

# Dakota County Program Year 2024 Consolidated Annual Performance and Evaluation Report (CAPER)

July 2024 to June 2025

To be submitted to HUD  
on September 28, 2025

Prepared by the Dakota  
County CDA



## **Executive Summary**

Dakota County is a grantee designated to receive federal funding through the U.S. Department of Housing and Urban Development (HUD) for the following entitlement programs: Community Development Block Grant (CDBG); HOME Investment Partnerships (HOME); and Emergency Solutions Grant (ESG). Dakota County is designated as the lead agency for the Dakota County HOME Consortium and assumes the role of monitoring and oversight of the HOME funds for the Consortium, which includes Anoka, Dakota, Ramsey, and Washington Counties and the city of Woodbury. As the grantee of CDBG funds, Dakota County directly works with the various municipalities (municipal subrecipients) within the County to provide access to this funding source.

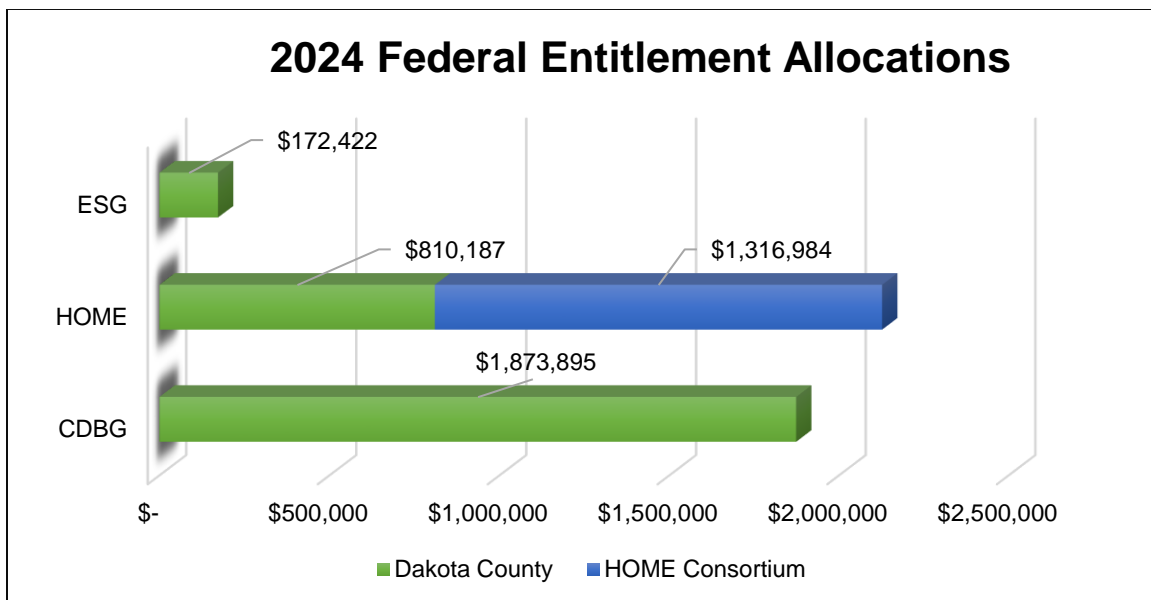
The Dakota County Community Development Agency (CDA) has administered these federal funds on behalf of Dakota County since the County became an entitlement jurisdiction in 1984. Each of the three entitlement programs has eligible activities for which the funds can be utilized. The CDA directly partners with the municipalities, consortium members, and the social services division of the County to implement the programs. The CDA is charged with ensuring the requirements are met and will continue to provide the administrative guardianship of all three programs through its agreement with the County.

Each grantee must prepare a Consolidated Plan and subsequent Annual Action Plans to receive the federal funding that furthers affordable housing and community development activities. To evaluate progress, each grantee must also prepare a Consolidated Annual Performance and Evaluation Report (CAPER). This report details the advancement the grantee has made towards achieving the goals and meeting the objectives outlined in the Annual Action Plan. This CAPER covers the 2024 Action Plan, the fifth year of the approved 2020–2024 Consolidated Plan for Dakota County. The 2020–2024 Consolidated Plan covers Program Years 2020 (July 1, 2020-June 30, 2021) through Program Year 2024 (July 1, 2024-June 30, 2025).

The 2020–2024 Consolidated Plan and the 2024 Action Plan identified objectives, priorities, strategies, and outcomes to achieve the housing and community development needs of the residents of Dakota County. The following chart lists the priorities and strategies for Dakota County for the Five-Year Consolidated Plan.

## Allocations

The chart below details the federal funding allocated to Dakota County for Program Year (PY) 2024.



The Dakota County HOME Consortium was allocated \$2,127,171. Dakota County's share of this allocation was 38 percent or \$810,187.

## Priorities and Outcomes

Below are the priorities established by Dakota County in its Consolidated Plan and the anticipated outcomes the County expected to have achieved at the completion of the Five-Year plan on June 30, 2025.

### 1) Reduce Homelessness

- a) 200 households provided Rapid Rehousing assistance
- b) 100 households provided Homelessness Prevention funds

### 2) Affordable Rental Housing

- a) 360 rental units constructed
- b) 20 rental units rehabilitated

### 3) Affordable Homeowner Housing

- a) 300 homeowner units rehabilitated
- b) Six (6) rental units (re) constructed

### 4) Public Facilities

- a) 13,000 persons benefited from a public facility or infrastructure improvement

## 5) Public Services

- a) 15,000 persons benefited from public services

## 6) Neighborhood Revitalization

- a) 150 households assisted
- b) Three (3) buildings demolished

## 7) Economic Development

- a) 20 workforce trainees served

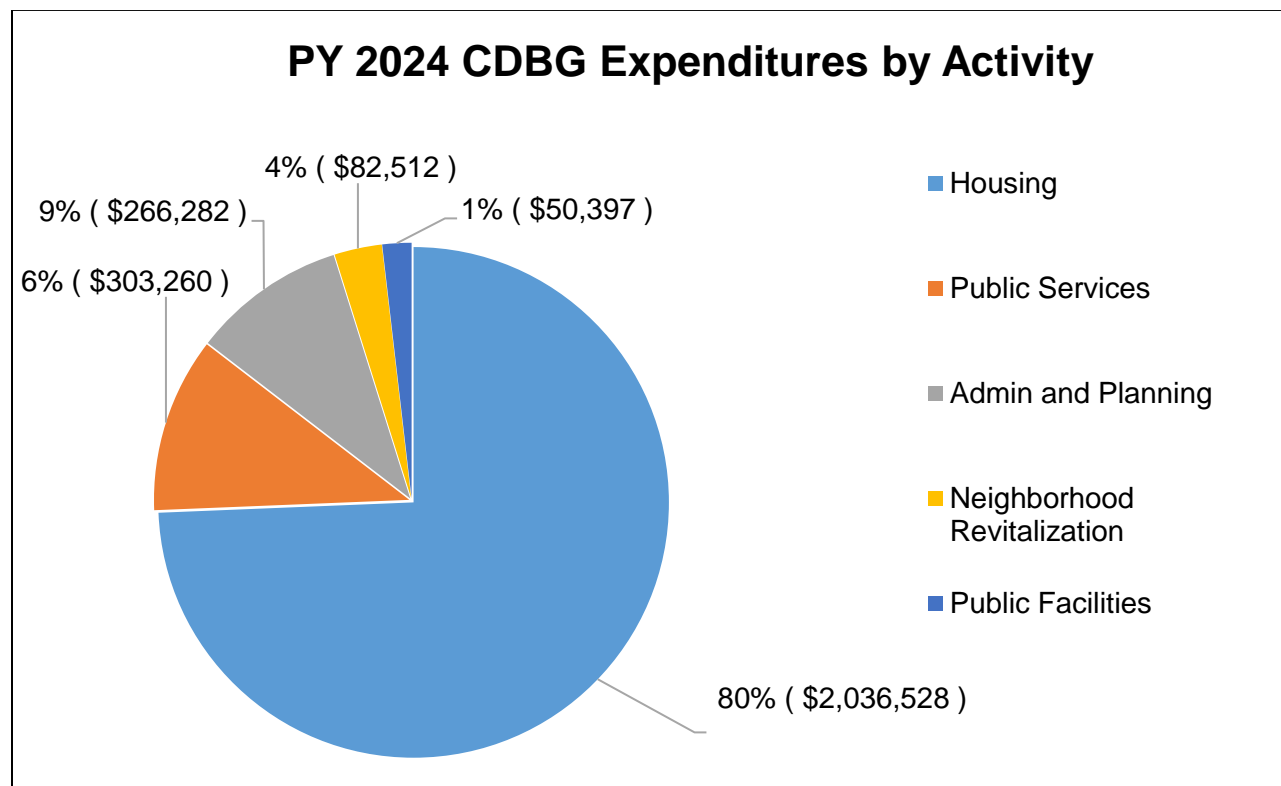
## 8) Planning and Administration

# Expenditures by Program

## Community Development Block Grant (CDBG)

Dakota County's CDBG allocation for Program Year (PY) 2024 was \$1,873,895. In PY 2024, the CDA received \$753,269.28 in program income, which was generated primarily from the CDA-administered Home Improvement Loan program. The combined total available from the PY 2024 allocation and program income was \$2,627,164.28. The total expenditure for PY 2024 was \$2,738,978.91.

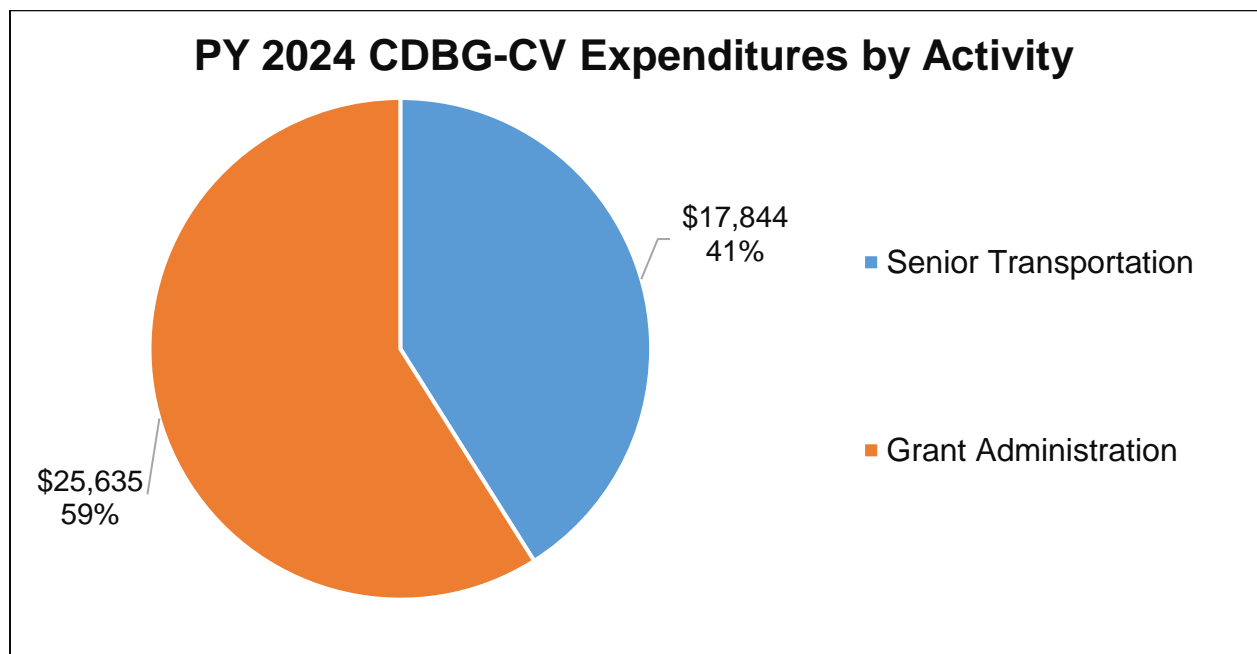
The chart below shows the percentages of those funds expended for each activity.



In 2020, Dakota County received an allocation of Community Development Block Grant Coronavirus (CDBG-CV) funds totaling \$2,913,485 to assist the County in responding to Covid-19. The County Board approved the use of the one-time CDBG-CV funds on the following activities:

<b>CDBG-CV Activity</b>	<b>Activity Budget</b>
Mortgage Assistance Payments	\$ 1,005,465.41
Food Banks	\$ 715,927.44
Senior Transportation	\$ 361,979.96
Homeless Facilities	\$ 396,771.00
Health Services	\$ 164,656.95
Mental Health Services	\$ 65,668.37
Grant Administration	\$ 203,015.87
<b>TOTAL</b>	<b>\$ 2,913,485</b>

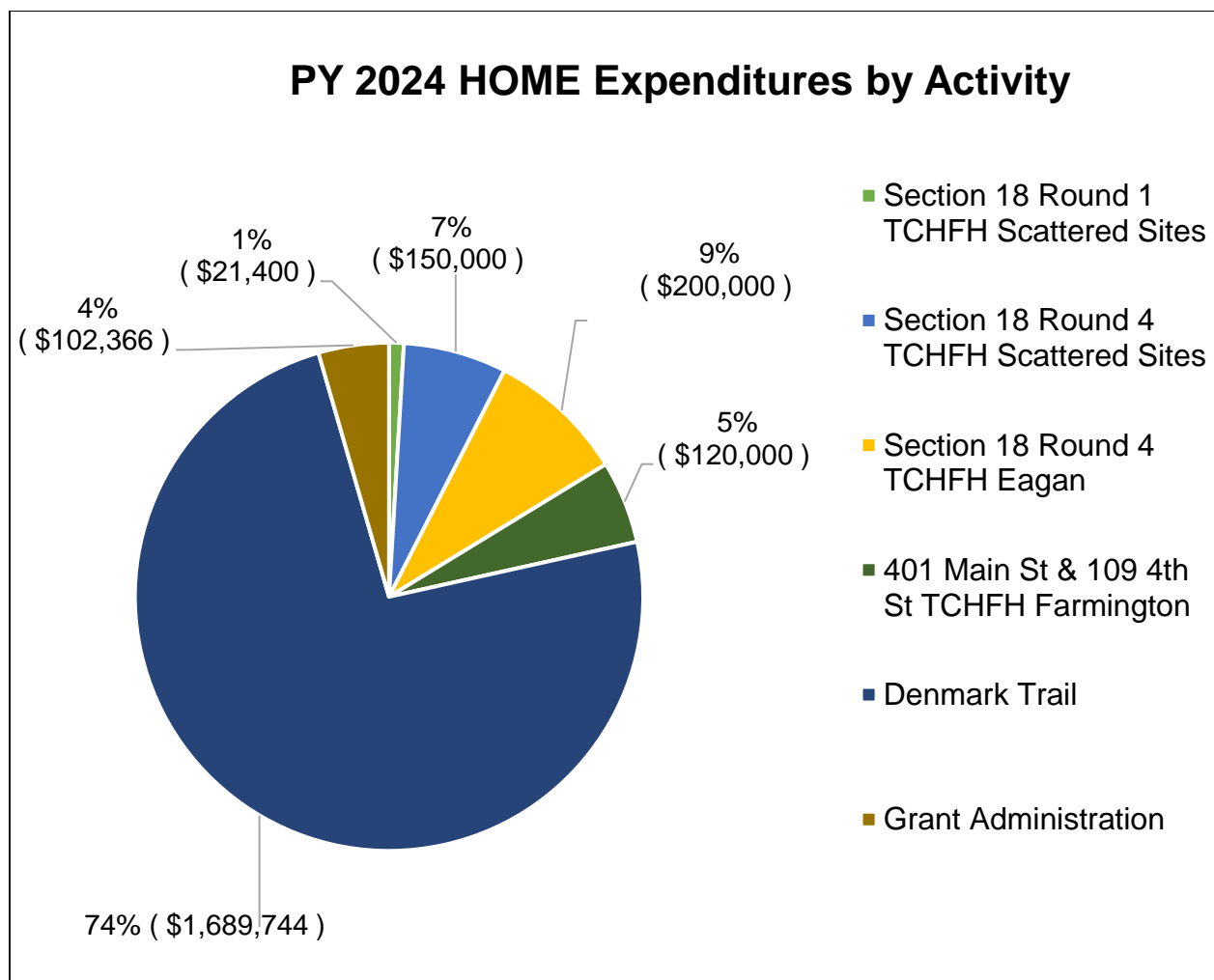
In PY 2024, \$43,479.46 of CDBG-CV funds were expended on the approved activities. CDA staff will be closing out the grant pending HUD guidance. The chart below details the expenditures.



## HOME Investment Partnerships (HOME)

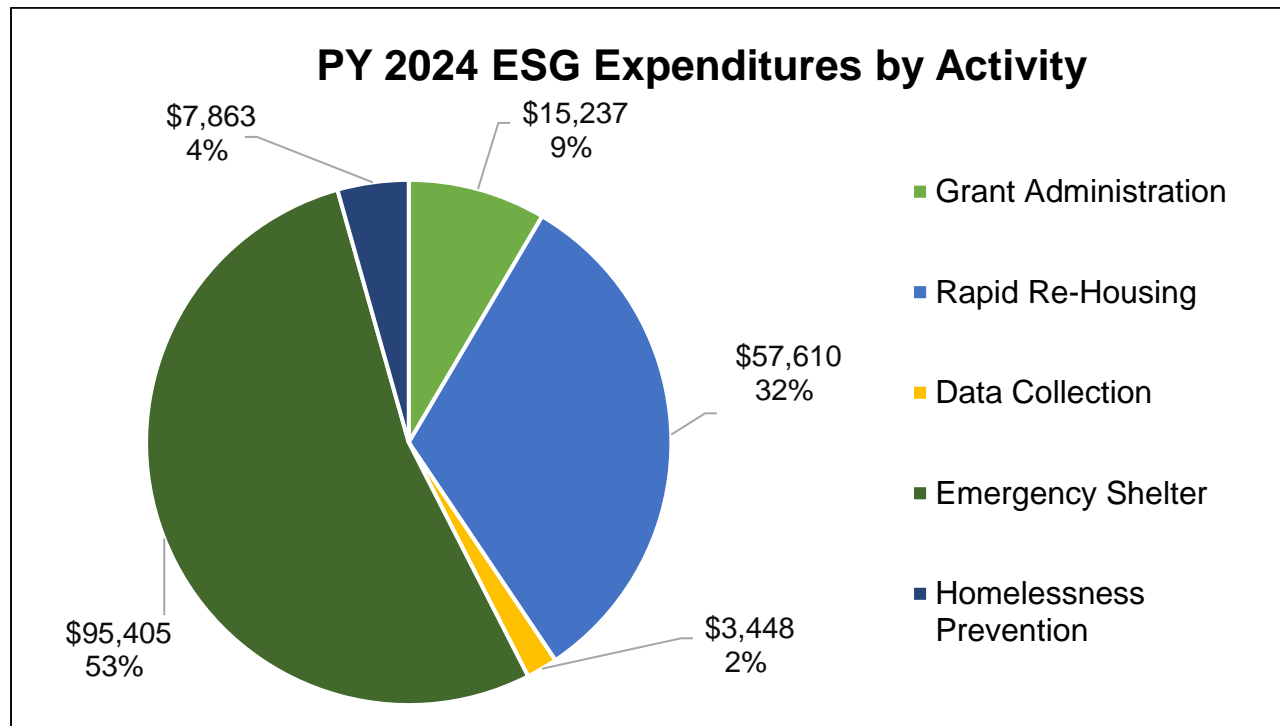
Twin Cities Habitat for Humanity built two new construction single-family homes on vacant NSP lots in Farmington in PY 2024. HOME funds were used to cover the gap financing for a low- or moderate-income homebuyer. Another project completed in PY 2024 was the rehabilitation of six Section 18 homes across Dakota County by Twin Cities Habitat for Humanity. A total of \$102,365.88 was spent on Grant Administration. Grant Administration costs accounts for CDA time on both CDA projects and Consortium projects.

The following chart shows the expenditures for the six HOME-funded activities in PY 2024 for Dakota County.



## Emergency Solutions Grant (ESG)

Funds expended in PY 2024 for the ESG program were dedicated to rapid rehousing, homelessness prevention, data collection (Homeless Management Information System or HMIS), emergency shelter and grant administration costs. A total of \$179,562.84 was expended on eligible ESG activities with \$57,610.36 expended on rapid rehousing, which includes on-going rental assistance payments as well as one-time payments for security deposits and first month's rent, and \$95,405.20 on emergency shelter operations. The following chart details the ESG expenditures by activity.



## Accomplishments by Priority

### Reduce Homelessness

ESG funds are one resource available to people experiencing homelessness. Dakota Woodlands family emergency shelter and the Scott-Carver-Dakota Community Action Partnership, a private social services provider, deliver direct service to individuals and families referred through the Coordinated Entry system.

In PY 2024, Dakota County served eight households through rapid rehousing and homelessness prevention. In addition to providing rental assistance payments, the rapid rehousing component assists ESG participants with first month's rent, security deposits, and application fees. Homelessness prevention provides rent assistance to stabilize households at risk of becoming homeless. Dakota Woodlands served 72 households in PY 2024.

Indicator	Unit of Measure	5-Year Expected	5-Year To Date	% Complete	2024 Expected	2024 Actual	% Complete
Rental Assistance/Rapid Rehousing	Households Assisted	200	71	35%	6	8	133%
Homelessness Prevention	Persons Assisted	100	35	35%	2	32	1600%
Homeless Person Overnight Shelter	Persons Assisted	0	353	353%	100	232	232%

## Affordable Rental Housing

The Dakota County HOME Consortium added 12 HOME Rental Units in PY 2024. Four of these HOME Rental Units were in Washington County, four were in the City of Woodbury, and four were in Ramsey County. The following chart breaks down the progress on the Affordable Rental Housing priority.

Indicator	Unit of Measure	5-Year Expected	5-Year To Date	% Complete	2024 Expected	2024 Actual	% Complete
Rental Units Constructed	Household Housing Unit	360	68	18%	12	12	100%
Rental Units Rehabilitated	Household Housing Unit	20	270	1,350%	0	0	0%

## Affordable Homeowner Housing

Affordable Homeowner Housing is the focal point of Dakota County's CDBG program with homeowner rehabilitation being the main activity of the program. In 2024, \$2,035,515.25 (74 percent) of CDBG funds were expended on homeowner rehabilitation. The CDA completed 55 homeowner rehabilitation projects with CDBG funds and another six loans with local CDA funds, and closed on 71 loans, which will be expended in PY 2025. The City of Northfield completed three homeowner rehabilitation projects using CDBG funds. Additionally, two homebuyers were assisted through Northfield's down payment assistance (DPA) program using CDBG.

HOME funds were also used to add six units of affordable homeowner housing through new construction. HOME funds were also used to add 15 units of affordable homeowner housing through acquisition, rehabilitation, and sale to qualified homebuyers.



Indicator	Unit of Measure	5-Year Expected	5-Year To Date	% Complete	2024 Expected	2024 Actual	% Complete
Homeowner Housing Rehabilitated	Household Housing Unit	300	344	114%	50	67	134%
Homeowner Units Constructed	Households Assisted	6	15	250%	2	2	100%
Direct Financial Assistance to Homebuyers	Households Assisted	1	17	1,700%	2	2	100%

## Public Facilities

In PY 2024, the City of Lakeville added ADA-compliant counters at Lakeville City Hall to improve access to city services.

Indicator	Unit of Measure	5-Year Expected	5-Year To Date	% Complete	2024 Expected	2024 Actual	% Complete
Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit Homelessness Prevention	Persons Assisted	13,000	2,183	16%	0	1,975	1975%

## Public Services

The cities of Apple Valley, Burnsville, Eagan, Farmington, Lakeville, and Northfield allocated funding to a variety of public services in PY 2024. Public Services provided by these communities include senior services, youth services, and senior transportation services. The CDA also provided Housing Counseling as a public service activity.

Indicator	Unit of Measure	5-Year Expected	5-Year To Date	% Complete	2024 Expected	2024 Actual	% Complete
Public Service Activities Other than LMI Housing Benefit	Persons Assisted	15,000	15,756	105%	2,000	1,652	83%

## Neighborhood Revitalization

One of the strategies of Dakota County's Neighborhood Revitalization is to address water and sanitation hazards. As part of this strategy, the Dakota County Environmental Services Division has sealed 20 abandoned residential wells and repaired two septic tanks to protect against groundwater contamination. Additionally, assessment abatement was provided to five households in Hastings.

Indicator	Unit of Measure	5-Year Expected	5-Year To Date	% Complete	2024 Expected	2024 Actual	% Complete
Households Assisted	Household Housing Unit	150	151	101%	10	27	270%
Buildings Demolished	Buildings	3	0	0%	0	0	0%

## Economic Development

In PY 2024, no eligible applications were received for economic development activities. These funds are available for use in PY 2025.

Indicator	Unit of Measure	5-Year Expected	5-Year To Date	% Complete	2024 Expected	2024 Actual	% Complete
Workforce Trainees	Workforce Trainees	20	0	0.00%	0	0	0.00%

## Administration and Planning

Dakota County Environmental Services completed a rural water study. Waterford Township had a building rights inventory created to assist with development. The City of Empire updated its Parks Master Plan to maintain a high-quality parks system to accommodate more population growth. Castle Rock Township used CDBG funds for updates to its zoning code. The City of Lakeville completed an economic development plan.

Indicator	Unit of Measure	5-Year Expected	5-Year Actual	% Complete	2024 Expected	2024 Actual	% Complete
Other	Other	10	18	180%	1	5	500%