



# Dakota County CDA Board of Commissioners

## Agenda

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Meeting Date: January 21, 2025                      3:15 PM                      CDA Boardroom, Eagan, MN

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### 1. Call To Order And Roll Call

### 2. Audience

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

### 3. Approval Of Agenda And Meeting Minutes

A. Approval Of Meeting Minutes – December 4, 2024 Regular Meeting                      3

### 4. Federal Public Housing And Housing Choice Voucher

#### Consent Agenda

A. Schedule A Public Hearing To Receive Comments On The 2025 Public Housing Five Year and Annual Agency Plans                      16

### 5. Consent Agenda

A. Approval Of Record Of Disbursements – November 2024                      18

B. Approval Of Record of Disbursements – December 2024                      20

C. Summary Of Conclusions Of Closed Executive Session To Evaluate Performance Of Executive Director                      22

D. Authorization To Ratify The 2025 Pay Equity Compliance Report Submission                      24

E. Authorize Forgiveness And Release Of Dakota County HOME Investment Partnerships Program Loan And Interest For Spruce Pointe Townhomes (Inver Grove Heights)                      28

### 6. Regular Agenda

A. Presentation Of U.S. Housing And Urban Development 50 Years Of Community Development Block Grant Award                      30

- B. Conduct Public Hearing To Receive Comments On The Disposition Of DCCDA Section 18, LLC Properties And Authorization To Enter Into Purchase Agreements With Qualified Buyers 31
- C. Discussion of Private Activity Bonds Volume Cap Entitlement And 4% Low Income Housing Tax Credits 36
- D. Discussion Of 2025 Legislative Platform 39
- E. Executive Director Update

**7. Information**

- A. Status Report, Q4 2024 41

**8. Adjournment**

**For more information, call 651-675-4434.**

**Dakota County CDA Board meeting agendas are available online at:**  
[http://www.dakotacda.org/board\\_of\\_commissioners.htm](http://www.dakotacda.org/board_of_commissioners.htm)

**Next Meeting:**

February 18, 2025  
CDA Board of Commissioners Regular Meeting – 3 p.m.  
Dakota County CDA Boardroom, 1228 Town Centre Drive, Eagan, MN 55123



# Board of Commissioners

## Meeting Minutes

Meeting Date: December 4, 2024 1:00 PM

Boardroom; CDA Office, Eagan, MN

*Commissioner Slavik called the meeting to order at 1:00 p.m.*

### **COMMISSIONER ROLL CALL**

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

### **CDA staff in attendance:**

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

### **Others in attendance:**

Erin Stwora, Dakota County  
Brian Wisdorf, Dakota County  
Marti Fischbach, Dakota County  
Madeline Kastler, Dakota County  
Colin Manson, Realtor  
Megan Ideker

### **AUDIENCE**

*No audience members addressed the Board.*

### **APPROVAL OF AGENDA AND MEETING MINUTES**

24-6902 **Approval Of Agenda And Meeting Minutes**

BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, that the agenda for the December 4, 2024 Board meeting be approved as amended; and

- Removal of Item 6B – Conduct Public Hearing To Receive Comments on The Disposition Of DCCDA Section 18, LLC Properties) The buyer has rescinded their offer and there is not a contingent buyer for the property at this time. The property will continue to be marketed and has been added to Item 5J)
- Revised Item 5J – Establish A Date For A Public Hearing Regarding The Disposition Of DCCDA Section 18, LLC Properties

BE IT FURTHER RESOLVED by the Dakota County Community Development Agency Board of Commissioners, that the minutes for the October 23, 2024 Regular Board meeting be approved as written.

**Motion: Commissioner Hamann-Roland    Second: Commissioner Atkins**

Ayes: 7                      Nays: 0                      Abstentions: 0

	<b>Yes</b>	<b>No</b>	<b>Absent</b>	<b>Abstain</b>
Slavik	X			
Atkins	X			
Halverson	X			
Droste	X			
Workman	X			
Holberg			X	
Hamann-Roland	X			
Velikolangara	X			

**FEDERAL PUBLIC HOUSING AND HOUSING CHOICE VOUCHER AGENDA**

*Consent*

24-6903    **Approval Of Amendments To The Fiscal Year Ended June 30, 2024 HUD Public Housing Operating Budget**

WHEREAS, the Dakota County CDA has adopted HUD Public Housing operating budget for the Fiscal Year Ended June 30, 2024; and

WHEREAS, CDA budget policy requires that a listing of budget transfers approved by the Executive Director be presented to the Board of Commissioner.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the budget amendments approved by the Executive Director for the Fiscal Year Ended June 30, 2024 pursuant to the requirements of CDA budget policy is affirmed by the CDA Board.

24-6904    **Approval Of 1.0 FTE Budget Authority To Hire An Office Support Assistant For The Housing Assistance Department**

WHEREAS, to provide high levels of service to rental assistance program participants

and accommodate new rental assistance programs, the Housing Assistance department has determined the need for additional capacity; and

WHEREAS, the department has requested an additional 1.0 FTE Office Support Assistant position.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the FYE25 Operating Budget and Plan is hereby increased by 1.0 FTE.

24-6905 **Approval Of The 2025 Utility Allowance Schedule For The Housing Choice Voucher Program**

WHEREAS, the Dakota County Community Development Agency receives funding through the Department of Housing and Urban Development (HUD) to operate a Housing Choice Voucher Program; and

WHEREAS, in accordance with 24 CFR 982.517, Housing Authorities are required to establish and maintain allowance schedules for use in calculating estimated costs of tenant-furnished utilities and other services; and

WHEREAS, the allowance schedule for tenant paid utilities and other services be reviewed annually.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Allowances for Tenant-Furnished Utilities, Attachment A, is adopted for use in the Housing Choice Voucher Program effective February 1, 2025.

24-6906 **Adoption Of The 2025 CDA Board Of Commissioners Meeting Schedule**

NOW, THEREFORE, BE IT RESOLVED That the Dakota County Community Development Agency Board of Commissioners hereby adopts the following 2025 meeting schedule:

- Tuesday, January 21, 2025 – Annual Meeting at 3 p.m.; Regular Meeting at 3:15 p.m.
- Tuesday, February 18, 2025 – Regular Meeting at 3 p.m.
- Tuesday, March 25, 2025 – Regular Meeting at 3 p.m.; Budget Workshop at 4 p.m.
- Tuesday, April 22, 2025 – Regular Meeting at 3 p.m.
- Tuesday, May 20, 2025 – Regular Meeting at 3 p.m.
- Tuesday, June 24, 2025 – Regular Meeting at 3 p.m.
- Tuesday, July 29, 2025 – Regular Meeting at 3 p.m.
- Tuesday, August 26, 2025 – Regular Meeting at 3 p.m.
- Tuesday, September 23, 2025 – Regular Meeting at 3 p.m.
- Tuesday, October 21, 2025 – Regular Meeting at 3 p.m.
- Tuesday, November 18, 2025 – Regular Meeting at 3 p.m.
- Tuesday, December 16, 2025 – Regular Meeting at 3 p.m.

BE IT FURTHER RESOLVED, That the location for all of the 2025 meetings will be Boardroom at the CDA’s office located at 1228 Town Centre Drive, Eagan, MN 55123.

**Motion: Commissioner Velikolangara    Second: Commissioner Workman**

Ayes: 7                      Nays: 0                      Abstentions: 0

	<b>Yes</b>	<b>No</b>	<b>Absent</b>	<b>Abstain</b>
Slavik	X			
Atkins	X			
Halverson	X			
Droste	X			
Workman	X			
Holberg			X	
Hamann-Roland	X			
Velikolangara	X			

**CONSENT AGENDA**

**24-6907    Approval Of Record Of Disbursements – October 2024**

BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the October 2024 Record of Disbursements is approved as written.

**24-6908    Approval Of Amendments To The Fiscal Year Ended June 30, 2024 Operating Budget**

WHEREAS, the Dakota County CDA has adopted an operating budget for the Fiscal Year Ended June 30, 2024; and

WHEREAS, CDA Budget policy requires that a listing of budget transfers approved by the Executive Director be presented to the Board of Commissioners; and

WHEREAS, the CDA wishes to increase spending for the Fiscal Year Ended June 30, 2024 by \$40,696.

**24-6909    Approval Of Write Off Of Non-Expendable Equipment For The Fiscal Year Ended June 30, 2024**

WHEREAS, during the CDA’s year-end reconciliation process, the Finance Department noted certain items of non-expendable equipment had become damaged, outdated or is no longer in the CDA’s possession; and

WHEREAS, these items of non-expendable equipment should be removed from the CDA’s accounting and property records.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the non-expendable equipment

listed in Attachment A: Equipment Disposal List totaling \$98,703.10 be written off as of June 30, 2024.

24-6910 **Adoption Of The 2025 CDA Merit Compensation Policy And Plan**

WHEREAS, the CDA wishes to maintain market competitive compensation in order to remain an effective and efficient government agency, and promote organizational consistency and equity between CDA employees and those of other public agencies.

WHEREAS, the Dakota County CDA Board initially implemented the CDA Merit Compensation Policy and Plan (the Plan) on January 1, 1993, to provide a performance-based salary review program for CDA employees; and

WHEREAS, the Plan requires that the CDA Board annually adopt a merit matrix and salary structure.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, that the 2025 CDA Merit Compensation Policy and Plan, Pay Equity Structure, and Merit Matrix be adopted for implementation on January 1, 2025 with the following provisions:

- Salary ranges increase 4.25% above 2024 salary ranges
- The merit matrix provides for a combination of 0.00 to 8.25% adjustments; and

BE IT FURTHER RESOLVED that employee's 2025 salaries shall be established in the context of and consistent with these provisions.

24-6911 **Approval Of Amendments To Personnel Policy #320 – Employee Recognition & Other Events**

WHEREAS, the Dakota County CDA's Administration Department regularly reviews policies and procedures and makes recommendations in order to comply with Federal, State and local laws and best practices in human resources; and

WHEREAS, updates have been made to Policy #320 – Employee Recognition & Other Events.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the amendments to Policy #320 – Employee Recognition & Other Events is hereby approved.

BE IT FURTHER RESOLVED, the Human Resources Manager is authorized to implement the policies and communicate the changes to CDA Staff.

24-6912 **Authorization To Carry Forward Unused 2024 Private Activity Bond Volume Cap**

WHEREAS, as an entitlement issuer, within the meaning of Minnesota Statutes, Section 474A.02, Subd. 7, the Dakota County Community Development Agency

("CDA") has received an allocation of 2024 private activity bond volume cap in the amount of \$32,269,552 ("2024 Volume Cap"); and

WHEREAS, pursuant to §146(f) of the Internal Revenue Code of 1986, as amended ("Section146"), the CDA may carry forward all 2024 Volume Cap remaining unused at the end of 2024 ("Unused 2024 Volume Cap") for use within the next three calendar years for a specified carryforward purpose; and

WHEREAS, the Dakota County CDA intends to carry forward its Unused 2024 Volume Cap remaining on December 31, 2024 for qualified carryforward purposes.

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

1. The Dakota County CDA hereby carries forward its Unused 2024 Volume Cap for the purpose of providing qualified residential rental projects.
2. The Dakota County CDA hereby elects to carry forward its Unused 2024 Volume Cap for such purposes and authorizes and directs the Executive Director to execute and cause to be filed with the IRS a Form 8328 shall be filed with the IRS on or before February 15, 2025. The Executive Director is further authorized to notify Minnesota Management and Budget of such carryforward at such time and as required by Minnesota Statutes, Chapter 474A.

24-6913

### **Authorization To Execute Agreements For Weatherization Mechanical Installation Services**

WHEREAS, the Dakota County Community Development Agency (CDA) is one of 23 weatherization service providers selected by the Minnesota Department of Commerce – State Energy Office (DOC) to provide weatherization services to low-income homes; and

WHEREAS, weatherization mechanical installation contractors are responsible for the installation, replacement electricals, controls, clean & tune, testing and programming of air conditioners, boilers, furnaces, and water heaters, and is done using per unit price lists; and

WHEREAS, the CDA released a Request For Proposals (RFP) on October 30, 2024, seeking qualified mechanical installation contractors; and

WHEREAS, six RFP responses were received by the deadline of 4:30 p.m. on November 22, 2024; and

WHEREAS, RFP responses were evaluated and scored by CDA using the RFP scoring criteria; and

WHEREAS, CDA staff is recommending entering into agreements with five mechanical installation contractors.



NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Executive Director is authorized to sign agreements for weatherization mechanical installation services with: Binder Heating and Air Conditioning, Inc; Heating and Cooling Consultants, Inc; Admiral Radon and Mechanical Services, Inc; Blue Yeti Services, LLC; and Metro Heating and Cooling, LLC; for the timeframe on January 1, 2025 through December 31, 2025, with the option to extend the agreements for two additional one-year periods.

24-6914 **Authorization To Execute Joint Powers Agreement With Dakota County Attorney's Office For Legal Services**

WHEREAS, the current agreement for Legal Services between the Dakota County CDA and Dakota County Attorney's Office expires on December 31, 2024; and

WHEREAS, the CDA wishes to continue to procure these services from the Dakota County Attorney's Office; and

WHEREAS, the Dakota County Attorney's Office is willing to provide these services to the CDA.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Executive Director is authorized to execute a joint powers agreement between the Dakota County CDA and the Dakota County Attorney's Office for 2025 to procure legal services as needed.

24-6915 **Authorization To Execute Joint Powers Agreement With Dakota County For Employee Benefit Participation And Information Technology Services**

WHEREAS, the current agreement for Employee Benefit participation and procurement of Information Technology Services between the Dakota County CDA and Dakota County expires on December 31, 2024; and

WHEREAS, the CDA wishes to continue to procure these services from Dakota County; and

WHEREAS, Dakota County is willing to provide these services to the CDA.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Executive Director is authorized to execute a joint powers agreement between the Dakota County CDA and Dakota County for 2025 and 2026 to continue participation in Dakota County employee benefit plans and procure Information Technology services, substantially as presented and subject to approval by the Dakota County Attorney's Office as to form.

24-6916 **Establish The Date For A Public Hearing Regarding The Disposition Of DCCDA Section 18, LLC Properties**

WHEREAS, the CDA is accepting offers from the public for the five single-family homes being marketed by The Huerkamp Home Group/Keller Williams Preferred Realty to the public; and

WHEREAS, to ensure the CDA is in a position to sell these properties in a timely manner once buyers are identified, staff recommends setting a public hearing in anticipation that there will be offers on some of the properties prior to the public hearing date of January 21, 2025; and

WHEREAS, for those properties that do not have an offer by the public hearing date, the public hearing will be continued to the next CDA Board meeting in anticipation that there will be additional offers at that time; and

WHEREAS, the purchase agreements for properties that will be included in the public hearing will be finalized prior to the respective closing dates; and

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

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

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

1. A public hearing regarding the disposition of the following properties will be held by the CDA Board on January 21, 2025, at or after 3:15 p.m. at the CDA's office:

Single family homes to be sold through the realtor:

- 3220 Lower 150<sup>th</sup> Street, Rosemount
- 1177 West 14<sup>th</sup> Street, Hastings
- 4535 Cinnamon Ridge Trail, Eagan
- 1711 Gage Avenue, Farmington
- 315 Hurley Street, West St Paul

2. The Executive Director or his designee is hereby authorized and directed to cause notice of such public hearing in substantially the form in Attachment B to be published in a newspaper of general circulation in Dakota County of at least 10, but not more than 20 days before the hearing.

24-6917

**Approval Of Amendment To The FYE25 Operating Budget For The DCCDA Section 18, LLC Capital Expenditures Budget**

WHEREAS, on June 26, 2024, the CDA Board of Commissioners approved the FYE25 budget which included \$180,000 for the DCCDA Section 18, LLC Capital Expenditures budget to be used in the rehabilitation of units; and

WHEREAS, additional units have been identified to rehabilitate prior to leasing; and

WHEREAS, staff are requesting an increase to the DCCDA Section 18, LLC revenue and fund balance will be used to fund this budget amendment.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That an amendment of \$320,000 is approved for FYE25 for the DCCDA Section 18 LLC Capital Expenditures budget.

**Motion: Commissioner Halverson      Second: Commissioner Hamann-Roland**

Ayes: 6                      Nays: 0                      Abstentions: 0

	<b>Yes</b>	<b>No</b>	<b>Absent</b>	<b>Abstain</b>
Slavik	X			
Atkins	X			
Halverson	X			
Droste	X			
Workman	X			
Holberg			X	
Hamann-Roland	X			

**REGULAR AGENDA**

24-6918      **Conduct Public Hearing To Receive Comments On The Disposition Of DCCDA Section 18, LLC Properties And Authorization To Enter Into Purchase Agreements With The Qualified Buyers**

*Kari Gill presented information and answered questions.*

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

WHEREAS, a notice of the public hearing was published in the Dakota County Tribune per statutory requirements of at least 10 but not more than 20 days before the hearing; and

WHEREAS, the CDA Board of Commissioners opened the public hearing on August 28, 2024 and the hearing has been continued and will be closed at this meeting; and

WHEREAS, the two properties being proposed for sale are part of the DCCDA Section 18, LLC that was created for the transition of public housing units (single-family homes and duplexes) through the U.S. Housing and Urban Developments' Section 18 Demo/Dispo program; and

WHEREAS, HUDS's Special Applications Center has approved the disposition of the Section 18 units to the general public via public bid; and

WHEREAS, Brody Diggins, a qualifying buyer, submitted the highest and/or best bid/offer to purchase 3808 A & B Lodestone, Eagan and Olga L. Cabrera Castaneda, a qualifying buyer, submitted the second highest and/or best bid/offer to purchase a & B Lodestone, Eagan; and

WHEREAS, Yesica Del Rosario Diaz Andrade, a qualifying buyer, submitted the highest and/or best bid/offer to purchase 15477 Dresden Trail, Apple Valley, and Viktor Libets, a qualifying buyer submitted the second highest and/or best bid/offer to purchase 15477 Dresden Trail, Apple Valley; and

WHEREAS, a public hearing was conducted on December 4, 2024, on the proposed terms of the sale of the two properties.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Executive Director is authorized to negotiate with and or enter into a purchase agreement with the following buyers subject to approval as to form by the Dakota County Attorney’s Office; and

<b>Address</b>	<b>Buyer</b>	<b>Contingency Buyer</b>
3808 A & B Lodestone, Eagan	Brody Diggins	Olga L. Cabrera Castaneda
15477 Dresden Trail, Apple Valley	Yesica Del Rosario Diaz Andrade	Viktor Libets

BE IT FURTHER RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That if the Dakota County Community Development Agency and the highest bidder for each property cannot agree to terms on a purchase agreement or the purchase agreement is cancelled by either party thereto regarding either property, the Executive Director is authorized to negotiate with and enter into a purchase agreement with the second highest bid/offer (Contingency Buyer) for that property; and

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

**Motion: Commissioner Hamann-Roland      Second: Commissioner Atkins**

Ayes: 6                      Nays: 0                      Abstentions: 0

	<b>Yes</b>	<b>No</b>	<b>Absent</b>	<b>Abstain</b>
Slavik	X			
Atkins	X			
Halverson	X			
Droste	X			
Workman	X			
Holberg			X	
Hamann-Roland	X			

24-6919 **Authorize The Levy Of A Special Benefit Tax Pursuant To Minnesota Statute 469.033, Subd. 6 And 383D.41**

WHEREAS, the Dakota County Community Development Agency (CDA) is organized and existing under Minnesota Statutes, Section 383D.41 as amended (Enabling Act); and

WHEREAS, pursuant to the Enabling Act, the CDA has all the powers and duties of a housing and redevelopment authority under the provisions of a Municipal Housing and Redevelopment Act, Minnesota Statutes, Sections 469.001 to 469.047 (HRA Act), those powers of an Economic Development Authority under Minnesota Statutes, Section 469.090 to 469.1081 (EDA Act) expressly granted by the Dakota County Board, and the authority to levy the special benefit tax with the approval of the Dakota County Board as permitted under the HRA Act at such higher limits as may be permitted under either the HRA or the EDA Act; and

WHEREAS, pursuant to the Enabling Act, for the purpose of applying the provisions of the HRA Act to the CDA, Dakota County (County) is deemed to have all powers and duties of a municipality under the HRA Act and the Board of Commissioners of the County is deemed to have all powers and duties of a governing board of a municipality under the HRA Act; and

WHEREAS, by Resolution 94-926, the County Board authorized the CDA to levy and collect the Special Benefit Tax Levy authorized by the HRA Act without subsequent annual approval of the County; and

WHEREAS, the HRA levy limit at the time of Resolution 94-926 was 0.0144 percent of estimated market value and the CDA has subsequently requested approval by the County Board of Commissioners or any levy request above 0.0144 percent of estimated market value; and

WHEREAS, the CDA Board of Commissioners approved the initial authorization and budget for the proposed levy at its September 25, 2024 meeting and the Dakota County Board of Commissioners approved the CDA's proposed 2025 Special Benefit Levy at 0.0156 percent of estimated market value at its October 29, 2024 meeting; and

WHEREAS, the CDA is required pursuant to Section 469.0333, Subdivision 6, of the HRA Act to formulate and file a budget with the County, and the amount of the Special Benefit Tax levy for the following year shall be based on that budget; and

WHEREAS, the CDA Board has before it, for its consideration, a copy of a final budget for the use of 2025 levy proceeds, based on a Special Benefit Tax of 0.0156 percent of estimated market value, for the payment of debt service for the CDA bond-funded developments and other CDA initiatives.

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

Section 1. The Year 2025 levy budget of \$11,483,781 presented for consideration by the Board of Commissioners of the CDA is hereby in all respects approved.

Section 2. There is hereby levied pursuant to Minnesota Statutes, Section 469.033, Subdivision 6 a Special benefit tax in the amount of the sum of (a) the lesser of 0.0144 percent of the Estimated market value within the County or \$10,600,348 and (b) subject to approval of The County, an

Additional levy in the amount of the lesser of 0.0012 percent of the Estimated market value within the County or \$883,362 for a total of 0.0156 percent of the Estimated market value within the County of \$11,483,710.

**Motion: Commissioner Atkins**

**Second: Commissioner Hamann-Roland**

Ayes: 6

Nays: 0

Abstentions: 0

	<b>Yes</b>	<b>No</b>	<b>Absent</b>	<b>Abstain</b>
Slavik	X			
Atkins	X			
Halverson	X			
Droste	X			
Workman	X			
Holberg			X	
Hamann-Roland	X			

INFO

**Discussion Of CDA Board Officer Appointment For 2025**

*Board discussed appointments for Chair, Vice Chair, Secretary and Greater MSP.*

INFO

**Executive Director Update**

*Tony Schertler provided updates.*

24-6920

**Closed Executive Session: Executive Director Annual Performance Evaluation**

WHEREAS, upon adoption of a resolution by majority vote, the CDA Board is authorized, pursuant to Minn. Stat. § 13D.05 3(a), to hold a closed executive session to discuss the performance of an individual who is subject to its authority; and

WHEREAS, the CDA Board of Commissioners desires to meet to discuss the performance of the Executive Director.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Dakota County Community Development Agency Board of Commissioners hereby closes the CDA Board meeting on December 4, 2024 to discuss the performance of the Executive Director.

**Motion: Commissioner Hamann-Roland**

**Second: Commissioner Droste**

Ayes: 6

Nays: 0

Abstentions: 0

	<b>Yes</b>	<b>No</b>	<b>Absent</b>	<b>Abstain</b>
Slavik	X			
Atkins	X			
Halverson	X			
Droste	X			
Workman	X			
Holberg			X	

Hamann-Roland X

**Information**

- A. Investment Report, FYE24
- B. Open To Business, Q3 2024 Report

24-6921 **Adjournment**

BE IT RESOLVED that the Dakota County Community Development Agency Board of Commissioners, hereby adjourns until Tuesday, January 21, 2025.

**Motion: Commissioner Atkins**

**Second: Commissioner Halverson**

Ayes: 4

Nays: 0

Abstentions: 0

	<b>Yes</b>	<b>No</b>	<b>Absent</b>	<b>Abstain</b>
Slavik	X			
Atkins	X			
Halverson	X			
Droste			X	
Workman	X			
Holberg			X	
Hamann-Roland			X	
Velikolangara			X	

*The CDA Board meeting adjourned at 2:18 p.m.*

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Clerk to the Board



# Board of Commissioners

## Request for Board Action

Meeting Date: January 21, 2025

Agenda #: 4A

**DEPARTMENT:** Housing Assistance

**FILE TYPE:** Federal - Consent

### TITLE

**Schedule A Public Hearing To Receive Comments On The 2025 Public Housing Five Year Strategic Plan And Annual Agency Plan**

### PURPOSE/ACTION REQUESTED

Set public hearing date.

### SUMMARY

As an administrator of the federal Housing Choice Voucher and Public Housing programs, the Dakota County CDA is required to prepare Five Year Strategic Plan and annual updates to its Public Housing Agency (PHA) Plan using the U.S. Department of Housing and Urban Development's (HUD) prescribed template. The PHA Plan outlines updates to goals and objectives for the Housing Choice Voucher and Public Housing programs.

The CDA Board approved the most recent Five Year PHA Plan on March 17, 2020, and the last annual update on March 27, 2024. This year, the CDA needs to submit a Five Year and Annual Plan.

HUD requires a 45-day public comment period and a public hearing to approve the PHA Plan. The plan needs to be submitted to HUD 75 days before the start of the CDA's fiscal year.

On December 20 and 27, 2024, the public comment period and public hearing were published in the Dakota County Tribune and posted on the CDA's website. Postcards were mailed to program participants and letters were sent to city officials in cities where CDA public housing units are located to review the plan and provide comment.

### RECOMMENDATION

Staff recommends scheduling a public hearing for March 25, 2025 CDA Board Meeting to receive comments on the 2025 Agency PHA Plan.

### EXPLANATION OF FISCAL/FTE IMPACTS

Programs in the Agency PHA Plan are funded through HUD federal allocations.

None     Current budget     Amendment Requested     Other

### RESOLUTION

WHEREAS, Section 511 of the Quality Housing and Work Responsibility Act (QHWRA) of 1998 and the ensuing HUD requirements mandate that agencies with Housing Choice Voucher and/or Public Housing programs once every five years submit a Public Housing Agency (PHA) Five Year Strategic Plan and every year submit a Public Housing Agency Annual Plan including the Capital Fund Program Annual Statement and the Performance And Evaluation Report; and



WHEREAS, in 2025, the Dakota County Community Development Agency (CDA) is required to submit a Five Year Strategic Plan and Annual Plan; and

WHEREAS, Section 511 of the QHWRA of 1998 also requires that after a 45-day public comment period, the Board of Commissioners of the agency responsible for the PHA Plan conducts a public hearing; and

WHEREAS, the public comment period opened on December 20, 2024.

NOW, THEREFORE BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That a public hearing for the Five Year Strategic and Annual PHA Plan will be conducted at the March 25, 2025 meeting.

**PREVIOUS BOARD ACTION**

24-6809; 3/27/2024

**ATTACHMENTS**

None.

**CONTACT**

Department Head: Lisa Hohenstein, Director of Housing Assistance

Author: Lisa Hohenstein



# Board of Commissioners

## Request for Board Action

Meeting Date: January 21, 2025

Agenda #: 5A

**DEPARTMENT:** Finance

**FILE TYPE:** Regular - Consent

### TITLE

**Approval Of Record Of Disbursements – November 2024**

### PURPOSE/ACTION REQUESTED

Approve Record of Disbursements for November 2024

### SUMMARY

In November 2024, the Dakota County Community Development Agency (CDA) had \$5,140,678.31 in disbursements and \$814,897.72 in payroll expenses. Attachment A provides the breakdown of disbursements. Additional detail is available from the Finance Department.

### RECOMMENDATION

Staff recommend approval of the Record of Disbursements for November 2024.

### EXPLANATION OF FISCAL/FTE IMPACTS

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

None     Current budget     Amendment Requested     Other

### RESOLUTION

BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the November 2024 Record of Disbursements is approved as written.

### PREVIOUS BOARD ACTION

N/A

### ATTACHMENTS

Attachment A: Record of Disbursements – November 2024

### CONTACT

Department Head: Ken Bauer, Finance Director

Author: Chris Meyer, Assistant Director of Finance

**Dakota County CDA  
Record of Disbursements  
For the month of November 2024**

	Date	Amount	Total
<b>Common Bond Housing</b>			
	11/20/24	<u>\$ 16,246.38</u>	
			\$ 16,246.38
<b>Disbursing</b>			
	11/01/24	\$ 9,976.00	
	11/07/24	\$ 562,726.14	
	11/14/24	\$ 438,947.98	
	11/21/24	\$ 797,396.09	
	11/27/24	<u>\$ 308,761.05</u>	
			\$ 2,117,807.26
<b>Housing Assistance</b>			
	11/01/24	\$ 2,786,437.22	
	11/14/24	<u>\$ 107,108.00</u>	
			\$ 2,893,545.22
<b>Tax Increment Financing</b>			
	11/27/24	<u>\$ 113,079.45</u>	
			\$ 113,079.45
<b>Total Disbursements</b>			<u><u>\$ 5,140,678.31</u></u>
 <b>November 2024 Payroll</b>			
	11/01/24	\$ 263,442.66	
	11/15/24	\$ 265,639.87	
	11/29/24	<u>\$ 285,815.19</u>	
<b>Total Payroll</b>			<u><u>\$ 814,897.72</u></u>

Disbursement detail is available in the Finance Office



# Board of Commissioners

## Request for Board Action

Meeting Date: January 21, 2025

Agenda #: 5B

**DEPARTMENT:** Finance

**FILE TYPE:** Regular - Consent

### TITLE

**Approval Of Record Of Disbursements – December 2024**

### PURPOSE/ACTION REQUESTED

Approve Record of Disbursements for December 2024

### SUMMARY

In December 2024, the Dakota County Community Development Agency (CDA) had \$9,701,338.68 in disbursements and \$548,571.29 in payroll expenses. Attachment A provides the breakdown of disbursements. Additional detail is available from the Finance Department.

### RECOMMENDATION

Staff recommend approval of the Record of Disbursements for December 2024.

### EXPLANATION OF FISCAL/FTE IMPACTS

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

None     Current budget     Amendment Requested     Other

### RESOLUTION

BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the December 2024 Record of Disbursements is approved as written.

### PREVIOUS BOARD ACTION

N/A

### ATTACHMENTS

Attachment A: Record of Disbursements – December 2024

### CONTACT

Department Head: Ken Bauer, Finance Director

Author: Chris Meyer, Assistant Director of Finance

**Dakota County CDA  
Record of Disbursements  
For the month of December 2024**

	Date	Amount	Total
<b>Common Bond Housing</b>			
	12/20/24	<u>\$ 16,246.38</u>	
			\$ 16,246.38
<b>Disbursing</b>			
	12/01/24	\$ 16,300.00	
	12/05/24	\$ 1,056,213.40	
	12/12/24	\$ 1,136,860.82	
	12/19/24	\$ 1,185,308.64	
	12/27/24	<u>\$ 1,408,772.94</u>	
			\$ 4,803,455.80
<b>HOME</b>			
	12/20/24	<u>\$ 950,937.51</u>	
			\$ 950,937.51
<b>HOPE Program</b>			
	12/11/24	\$ 750,000.00	
	12/13/24	<u>\$ 19,000.00</u>	
			\$ 769,000.00
<b>Housing Assistance</b>			
	12/01/24	\$ 2,812,293.44	
	12/12/24	<u>\$ 59,508.00</u>	
			\$ 2,871,801.44
<b>Tax Increment Financing</b>			
	12/20/24	<u>\$ 289,897.55</u>	
			\$ 289,897.55
<b>Total Disbursements</b>			<u><u>\$ 9,701,338.68</u></u>
<b>December 2024 Payroll</b>			
	12/13/24	\$ 277,844.74	
	12/27/24	<u>\$ 270,726.55</u>	
<b>Total Payroll</b>			<u><u>\$ 548,571.29</u></u>

Disbursement detail is available in the Finance Office



# Board of Commissioners

## Request for Board Action

Meeting Date: January 21, 2025

Agenda #: 5C

**DEPARTMENT:** Administration

**FILE TYPE:** Regular - Consent

### TITLE

**Summary of Conclusions Of Closed Executive Session To Evaluate Performance Of Executive Director**

### PURPOSE/ACTION REQUESTED

Summarize the CDA Board of Commissioners' conclusions regarding the closed session annual performance review of the Executive Director.

### SUMMARY

The Open Meeting Law, Minn. Stat. § 13D.05, permits a public body to close a meeting to evaluate the performance of an individual subject to its authority. On December 4, 2024 (Resolution No. 24-6920) the Dakota County CDA Board of Commissioners held a closed executive session to hold a discussion of the performance of the Executive Director.

The annual review of the Executive Director resulted in an Exceeds Standards rating. The session included discussion of the Executive Director's accomplishments and observations in 2024, and challenges and opportunities he and the Board foresee for 2025.

### RECOMMENDATION

Staff recommends adoption of the resolution.

### EXPLANATION OF FISCAL/FTE IMPACTS

The Executive Director's 2025 compensation is included in the current FYE25 budget and will be included in the FYE26 budget proposal presented to the Board in May 2025.

None     Current budget     Amendment Requested     Other

### RESOLUTION

WHEREAS, pursuant to Minn. Stat. § 13D.05, subd. 3(a), the CDA Board held a closed executive session on December 4, 2024, to evaluate the performance of the CDA Executive Director; and

WHEREAS, Minn. Stat. § 13D.05, subd. 3(a) requires that the CDA Board summarize its conclusions regarding the evaluations; and

WHEREAS, the CDA Executive Director's rating was based on four Annual Goals and Annual Priorities elements (Internal, Stakeholder, Financial, and Learning and Growth Perspectives); and

WHEREAS, the rating was also based upon ten established Core Competencies, including Strategic Agility; Communicating Vision & Purpose; Analytical Thinking & Planning; Decision Making; Listening-

Communications Skills; Handling Conflict & Difficult Situations; Organizational Expertise; Working with Others & Teams; Honesty & Integrity; and Impact on Results.

NOW, THEREFORE BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That based upon a review of the Executive Director's performance with respect to the Annual Goals and Annual Priorities elements and Core Competencies, the Executive Director's annual performance is rated at the level of Exceeds Standards, and is approved for a 7.25% pay increase effective January 1, 2025.

**PREVIOUS BOARD ACTION**

24-6920; 12/4/2024

**ATTACHMENTS**

None.

**CONTACT**

Department Head: Sara Swenson, Director of Administration and Communications

Author: Sara Swenson



# Board of Commissioners

## Request for Board Action

Meeting Date: January 21, 2025

Agenda #: 5D

**DEPARTMENT:** Administration

**FILE TYPE:** Regular - Consent

### TITLE

**Authorization To Ratify The 2025 Pay Equity Compliance Report Submission**

### PURPOSE/ACTION REQUESTED

Authorize the CDA Board Chair to ratify the submission of the 2025 Pay Equity Compliance Report.

### SUMMARY

As a government agency, the CDA is required to comply with the State of Minnesota's Local Government Pay Equity Act of 1984. The purpose of the Act is to ensure that male and female employees of local government employers have the opportunity to receive equal pay (compensation) for equal work (comparable worth). A report based on pay and job data must be submitted to show compliance, and the current schedule requires agencies to file triennially.

The CDA's next Pay Equity Compliance Report is due by January 31, 2025. Staff has prepared the report using payroll data as of December 31, 2024. Based upon a preliminary analysis of the data, staff is confident that the agency's report will show compliance under the Act.

In order to avoid penalties for non-compliance, the completed report must be submitted by the due date and be authorized by the chief official of its governing body.

### RECOMMENDATION

Staff requests that the CDA Board authorize the Board Chair to ratify the submission of the report by signing the completed report on its behalf.

### EXPLANATION OF FISCAL/FTE IMPACTS

N/A

None     Current budget     Amendment Requested     Other

### RESOLUTION

WHEREAS, the CDA is required to comply with the Local Government Pay Equity Act of 1984; and

WHEREAS, triennially, the agency is required to submit a Pay Equity Compliance Report; and

WHEREAS, staff have prepared the report which is due by January 31, 2025; and

WHEREAS, the completed report requires authorization by the chief official of its governing body.



NOW, THEREFORE BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Board Chair is hereby authorized to sign and thereby ratify the CDA's 2025 Pay Equity Compliance Report Submission.

**PREVIOUS BOARD ACTION**

22-6512; 1/18/2022

**ATTACHMENTS**

Attachment A: Pay Equity Implementation Form

**CONTACT**

Department Head: Sara Swenson, Director of Administration and Communications

Author: Maria Chernyavsky, Human Resources Manager



## Minnesota Pay Equity Management System - Dakota County CDA(25-No Submission)

[Home](#)
[Utilities](#)
[Go To](#)
[Log Out](#)

### Pay Equity Implementation Form

Information entered on this page is not submitted until you click "sign and submit." This page may be printed and shared with your governing body for approval. After you receive approval, you will need to come back to this page, complete the necessary information, then click "sign and submit."

#### Part A: Jurisdiction Identification

Jurisdiction: Dakota County CDA  
1228 Town Centre  
Drive  
Eagan

Jurisdiction Type: HRA - Housing and Redevelopment Authority

Contact:	Name	Title	Phone	Email
	Maria Chernyavsky	HR Manager	651-675-4431	mchernyavsky@dakotacda.org
	Sara Swenson	Director of Administ	651-675-4433	sswenson@dakotacda.org

#### Part B: Official Verification

1. The job evaluation system used measured skill, effort responsibility and working conditions and the same system was used for all classes of employees.

The system used was:

Other (specify)

Describe below if the job evaluation system used is: "The same as last year", "A new system", "A substantially modified system from last year", or another descriptor not listed here: (\*less than 240 characters)

A DBM system, the same as last review period.

2. Health Insurance benefits for male and female classes of comparable value have been evaluated and

There is no difference  and female classes are not at a disadvantage.

3. An official notice has been posted at:

CDA Breakroom  
(prominent location) (\*less than 60 characters)

informing employees that the Pay equity Implementation Report has been filed and is available to employees upon request. A copy of the notice has been sent to each exclusive representative, if any, and also to the public library.

The report was approved by:

Dakota County CDA Board of Commissioners  
(governing body) (\*less than 60 characters)

Joe Atkins  
(chief elected official)(\*less than 60 characters)

Dakota County CDA Board Chair  
(title) (\*less than 60 characters)

Checking this box indicates the following:

- signature of chief elected official
- approval by governing body
- all information is complete and accurate, and

- all employees over which the jurisdiction has final budgetary authority are included

### Part C: Total Payroll

\$8,604,101.05 is the annual payroll for the calendar year just ended December 31.

---

Save Changes

Sign & Submit

Return to Test Results

We have worked to ensure this product is accessible and compliant with the standard WCAG 2.0 level AA. We have tested accessibility using the JAWS software from Freedom Scientific. We found it to work correctly for us. If you find errors in accessibility, please let us know at [pay.equity@state.mn.us](mailto:pay.equity@state.mn.us) so that we can follow up. Thank you.



# Board of Commissioners

## Request for Board Action

Meeting Date: January 21, 2025

Agenda #: 5E

**DEPARTMENT:** Community and Economic Development

**FILE TYPE:** Regular - Consent

### TITLE

**Authorize Forgiveness And Release Of Dakota County HOME Investment Partnerships Program Loan And Interest For Spruce Pointe Townhomes (Inver Grove Heights)**

### PURPOSE/ACTION REQUESTED

Authorize forgiveness and release of the outstanding balance including interest on a HOME Loan for Spruce Pointe Townhomes in Inver Grove Heights.

### SUMMARY

In 1995, the Dakota County CDA (fka Dakota County HRA), provided a \$177,800 federal HOME Investment Partnerships Program loan to the Inver Grove Heights Family Housing Limited Partnership, which was the initial owner of the 24-unit Spruce Pointe Townhomes, generally located at 78<sup>th</sup> Street E. and Chandler Lane in Inver Grove Heights. The development is now owned by the Dakota County CDA Workforce Housing, LLC.

The property completed the HOME Program 20 year affordability requirement on September 1, 2015 and has maintained this affordability. The balance of the loan is currently \$178,264.27, including interest. The loan was due January 4, 2025.

### RECOMMENDATION

Staff recommends the forgiveness and release of the remaining \$178,264.27 balance, including all interest, of the HOME Loan for Spruce Pointe Townhomes, a property in the Dakota County CDA Workforce Housing, LLC. The property will remain an affordable housing community.

### EXPLANATION OF FISCAL/FTE IMPACTS

The forgiveness and release of the remaining \$178,264.27 HOME Loan, including interest, will remove the debt from the property's liability and remove the corresponding loan payment to the Dakota County CDA for an offsetting net financial impact.

None     Current budget     Amendment Requested     Other

### RESOLUTION

WHEREAS, in 1995 a \$177,800 HOME Loan to assist with the construction of Spruce Pointe Townhomes, a 24-unit development in Inver Grove Heights was awarded to the Inver Grove Heights Family Housing Limited Partnership; and

WHEREAS, Spruce Pointe Townhomes is now owned by the Dakota County CDA Workforce Housing LLC; and

WHEREAS, the current balance of the HOME Loan, including interest, is \$178,264.27; and

WHEREAS, the Dakota County CDA wishes to forgive and release the remaining balance and interest on the HOME Loan to ensure the long-term affordability of Spruce Pointe Townhomes.

NOW, THEREFORE BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the remaining balance and interest of a HOME Loan for Spruce Pointe Townhomes in the amount of \$178,264.27 is hereby forgiven and released, and

BE IT FUTHER RESOLVED, That the Executive Director is hereby authorized and directed to execute and deliver on behalf of the Dakota County CDA those documents that may be necessary or convenient to evidence such forgiveness and release.

**PREVIOUS BOARD ACTION**

N/A

**ATTACHMENTS**

None.

**CONTACT**

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

Author: Kathy Kugel, Housing Finance Manager



# Board of Commissioners

## Request for Board Action

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Meeting Date: January 21, 2025

Agenda #: 6A

**DEPARTMENT:** Community and Economic Development

**FILE TYPE:** Regular - Informational

### **TITLE**

**Presentation Of U.S. Housing And Urban Development 50 Years Of Community Development Block Grant Award**

### **PURPOSE/ACTION REQUESTED**

Presentation of award for preservation of Horizon Heights in Burnsville.

### **SUMMARY**

Staff from the U.S. Department of Housing and Urban Development notified the Dakota County CDA that the agency was selected to receive a 50 Years of Community Development Block Grant (CDBG) award.

Horizon Heights is a 25-unit affordable rental family townhome development located in Burnsville. The development consists of 3- and 4-bedroom units. It was acquired by Christopher Michael Cooper & Associates in 2023. Substantial improvements have been made to the property and funding for the rehabilitation was provided by multiple sources including a \$650,000 CDBG loan administered by the Dakota County CDA.

The project also received a \$750,000 HOPE loan from the Dakota County CDA.

### **CONTACT**

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

Author: Margaret Dykes, Assistant Director of Community and Economic Development



# Board of Commissioners

## Request for Board Action

Meeting Date: January 21, 2025

Agenda #: 6B

**DEPARTMENT:** Housing Development

**FILE TYPE:** Regular - Action

### TITLE

**Conduct Public Hearing To Receive Comments On The Disposition of DCCDA Section 18, LLC Properties And Authorization To Enter Into Purchase Agreements With The Qualified Buyers**

### PURPOSE/ACTION REQUESTED

- Conduct public hearing regarding the disposition of three vacant properties.
- Authorize the Executive Director to enter into purchase agreements on behalf of DCCDA Section 18, LLC for three properties.
- Continue public hearing for two properties to February 18, 2025 CDA Board meeting.

### SUMMARY

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

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

On December 4, 2024, the CDA Board set a public hearing for the disposition of five single family DCCDA Section 18, LLC properties. Three of the homes were available to market and one good offer for each home has been received. All offers were for the listing price. The remaining two properties needed to have a little work done first so they were put on the market at a later date and are still available for offers to be considered by the CDA Board at a future CDA Board meeting.

### RECOMMENDATION

Staff recommends conducting and continuing the public hearing and approving the sale of three properties to the qualified buyers.

### EXPLANATION OF FISCAL/FTE IMPACTS

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

None     Current budget     Amendment Requested     Other

**RESOLUTION**

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

WHEREAS, a notice of the public hearing was published in the Dakota County Tribune per statutory requirements of at least 10 but more than 20 days before the hearing; and

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

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

WHEREAS, Bryale D. Winters, a qualified buyer, submitted a full price offer to purchase 315 Hurley Street in West St. Paul; only one bid was received; and

WHEREAS, Roberto Saenz, a qualified buyer, submitted a full price offer to purchase 17114 Gage Avenue, Lakeville, MN 55024; only one bid was received; and

WHEREAS, Viktor and Kira Liberts, qualified buyer, submitted a full price offer to purchase 4535 Cinnamon, Eagan, MN 55122; only one bid was received; and

WHEREAS, a public hearing was conducted on January 21, 2025, on the proposed terms of the sale of these three properties:

**ADDRESS**

315 Hurley Street, West St. Paul, MN 55118  
17114 Gage Avenue, Lakeville, MN 55024  
4535 Cinnamon Ridge Trail, Eagan, MN 55122

**BUYER**

Bryale D. Winters  
Roberto Saenz  
Viktor and Kira Libets

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

BE IT FURTHER RESOLVED that the public hearing is continued to February 18, 2025 for the remaining two properties that have been previously noticed for sale.

**PREVIOUS BOARD ACTION**

24-6842; 5/22/2024  
24-6918; 12/4/2024

**ATTACHMENTS**

Attachment A: Affidavit of Public Hearing

**CONTACT**

Department Head: Kari Gill, Deputy Executive Director  
Author: Kari Gill



**Ad Proof**

Not Actual Size



EAST CENTRAL MINNESOTA

## -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](mailto:publicnotice@apgecm.com)

Date: 12/30/24

Account #: 412621  
Customer: DAKOTA COUNTY CDA ~

Address: 1228 TOWN CENTRE DR  
EAGAN

Telephone: (651) 675-4400  
Fax: (651) 287-8050

**Publications:**

Dakota County Tribune

Ad ID: 1443150

Copy Line: Jan 21 PH DCCDA Section 18, LL

**PO Number:**

Start: 01/03/25

Stop: 01/03/2025

Total Cost: \$103.95

# of Lines: 45

Total Depth: 5.12

# of Inserts: 1

Ad Class: 150

Phone # (763) 691-6000

Email: [publicnotice@apgecm.com](mailto:publicnotice@apgecm.com)

Rep No: SE710

**DAKOTA COUNTY  
COMMUNITY DEVELOPMENT AGENCY  
PUBLIC NOTICE**

Notice is provided that the Board of Commissioners of the Dakota County Community Development Agency (CDA), as the sole member of DCCDA Section 18, LLC will hold a public hearing on Tuesday, January 21, 2025, at or after 3:15 p.m. at the CDA offices located at 1228 Town Centre Drive, Eagan, Minnesota to consider the sale, transfer, and/or exchange of the following described property currently owned by DC-CDA Section 18 LLC is advisable:

Address	Legal Description
3220 Lower 150 <sup>th</sup> Street, Rosemount	Lot 8, Block 6, Rahn's Seventh Addition, Dakota County, Minnesota
1177 W. 14 <sup>th</sup> Street, Hastings	Lot 6, Block 4, Dakota Hills Third Addition, Dakota County, Minnesota
4535 Cinnamon Ridge Trail, Eagan	Lot 12, Block 1, Cinnamon Ridge 2 <sup>nd</sup> Addition, Dakota County, Minnesota
17114 Gage Avenue, Farmington	Lot 6, Block 4, Dodd Park, Dakota County, Minnesota
315 Hurley Street, West St. Paul	The West 30 Feet of Lot 15, Block 1, and the East 15 Feet of Lot 16, Block 1, Lawton CB Addition, Dakota County, Minnesota

The terms and conditions for offers that staff is recommending to the CDA Board will be available at the CDA's office beginning January 10, 2025. For more information on this proposed sale, transfer, and/or exchange of property contact Lisa Alfson at the Dakota County CDA, 1228 Town Centre Drive, Eagan, MN 55123, telephone (651) 675-4467. Public comments may be submitted orally or in writing to the CDA through the public hearing to be held on January 21, 2025.

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

By /s/ Tony Schertler  
Executive Director

Published in the  
Dakota County Tribune  
January 3, 2025  
1443150

Ad: 1

\$103.95

**DAKOTA COUNTY  
COMMUNITY DEVELOPMENT AGENCY  
PUBLIC NOTICE**

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<b>Address</b>	<b>Legal Description</b>
3220 Lower 150 <sup>th</sup> Street, Rosemount	Lot 8, Block 6, Rahn's Seventh Addition, Dakota County, Minnesota
1177 W. 14 <sup>th</sup> Street, Hastings	Lot 6, Block 4, Dakota Hills Third Addition, Dakota County, Minnesota
4535 Cinnamon Ridge Trail, Eagan	Lot 12, Block 1, Cinnamon Ridge 2 <sup>nd</sup> Addition, Dakota County, Minnesota
17114 Gage Avenue, Farmington	Lot 6, Block 4, Dodd Park, Dakota County, Minnesota
315 Hurley Street, West St. Paul	The West 30 Feet of Lot 15, Block 1, and the East 15 Feet of Lot 16, Block 1, Lawton CB Addition, Dakota County, Minnesota

The terms and conditions for offers that staff is recommending to the CDA Board will be available at the CDA's office beginning January 10, 2025. For more information on this proposed sale, transfer, and/or exchange of property contact Lisa Alfson at the Dakota County CDA, 1228 Town Centre Drive, Eagan, MN 55123, telephone (651) 675-4467. Public comments may be submitted orally or in writing to the CDA through the public hearing to be held on January 21, 2025.

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

By /s/ Tony Schertler  
Executive Director

Published in the  
Dakota County Tribune  
January 3, 2025  
1443150



# Board of Commissioners

## Request for Board Action

Meeting Date: January 21, 2025

Agenda #: 6C

**DEPARTMENT:** Community and Economic Development

**FILE TYPE:** Regular - Informational

### TITLE

**Discussion Of Private Activity Bonds Volume Cap Entitlement And 4% Low Income Housing Tax Credits**

### PURPOSE/ACTION REQUESTED

Presentation on the application and approval process of applicants applying for private activity bonds and 4% Low Income Housing Tax Credits.

### SUMMARY

The Dakota County CDA receives an annual “entitlement” allocation of bond volume cap to issue private activity bonds pursuant to Minnesota Statutes, Section 474A.03, Subd. 2(a). The bond allocation amount is based on population and a per capita maximum amount. The entitlement allocation may be used within the year it is allocated for qualified residential rental housing or qualified mortgage bonds/mortgage credit certificates (owner housing).

Under Section 146 of the Internal Revenue Code and Minnesota Statutes, Chapter 474A, any amount of the volume cap not used in the current entitlement year may be “carried forward” and used within three calendar years.

On January 1, 2025 the Dakota County CDA received a new allocation of \$33,883,402 bond volume cap, which when added to the \$10,536,396 of 2024 bond carryforward is a total \$44,419,798 of bonds available to issue in 2025.

	<b>Allocation</b>
2024 Carryforward	\$10,536,396
2025 Volume Cap	33,883,402
<b>Total available 1/1/2025</b>	<b>44,419,798</b>

The CDA accepts Bond Applications on an open pipeline and applications are encouraged to be submitted to correspond with the availability of bonds. When a Bond Application is submitted it is the CDA policy to notify the city in which the development is located for review and comment. Cities are given a minimum of 30 days to review and submit comments. The CDA will not consider approving a final bond sale resolution before this period of time has elapsed or comments are received, whichever comes first. During the time the CDA reviews the applications and based upon the availability of bonds projects will be prioritized considering: the project location to encourage the distribution of affordable housing throughout the county, community demand and need of affordable units, proposed unit mix and rent structure, proposed development costs and sources of funds, and the project’s readiness to proceed.

After this initial review, the applicants are notified of the initial funding priority as well as the availability of bonds and are then encouraged to submit the pre-application for the 4% Low Income Housing Tax Credits to demonstrate they are eligible for the Tax Credits by scoring a minimum of 25 points under the Self Scoring Worksheet of the Qualified Allocation Plan.

If the bond allocation is over-subscribed, the CDA, at its discretion will prioritize projects based upon total points received pursuant to the QAP, geographic location, the readiness of the project to proceed, the amount and term of the private activity bond allocation requested, and the overall feasibility of the project. The priority projects with available bonds are then encouraged to prepare to bring the proposal to the CDA Board for approvals.

Staff will provide an overview of this process for Board discussion and preview projects that have been in contact with the CDA for potential funding.

Attachment A is a historical summary of developments that have been funded with bonds, tax credits and other financial resources (such as HOPE, TIF and GO Bonds).

**RECOMMENDATION**

N/A

**EXPLANATION OF FISCAL/FTE IMPACTS**

N/A

None     Current budget     Amendment Requested     Other

**RESOLUTION**

N/A

**PREVIOUS BOARD ACTION**

None.

**ATTACHMENTS**

Attachment A. Dakota County Housing Tax Credit Projects

**CONTACT**

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

Author: Kathy Kugel, Housing Finance Manager

Dakota County Rental Projects, 2015-2024

**Tax Credit 4% Rental Projects:**

Tax Credit Type	Allocation Year	Project Name	City	Owner/Developer	Type	Tax Credit Units	Total Units
4%	2015	The Sanctuary at WSP	West St. Paul	SCA Shelter	New Construction	164	164
4%	2016	Legends at Apple Valley	Apple Valley	Dominium	New Construction	163	163
4%	2017	Whitney Grove TH (fka Oaks of AV)	Apple Valley	CommonBond	Acquisition/Rehab	55	56
4%	2018	Winslow (fka DARTS) Senior	West St. Paul	Real Estate Equities	New Construction	172	172
4%	2020	Aster House	Eagan	Real Estate Equities	New Construction	204	204
4%	2021	Hilltop at Signal Hills	West St. Paul	Dominium	New Construction	146	146
4%	2021	Legacy Commons at Signal Hills	West St. Paul	Dominium	New Construction	247	247
4%	2021	The Quill	Hastings	Real Estate Equities	New Construction	90	90
4%	2022	The Villas at Pleasant Avenue	Burnsville	MWF Properties LLC	New Construction	150	150
4%	2022	The Villas at Pleasant Avenue II	Burnsville	MWF Properties LLC	New Construction	110	110
4%	2023	The Landing at Amber Fields	Rosemount	Real Estate Equities	New Construction	160	160
4%	2023	Croft at Rosecott	Rosemount	Schafer Richardson	New Construction	164	164
4%	2024	Heart of the City Apartments	Burnsville	Roers Companies	New Construction	172	172
<b>Total 4%</b>	<b>13</b>				<b>Total 4%</b>	<b>1,997</b>	<b>1,998</b>

2015-2024	Project Count	Project Count Pct	Total Tax Credit Units	Total Tax Credit Units Pct
Apple Valley	2	15.4%	218	10.9%
Burnsville	3	23.1%	432	21.6%
Eagan	1	7.7%	204	10.2%
Farmington	0	0.0%	0	0.0%
Hastings	1	7.7%	90	4.5%
Inver Grove Heights	0	0.0%	0	0.0%
Lakeville	0	0.0%	0	0.0%
Mendota Heights	0	0.0%	0	0.0%
Rosemount	2	15.4%	324	16.2%
South St. Paul	0	0.0%	0	0.0%
West St. Paul	<u>4</u>	<u>30.8%</u>	<u>729</u>	<u>36.5%</u>
<b>TOTAL 4%</b>	<b>13</b>	<b>100.0%</b>	<b>1,997</b>	<b>100.0%</b>



# Board of Commissioners

## Request for Board Action

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Meeting Date: January 21, 2025

Agenda #: 6D

**DEPARTMENT:** Administration

**FILE TYPE:** Regular - Informational

**TITLE**

**Discussion Of 2025 Legislative Platform**

**PURPOSE/ACTION REQUESTED**

Discuss 2025 legislative priorities.

**SUMMARY**

Staff will provide updates on state legislative activities of interest to the Dakota County CDA.

Attached is a drafted legislative platform that will be discussed.

**ATTACHMENTS**

Attachment A: Draft 2025 State Legislative Platform

**CONTACT**

Department Head: Sara Swenson, Director of Administration and Communications

Author: Sara Swenson



## 2025 State Legislative Platform

<p><b>1. Local Affordable Housing Aid (LAHA) Eligible Uses</b></p> <p>Support the use of Local Affordable Housing Aid (LAHA) funds to be used for administrative fees.</p>
<p><b>2. Bring It Home Rent Assistance Program Legislation</b></p> <p>Support streamlining funding through direct allocations.</p>
<p><b>3. Monitor Landlord/Tenant Legislation</b></p> <p>As a large owner, developer and manager of rental housing (over 2,900 units), the Dakota County CDA is directly impacted by any legislative changes related to landlord/tenant laws.</p> <ul style="list-style-type: none"> <li>• <b>Support proposals to reduce the time required to hold abandoned personal property.</b> Currently, after a court ordered eviction, personal property must be held for 28 days (Statute 504B.271) and abandoned property left behind must be stored for 60 days (Statute 504B.365). Preference is for 14 days to hold and store abandoned property. This would allow the CDA (and other landlords) to rent the unit to a new tenant quicker reducing months of lost revenue and storage costs.</li> </ul>
<p><b>4. Monitor any legislative proposals that would impact CDA programs or affordable housing, community development, economic development, and redevelopment, in general.</b></p> <p>The Dakota County CDA receives funding for affordable housing, community development, economic development and redevelopment activities from the following State agencies:</p> <ul style="list-style-type: none"> <li>• Minnesota Housing Finance Agency – tax credits, homebuyer and homeowner programs, gap financing for affordable housing developments, rental assistance, Lincoln Place operating funds</li> <li>• Minnesota Department of Commerce – weatherization grants</li> <li>• Minnesota Pollution Control Agency – cleanup grants</li> <li>• Minnesota Department of Employment &amp; Economic Development – cleanup grants</li> </ul> <p>Staff and the CDA’s lobbyists will monitor legislation that would impact current CDA programs or in general, affordable housing, community development, economic development and redevelopment related activities.</p>





Dakota County  
Community Development  
Agency

1228 Town Centre Drive | Eagan, MN 55123  
PHONE 651-675-4400 | TDD/TTY 711  
www.dakotacda.org

## MEMO

January 17, 2025

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

FROM: Tony Schertler, Executive Director

RE: Status Report - Quarter 4, 2024

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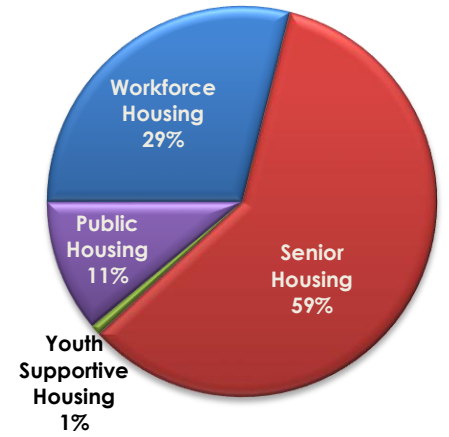
This Status Report provides summary information on the use of affordable housing and community development programs in Dakota County. The Status Report reflects statistics through the fourth quarter of 2024 and not the entire life of programs. As a reference tool, the appendix has an explanation of each program.

*Rental Assisted Housing*

Development-Based Housing Programs	as of September 30		as of December 31		+/- Previous Quarter
	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	
CDA Housing Programs	1,669	831	1,669	831	<b>0</b>
Project Based Housing Choice Vouchers	All	136	All	142	<b>6</b>
Other Affordable Housing Programs	1100	1,730	1100	1,730	<b>0</b>
<b>Total Development-Based Housing Units</b>	<b>2,769</b>	<b>2,697</b>	<b>2,769</b>	<b>2,703</b>	<b>6</b>
Tenant-Based Housing Programs		All		All	+/- Quarter
Tenant Based Housing Choice Vouchers		2,316		2,328	<b>12</b>
Portable Incoming Vouchers		432		450	<b>18</b>
Outgoing Vouchers		472		468	<b>-4</b>
Other Rental Housing Subsidy Programs		10		24	<b>14</b>
<b>Total Tenant-Based Housing Vouchers</b>	<b>0</b>	<b>3,230</b>	<b>0</b>	<b>3,270</b>	<b>40</b>

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

**CDA Property Portfolio**



*Home Ownership*

Housing Improvement Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD
Rehab & Improvement Loans Closed	<b>18</b>	<b>8</b>	<b>17</b>	<b>16</b>	<b>59</b>
Weatherization Projects Completed	<b>14</b>	<b>17</b>	<b>9</b>	<b>18</b>	<b>58</b>

Month	Housing Rehab Funds Spent	Housing Rehab & Improvement	Weatherization
January	\$173,657.28	5	3
February	\$140,136.75	5	3
March	\$194,075.30	8	17
April	\$165,532.83	1	4
May	\$188,632.90	4	3
June	\$99,132.75	3	10
July	\$134,200.80	6	1
August	\$130,979.00	4	1
September	\$42,654.75	7	7
October	\$108,074.00	6	9
November	\$313,663.92	5	18
December	\$160,069.62	4	18

First Time Homebuyer Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD
First Mortgage Loans & Downpayment	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Mortgage Credit Certificates	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Pre-Purchase Counseling	<b>11</b>	<b>19</b>	<b>10</b>	<b>7</b>	<b>47</b>
Home Stretch Homebuyer Education	<b>35</b>	<b>34</b>	<b>25</b>	<b>22</b>	<b>116</b>

Month	First Mortgage Loans	Mortgage Credit Certificate	Pre-Purchase Appointments	Home Stretch Course
January	0	0	3	7
February	0	0	3	15
March	0	0	5	13
April	0	0	6	14
May	0	0	10	14
June	0	0	3	5
July	0	0	5	0
August	0	0	1	11
September	0	0	4	14
October	0	0	4	8
November	0	0	2	7
December	0	0	1	7

*Graph represents monthly data.*

**CDA Properties include:**

- 29 Senior Housing Developments
- 24 Workforce Housing Developments
- 1 Youth Supportive Housing Development
- 323 units Scattered Site Public Housing

**Rental Assisted Housing includes:**

**Development-Based Housing Programs**

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

**Tenant-Based Housing Programs**

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

*Program statistics are available upon request.*

*Foreclosure*

Home Foreclosure	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD	2022 CY
Sheriff Sales	<b>22</b>	<b>21</b>	<b>29</b>	<b>17</b>	<b>89</b>	63
Notice of Pendency	<b>331</b>	<b>253</b>	<b>322</b>	<b>303</b>	<b>1,209</b>	443

Month	2024 Sheriff Sales	2024 Notice of Pendency	2023 Sheriff Sales
January	10	125	5
February	10	115	5
March	15	100	10
April	10	65	10
May	10	105	10
June	10	85	10
July	15	115	25
August	10	105	10
September	15	95	20
October	10	115	15
November	10	95	10
December	10	90	15

Rental Assisted Housing

Development-Based Housing Programs	as of September 30		as of December 31		+/- Previous Quarter
	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	
CDA Housing Programs	170	111	170	111	0
Project Based Housing Choice Vouchers	All	15	All	19	4
Other Affordable Housing Programs	215	117	215	117	0
<b>Total Development-Based Housing Units</b>	<b>385</b>	<b>243</b>	<b>385</b>	<b>247</b>	<b>4</b>
<b>Tenant-Based Housing Programs</b>					
		All		All	+/- Quarter
Tenant Based Housing Choice Vouchers		271		275	4
Portable Incoming Vouchers		47		49	2
Other Rental Housing Subsidy Programs		0		0	0
<b>Total Tenant-Based Housing Vouchers</b>		<b>318</b>		<b>324</b>	<b>6</b>

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

**CDA Properties in Apple Valley**

**Senior Housing Developments**  
Orchard Square • 50 units  
Cortland Square • 60 units  
Cobblestone Square • 60 units

**Workforce Housing Developments**  
Glenbrook Townhomes • 39 units  
Chasewood Townhomes • 27 units  
Quarry View Townhomes • 45 units

**Scattered Site Public Housing**  
47 units

**Other Affordable Housing in Apple Valley**

**Project Based Vouchers**  
Apple Valley Villa • 72 senior units  
Whitney Grove Townhomes • 56 family units

**Section 811 Housing**  
Apple Grove Apartments • 16 units

**Non-CDA Managed Tax Credit**  
Haralson Apartments • 36 units

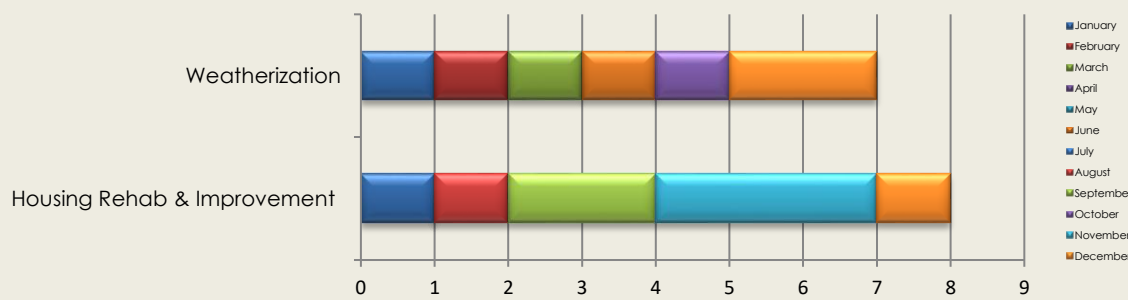
**Non-CDA Bond Financed Housing**  
Hidden Ponds • 19 affordable family units of 84 total units  
Hearthstone Apartments & Townhomes • 46 affordable family units of 228 total units  
Legends of Apple Valley • 163 affordable senior units

**Non-CDA Other**  
Scott-Carver-Dakota CAP Agency • 1 affordable unit

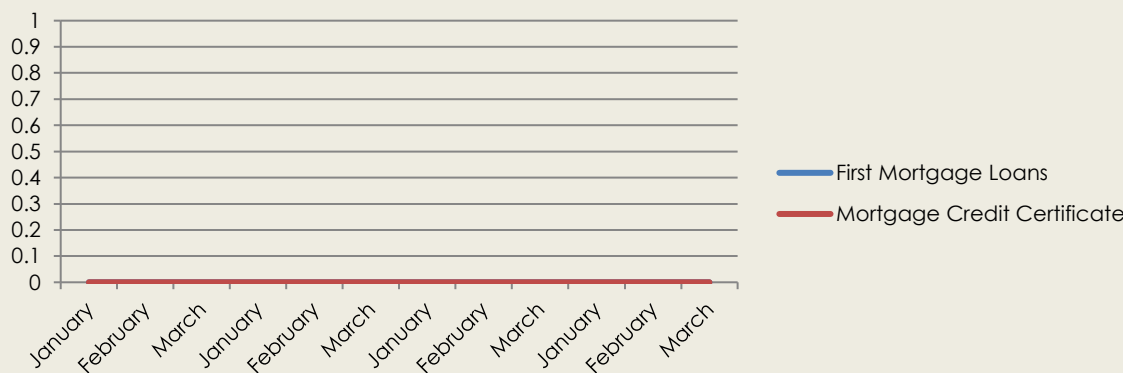
**Future Developments**  
• Founders Circle Site, Roers Developer, TIF funded 36 units to be affordable for 15 years (after building is occupied).

Home Ownership Connection

Housing Improvement Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD
Rehab & Improvement Loans Closed	1	0	3	4	8
Weatherization Projects Completed	3	1	0	3	7

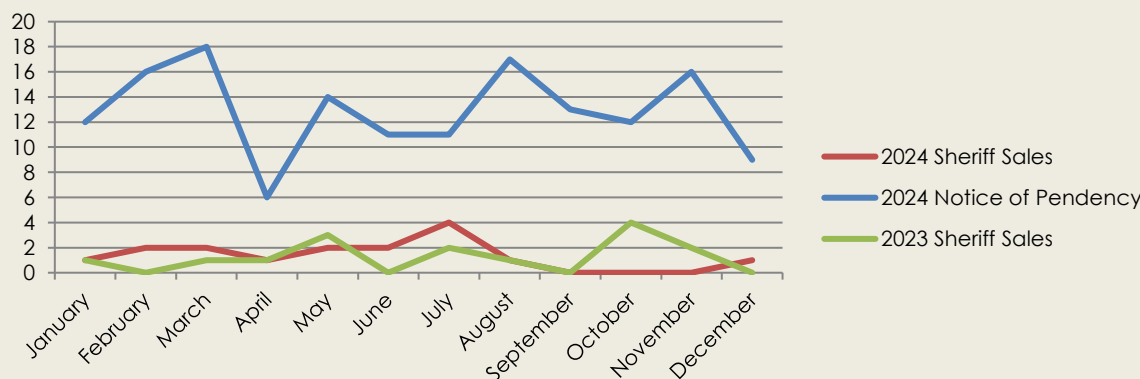


First Time Homebuyer Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD
First Mortgage Loans & Downpayment	0	0	0	0	0
Mortgage Credit Certificate Requested	0	0	0	0	0



Foreclosure

Home Foreclosure	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD	2022 CY
Sheriff Sales	5	5	5	1	16	32
Notice of Pendancy	46	31	41	37	155	310



Rental Assisted Housing

Development-Based Housing Programs	as of September 30		as of December 31		+/- Previous Quarter
	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	
CDA Housing Programs	206	56	206	56	<b>0</b>
Project Based Housing Choice Vouchers	All	7	All	7	<b>0</b>
Other Affordable Housing Programs	83	496	83	496	<b>0</b>
<b>Total Development-Based Housing Units</b>	<b>289</b>	<b>559</b>	<b>289</b>	<b>559</b>	<b>0</b>
<b>Tenant-Based Housing Programs</b>					
		All		All	+/- Quarter
Tenant Based Housing Choice Vouchers		431		436	<b>5</b>
Portable Incoming Vouchers		87		90	<b>3</b>
Other Rental Housing Subsidy Programs		1		8	<b>7</b>
<b>Total Tenant-Based Housing Vouchers</b>		<b>519</b>		<b>534</b>	<b>15</b>

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

**CDA Properties in Burnsville**

**Senior Housing Developments:**

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

**Workforce Housing Developments:**

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

**Scattered Site Public Housing**

- 61 units

**Other Affordable Housing in Burnsville**

**Project Based Vouchers**

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

**Section 811 Housing**

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

**Section 236 Housing**

- Chancellor Manor • 200 units

**Section 202 Housing**

- Ebenezer Ridge Point • 42 units

**Non-CDA Managed Tax Credit**

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

**Non-CDA Bond Financed Housing**

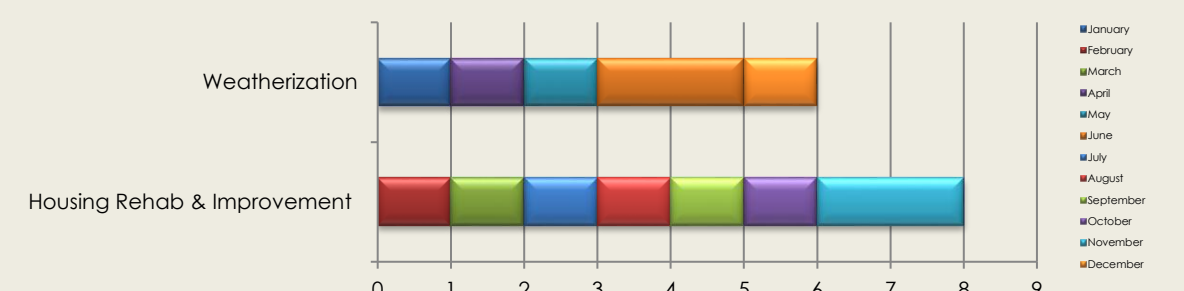
- Grande Market Place • 46 affordable units of 113 total units
- Dakota Station • 60 affordable units of 150 total units
- Wyngate Townhomes • 10 affordable units of 505 total units

**Non-CDA Other**

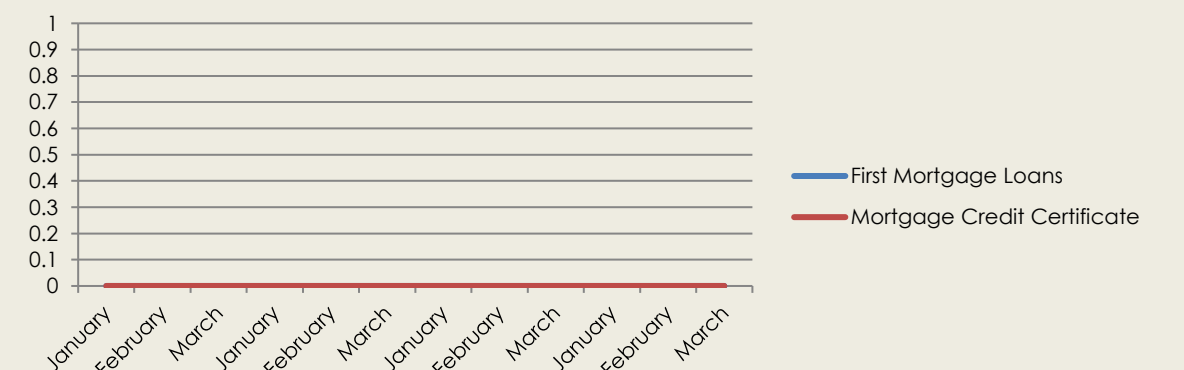
- County Road 5 - Tasks Unlimited • 6 affordable units
- Scott-Carver-Dakota CAP Agency • 8 affordable units

Home Ownership Connection

Housing Improvement Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD
Rehab & Improvement Loans Closed	<b>2</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>8</b>
Weatherization Projects Completed	<b>1</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>6</b>

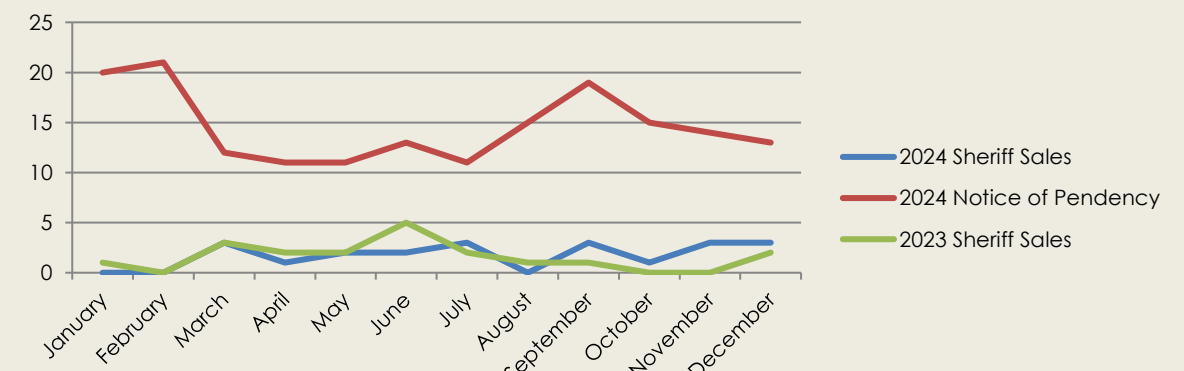


First Time Homebuyer Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD
First Mortgage Loans & Downpayment	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Mortgage Credit Certificate Requested	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



Foreclosure

Home Foreclosure	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD	2022 CY
Sheriff Sales	<b>3</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>21</b>	42
Notice of Pendency	<b>53</b>	<b>35</b>	<b>45</b>	<b>42</b>	<b>175</b>	350



Rental Assisted Housing

	as of September 30		as of December 31		+/-
	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	Previous Quarter
<b>Development-Based Housing Programs</b>					
CDA Housing Programs	245	224	245	224	<b>0</b>
Project Based Housing Choice Vouchers	All	32	All	31	<b>-1</b>
Other Affordable Housing Programs	32	132	32	132	<b>0</b>
<b>Total Development-Based Housing Units</b>	<b>277</b>	<b>388</b>	<b>277</b>	<b>387</b>	<b>-1</b>
<b>Tenant-Based Housing Programs</b>					
		All		All	+/- Quarter
Tenant Based Housing Choice Vouchers		368		371	<b>3</b>
Portable Incoming Vouchers		65		64	<b>-1</b>
Other Rental Housing Subsidy Programs		7		10	<b>3</b>
<b>Total Tenant-Based Housing Vouchers</b>		<b>440</b>		<b>445</b>	<b>5</b>

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

**CDA Properties in Eagan**

**Senior Housing Developments**

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

**Workforce Housing Developments**

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

**Youth Supportive Housing**

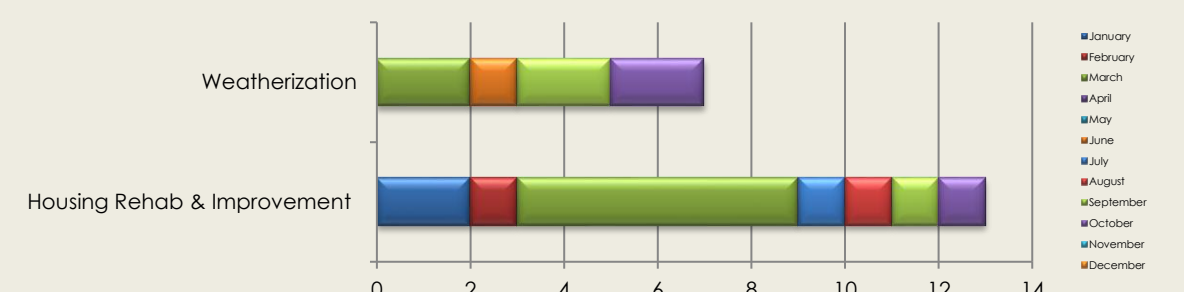
- Lincoln Place • 24 units

**Scattered Site Public Housing**

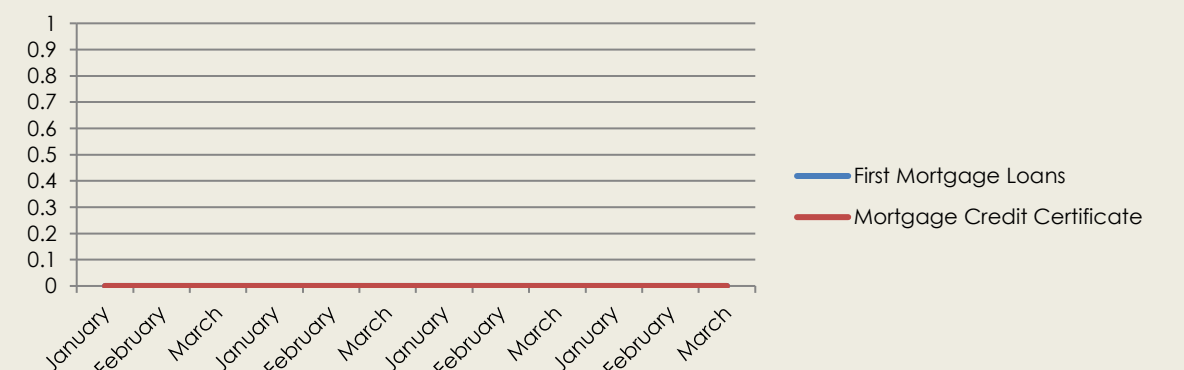
- 25 units

Home Ownership Connection

<b>Housing Improvement Programs</b>	Quarter 1	Quarter 2	Quarter 3	Quarter 4	<b>2023 YTD</b>
Rehab & Improvement Loans Closed	<b>9</b>	<b>0</b>	<b>3</b>	<b>1</b>	<b>13</b>
Weatherization Projects Completed	<b>2</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>7</b>



<b>First Time Homebuyer Programs</b>	Quarter 1	Quarter 2	Quarter 3	Quarter 4	<b>2023 YTD</b>
First Mortgage Loans & Downpayment	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Mortgage Credit Certificate Requested	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Other Affordable Housing in Eagan**

**Non-CDA Bond Financed Housing**

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

**Non-CDA Other**

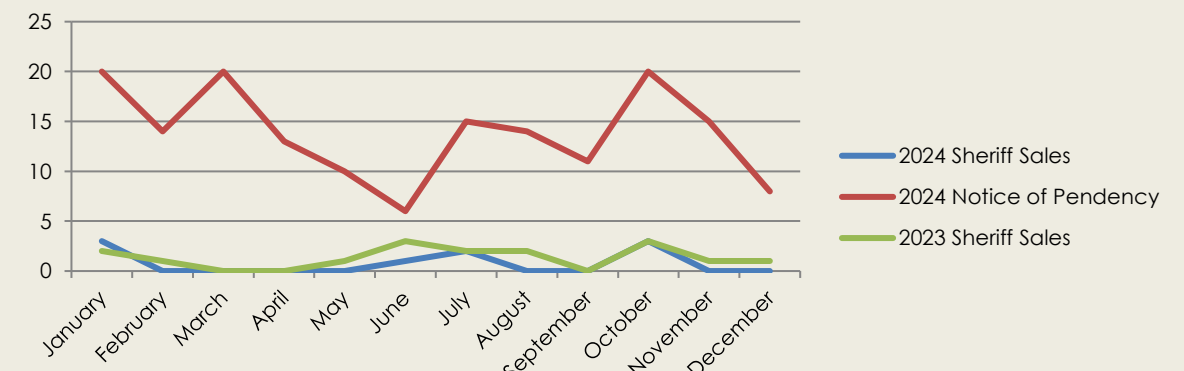
- Scott-Carver-Dakota CAP Agency • 8 affordable units
- Dakota Woodlands (Mary's Shelter) • 21 units

**Future Developments**

- Aster House, REE Developer, bond financing; 204 units (anticipated occupancy in 2022).
- Lexington Flats, MWF Developer, tax credit; 49 units (anticipated occupancy 2021).
- Nicols Pointe, CDA Developer, MHFA bonds; 24 units (anticipated occupancy 2022).

Foreclosure

<b>Home Foreclosure</b>	Quarter 1	Quarter 2	Quarter 3	Quarter 4	<b>2023 YTD</b>	<b>2022 CY</b>
Sheriff Sales	<b>3</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>9</b>	<b>15</b>
Notice of Pendency	<b>54</b>	<b>29</b>	<b>40</b>	<b>43</b>	<b>166</b>	<b>332</b>



Rental Assisted Housing

Development-Based Housing Programs	as of September 30		as of December 31		+/- Previous Quarter
	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	
CDA Housing Programs	66	51	66	51	<b>0</b>
Project Based Housing Choice Vouchers	All	4	All	4	<b>0</b>
Other Affordable Housing Programs	37	115	37	115	<b>0</b>
<b>Total Development-Based Housing Units</b>	<b>103</b>	<b>170</b>	<b>103</b>	<b>170</b>	<b>0</b>
<b>Tenant-Based Housing Programs</b>		All		All	+/- Quarter
Tenant Based Housing Choice Vouchers		60		60	<b>0</b>
Portable Incoming Vouchers		7		9	<b>2</b>
Other Rental Housing Subsidy Programs		0		0	<b>0</b>
<b>Total Tenant-Based Housing Vouchers</b>		<b>67</b>		<b>69</b>	<b>2</b>

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

**CDA Properties in Farmington**

**Senior Housing Developments**  
Vermillion River Crossing • 66 units

**Workforce Housing Developments**  
Twin Ponds Townhomes • 51 units

**Scattered Site Public Housing**  
6 units

**Other Affordable Housing in Farmington**

**Project Based Vouchers**  
Spruce Place • 60 senior units

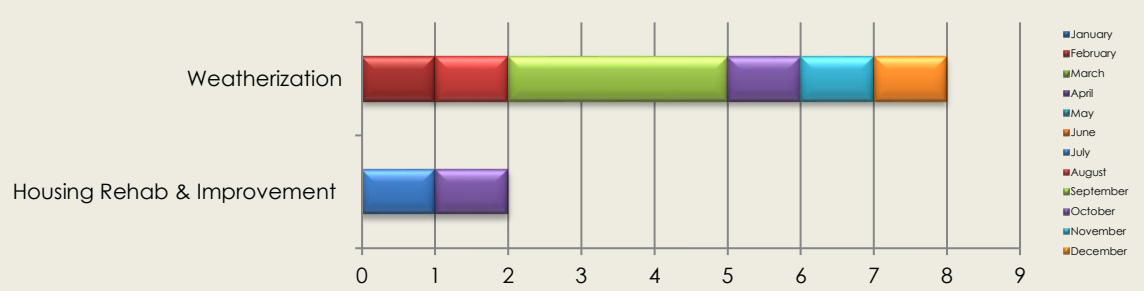
**FMHA**  
Red Oak Manor • 37 senior units  
Westview Apartments • 60 units

**Non-CDA Managed Tax Credit**  
Farmington Family Townhomes •  
28 affordable family units of  
32 total units  
Farmington Townhomes • 16 units

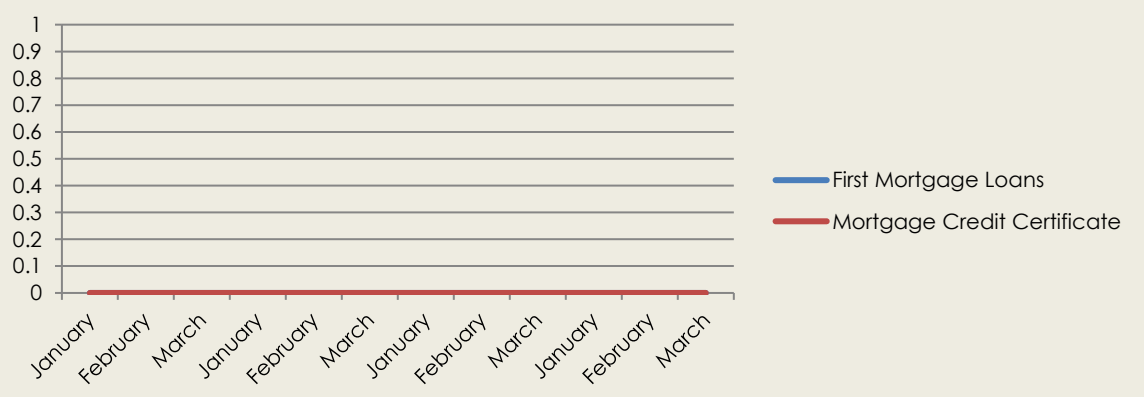
**Non-CDA Other**  
Elim Terrace • 4 affordable units  
of 18 total units

Home Ownership Connection

Housing Improvement Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD
Rehab & Improvement Loans Closed	0	0	1	1	2
Weatherization Projects Completed	1	0	4	3	8

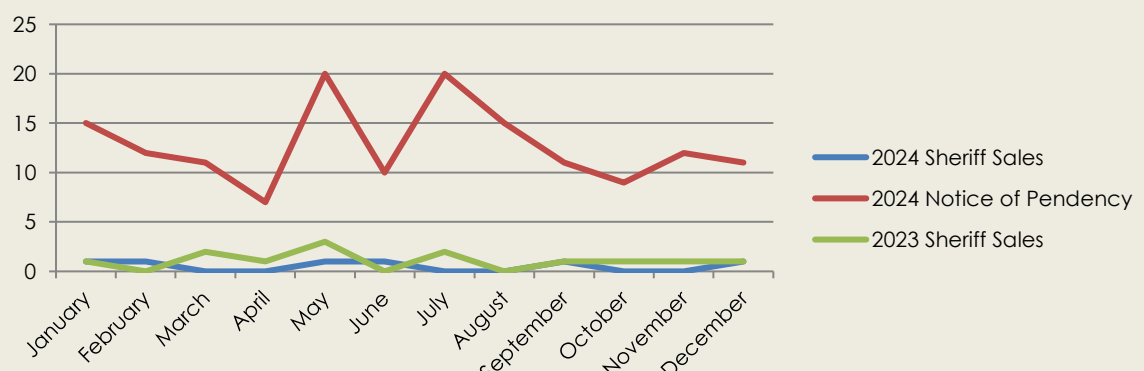


First Time Homebuyer Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD
First Mortgage Loans & Downpayment	0	0	0	0	0
Mortgage Credit Certificate Requested	0	0	0	0	0



Foreclosure

Home Foreclosure	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD	2022 CY
Sheriff Sales	2	2	1	1	6	12
Notice of Pendency	38	37	46	32	153	306



*Rental Assisted Housing*

	as of September 30		as of December 31		+/- Previous Quarter
	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	
<b>Development-Based Housing Programs</b>					
CDA Housing Programs	103	80	103	80	<b>0</b>
Project Based Housing Choice Vouchers	All	7	All	7	<b>0</b>
Other Affordable Housing Programs	109	83	109	83	<b>0</b>
<b>Total Development-Based Housing Units</b>	<b>212</b>	<b>170</b>	<b>212</b>	<b>170</b>	<b>0</b>
<b>Tenant-Based Housing Programs</b>		All		All	+/- Quarter
Tenant Based Housing Choice Vouchers		123		127	<b>4</b>
Portable Incoming Vouchers		15		16	<b>1</b>
Other Rental Housing Subsidy Programs		0		0	<b>0</b>
<b>Total Tenant-Based Housing Vouchers</b>		<b>138</b>		<b>143</b>	<b>5</b>

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

### CDA Properties in Hastings

#### Senior Housing Developments

Mississippi Terrace • 40 units  
Rivertown Court • 63 units

#### Workforce Housing Developments

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

#### Scattered Site Public Housing

19 units

#### Other Affordable Housing in Hastings

##### Section 202 Housing

Oak Ridge • 109 senior units

##### Non-CDA Managed Tax Credit

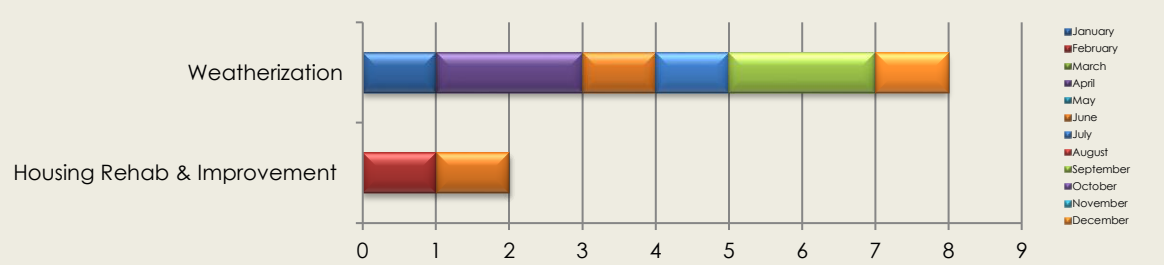
Guardian Angels Apartments & Townhomes • 33 family units  
Artspace Hastings Lofts • 37 affordable units

#### Future Developments

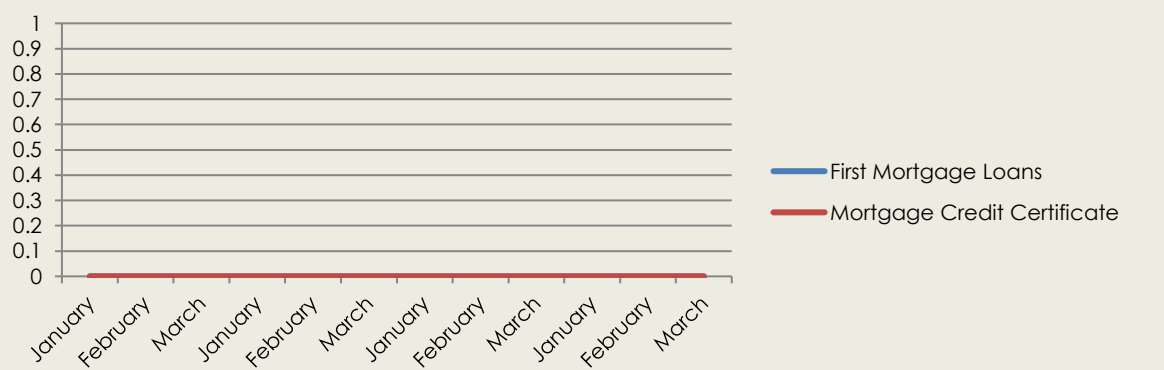
- Senior apartments, REE Developer; financing and occupancy TBD; still in process of being approved.

*Home Ownership Connection*

Housing Improvement Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD
Rehab & Improvement Loans Closed	1	1	0	0	2
Weatherization Projects Completed	1	3	3	1	8

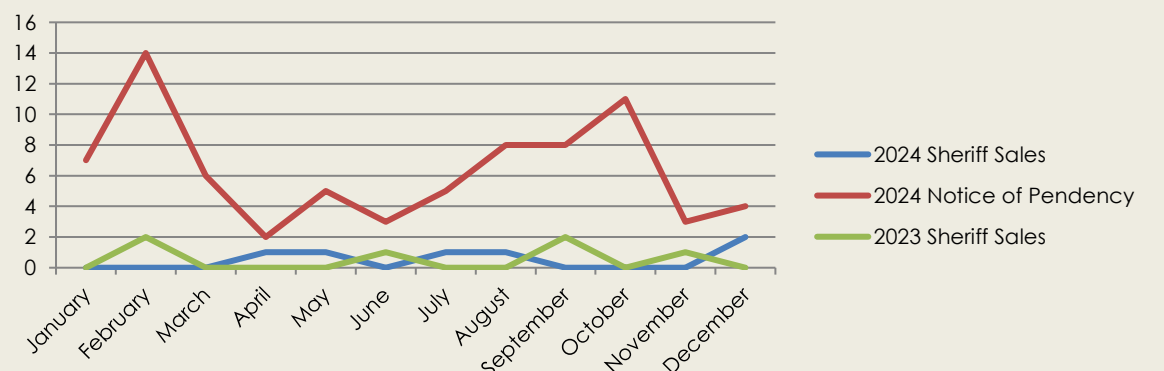


First Time Homebuyer Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD
First Mortgage Loans & Downpayment	0	0	0	0	0
Mortgage Credit Certificate Requested	0	0	0	0	0



*Foreclosure*

Home Foreclosure	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD	2022 CY
Sheriff Sales	0	2	2	2	6	12
Notice of Pendency	27	10	21	18	76	152



Rental Assisted Housing

	as of September 30		as of December 31		+/-
	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	Previous Quarter
<b>Development-Based Housing Programs</b>					
CDA Housing Programs	177	78	177	78	<b>0</b>
Project Based Housing Choice Vouchers	All	52	All	55	<b>3</b>
Other Affordable Housing Programs	0	305	0	305	<b>0</b>
<b>Total Development-Based Housing Units</b>	<b>177</b>	<b>435</b>	<b>177</b>	<b>438</b>	<b>3</b>
<b>Tenant-Based Housing Programs</b>					
		All		All	+/- Quarter
Tenant Based Housing Choice Vouchers		164		161	<b>-3</b>
Portable Incoming Vouchers		36		35	<b>-1</b>
Other Rental Housing Subsidy Programs		1		1	<b>0</b>
<b>Total Tenant-Based Housing Vouchers</b>		<b>201</b>		<b>197</b>	<b>-4</b>

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

**CDA Properties in Inver Grove Heights**

**Senior Housing Developments**

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

**Workforce Housing Developments**

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

**Scattered Site Public Housing**

- 9 units

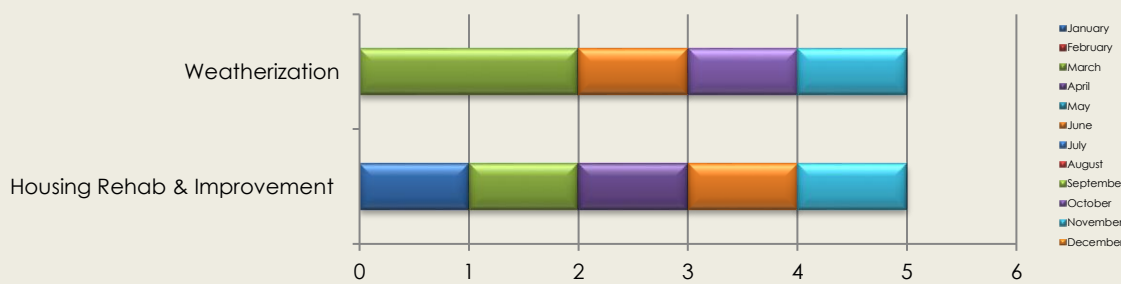
**Other Affordable Housing in Inver Grove Heights**

**Project Based Vouchers**

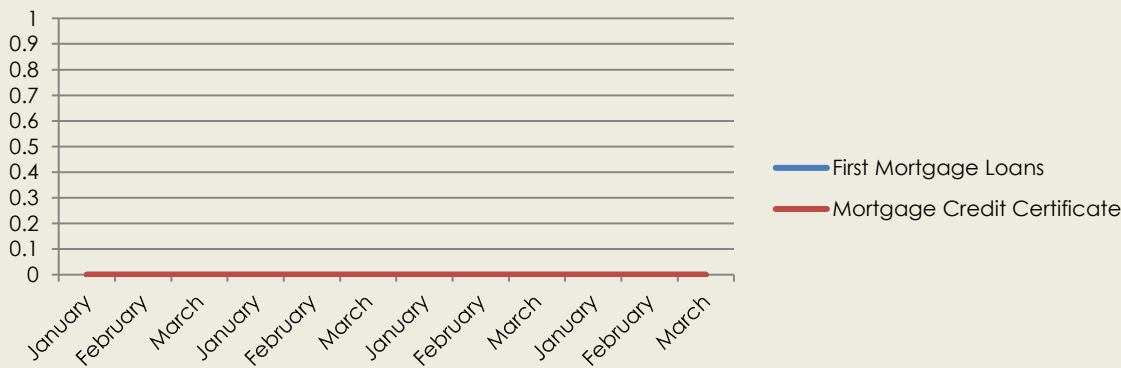
- Prairie Estates • 40 family units
- Cahill Place • 40 family units

Home Ownership Connection

<b>Housing Improvement Programs</b>	Quarter 1	Quarter 2	Quarter 3	Quarter 4	<b>2023 YTD</b>
Rehab & Improvement Loans Closed	<b>2</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>5</b>
Weatherization Projects Completed	<b>2</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>5</b>



<b>First Time Homebuyer Programs</b>	Quarter 1	Quarter 2	Quarter 3	Quarter 4	<b>2023 YTD</b>
First Mortgage Loans & Downpayment	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Mortgage Credit Certificate Requested	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Section 236 Housing**

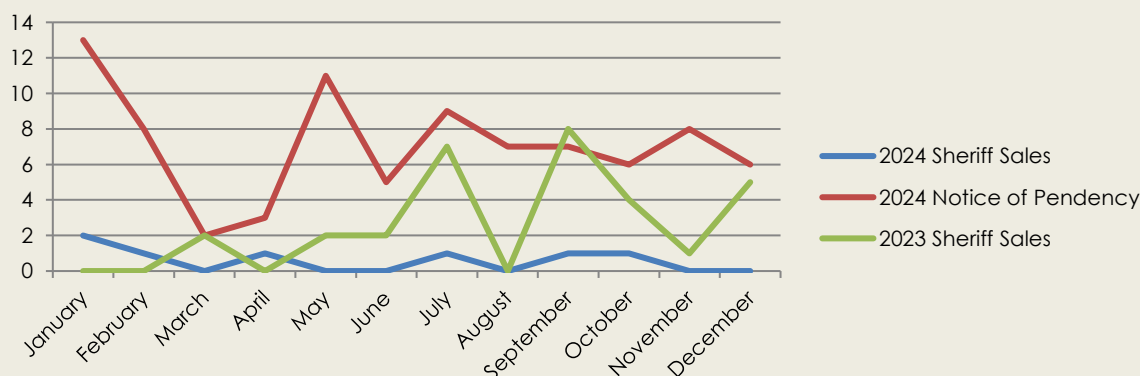
- Rolling Meadows Cooperative • 202 units

**Non-CDA Bond Financed Housing**

- Blackberry Pointe • 92 affordable family units of 219 total units

Foreclosure

<b>Home Foreclosure</b>	Quarter 1	Quarter 2	Quarter 3	Quarter 4	<b>2023 YTD</b>	<b>2022 CY</b>
Sheriff Sales	<b>3</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>7</b>	<b>14</b>
Notice of Pendency	<b>23</b>	<b>19</b>	<b>23</b>	<b>20</b>	<b>85</b>	<b>170</b>





Rental Assisted Housing

Development-Based Housing Programs	as of September 30		as of December 31		+/- Previous Quarter
	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	
CDA Housing Programs	264	175	264	175	0
Project Based Housing Choice Vouchers	All	9	All	9	0
Other Affordable Housing Programs	24	126	24	126	0
<b>Total Development-Based Housing Units</b>	<b>288</b>	<b>310</b>	<b>288</b>	<b>310</b>	<b>0</b>
Tenant-Based Housing Programs		All		All	+/- Quarter
Tenant Based Housing Choice Vouchers		160		165	5
Portable Incoming Vouchers		22		21	-1
Other Rental Housing Subsidy Programs		0		0	0
<b>Total Tenant-Based Housing Vouchers</b>		<b>182</b>		<b>186</b>	<b>4</b>

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

CDA Properties in Lakeville

Senior Housing Developments

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

Workforce Housing Developments

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

Scattered Site Public Housing

22 units

Other Affordable Housing in Lakeville

Section 202 Housing

Fairfield Terrace • 24 units

Non-CDA Managed Tax Credit

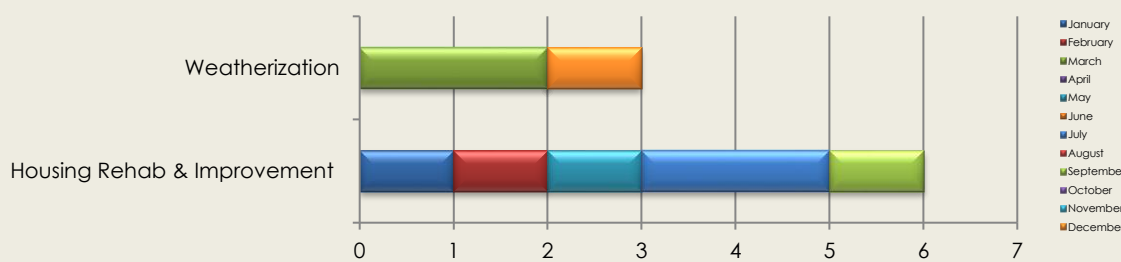
- Lakeville Court Apartments • 50 units
- Lakeville Pointe • 49 units

Non-CDA Other

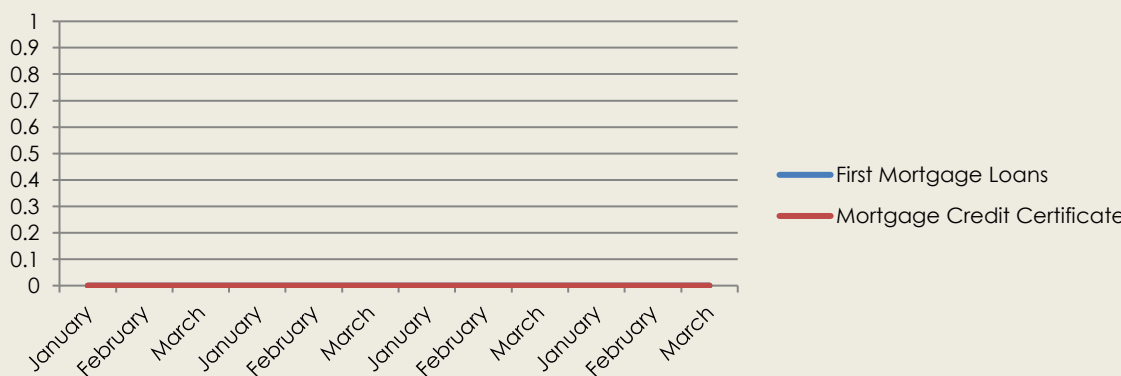
Scott-Carver-Dakota • 4 affordable units

Home Ownership Connection

Housing Improvement Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD
Rehab & Improvement Loans Closed	2	1	3	0	6
Weatherization Projects Completed	2	0	0	1	3

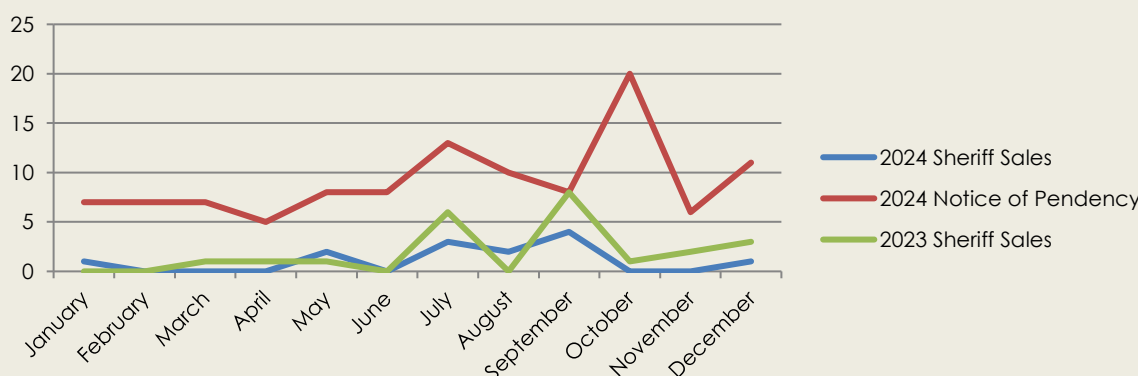


First Time Homebuyer Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD
First Mortgage Loans & Downpayment	0	0	0	0	0
Mortgage Credit Certificate Requested	0	0	0	0	0



Foreclosure

Home Foreclosure	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD	2022 CY
Sheriff Sales	1	2	9	1	13	26
Notice of Pendency	21	21	31	37	110	220



Rental Assisted Housing

Development-Based Housing Programs	as of September 30		as of December 31		+/- Previous Quarter
	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	
CDA Housing Programs	125	24	125	24	<b>0</b>
Project Based Housing Choice Vouchers	All	0	All	0	<b>0</b>
Other Affordable Housing Programs	0	1	0	1	<b>0</b>
<b>Total Development-Based Housing Units</b>	<b>125</b>	<b>25</b>	<b>125</b>	<b>25</b>	<b>0</b>
Tenant-Based Housing Programs		All		All	+/- Quarter
Tenant Based Housing Choice Vouchers		39		36	<b>-3</b>
Portable Incoming Vouchers		1		1	<b>0</b>
Other Rental Housing Subsidy Programs		0		0	<b>0</b>
<b>Total Tenant-Based Housing Vouchers</b>		<b>40</b>		<b>37</b>	<b>-3</b>

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

CDA Properties in Mendota Heights

Senior Housing Developments

- Parkview Plaza • 65 units
- Village Commons • 60 units

Workforce Housing Developments

- Hillside Gables Townhomes • 24 units

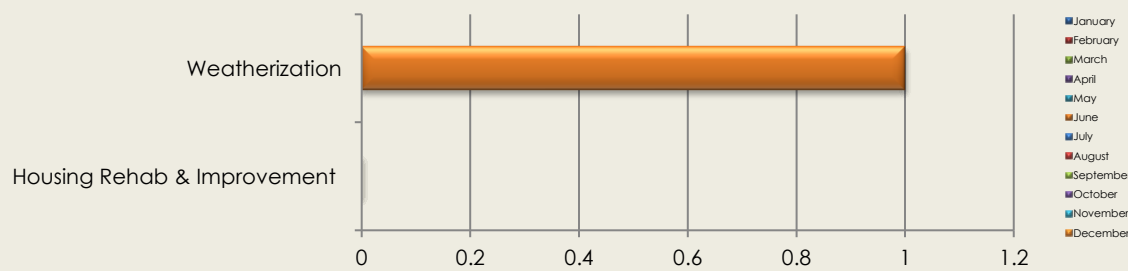
Other Affordable Housing in Mendota Heights

Project Based Vouchers

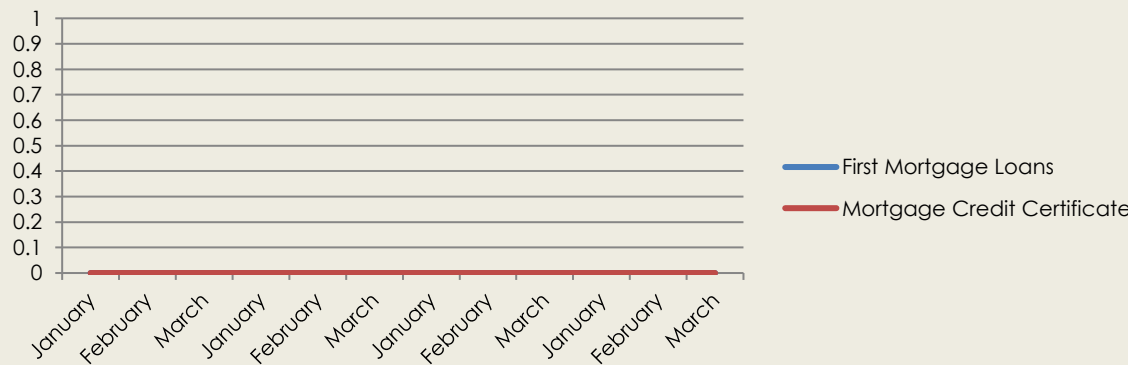
- Dakota Adults • 12 handicapped units

Home Ownership Connection

Housing Improvement Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD
Rehab & Improvement Loans Closed	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Weatherization Projects Completed	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>

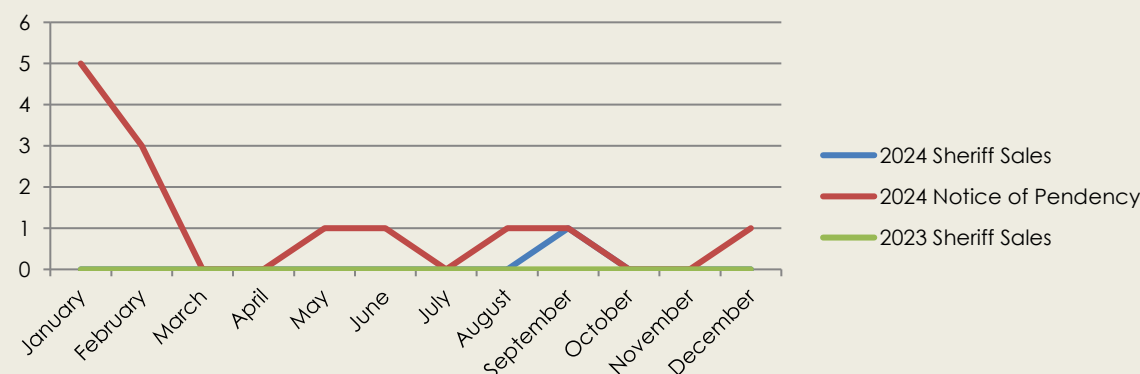


First Time Homebuyer Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD
First Mortgage Loans & Downpayment	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Mortgage Credit Certificate Requested	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



Foreclosure

Home Foreclosure	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD	2022 CY
Sheriff Sales	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>2</b>
Notice of Pendency	<b>8</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>13</b>	<b>26</b>



Rental Assisted Housing

	as of September 30		as of December 31		+/-
	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	Previous Quarter
<b>Development-Based Housing Programs</b>					
CDA Housing Programs	104	32	104	32	<b>0</b>
Project Based Housing Choice Vouchers	All	10	All	10	<b>0</b>
Other Affordable Housing Programs	0	90	0	90	<b>0</b>
<b>Total Development-Based Housing Units</b>	<b>104</b>	<b>132</b>	<b>104</b>	<b>132</b>	<b>0</b>
<b>Tenant-Based Housing Programs</b>					
		All		All	+/- Quarter
Tenant Based Housing Choice Vouchers		90		98	<b>8</b>
Portable Incoming Vouchers		12		15	<b>3</b>
Other Rental Housing Subsidy Programs		0		1	<b>1</b>
<b>Total Tenant-Based Housing Vouchers</b>		<b>102</b>		<b>114</b>	<b>12</b>

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

**CDA Properties in Rosemount**

**Senior Housing Developments**

- Cameo Place • 44 units
- Cambrian Commons • 60 units

**Workforce Housing Developments**

- Carbury Hills Townhomes • 32 units
- Prestwick Place • 40 units

**Scattered Site Public Housing**

27 units

**Other Affordable Housing in Rosemount**

**Project Based Vouchers**

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

**Non-CDA Bond Financed Housing**

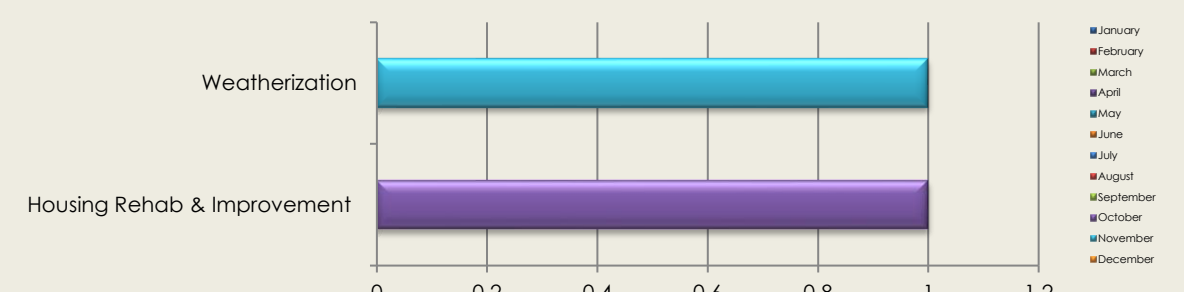
Waterford Commons • 23 affordable units of 106 total units

**Non-CDA Managed Tax Credit**

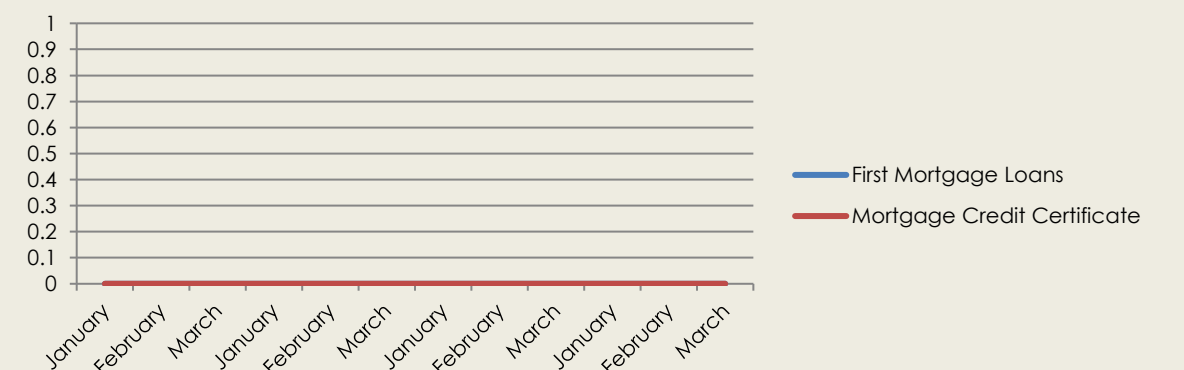
- Park Place • 36 units
- Wexford Place • 49 units

Home Ownership Connection

<b>Housing Improvement Programs</b>	Quarter 1	Quarter 2	Quarter 3	Quarter 4	<b>2023 YTD</b>
Rehab & Improvement Loans Closed	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>
Weatherization Projects Completed	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>

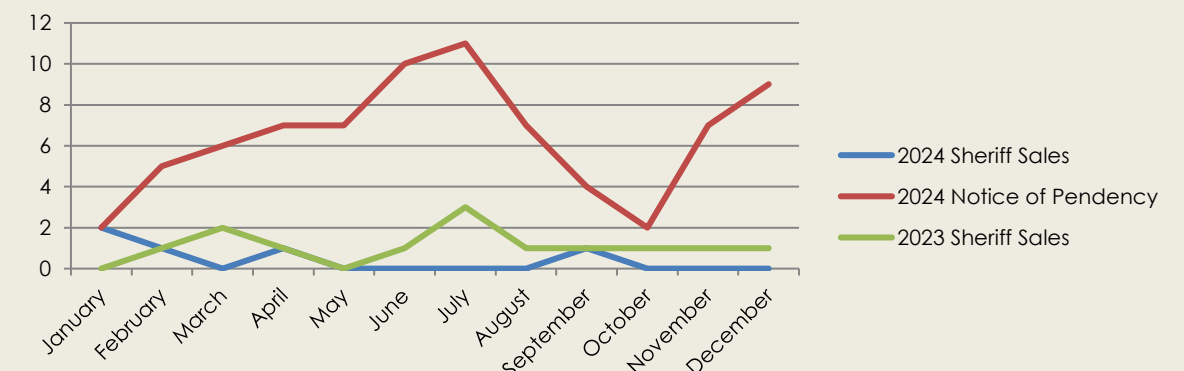
  


<b>First Time Homebuyer Programs</b>	Quarter 1	Quarter 2	Quarter 3	Quarter 4	<b>2023 YTD</b>
First Mortgage Loans & Downpayment	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Mortgage Credit Certificate Requested	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Foreclosure

<b>Home Foreclosure</b>	Quarter 1	Quarter 2	Quarter 3	Quarter 4	<b>2023 YTD</b>	<b>2022 CY</b>
Sheriff Sales	<b>3</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>5</b>	<b>10</b>
Notice of Pendency	<b>13</b>	<b>24</b>	<b>22</b>	<b>18</b>	<b>77</b>	<b>154</b>

Rental Assisted Housing

	as of September 30		as of December 31		+/-
	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	Previous Quarter
<b>Development-Based Housing Programs</b>					
CDA Housing Programs	170	0	170	0	<b>0</b>
Project Based Housing Choice Vouchers	All	0	All	0	<b>0</b>
Other Affordable Housing Programs	296	51	296	51	<b>0</b>
<b>Total Development-Based Housing Units</b>	<b>466</b>	<b>51</b>	<b>466</b>	<b>51</b>	<b>0</b>
<b>Tenant-Based Housing Programs</b>					
		All		All	+/- Quarter
Tenant Based Housing Choice Vouchers		198		198	<b>0</b>
Portable Incoming Vouchers		26		28	<b>2</b>
Other Rental Housing Subsidy Programs		0		1	<b>1</b>
<b>Total Tenant-Based Housing Vouchers</b>		<b>224</b>		<b>227</b>	<b>3</b>

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

**CDA Properties in South St. Paul**

**Senior Housing Developments**

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

**Other Affordable Housing in South St. Paul**

**Project Based Vouchers**

- Camber Hills Townhomes • 44 units

**Low Rent**

- John Carroll • 165 units
- Nan McKay • 131 units

**Non-CDA Managed Tax Credit**

- Kaposia Terrace Townhomes • 19 affordable units of 20 total units

**Non-CDA Bond Financed Housing**

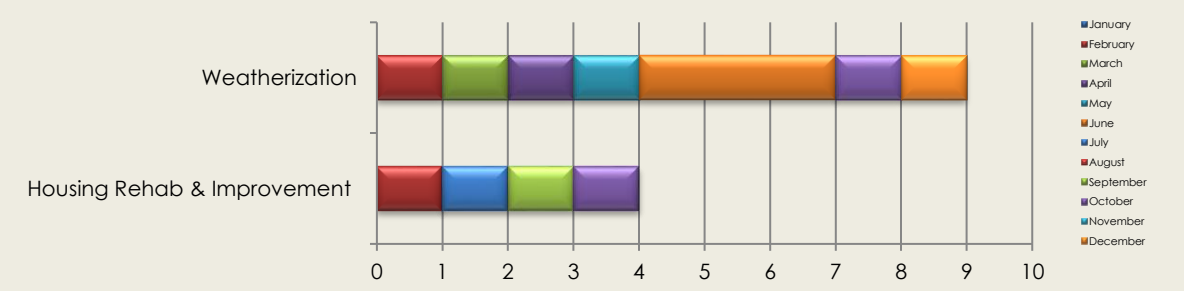
- Kaposia (Rose) Apartments • 20 affordable units of 48 total units

**Non-CDA Other**


- Scott-Carver-Dakota CAP Agency • 12 affordable units

Home Ownership Connection

<b>Housing Improvement Programs</b>	Quarter 1	Quarter 2	Quarter 3	Quarter 4	<b>2023 YTD</b>
Rehab & Improvement Loans Closed	<b>1</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>4</b>
Weatherization Projects Completed	<b>2</b>	<b>5</b>	<b>0</b>	<b>2</b>	<b>9</b>

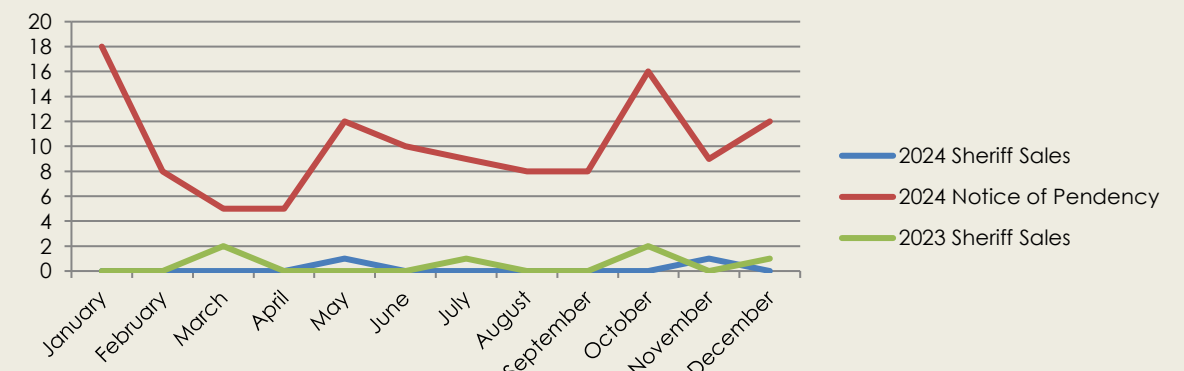


<b>First Time Homebuyer Programs</b>	Quarter 1	Quarter 2	Quarter 3	Quarter 4	<b>2023 YTD</b>
First Mortgage Loans & Downpayment	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Mortgage Credit Certificate Requested	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



Foreclosure

<b>Home Foreclosure</b>	Quarter 1	Quarter 2	Quarter 3	Quarter 4	<b>2023 YTD</b>	<b>2022 CY</b>
Sheriff Sales	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>4</b>
Notice of Pendency	<b>31</b>	<b>27</b>	<b>25</b>	<b>37</b>	<b>120</b>	<b>240</b>



Rental Assisted Housing

Development-Based Housing Programs	as of September 30		as of December 31		+/- Previous Quarter
	Elderly/ Disabled	Youth/ Family	Elderly/ Disabled	Youth/ Family	
CDA Housing Programs	101	0	101	0	<b>0</b>
Project Based Housing Choice Vouchers	All	0	All	0	<b>0</b>
Other Affordable Housing Programs	304	214	304	214	<b>0</b>
<b>Total Development-Based Housing Units</b>	<b>405</b>	<b>214</b>	<b>405</b>	<b>214</b>	<b>0</b>
<b>Tenant-Based Housing Programs</b>					
		All		All	+/- Quarter
Tenant Based Housing Choice Vouchers		409		398	<b>-11</b>
Portable Incoming Vouchers		114		122	<b>8</b>
Other Rental Housing Subsidy Programs		1		3	<b>2</b>
<b>Total Tenant-Based Housing Vouchers</b>		<b>524</b>		<b>523</b>	<b>-1</b>

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

CDA Properties in West St. Paul

Senior Housing Developments

Haskell Court • 42 units  
The Dakotah • 59 units

Scattered Site Public Housing

7 units  
Colleen Loney Manor • 80 units

Other Affordable Housing in West St. Paul

Section 202 Housing

Mount Carmel • 60 units

Low Rent

4 units

Non-CDA Bond Financed Housing

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

Non-CDA Tax Credit

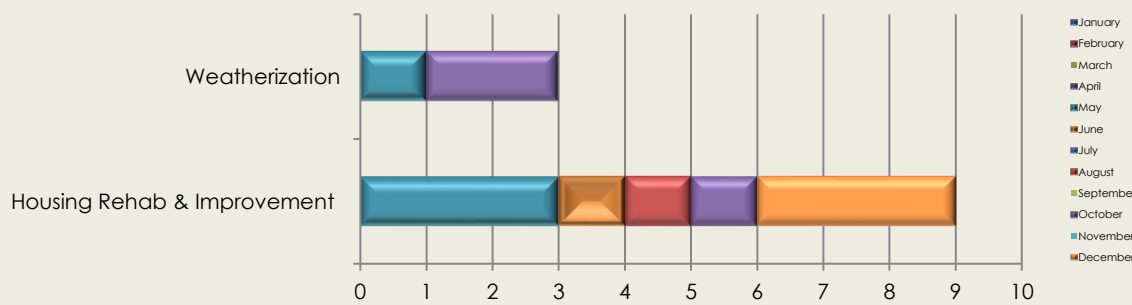
Covington Court • 160 units

Non-CDA Other

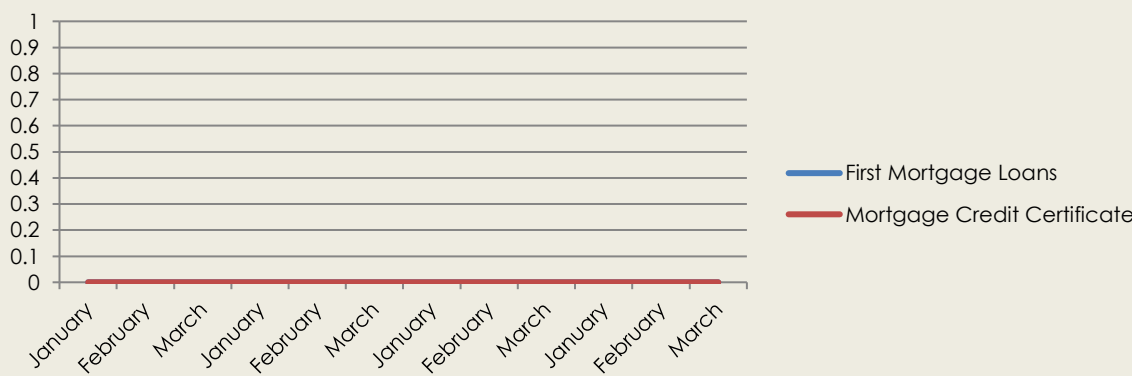
The Oaks of West St. Paul • 25 affordable units of 132 total units  
Westview Park • 15 affordable units of 72 total units

Home Ownership Connection

Housing Improvement Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD
Rehab & Improvement Loans Closed	<b>0</b>	<b>4</b>	<b>1</b>	<b>4</b>	<b>9</b>
Weatherization Projects Completed	<b>0</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>3</b>

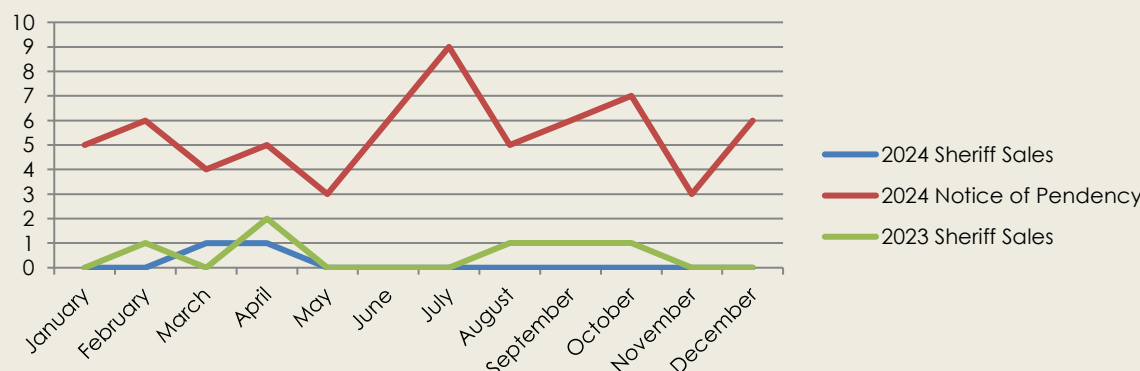


First Time Homebuyer Programs	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD
First Mortgage Loans & Downpayment	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Mortgage Credit Certificate Requested	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



Foreclosure

Home Foreclosure	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD	2022 CY
Sheriff Sales	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>4</b>
Notice of Pendency	<b>15</b>	<b>14</b>	<b>20</b>	<b>16</b>	<b>65</b>	<b>130</b>



*Rental Assisted Housing*

	as of September 30	as of December 31	+/- Quarter
<b>Tenant-Based Housing Programs</b>	All	All	
Cannon Falls			0
Castle Rock			0
Douglas Township			0
Empire			0
Hampton	3	3	0
Lilydale			0
Mendota			0
Miesville			0
Northfield			0
Randolph	0	0	0
Ravenna			0
Sunfish Lake			0
Vermillion			0
Waterford			0
<b>Total Tenant-Based Housing Vouchers</b>	<b>3</b>	<b>3</b>	<b>0</b>

*Tenant-based programs include Tenant Based Housing Vouchers and Other Rental Housing Subsidy programs*

**Small Cities include:**

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

*Home Ownership*

<b>Home Improvement Programs</b>	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD
Cannon Falls					<b>0</b>
Castle Rock					<b>0</b>
Douglas Township					<b>0</b>
Empire					<b>0</b>
Hampton					<b>0</b>
Lilydale					<b>0</b>
Mendota					<b>0</b>
Miesville					<b>0</b>
Northfield					<b>0</b>
Randolph					<b>0</b>
Ravenna					<b>0</b>
Sunfish Lake					<b>0</b>
Vermillion					<b>0</b>
Waterford					<b>0</b>

*Programs include Weatherization, Home Improvement & Rehabilitation Loan programs*

<b>First Time Homebuyer Programs</b>	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD
First Mortgage Loans Closed & Downpayment	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Mortgage Credit Certificate	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

*Foreclosure*

<b>Home Foreclosure</b>	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023 YTD	2022 CY
Sheriff Sales	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	0
Notice of Pendancy	<b>2</b>	<b>6</b>	<b>6</b>	<b>2</b>	<b>16</b>	7

# Appendix

## *Assisted Housing*

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### ***Development Based Housing Programs***

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### ***Tenant Based Housing Programs***

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

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

The CDA administers this program in Dakota County.

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



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

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

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

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

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

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

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

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

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

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

# Home Ownership Connection

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

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

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

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

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

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

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

## Foreclosure

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

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