

# HENNEPIN COUNTY

## MINNESOTA

### FINAL BOARD AGENDA

#### HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY

THURSDAY, DECEMBER 12, 2024

1:30 PM

Chair: Angela Conley, District 4

Vice Chair: Kevin Anderson, District 7

Members: Jeff Lunde, District 1

Irene Fernando, District 2

Marion Greene, District 3

Debbie Goettel, District 5

Heather Edelson, District 6

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1. **Approval of the Agenda**

2. **Minutes from Previous Meeting**

2.A. November 12, 2024 Minutes

**Attachments:** [HRA-BOARDMINUTES-12-Nov-2024](#)

3. **Claims Register**

3.A. [24-HCHRA-0036](#)

Claims Register for the period ending November 30, 2024

**Attachments:** [Claims Register ending 11 30 24](#)

4. **New Business**

4.A. [24-HCHRA-0037](#)

Approval of 2025 Hennepin County Housing and Redevelopment Authority levy and budget

**Attachments:** [2025-HCHRA-budget-book](#)

[HCHRA - Schedule III 2025 Revenues by Project](#)

4.B. [24-HCHRA-0038](#)

Neg Agmt with MN Housing Finance Agency for the MN Cities Participation Program, 01/01/25-12/31/25 (no county cost)

4.C. [24-HCHRA-0039](#)

Neg Amd 1 to Agmt A2311555 with MN Housing Finance Agency for the Home Accessibility Ramps Prgm, ext end date to 06/01/25, no change to other terms; neg Amd 2 to Agmt PR00004179 with Tree Trust to provide accessibility ramp construction, ext term to 06/01/25, incr NTE by \$25,000

4.D. [24-HCHRA-0040](#)

Neg 6 Agmts for cohort-based small business programming, 01/01/25-12/31/25, total combined NTE \$565,500

4.E. [24-HCHRA-0041](#)

Neg 19 Elevate Hennepin multi-jurisdictional agreements with local government agencies and Hennepin County, 01/01/25-12/31/26, total combined est recv \$320,000

4.F. [24-HCHRA-0042](#)

Neg 34 Elevate Hennepin advising Agmts for small business consulting, 01/01/25-12/31/25, total combined NTE \$2,155,000

# HENNEPIN COUNTY

300 South Sixth Street  
Minneapolis, MN  
55487-0240

## MINNESOTA

### Board Action Request

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**TMP-1670**

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**Item Description:**

November 12, 2024 Minutes

# HENNEPIN COUNTY

## MINNESOTA

### BOARD MINUTES

**HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY**  
TUESDAY, NOVEMBER 12, 2024  
1:30 PM

Chair: Angela Conley, District 4  
Vice Chair: Kevin Anderson, District 7  
Members: Jeff Lunde, District 1  
Irene Fernando, District 2  
Marion Greene, District 3  
Debbie Goettel, District 5  
Heather Edelson, District 6

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Commissioner Kevin Anderson, Vice-Chair, called the meeting of the Hennepin County Housing and Redevelopment Authority meeting for Tuesday, November 12, 2024 to order at 5:42 p.m.

**Present** Commissioner Irene Fernando, Commissioner Jeff Lunde, Commissioner Debbie Goettel, Vice Chair Kevin Anderson, Commissioner Marion Greene, and Commissioner Heather Edelson  
**Absent** Chairperson Angela Conley

#### 1. Approval of the Agenda

##### APPROVE

**Commissioner Irene Fernando moved, seconded by Commissioner Marion Greene, to approve the Agenda.**

**Aye** Commissioner Fernando Commissioner Lunde Commissioner Goettel Vice Chair Anderson Commissioner Greene Commissioner Edelson

**Absent** Chairperson Conley

#### 2. Minutes from Previous Meeting

2.A. October 8, 2024 Minutes

##### APPROVE

**Commissioner Irene Fernando moved, seconded by Commissioner Marion Greene, to approve the Minutes.**

**Aye** Commissioner Fernando Commissioner Lunde Commissioner Goettel Vice Chair Anderson Commissioner Greene Commissioner Edelson

**Absent** Chairperson Conley

#### 3. Claims Register

3.A. [24-HCHRA-0031](#)

Claims Register for the period ending October 31, 2024

##### APPROVE/RATIFY

**Commissioner Debbie Goettel moved, seconded by Commissioner Marion Greene, to approve/ratify the resolution.**

**Aye** Commissioner Fernando Commissioner Lunde Commissioner Goettel  
Vice Chair Anderson Commissioner Greene Commissioner Edelson

**Absent** Chairperson Conley

**4. New Business**

4.A. [24-HCHRA-0032](#)

Preliminary approval to issue one or more tax-exempt multifamily housing revenue bonds for an affordable housing project at 828 Spring Street NE and 809 Spring Street NE in Mpls; authorization to apply for allocation of issuance authority

**ADOPT**

**Commissioner Marion Greene moved, seconded by Vice Chair Kevin Anderson, to adopt the Resolution.**

**Aye** Commissioner Fernando Commissioner Lunde Commissioner Goettel  
Vice Chair Anderson Commissioner Greene

**Absent** Chairperson Conley Commissioner Edelson

4.B. [24-HCHRA-0033](#)

Neg Business District Initiative grant agmts with local government agencies, 11/13/24-6/30/26, total combined NTE \$95,000; Neg Agmt PR00006784 with Urban3, 11/13/24-12/31/25, NTE \$55,000

**ADOPT**

**Commissioner Debbie Goettel moved, seconded by Commissioner Irene Fernando, to adopt the Resolution.**

**Aye** Commissioner Fernando Commissioner Lunde Commissioner Goettel  
Vice Chair Anderson Commissioner Greene

**Absent** Chairperson Conley Commissioner Edelson

4.C. [24-HCHRA-0034](#)

Neg Amd 6 to Agmt PR00002919 with Tacoma Creek Hospitality, ext end date to 12/31/25, incr NTE by \$102,036

**ADOPT**

**Commissioner Irene Fernando moved, seconded by Commissioner Marion Greene, to adopt the Resolution.**

**Aye** Commissioner Fernando Commissioner Lunde Commissioner Goettel  
Vice Chair Anderson Commissioner Greene

**Absent** Chairperson Conley Commissioner Edelson

4.D. [24-HCHRA-0035](#)

Neg 15 Elevate Hennepin Agmts, 10/01/24-01/31/25, total combined NTE \$280,000

**ADOPT**

**Commissioner Debbie Goettel moved, seconded by Commissioner Marion Greene, to adopt the Resolution.**

**Aye** Commissioner Fernando Commissioner Lunde Commissioner Goettel  
Vice Chair Anderson Commissioner Greene

**Absent** Chairperson Conley Commissioner Edelson

There being no further business, the Housing and Redevelopment Authority for Tuesday, November 12, 2024 was declared adjourned at 5:50 p.m. until December 12, 2024.

Maria Rose  
Clerk to the County Board

**Contracting opportunities can be found on the Hennepin County website:  
[www.hennepin.us](http://www.hennepin.us)**

## MINNESOTA

### Board Action Request

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**24-HCHRA-0036**

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**Item Description:**

Claims Register for the period ending November 30, 2024

**Resolution:**

BE IT RESOLVED, that the Claims Register for the period ending November 30, 2024 be approved/ratified.

**Background:**

**Recommendation from County Administrator:** Recommend Approval

HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY

Period ending November 30, 2024

| ACCOUNT NAME | VENDOR NAME               |
|--------------|---------------------------|
| Consulting   | Ehlers and Associates Inc |
| Other        | Midwest Fence & Mfg. Co.  |
|              |                           |



**AMOUNT**

\$ 19,950.00

\$ 3,872.00

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\$ 23,822.00

### Board Action Request

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**24-HCHRA-0037**

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**Item Description:**

Approval of 2025 Hennepin County Housing and Redevelopment Authority levy and budget

**Resolution:**

BE IT RESOLVED, that Hennepin County Housing and Redevelopment Authority Board of Commissioners adopts a final tax levy of \$22,186,537 for general operating purposes and a budget of \$39,362,093 for 2025; and

BE IT FURTHER RESOLVED, that the 2025 Housing and Redevelopment Authority Budget, as proposed on September 17, 2024, be amended as follows:

1. That the 2025 Housing and Redevelopment Authority Operating (Fund 32) revenue budget be increased by \$100,000, using unassigned fund balance; and that an interfund revenue transfer of \$100,000 to the Hennepin County Housing and Economic Development department (Fund 10) be authorized for the purposes identified by Hennepin County Resolution 24-0373R1, clause 34; and
2. That the Hennepin County Housing and Redevelopment Capital Project 1011474: 2025 Affordable Housing be established in the 2025 Capital Budget (Fund 37); and that the 2025 revenue and expenditure authority be increased by \$5,000,000 in property tax; and
3. That the Hennepin County Housing and Redevelopment Capital Project 1011475: 2025 Transit Oriented Development be established in the 2025 Capital Budget (Fund 37); and that the 2025 revenue and expenditure authority be increased by \$2,200,000 in property tax; and
4. That the Hennepin County Housing and Redevelopment Capital Project 1011380: 2025 Economic Support Strategies be established in the 2025 Capital Budget (Fund 37); and that the 2025 revenue and expenditure authority be increased by \$525,000 in property tax; and
5. That the Hennepin County Housing and Redevelopment Capital Project 1011473: 2025 Affordable Rental & Home Ownership Contracts be established in the 2025 Capital Budget (Fund 37); and that the 2025 interfund revenue transfer and expenditure authority for Capital Project 1011473 be increased by \$7,939,908, using \$2,200,000 of Hennepin County Local Affordable Housing Aid (Fund 24) and \$5,739,908 of Housing and Redevelopment Authority Operating (Fund 32) unassigned fund balance; and
6. That the 2025 Housing and Redevelopment Authority Operating (Fund 32) revenue budget be increased by \$5,739,908, using unassigned fund balance; and that an interfund revenue transfer from the Housing and Redevelopment Authority Operating (Fund 32) to the Housing and Redevelopment Authority Special Projects (Fund 37) CP1011473: 2025 Affordable Rental & Home Ownership Contracts project be authorized for \$5,739,908; and
7. That the 2025 interfund revenue transfer and expenditure budget for Housing and Redevelopment

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## 24-HCHRA-0037

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Authority Special Projects (Fund 37) CP1011473: 2025 Affordable Rental & Home Ownership Contracts project be authorized for \$2,200,000 of Hennepin County Local Affordable Housing Aid (Fund 24)

### **Background:**

On September 17, 2024, the Hennepin County Housing and Redevelopment Authority (HCHRA) Board of Commissioners set the HCHRA's maximum levy for 2025 at \$22,186,537 with a proposed budget of \$31,322,185 (Resolution 24-HCHRA-0029).

Consistent with Hennepin County Resolution 24-0373R1, as adopted on December 12, 2024, staff recommends increasing the proposed revenue and expenditure budgets by \$8,039,908 as follows, resulting in a final 2025 HCHRA budget of \$39,362,093 (no impact to levy):

- An increase of \$7,939,908 for HCHRA Fund 37 2025 Affordable Rental & Home Ownership Projects (CP 1011473), using an interfund revenue transfer of \$2,200,000 from the Hennepin County Local Affordable Housing Aid (Fund 24), and an interfund revenue transfer of \$5,739,908 from HCHRA Fund 32 Operating Fund Balance for affordable rental and homeownership agreements identified in Hennepin County budget actions on December 12, 2024; and
- An interfund revenue transfer of \$100,000 from HCHRA Fund 32 Operating Fund Balance to the Hennepin County Housing and Economic Development department 2025 budget to explore current and future opportunities to collaborate with relevant state and local agencies and more actively participate in the assessment, development, accessibility, and marketing of destinations in Hennepin County as a way to serve residents, equitably grow the county's visitor economy, attract workers and business investment, and cultivate our diverse communities' unique assets, arts and cultural offerings, amenities, recreational, and business opportunities, as identified in Hennepin County Resolution 24-0373R1, clause 34.

The 2025 HCHRA budget supports:

- a full range of affordable housing opportunities, which include the Affordable Housing Incentive Fund, Supportive Housing capital program and operations, and investments in homeownership and single-room occupancy;
- regional economic competitiveness, which include the Elevate Hennepin suite of activities, and a core set of cohort training programs (CEO Start, CEO Now, and CEO Next);
- building the long-term value of communities, which include the Transit Oriented Pre-Development and Communities programs; and
- operations, administrative, and financial activities.

**Recommendation from County Administrator:** Recommend Approval

# 2025 BUDGET

**Hennepin County Housing and Redevelopment  
Authority Board of Commissioners**

Jeffrey Lunde, 1st District  
Irene Fernando, 2nd District  
Marion Greene, 3rd District  
Chair: Angela Conley, 4th District  
Debbie Goettel, 5th District  
Heather Edelson, 6th District  
Vice-Chair: Kevin Anderson, 7th District

**Hennepin County Housing and Redevelopment  
Authority Executive Director**

David J. Hough

# Hennepin County Housing and Redevelopment Authority

Hennepin County, MN

2025 BUDGET

**Mission Statement:**

*The principal mission of the Hennepin County Housing and Redevelopment Authority is to serve the housing and economic development and redevelopment needs of the citizens of Hennepin County and its municipalities.*

**Description and Goals:**

The Hennepin County Housing and Redevelopment Authority seeks to create a vibrant community with a diverse, growing economy where all people enjoy safe and affordable housing and have access to jobs, community services and neighborhood amenities supported by transportation choices.

**Overarching Goals:**

- Prioritize investment and innovation in housing for people with the lowest incomes to ensure a complete and equitable continuum of affordable housing options.
- Create supportive housing tailored and reserved for households experiencing homelessness, and others at greatest health and safety risk if they become unhoused.
- Provide best-in-the-nation resources to develop entrepreneurs, support business creation, and help businesses grow and thrive.
- Provide inclusive access to business ownership as a pathway to wealth creation by offering unparalleled access to resources, networks, and capital.
- Invest in community assets and community-driven development projects that revitalize under resourced communities.

Programming principles include:

- Low-income households are most likely to experience housing cost burdens
- Income disparities and housing cost burden disproportionately impact households of color
- Extremely low-income households experience affordable housing scarcity
- Racial disparities threaten our region’s prosperity, making inclusion an economic imperative
- Place-based disparities require investment to ensure all residents enjoy a high quality of life
- Entrepreneur support is a critical pathway to economic mobility
- Maximizing the ROI of transit investments creates a more sustainable and equitable region
- Equitable (re)development and revitalization at the district and corridor scale require partnerships across jurisdictions

| Revenue Information:               | 2023 Budget         | 2024 Budget         | 2025 Budget         |
|------------------------------------|---------------------|---------------------|---------------------|
| Budgeted Property Tax Requirement* | \$17,640,360        | \$17,640,360        | \$21,798,273        |
| Federal                            | 0                   | 0                   | 0                   |
| State                              | 320,000             | 320,000             | 320,000             |
| Local                              | 0                   | 0                   | 0                   |
| Investment Earnings                | 125,000             | 125,000             | 125,000             |
| Fees and Services                  | 1,050,000           | 995,000             | 1,080,000           |
| Other Revenue                      | 662,087             | 162,087             | 162,087             |
| Unassigned Fund Balance            |                     |                     | 5,839,908           |
| Local Affordable Housing Aid       | <u>0</u>            | <u>0</u>            | <u>10,036,825</u>   |
| <b>Total Revenues</b>              | <b>\$19,762,447</b> | <b>\$19,242,447</b> | <b>\$39,362,093</b> |

\* Reflects the adjusted property tax requirement budget, not actual property tax collections (\$22,186,537)

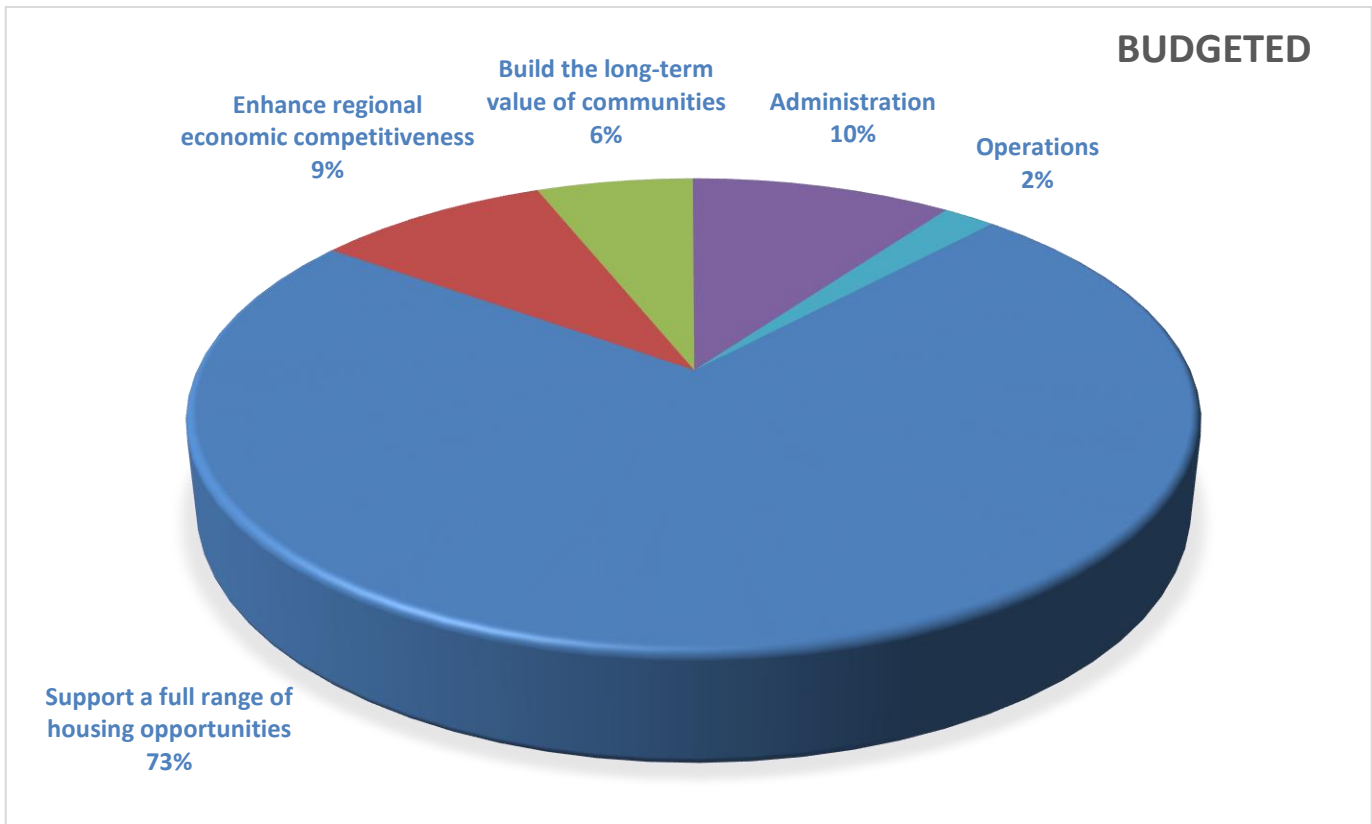
# Hennepin County Housing and Redevelopment Authority

Hennepin County, MN

2025 BUDGET

| Expenditure Information:             | 2023 Budget         | 2024 Budget         | 2025 Budget         |
|--------------------------------------|---------------------|---------------------|---------------------|
| Operational                          | \$4,482,780         | \$4,462,780         | \$5,805,618         |
| Affordable Housing Incentive Fund    | 5,000,000           | 5,000,000           | 5,000,000           |
| Transit Oriented Communities         | 2,200,000           | 2,200,000           | 2,200,000           |
| Economic Support Strategies          | 200,000             | 200,000             | 525,000             |
| Elevate Hennepin Programming Suite   | 0                   | 0                   | 2,900,075           |
| Supportive Housing Capital Fund      | 5,000,000           | 5,000,000           | 5,000,000           |
| SRO Capital Reserve                  | 500,000             | 500,000             | 275,000             |
| Homeownership Assistance             | 1,245,000           | 1,245,000           | 1,245,000           |
| Project Based Assistance             | 634,667             | 634,667             | 634,667             |
| SAHA/LAHA Supportive Housing         | 0                   | 0                   | 7,836,825           |
| Affordable Housing Recovery          | 0                   | 0                   | 7,939,908           |
| BLRT Community Investment Initiative | <u>500,000</u>      | <u>0</u>            | <u>0</u>            |
| <b>Total Expenditures</b>            | <b>\$19,762,447</b> | <b>\$19,242,447</b> | <b>\$39,362,093</b> |

**Expenditure Summary:**



**Project Summary:**

**Affordable Housing Investment Fund - \$5,000,000**

The Affordable Housing Incentive Fund (AHIF) Program was created to encourage the preservation and development of affordable housing opportunities throughout Hennepin County. AHIF typically provides gap funding assistance in the form of a 30-40-year, low-interest, deferred loan.

# Hennepin County Housing and Redevelopment Authority

Hennepin County, MN

2025 BUDGET

## **Supportive Housing Capital - \$5,000,000**

The Supportive Housing Capital program was established to provide targeted capital assistance to client-focused housing projects that preserve and expand the supportive housing system. The program advances the development of 30% area median income (AMI) supportive housing through more intentional and proactive county investment.

## **Homeownership Assistance - \$1,245,000**

The homeownership assistance program supports the creation of homeownership opportunities through new construction, homebuyer assistance, and other activities.

## **Project Based Assistance - \$634,667**

Project based assistance provides financial support to ensure the long-term stability and quality of the housing units while allowing rents to stay affordable to households with incomes at or below 30% of AMI.

## **SRO Capital Reserve - \$275,000**

The HCHRA's single room occupancy (SRO) strategy aims to re-introduce basic affordable housing into the market to meet the needs of individuals with extremely low incomes and resulting housing instability. This capitalized reserve supports necessary repairs/improvements to SRO properties.

## **Transit Oriented Communities - \$2,200,000**

The Transit Oriented Communities (TOC) program was created to promote a mixture of development such as housing, retail, services, jobs, and open space projects within walking distance of transit. TOD projects are compact and typically feature pedestrian and bicycle connections, reduced or shared parking, increased density, and building orientation towards the pedestrian environment. Benefits, many of which help to reduce disparities, include lower combined housing and transportation costs, a greater range of housing options, a reduced need to drive and own vehicles, and improved connections to employment and service destinations.

## **Economic Support Strategies - \$525,000**

Economic Support Strategies is comprised of the Business District Initiative, Hennepin Planning Grants, Façade Improvement Program, and Commercial Ownership Pathways which collectively represent distinct approaches to partnering with municipalities to advance shared economic and community development goals. By design, these programs provide modest seed funding to leverage additional investment, foster greater collaboration with Hennepin County communities, and support strategies that help businesses and communities thrive and prosper.

## **Elevate Hennepin Programming Suite - \$2,900,075**

Elevate Hennepin programming is comprised of Elevate Hennepin 1:1 Consulting, online resource hub, navigation, Elevate Nonprofits, Elevate Cohort Programming (CEO Start, CEO Now, CEO Next, Certified Access, HR Next (formerly Elevate Talent), and The Coven), and the Elevate Hennepin Employee Assistance Fund collaboration with Workforce Development.

## **SAHA/LAHA Supportive Housing - \$7,836,825**

Consistent with Resolution 23-0438 affirming Hennepin County's strategy for Metropolitan Region Sales and Use Tax for housing proceeds and Statewide Local Affordable Housing Aid revenues, supports unique services and operating costs for supportive housing projects 100% affordable to households at or below 30% AMI.

## **Affordable Housing Recovery - \$7,939,908**

Completion of existing pandemic recovery affordable rental and homeownership contracts with anticipated construction costs in 2025.

# Capital Budget and Capital Improvement Program

Board Approved

Summary of Revenues - Housing & Redevelopment Authority

| Revenue Category      | Revenue Detail                  | Budget to Date    | Dept Request 2025 | Admin Rec 2025   | CBTF Rec 2025 | Co Board 2025     | Co Board 2026 | Co Board 2027 | Co Board 2028 | Co Board 2029 | Co Board Future | Total Project Cost |
|-----------------------|---------------------------------|-------------------|-------------------|------------------|---------------|-------------------|---------------|---------------|---------------|---------------|-----------------|--------------------|
| <b>Grand Total</b>    |                                 | <b>33,450,539</b> | <b>0</b>          | <b>7,154,667</b> | <b>0</b>      | <b>22,819,575</b> | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>        | <b>56,270,114</b>  |
| <b>Taxes</b>          |                                 | <b>33,450,539</b> | <b>0</b>          | <b>7,154,667</b> | <b>0</b>      | <b>14,879,667</b> | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>        | <b>48,330,206</b>  |
|                       | Property Tax                    | 33,450,539        | 0                 | 7,154,667        | 0             | 14,879,667        | 0             | 0             | 0             | 0             | 0               | 48,330,206         |
| <b>Other Revenues</b> |                                 | <b>0</b>          | <b>0</b>          | <b>0</b>         | <b>0</b>      | <b>7,939,908</b>  | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>        | <b>7,939,908</b>   |
|                       | Other                           | 0                 | 0                 | 0                | 0             | 2,200,000         | 0             | 0             | 0             | 0             | 0               | 2,200,000          |
|                       | HRA Housing & Redevel Authority | 0                 | 0                 | 0                | 0             | 5,739,908         | 0             | 0             | 0             | 0             | 0               | 5,739,908          |



# Capital Budget and Capital Improvement Program

Board Approved

Revenues by Project - Housing & Redevelopment Authority

| Project   | Revenue Detail                  | Budget to Date    | Exp & Enc to Date | Budget to Date Remaining | Dept Request 2025 | Admin Rec 2025   | CBTF Rec 2025 | Co Board 2025     | Co Board 2026 | Co Board 2027 | Co Board 2028 | Co Board 2029 | Co Board Beyond | Total Project Cost |
|---|---------------------------------|-------------------|-------------------|--------------------------|-------------------|------------------|---------------|-------------------|---------------|---------------|---------------|---------------|-----------------|--------------------|
| <b>Grand Total</b>  |                                 | <b>33,450,539</b> | <b>12,156,388</b> | <b>21,294,151</b>        | <b>0</b>          | <b>7,154,667</b> | <b>0</b>      | <b>22,819,575</b> | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>        | <b>56,270,114</b>  |
| <b>HCHRA</b>  |                                 | <b>33,450,539</b> | <b>12,156,388</b> | <b>21,294,151</b>        | <b>0</b>          | <b>7,154,667</b> | <b>0</b>      | <b>22,819,575</b> | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>        | <b>56,270,114</b>  |
| <b>Housing &amp; Redevelopment Authority</b>                              |                                 | <b>33,450,539</b> | <b>12,156,388</b> | <b>21,294,151</b>        | <b>0</b>          | <b>7,154,667</b> | <b>0</b>      | <b>22,819,575</b> | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>        | <b>56,270,114</b>  |
| <b>1011474 HRA: 2025 Affordable Housing</b>                               |                                 | <b>0</b>          | <b>0</b>          | <b>0</b>                 | <b>0</b>          | <b>0</b>         | <b>0</b>      | <b>5,000,000</b>  | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>        | <b>5,000,000</b>   |
|   | Property Tax                    | 0                 |                   |                          | 0                 | 0                | 0             | 5,000,000         | 0             | 0             | 0             | 0             | 0               | 5,000,000          |
| <b>1011475 HRA: 2025 Transit Oriented Development</b>                     |                                 | <b>0</b>          | <b>0</b>          | <b>0</b>                 | <b>0</b>          | <b>0</b>         | <b>0</b>      | <b>2,200,000</b>  | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>        | <b>2,200,000</b>   |
|   | Property Tax                    | 0                 |                   |                          | 0                 | 0                | 0             | 2,200,000         | 0             | 0             | 0             | 0             | 0               | 2,200,000          |
| <b>1011473 HRA: 2025 Affordable Rental &amp; Home Ownership Contracts</b> |                                 | <b>0</b>          | <b>0</b>          | <b>0</b>                 | <b>0</b>          | <b>0</b>         | <b>0</b>      | <b>7,939,908</b>  | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>        | <b>7,939,908</b>   |
|   | Other                           | 0                 |                   |                          | 0                 | 0                | 0             | 2,200,000         | 0             | 0             | 0             | 0             | 0               | 2,200,000          |
|   | HRA Housing & Redevel Authority | 0                 |                   |                          | 0                 | 0                | 0             | 5,739,908         | 0             | 0             | 0             | 0             | 0               | 5,739,908          |
| <b>1009192 HRA: Homeownership Assistance</b>                              |                                 | <b>3,735,000</b>  | <b>1,210,000</b>  | <b>2,525,000</b>         | <b>0</b>          | <b>1,245,000</b> | <b>0</b>      | <b>1,245,000</b>  | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>        | <b>4,980,000</b>   |
|   | Property Tax                    | 3,735,000         |                   |                          | 0                 | 1,245,000        | 0             | 1,245,000         | 0             | 0             | 0             | 0             | 0               | 4,980,000          |
| <b>1006848 HRA: Supportive Housing - Capital Investments</b>              |                                 | <b>26,000,000</b> | <b>9,919,573</b>  | <b>16,080,427</b>        | <b>0</b>          | <b>5,000,000</b> | <b>0</b>      | <b>5,000,000</b>  | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>        | <b>31,000,000</b>  |
|   | Property Tax                    | 26,000,000        |                   |                          | 0                 | 5,000,000        | 0             | 5,000,000         | 0             | 0             | 0             | 0             | 0               | 31,000,000         |
| <b>1008456 HRA: SRO Housing Capital Reserve</b>                           |                                 | <b>2,000,000</b>  | <b>425,432</b>    | <b>1,574,568</b>         | <b>0</b>          | <b>275,000</b>   | <b>0</b>      | <b>275,000</b>    | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>        | <b>2,275,000</b>   |
|   | Property Tax                    | 2,000,000         |                   |                          | 0                 | 275,000          | 0             | 275,000           | 0             | 0             | 0             | 0             | 0               | 2,275,000          |
| <b>1009819 HRA: Project Based Assistance</b>                              |                                 | <b>1,715,539</b>  | <b>601,384</b>    | <b>1,114,155</b>         | <b>0</b>          | <b>634,667</b>   | <b>0</b>      | <b>634,667</b>    | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>        | <b>2,350,206</b>   |
|   | Property Tax                    | 1,715,539         |                   |                          | 0                 | 634,667          | 0             | 634,667           | 0             | 0             | 0             | 0             | 0               | 2,350,206          |
| <b>1011380 HRA: 2025 Economic Support Strategies</b>                      |                                 | <b>0</b>          | <b>0</b>          | <b>0</b>                 | <b>0</b>          | <b>0</b>         | <b>0</b>      | <b>525,000</b>    | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>        | <b>525,000</b>     |
|   | Property Tax                    | 0                 |                   |                          | 0                 | 0                | 0             | 525,000           | 0             | 0             | 0             | 0             | 0               | 525,000            |

## MINNESOTA

### Board Action Request

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#### 24-HCHRA-0038

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#### Item Description:

Neg Agmt with MN Housing Finance Agency for the MN Cities Participation Program, 01/01/25-12/31/25 (no county cost)

#### Resolution:

BE IT RESOLVED, that the Executive Director be authorized to negotiate an Agreement with the Minnesota Housing Finance Agency for the Minnesota Cities Participation Program to support first-time homebuyer loans in suburban Hennepin County during the period January 1, 2025 through December 31, 2025; and that following review and approval by the County Attorney's Office, the Chair be authorized to sign the agreement and related documents on behalf of the Authority.

#### Background:

The Hennepin County Housing and Redevelopment Authority (HCHRA) has participated in the Minnesota Cities Participation Program (MCP) since 1997. Through the MCP, the Minnesota Housing Finance Agency (Minnesota Housing) sells mortgage revenue bonds on behalf of city and county housing and redevelopment authorities, port authorities and economic redevelopment authorities (with the exception of those receiving direct entitlement bonding authority; i.e. City of Minneapolis); the proceeds of these bonds provide below-market interest rate home mortgage loans for low and moderate income first-time homebuyers.

Per state statute, Minnesota Housing uses a population-based formula to determine the HCHRA's estimated allocation. Participating private mortgage lenders originate home mortgage loans, which Minnesota Housing buys in accordance with the Minnesota Housing Mortgage Program Procedural Manual. MCP mortgages must meet the requirements of standard mortgage insuring and guaranteeing entities, mortgage industry accepted underwriting standards, and state and federal law governing mortgages provided through the issuance of mortgage revenue bonds.

Borrower income limits apply (currently \$124,200 or less for a one-two person household). Maximum purchase price is currently set at \$515,200.

Minnesota Housing provides marketing support in the form of first-time homebuyer brochures and inserts, press releases and advertising templates. Minnesota Housing absorbs all program underwriting costs and risks of bond issuance. HCHRA staff time is primarily limited to completing the application and monitoring fund usage.

In 2024, Minnesota Housing's MCP formula allocation calculation for the HCHRA was \$15,496,924; however, as of October 31, 2024, suburban Hennepin County homebuyers have utilized \$93,374,411 from the mortgage fund pool. Some details of Hennepin County usage since October 31, 2023:

- 380 households purchased their first home in suburban Hennepin County.
- The average loan amount was \$245,722.
- 91% of the recipients also received approximately \$8.4 million in down payment and closing cost loans to accompany the first mortgages, averaging \$16,280 each.
- Across all loan types used in suburban Hennepin County, 61% of homebuyers were households of

color.

Minnesota Housing estimates a similar amount of MCPP funding will be available in suburban Hennepin County in 2025. In order for Hennepin County to participate in the MCPP, the HCHRA must enter into a commitment agreement with Minnesota Housing.

**Current Request:** This request seeks authorization to negotiate an agreement with the Minnesota Housing Finance Agency to participate in the Minnesota Cities Participation Program from January 1, 2025 through December 31, 2025.

**Impact/Outcomes:** Approximately 450 Hennepin County first time homebuyer households will receive below-interest mortgages through Minnesota Cities Participation Program in 2025.

**Recommendation from County Administrator:** Recommend Approval

## MINNESOTA

### Board Action Request

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#### 24-HCHRA-0039

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#### Item Description:

Neg Amd 1 to Agmt A2311555 with MN Housing Finance Agency for the Home Accessibility Ramps Prgm, ext end date to 06/01/25, no change to other terms; neg Amd 2 to Agmt PR00004179 with Tree Trust to provide accessibility ramp construction, ext term to 06/01/25, incr NTE by \$25,000

#### Resolution:

BE IT RESOLVED, that the Executive Director be authorized to negotiate Amendment 1 to Agreement A2311555 with the Minnesota Housing Finance Agency to provide funding for the Home Accessibility Ramps Program, extending the contract period to June 1, 2025 with no change to the receivable amount of \$197,400; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the amendment on behalf of the Authority, and that the Controller be authorized to accept and disburse funds as directed; and

BE IT FURTHER RESOLVED, that sponsorship and acceptance of grant funding for the program by the Hennepin County Housing and Redevelopment Authority Board of Commissioners does not imply a continued commitment by the Hennepin County Housing and Redevelopment Authority for these programs if grant funds are no longer available; and

BE IT FURTHER RESOLVED, that the Executive Director be authorized to negotiate Amendment 2 to Agreement PR00004179 with Tree Trust to provide accessibility ramp construction for the Home Accessibility Ramps Program, extending the contract period to June 1, 2025 and increasing the not to exceed amount by \$25,000 for a new total not to exceed amount of \$288,212; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the amendment on behalf of the Authority; and that the Controller be authorized to disburse funds as directed.

#### Background:

In 2021, the Hennepin County Housing and Redevelopment Authority (HCHRA) released a competitive request for proposals for community-based partner(s) for the accessibility ramps/steps program. Tree Trust and Rebuilding Together Minnesota were selected (Resolution 22-HCHRA-0009). Two-year agreements were awarded to both parties.

In 2023, HCHRA applied for and received additional funding of \$197,000 from Minnesota Housing Finance Agency to continue to construct approximately 24 accessibility ramps and/or low-rise, long-tread steps for low and moderate-income homeowners (Resolution 23-HCHRA-0007). Resolution 23-HCHRA-0007 also amended the agreement (PR0004179) with Tree Trust to extend the contract period to April 30, 2025 and increase the not to exceed amount from \$65,812 to \$263,212 to be inclusive of the newly awarded funds.

To date, 18 ramps/steps have been completed or underway, but additional time is needed to fully expend the Minnesota Housing funds. Tree Trust's contract amendment will update the contract to align with the new end date with Minnesota Housing and add funds recovered from cost savings in other areas. There is no change to the goals or award amount from Minnesota Housing.

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## 24-HCHRA-0039

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**Current Request:** This request seeks authorization to negotiate Amendment 1 to Agreement A2311555 with the Minnesota Housing Finance Agency for the construction of accessibility ramps and steps extending the contract period to June 1, 2025, with no change to the receivable amount of \$197,400. This request also seeks authorization to negotiate Amendment 2 to Agreement PR00004179 with Tree Trust for construction of accessibility ramps and steps extending the contract period to June 1, 2025, and increasing the not to exceed amount to \$288,212.

**Impact/Outcomes:** Approval of this request will allow for the full spending of a funding award from Minnesota Housing Finance Agency for 24 accessibility ramps or step projects.

**Housing Disparity Domain:** Households of color are disproportionately housing cost burdened. This request provides a cost-effective way to enable persons with physical limiting disabilities to remain in their homes and for immediate health and safety repairs to be addressed.

**Recommendation from County Administrator:** Recommend Approval

## MINNESOTA

### Board Action Request

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#### 24-HCHRA-0040

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#### Item Description:

Neg 6 Agmts for cohort-based small business programming, 01/01/25-12/31/25, total combined NTE \$565,500

#### Resolution:

BE IT RESOLVED, that the Executive Director be authorized to negotiate Agreements with each of the following entities to provide cohort-based small business programming:

- PR00006498 with Co.Starters, Inc.
- PR00006500 with Simon Says HR
- PR00006501 with Certified Access, LLC
- PR00006560 with Interise
- PR00006561 with Minneapolis Business Mentors
- PR00006565 with The Coven

all during the period of January 1, 2025 through December 31, 2025 with the option for the Authority to extend for one additional year without amendment, with a total combined not to exceed amount of \$565,500; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the agreements on behalf of the Authority; and that the Controller be authorized to disburse funds as directed.

#### Background:

In addition to one-on-one consulting provided by Elevate Hennepin, Hennepin County supports a series of small business learning opportunities that provide in-depth training over several weeks or months in a cohort setting. By offering programs in a cohort setting, Hennepin County is fostering peer-to-peer connections among diverse business owners across industries that often last beyond the duration of the program. Hennepin County works to build a more inclusive business ecosystem by supporting peer learning among business owners through roundtables, speaker forums, and digitally through sponsored memberships with The Coven.

A core set of programs, CEO Start, CEO Now, and CEO Next, have been designed and developed strategically to support business owners at key phases of their growth, from idea to second stage. These programs feature nationally recognized curricula delivered by local facilitators and trainers. Two additional programs, Certified Access and HR Next (formerly called Elevate Hennepin Talent), have been developed by local leaders to address specific business needs. Certified Access supports disadvantaged businesses interested in pursuing certification as a means to grow their business, and HR Next provides focused support to help businesses attract and retain workers.

Below is a summary of recommended agreements and the programming they represent:

|            |                   |           |   |
|------------|-------------------|-----------|---|
| PR00006498 | Co.Starters, Inc. | CEO Start | Idea stage business development               |
| PR00006500 | Simon Says HR     | HR Next   | Attracting, retaining, and development talent |

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**24-HCHRA-0040**

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|             |                              |                      |  |
|-------------|------------------------------|----------------------|--|
| PR00006501  | Certified Access, LLC        | Certified Access     | Disadvantaged business certification                                     |
| PR00006560  | Interise                     | CEO Now              | Early-stage business growth  |
| PR00006561  | Minneapolis Business Mentors | CEO Next roundtables | Facilitated roundtable component of CEO Next for second-stage businesses |
| PR0000X6565 | The Coven                    | Digital memberships  | Online learning and business networking                                  |

By supporting the cost of these traditionally expensive services and training opportunities, Hennepin County reduces barriers to entrepreneurship and addresses structural inequities faced by business owners who are Black, Indigenous, people of color, and women, in starting and growing a successful business in Minnesota.

Approval of the six contracts described above will assist an estimated 150 businesses with peer-to-peer learning and in-depth training that supports businesses from idea to second stage, contributing to inclusive economic growth.

**Current Request:** This request is for authorization to negotiate six agreements to provide cohort-based small business programming effective January 1, 2025 through December 31, 2025, with an optional one year extension.

**Impact/Outcomes:** Authorization of this request will provide in-depth programming to support the growth of an estimated 150 small and disadvantaged businesses.

**Income Domain Disparity:** In-depth group learning programs offered through Hennepin County's Elevate Hennepin efforts help address racial gaps in business ownership. To-date, 59% of entrepreneurs and business owners accessing small business consulting, 65% of those accessing financing, and 73% of those starting a business with support from Elevate Hennepin identify as Black, Asian, Hispanic/LatinX, Indigenous, or multi-racial.

**Recommendation from County Administrator:** Recommend Approval

## MINNESOTA

### Board Action Request

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#### 24-HCHRA-0041

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#### Item Description:

Neg 19 Elevate Hennepin multi-jurisdictional agreements with local government agencies and Hennepin County, 01/01/25-12/31/26, total combined est recv \$320,000

#### Resolution:

BE IT RESOLVED, that the Executive Director be authorized to negotiate multijurisdictional agreements with Hennepin County and each of the following municipalities and/or affiliated entities, creating unique multi-jurisdictional programs for eligible purposes including economic development, affordable housing, and expansion of small business programming, one-on-one consulting, access to financing, communications, and outreach within the Elevate Hennepin framework:

A2412664 with City of Minneapolis

A2412596 with Bloomington Port Authority

A2412599 with City of Minnetonka

A2412600 with City of Brooklyn Park Economic Development Authority

A2412601 with City of Edina

A2412602 with City of Maple Grove

A2412603 with City of Plymouth

A2412604 with St. Louis Park Economic Development Authority

A2412605 with City of Eden Prairie

A2412606 with Brooklyn Center Economic Development Authority

A2412607 with Economic Development Authority of the City of Crystal

A2412608 with City of Golden Valley

A2412609 with Hopkins Housing and Redevelopment Authority

A2412610 with Richfield Economic Development Authority

A2412611 with Robbinsdale Economic Development Authority

A2412612 with City of Rogers

A2412613 with Economic Development Authority in and for the City of New Hope

A2412614 with Dayton Economic Development Authority

A2412615 with City of Medina

all during the period January 1, 2025 through December 31, 2026 with the total combined estimated receivable amount of \$320,000; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the agreements on behalf of the Authority; and that the Controller be authorized to accept and disburse funds as directed.

#### Background:

The Elevate Hennepin suite of programming provides resources to develop entrepreneurs, create new businesses, and help small businesses grow and thrive. The core offering of Elevate Hennepin is professional consulting provided directly to business owners by a local network of talented and culturally competent business advisors. Elevate Hennepin's network of business advisors provide expertise and specialized consulting services in multiple areas of support, covering a wide range of "back-office" areas including accounting, human resources, legal, marketing, and more. The Elevate Hennepin brand of resources also includes a series of comprehensive, cohort-based programs that provide intensive support and training for



business owners from idea to second stage.

By supporting the cost of professional consulting and training opportunities that are typically out of reach for most aspiring entrepreneurs and small business owners, Elevate Hennepin removes barriers to entrepreneurship and addresses structural inequities faced by business owners who are Black, Indigenous, people of color, and women.

Combined, Elevate Hennepin advising and cohort programs have served over 3,200 businesses, and by a conservative estimate, have supported over 12,000 livelihoods in Hennepin County. Since 2022, business consultants and advisors in the Elevate Hennepin network helped launch 186 new businesses and helped 140 business owners access over \$28.4 million in capital, resulting in the retention or creation of 608 jobs.

Building on the successful partnership model established with Hennepin County municipalities in 2023, the current request to authorize 19 multijurisdictional agreements will enhance communications efforts, improve outreach, and better serve small businesses. With the additional offering of small business financing options beginning in early 2025, these multijurisdictional agreements will affirm interagency support for increased access to capital. In addition to the foregoing economic development activities, Agreement A2412664 with the City of Minneapolis will further establish multijurisdictional collaboration to facilitate affordable housing development, redevelopment, rehabilitation, and land sales.

A companion action is pending concurrent approval by Hennepin County. Funds received through these agreements will be used for Elevate Hennepin programming.

**Current Request:** This request is for the authorization to negotiate 19 multijurisdictional agreements for economic development and affordable housing purposes to enhance communications efforts, improve outreach, create financing options, and better serve small businesses in each of: Minneapolis, Bloomington, Minnetonka, St. Louis Park, Brooklyn Park, Edina, Maple Grove, Plymouth, Eden Prairie, Brooklyn Center, Crystal, Golden Valley, Hopkins, New Hope, Richfield, Robbinsdale, Rogers, Dayton, and Medina during the period January 1, 2025 through December 31, 2026 with the total combined estimated receivable amount of \$320,000.

**Impact/Outcomes:** Authorization of these agreements will reduce barriers in access to entrepreneurship and generate inclusive economic growth through enhanced partnership and increased funding for specialized consulting, cohort programs, and access to capital for small businesses in 19 Hennepin County cities.

**Income Domain Disparity:** Specialized consulting and technical assistance offered through Hennepin County's Elevate Hennepin efforts help address racial gaps in business ownership. To-date, 59% of entrepreneurs and business owners accessing small business consulting, 65% of those accessing financing, and 73% of those starting a business with support from Elevate Hennepin identify as Black, Asian, Hispanic/LatinX, Indigenous, or multi-racial.

**Recommendation from County Administrator:** Recommend Approval

# HENNEPIN COUNTY

300 South Sixth Street  
Minneapolis, MN  
55487-0240

## MINNESOTA

### Board Action Request

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#### 24-HCHRA-0042

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#### Item Description:

Neg 34 Elevate Hennepin advising Agmts for small business consulting, 01/01/25-12/31/25, total combined NTE \$2,155,000

#### Resolution:

BE IT RESOLVED, that the Executive Director be authorized to negotiate hourly rate professional service Agreements with each of the following entities to provide small business consulting as part of the Elevate Hennepin business advisor network:

- PR00006876 A.M. & Associates LLC
- PR00006847 Ahmed Mohidin LLC DBA Sigma Consulting
- PR00006875 Antonelli and Associates, LLC.
- PR00006848 Better Business Bureau of Minnesota, Inc
- PR00006866 Clear Talk Accounting LLC
- PR00006853 ConnectUP! Institute
- PR00006857 Davis Law Office, PLLC
- PR00006852 Dendros Group, LLC
- PR00006874 Digital Synergy LLC
- PR00006851 Expo Peru Collection LLC DBA JLLB Media
- PR00006845 Field Guide Inc.
- PR00006863 Hack the Gap
- PR00006865 Katherine Hanson DBA Backpocket Strategies
- PR00006867 Hortensia PLLC
- PR00006846 IFRI LLC
- PR00006860 Khoo Consulting LLC
- PR00006868 Latino Economic Development Center
- PR00006850 Led by TRUTH
- PR00006849 LegalCORPS
- PR00006887 Minneapolis Consortium of Community Developers
- PR00006858 Minnesota Social Impact Center
- PR00006873 Mni Sota Fund
- PR00006872 Monicat Data
- PR00006877 NewPublica, LLC
- PR00006859 NextStage
- PR00006844 Simon and Associates, LLC
- PR00006864 Software for Good, GBC
- PR00006862 Springboard for the Arts
- PR00006854 Technologist Computers SBC
- PR00006871 TrueLegal PLLC
- PR00006855 Small Business Dreamers DBA Vibrant Life Therapy LLC
- PR00006856 Victor Jones Consulting L.L.C.
- PR00006870 Whip-Smart LLC
- PR00006861 WomenVenture

all during the period January 1, 2025 through December 31, 2025 with the option for the Authority to extend for one additional year without amendment, with a total combined not to exceed amount of \$2,155,000; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the agreements on behalf of the Authority; and that the Controller be authorized to disburse funds as directed.

**Background:**

The Elevate Hennepin suite of programming provides resources to develop entrepreneurs, create new businesses, and help small businesses grow and thrive. The core offering of Elevate Hennepin is professional consulting provided directly to business owners by a local network of talented and culturally competent business advisors. Elevate Hennepin's network of business advisors provide expertise and specialized consulting services in multiple areas of support, covering a wide range of "back-office" areas including accounting, human resources, legal, marketing, and more. Eligible emerging entrepreneurs and established business in Hennepin County can access up to 25 hours of consulting at no cost from each advisor in the Elevate Hennepin network.

By supporting the cost of these traditionally expensive services and training opportunities, Hennepin County reduces barriers to entrepreneurship and addresses structural inequities faced by business owners who are Black, Indigenous, people of color, and women, in starting and growing a successful business in Minnesota.

A competitive request for proposals (RFP) was issued in August 2024 to identify qualified organizations to serve as business advisors in the Elevate Hennepin network in 2025. The RFP garnered 73 applications.

After an extensive review process to assess qualifications; experience, including experience serving clients from diverse cultural backgrounds; customer feedback; and other criteria, staff recommend 34 vendors to provide professional consulting services in the following areas of support:

- Access to capital
- Accounting
- Business strategy
- Financial management
- Human resources
- Idea stage business development
- Legal
- Marketing
- Technology

Approval of these 34 contracts will provide an estimated 1,500 businesses with expert consulting services to help them thrive and grow, contributing to inclusive economic growth.

**Current Request:** This request is for authorization to negotiate 34 agreements to provide small business consulting effective January 1, 2025 through January 31, 2025, with an optional one year extension.

**Impact/Outcomes:** Approval of this request will provide specialized consulting, technical assistance, and back-office support for an estimated 1,500 small and disadvantaged businesses with Elevate Hennepin consultants.

**Income Domain Disparity:** Specialized consulting and technical assistance offered through Hennepin County's Elevate Hennepin efforts help address racial gaps in business ownership. To-date, 59% of entrepreneurs and business owners accessing small business consulting, 65% of those accessing financing, and 73% of those starting a business with support from Elevate Hennepin identify as Black, Asian, Hispanic/LatinX, Indigenous, or multi-racial.

**Recommendation from County Administrator:** Recommend Approval