: Kenny Niemeyer, Housing & Economic Development Coordinator
Date: August 30, 2022
Item: Memo on receipt of CAPER 2021 public comments

During the 15 day public comment period from August 11th to August 26th, and during the Plymouth Housing and Redevelopment Authority public hearing on August 26th, no comments from the public were received on the 2021 Draft Consolidated Annual Performance and Evaluation Report.

Plymouth Local Housing Market

Local Market Update – June 2022
A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Plymouth

- 13.9%

Change in
New Listings

- 2.7%

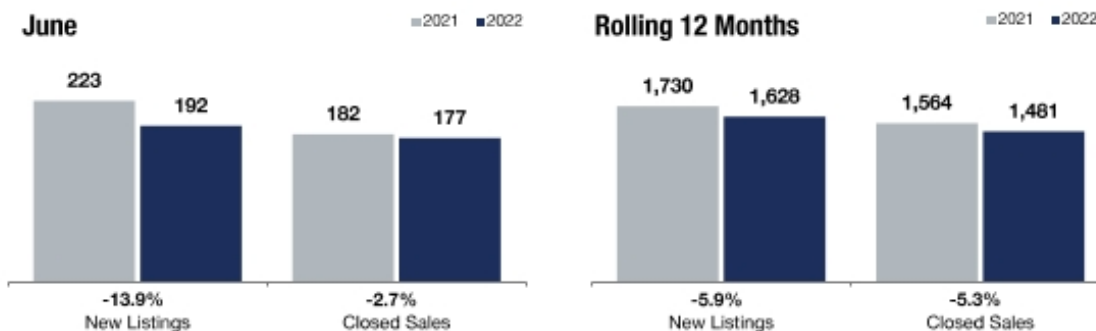
Change in
Closed Sales

- 1.6%

Change in
Median Sales Price

	June			Rolling 12 Months		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	223	192	-13.9%	1,730	1,628	-5.9%
Closed Sales	182	177	-2.7%	1,564	1,481	-5.3%
Median Sales Price*	\$498,000	\$490,000	-1.6%	\$414,950	\$452,750	+ 9.1%
Average Sales Price*	\$538,982	\$545,771	+ 1.3%	\$462,075	\$504,474	+ 9.2%
Price Per Square Foot*	\$187	\$217	+ 15.9%	\$179	\$199	+ 11.4%
Percent of Original List Price Received*	103.8%	103.5%	-0.3%	101.3%	101.9%	+ 0.6%
Days on Market Until Sale	12	13	+ 8.3%	29	20	-31.0%
Inventory of Homes for Sale	159	181	+ 13.8%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

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



Change in Median Sales Price from Prior Year (6-Month Average)**



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

Current as of July 8, 2022. All data from NorthstarMLS. | Copyright ShowingTime.