



Washington County

Consolidated Annual Performance and Evaluation

Report

Program Year 2025

Prepared by Washington County Community Development Agency
On behalf of Washington County, Minnesota

2025

Consolidated Annual Performance and Evaluation Report

July 1, 2025, to June 30, 2026

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Executive Summary

The Consolidated Annual Performance and Evaluation Report (CAPER) details Washington County's progress toward meeting the goals outlined in Washington County's 2025 Annual Action Plan and 2025-2029 Consolidated Plan. The CAPER reports on activities funded by the U.S. Department of Housing and Urban Development (HUD) Home Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) Program. This year's CAPER will also report on the special allocation of HOME Investment Partnership Program American Rescue Plan (HOME-ARP) awarded through the American Rescue Plan Act. Washington County has participated in the CDBG Program since 2001 and the HOME Program, through the Dakota County Consortium, since 1994. The Washington County Community Development Agency (CDA) administers the CDBG and HOME programs on behalf of Washington County.

This CAPER reports activities in all municipalities in Washington County, except for the cities of Woodbury, Hastings, White Bear Lake, Lakeland, and Grant. The CDBG and HOME activities for Woodbury, Hastings, and White Bear Lake are reported in separate CAPER's reported by the City of Woodbury, Dakota County, and Ramsey County, respectively. The cities of Grant and Lakeland have elected not to participate in the CDBG and HOME programs during this reporting period.

The CAPER contains three main parts:

- The first part discusses the overall achievements in housing and community development for the 2025 Program Year (July 1, 2025, through June 30, 2026), the first annual performance report for the 2025-2029 Consolidated Plan.
- The second part provides a narrative focused on the financial and programmatic performance of each grant awarded through the CDBG and HOME programs. Other narratives in this part describe the ability of the county and its funding recipients to leverage additional resources for housing and supportive services activities.
- The third part of this CAPER compiles attachments of supporting data for the narratives found in the first two parts.

The CAPER describes how Washington County has met the national goals and objectives in the areas of housing, homelessness, and community development. Washington County's 2025-2029 goals include expanding and preserving the supply of safe, decent, and affordable housing; strengthening the community's suitable living environment; and promoting opportunities for economic self-sufficiency.

In deciding which projects to fund with CDBG, the Washington County CDA ensured that the funded projects met at least one of the three national objectives:

- Benefit low to moderate income populations
- Prevent or eliminate slum and blight
- Provide for urgent need

The Washington County CDA ensured a proposed project met one of the following four objectives for HOME funds:

- Provide decent affordable housing to lower income households
- Expand the capacity of nonprofit housing providers
- Strengthen the ability of state and local governments to provide housing
- Leverage private sector participation in affordable housing

In the 2025 Program Year, Washington County had the following accomplishments:

- Washington County Home Improvement Loan Program assisted ten households in making necessary repairs to their homes, and another six households have closed on their loans and will draw funds in the next program year (\$317,595.80 CDBG).
- Two Rivers Community Land Trust closed out the retainage for three of their properties and acquired one single-family home in Washington County in the 2025 program year. Two Rivers also sold ten of the homes in their portfolio acquired through previous program year funds to income eligible homebuyers (\$22,029.78 CDBG and \$273,876.11 HOME).
- Twin Cities Habitat for Humanity closed out the final retainage for one home in the 2025 program year (\$1,500 CDBG).
- Washington County CDA completed repairs and renovations to the common areas at its 184 affordable rental unit development, Woodland Park, serving 176 residents (\$146,700 CDBG) in Cottage Grove, MN.
- Washington County Community Services provided homelessness prevention services to 651 people using CDBG funds and 202 households using HOME ARP funds (\$107,778.99 CDBG and \$246,122.75 HOME ARP for crisis funding and service staffing).
- Solid Ground provided supportive services to 60 households for homelessness prevention (\$31,651.20 HOME ARP).
- Program Administration (\$88,817.18 CDBG, \$ 11,389.88 HOME, and \$25,098.79 HOME ARP)
 - Utilizing Program Administration funds, Washington County, in collaboration with cities and counties in the Twin Cities Metro area, hired Affordable Housing Connections to provide tenant rights training and Minnesota Homeownership Center to provide homeownership trainings. Washington County also participated in the Twin Cities Section 3 Collaborative to implement certification and outreach activities on a metro-wide basis for Section 3 covered projects, with the goal of empowering low to moderate income residents and businesses to access employment and contracting opportunities.

In the 2025 Program Year, the total expenditure of CDBG funds was \$649,801.39, of which \$560,984.21 was disbursed to projects. The total expenditure of 2025 Program Year HOME funds for Washington County was \$285,265.99, of which \$273,876.11 was distributed to projects. Washington County was allocated 1,400,696 in HOME ARP funds. In 2025, \$302,872.74 HOME ARP funds were expended for supportive services.

I. Summary of Resources and Distribution of Funds

HUD allocated Washington County \$697,198.00 of CDBG entitlement funds. Washington County participates in the Dakota County HOME Consortium to be eligible for HOME funds. Washington County received a total HOME budget of \$260,188.04

2025	Community Development Block Grant	\$697,198.00
2025	HOME Investment Partnerships (HOME)	\$260,118.04

TOTAL	\$957,316.04
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Allocation of Resources: 2025 Program Year funds were allocated to the following activities.

PROJECTS	CDBG	HOME	GOAL NAME	GOAL OUTCOME INDICATOR
Two Rivers Community Land Trust	114,178.70	195,141.03	Affordable Housing	Homeowner Housing Added: 6 units
Hammer and NER	45,000.00		Public Facilities	Public Facilities: 8 persons
Home Improvement Loan Program	294,000.00		Affordable Housing	Homeowner Housing Rehabilitated: 10 units
Washington County: Homelessness Prevention	104,579.70		Public Services	Homelessness Prevention: 540 persons
CHDO Set Aside		39,028.21	Affordable Housing	Creation or preservation of affordable housing
Administration	139,439.60	26,018.80		Administration and Federal Regulation Compliance
Total	\$697,198.00	\$260,188.04		

While these funds were allocated through the Annual Action Plan, the amount of funds expended during the 2025 Program Year includes funds allocated in prior years but not expended until the 2025 Program Year due to project timelines. Washington County disbursed a total of \$649,801.39 CDBG, \$285,265.99 HOME and \$302,872.74 HOME ARP.

Expenditures for projects and activities included the following: Home Improvement Loan Program, Two Rivers Community Land Trust Scattered Site homeownership, retainage for one

homeownership unit with Twin Cities Habitat for Humanity, rental rehabilitation by Washington County CDA at Woodland Park, Washington County and CDA Public Services, Solid Ground Supportive Services and CDA administration. Due to other projects not having spent down their entire allocation as of June 30, 2026, expenditure percentages may seem higher or lower in some areas. All projects funded met a federal National Objective, as well as goals and priorities established by Washington County. All projects other than administration benefited families at or below 80% area median income (AMI).

The table below shows the project expenditures that took place in the 2025 Program Year, even if funded with prior year allocations.

2025 Program Year Expenditures

Entity	Project	CDBG	HOME	HOME ARP	Objective	Outcome	CDBG Units/ households served	HOME Units/ households served
Two Rivers	Acquisition for Rehabilitation 2023	\$4,500.00			Decent Housing	Affordability	Retainage: 3 homeownership units	
	Acquisition for Rehabilitation 2024		\$242,852.60		Decent Housing	Affordability		6 homeownership units
	Acquisition for Rehabilitation 2025	\$17,529.78	\$31,023.51		Decent Housing	Affordability	1 homeownership unit	
Habitat	Acquisition for Rehabilitation 2024	\$1,500.00			Decent Housing	Affordability	Retainage: 1 homeownership unit	
Woodland Park - Washington County CDA	Rental Rehabilitation 2024	\$146,700.00			Decent Housing	Accessibility	176 persons	
Washington County Community Services	Crisis Assistance	\$24,749.05		\$69,195.83		Accessibility	54 persons	17 households
	Social Worker Services	\$83,029.94		\$176,926.92	Creating Suitable Living Environment	Accessibility	597 persons	202 households
Solid Ground Supportive Services	Assistance and Staff			\$31,651.20				60 households
Washington County CDA	Home Improvement Loan Program	\$282,975.44			Decent Housing	Affordability	6 loans closed, 10 finalized	
	Administration	\$88,817.18	\$11,389.88	\$25,098.79			Federal Compliance	Federal Compliance
Totals		\$649,801.39	\$285,265.99	\$302,872.74				

HOME and CDBG Highlights

Homewownership: Two Rivers Community Land Trust acquired and rehabilitated seven homes in Washington County. Ten of the units in their portfolio were sold to homebuyers below 80% AMI.



Homeowner Rehabilitation: In efforts to preserve and maintain existing affordable housing, Washington County has a county-wide Home Improvement Loan Program. This is available to Low-moderate income homeowners needing necessary repairs to their homes with a 0% interest, deferred loan. This is an ongoing program that completed repairs for 10 households for prior year funds and closed loans for 6 households in 2025. Below are photos of two completed home improvements.



Project Activity Modifications:

- No project modifications were made in Program Year 2025.

Other Financial Information

The Washington County Home Improvement Loan Program, as of June 30, 2026, had 99 loans outstanding with principal balances totaling \$1,964,148.36. Loans in the Washington County Home Improvement Loan Program are deferred until the homeowner sells the property, refinances their property, and receives cash back from the refinancing, or no longer occupies the residence as their primary residence. The Washington County Down Payment Assistance Program had 12 outstanding loans totaling \$120,000 as of June 30, 2026. These loans are also deferred until the homeowner sells, refinances, and receives cash back from refinancing, or no longer occupies the residence as their primary residence.

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CR-05 - Goals and Outcomes

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

Washington County is on track with the annual goals and objectives set forth in the 2025 Annual Action Plan. The following table compares the five-year goals and 2025 Program Year goals with actual outcomes. The data demonstrates how Washington County is expected to meet the goals for production and rehabilitation of owner and rental units using both CDBG and HOME funds. The Home Improvement Loan Program assisted 6 owner-occupied households in closing loans and completed repairs for 10 households with loans from prior year funds (CDBG). Washington County expected to serve 540 people with Public Service Activities (CDBG) and exceeded this goal. Washington County served 651 persons with homelessness prevention services through traditional CDBG funds and 202 households through HOME Investment Partnerships Program American Rescue Plan (HOME ARP)

Two Rivers Community Land Trust acquired one owner-occupied unit with CDBG funds and 10 units with HOME fund, made energy efficient improvements, and sold ten of the homes in their portfolio to income eligible homebuyers (CDBG and HOME). The last five homes are in the process of acquisition and rehabilitation.

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

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Creating and Preserving Affordable Housing	Affordable Housing	CDBG: \$	Rental units constructed	Household Housing Unit	50	0	0.00%	0	0	0
Creating and Preserving Affordable Housing	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	100	0	0.00%	0	0	0
Creating and Preserving Affordable Housing	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	12	1	0.00%	6	1	16.67%
Creating and Preserving Affordable Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	6	12.00%	10	6	60.00%
Homelessness Prevention	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0	0	
Homelessness Prevention	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	2200	651	29.59%	540	651	120.56%

Program Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Program Administration	CDBG: \$	Other	Other	1	0	0.00%	1	0	0.00%
Public Improvements and Facilities	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200	0	0.00%	8	0	0.00%
Public Improvements and Facilities	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	700	0	0.00%	0	0	
Public Improvements and Facilities	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	3	0	0.00%			

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

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

The 2025 Program Year is the first year of the 2025-2029 Consolidated Plan. To assess the progress Washington County has made in this program year, it is important to understand the priorities, objectives, and goals that were established for the reporting period.

Funding Priority: HUD requires grantees to prioritize the funding need of its identified housing and community development needs into two categories.

High: Activities to address this need can be funded by the jurisdiction during the five-year period.

Low: Funding will not be available to address this need category unless all other goals in the five-year period have been met.

HUD Objectives and Goals: Congress has set forth three basic goals that are closely related to the major commitments and priorities of the Washington County 2025-2029 Consolidated Plan:

Objective #1: Provide Decent Housing. Housing cost burden affects 31% of households throughout the county. Nearly two-thirds of households between 30-50% AMI are paying more than a third of their income for housing. The following strategies for CDBG and HOME funds will be implemented to meet this objective:

- Acquisition, construction and rehabilitation of owner occupied and rental units
- Homeowner units: 62 (12 added, 50 rehab)
- Rental units: 150 (50 constructed, 100 rehab)

Objective #2: Creating economic opportunities. While the majority of the Washington County residents enjoy a high standard of living and quality of life, this is not the case in areas of the county which have not experienced the same level of development and growth. In order to facilitate economic development and environmental improvements in these areas, investments in infrastructure and economic development opportunities can be made. Infrastructure activities can include sewer, street, and sidewalk improvements, brownfield clean up, and ADA (Americans with Disabilities Act of 1990) accessibility improvements.

- Households served by public Improvements: 903

Objective #3: Creating a suitable living environment. Specific populations of the county have needs that greatly affect their quality of life. Public Service activities include transportation, senior, and youth services, mental health care and abused and neglected children's facilities. Public Service activities can be targeted to more vulnerable populations including persons experiencing homelessness, seniors, children, and residents with disabilities and those with mental illness. Improving availability or accessibility of units:

- Promoting accessibility to public services: 2,200 People Served

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	971
Black or African American	402
Asian	19
American Indian or American Native	36
Native Hawaiian or Other Pacific Islander	2
Total	1430
Hispanic	91
Not Hispanic	1339

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

Narrative

The table above lists the numbers of beneficiaries by race and ethnicity assisted with HUD-Funded programs in 2025. The numbers reported for ethnicity do not reflect the same count as the total number reported by race. The variance could be attributed to errors at intake or unwillingness to share information about ethnicity and/or race. Additionally, in HUD's IDIS reporting, the CR-10 table does not have a line item to allow for reporting on "multiple races," or "chose to not respond" therefore individuals who self-reported one of these options are not included in this table. This would have accounted for an additional 1,581 people assisted in Program Year 2025.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Resources Made Available	Amount Expended During Program Year
CDBG	\$797,198	\$649,801.39
HOME	\$260,188.04	\$285,265.99
HOME ARP	1,400,696.00	\$302,872.74

Table 3 - Resources Made Available

Narrative

While these funds were allocated through the Annual Action Plan, the amount of funds expended during the 2025 Program Year includes funds allocated in prior years but not expended until the 2025 Program Year due to project timelines. Washington County disbursed In the 2025 Program Year, the total expenditure of CDBG funds was \$649,801.39, HOME \$285,265.99 Washington County was allocated 1,400,696 in HOME ARP funds. In 2025, \$302,872.74 HOME ARP funds were expended for supportive services. All projects funded met a federal National Objective, as well as goals and priorities established by Washington County. All projects other than administration benefited families at or below 80% area median income (AMI).

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Washington County MN	100%	100%	All funds are used in Washington County

Table 4 – Identify the geographic distribution and location of investments

Narrative

Washington County did not establish targeted geographies for the use of CDBG and HOME funds in its 2025-2029 Consolidated Plan nor in its 2025 Annual Action Plan. All CDBG and HOME investments were made in Washington County.

Leveraging

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

Leveraging additional federal, state, regional, local and foundation funds is critical to the success of the CDBG and HOME programs. CDBG and HOME funds are used to provide both leverage for other funding sources and to fill financing gaps remaining after other sources are committed. Government investment provided by federal, state, regional, local, and foundations, along with volunteer time are all valuable sources of leverage and additionally show the communities support of CDBG and HOME program projects. In 2025 Program Year, HOME and CDBG leveraged/matched almost \$2 million in other funding. This resulted in an average of \$2 of other funds for every \$1 federal dollar in the projects. As an evaluation tool, projects are required to submit a matching/leveraging funds report to the CDA.

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	16	7
Number of Special-Needs households to be provided affordable housing units	0	0
Total	16	7

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	10	6
Number of households supported through Acquisition of Existing Units	6	1
Total	16	7

Table 6 – Number of Households Supported

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

The goal of Washington County's CDBG and HOME funds for 2025-2029 was to provide decent affordable housing for low to moderate-income residents of Washington County. The CDA works with cities, developers, nonprofit organizations, and Community Housing Development Organizations (CHDO) to develop affordable housing options with a focus on those households at 0-50% area median income (AMI). Projects included rehabilitation of rental units, development of new owner and rental units, and acquiring and rehabilitating existing owner units. Washington County CDA administers the Home Improvement Loan Program to assist low-income homeowners to improve the health, safety, energy efficiency and accessibility of their home. The program's annual goal was to assist 10 households and assisted 6. This is due to supply shortages and timing for construction. Two Rivers Community Land Trust acquired ten homes with 2024 HOME funds for rehabilitation and one home for rehabilitation with 2025 CDBG funds. Ten of the homes in their portfolio were sold to income eligible homebuyers during the program year.

Discuss how these outcomes will impact future annual action plans.

No significant impact on future Annual Action Plans is anticipated. The remaining outcomes for homeownership rehabilitation and acquisition projects funded for Program Year 2025 will be achieved in Program Year 2026 as these projects are nearly complete as of August of 2026. It is likely that similar projects will be included in future annual action plans as there is always more progress to be made due to the high volume of need and limited amount of funds to address those needs.

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

Number of Households Served	CDBG Actual
Extremely Low-income 0-30% AMI	2847
Low-income 31-50% AMI	109
Moderate-income 51-80%	54
Total	3011

Table 7 – Number of Households Served

Narrative Information

Two Rivers Community Land Trust acquired and rehabilitated one home for income eligible homebuyers. Ten of the homes in their portfolio were sold in Program Year 2025. The Home Improvement Loan Program assisted 6 homeowners with repairs. This data only includes homeowners who had expenditures in Program Year 2025. Additional loans are still in process, along with a waiting list.

Worst case housing needs for homeowners facing foreclosure were addressed through foreclosure counseling as part of the CDA's homeownership services. This program has historically averted approximately 80% of foreclosures for households. For renters facing eviction or homelessness, the Washington County CDA provides CDBG funds for homelessness prevention services and HOME funds to developers to offset costs to build more affordable housing with lower rents and targeting households with incomes lower than 60% AMI. The Washington County CDA is also a sub allocator for Low Income Housing Tax Credits, providing financing for affordable rental units serving households below 60% AMI. The CDA also administers the Housing Choice Voucher program to assist in subsidizing rent for low-income families.

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

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

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

Washington County is an active member of the Suburban Metro Area Continuum of Care (SMAC). This Continuum of Care (CoC) system brings together local, regional and state representatives to work together and access funding sources to address homelessness in the community. SMAC serves five counties; Washington, Dakota, Anoka, Scott and Carver. SMAC has a CoC Coordinator to provide planning and support to the local efforts. Each county also has a local homeless planning committee that provides representation to SMAC. Heading Home Washington (HHW) serves as the local planning collaborative.

Washington County is a part of the SMAC Coordinated Entry (CE) system that provides households experiencing homelessness access to housing services in the region. The Washington County CE system is aligned with the SMAC region and the principles developed statewide. At this time, Washington County has two access points; Washington County Community Services, and the Connect Center for Youth. Marketing the CE system continues to be a priority to reach homeless persons. Training and marketing materials have been distributed to police, schools, public libraries, and county departments including the workforce centers, city offices, food shelves and other places that may provide services to people experiencing homelessness.

As a result of the HUD technical assistance that was mentioned in last year's report SMAC began using Housing Problem Solving (HPS) in November of 2025. Housing Problem Solving is a new evidence-based approach was adopted by the SMAC CoC. HPS seeks to address the problem with having too many people waiting on the coordinated entry housing list or what is now referred to as the Housing Registry. Unfortunately, there are just not enough CoC housing programs available to meet the demand that exists when so many are placed on the Housing Registry. Housing Problem Solving seeks to have front line housing staff work with households creatively to address their immediate housing needs in order to avoid having to be placed on the housing registry. Housing Problem Solving does not always seek to solve the households housing needs permanently but rather recognizes that people often have their own strengths and support systems that are often overlooked and with some creating problem solving they may be able to find a temporary fix that may lead to a permanent solution.

When a person presents to one of the access points or to the outreach workers as homeless, the housing problem solving process begins. Housing problem solving continues for a minimum of 30 days during which the assessor may engage several times with the household. If after 30 days the household is determined to be currently HUD or Long Term Homeless and HUD homeless in the past 90 days a housing needs assessment is conducted to determine the level of need and the type of housing needed. SMAC provides quarterly training for assessors. Once a person or family has been assessed, they are placed on the housing registry until an appropriate spot in a housing program is available.

Washington County maximizes its 15% CDBG public services cap for crisis assistance to families at risk for homelessness or currently homeless. A portion of the public services dollars are allocated to fund a social worker position to advise and counsel households experiencing homelessness and persons at risk

of becoming homeless, providing resources and referrals. The program provides direct financial resources including emergency shelter, rent deposit and rent payment assistance. Projects for Assistance in Transition from Homelessness (PATH) continues to be funded at its increased levels awarded in 2020. Washington County has been able to expand their Homeless Outreach Services Team (HOST). The team provides access to anyone facing a housing need to ask questions they may have about affordable housing options, assistance options, conduct CE assessments, assess for housing program eligibility, etc. The team goes out into the community to provide outreach services to reach people that are unsheltered, sharing basic need resources and access to shelter and housing services through the CE program.

The Connect Center has opened two youth drop-in centers providing homeless youth a place to complete homework, receive assistance with their schoolwork, hangout in a safe environment, wash clothes, get a meal and connect to community resources.

Addressing the emergency shelter and transitional housing needs of homeless persons

In December of 2025 Washington County opened its new Emergency Housing Services Building (EHSB). EHSB can support up to 37 people and is designed for adults. It can accommodate couples and pets as well as ample secure storage for personal items. EHSB's model is private rooms with bathrooms and communal dining. While there is not set time limit for stays, individuals must be actively engaged with their case manager and their housing plan in order to continue residing there.

Other options available if emergency shelter is needed include St. Andrews Community Resource Center manages to family shelter sites located in Hugo that can serve up to 5 families and Tubman Shelter for households experiencing domestic violence (located in Ramsey County but has designated beds for Washington County residents). Through a Continuum of Care grant, Tubman has expanded their youth shelter program serving 12 total beds including 6 transitional housing beds and 6 rapid rehousing beds.

Within the SMAC region, most of the transitional housing programs have moved to a Rapid Rehousing (RRH) model. Single adult and single youth populations are served by Community Action Partnership's RRH program. Solid Ground, a family housing provider, serves families and youth. Solid Ground added a Housing Specialist position to work specifically with housing search and landlord engagement. Over the last year of this change, Solid Ground has seen an increase in landlord engagement success and more consistent opportunities for program participants.

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

The SMAC region adopted discharge policies across foster care, health, mental health, and corrections to identify homelessness risk before exit and coordinate planning so no one is discharged into homelessness, consistent with state law (including extended foster care to age 21 and youth rights notices).

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

Washington County partners with a range of public and private organizations to prevent homelessness among low-income and extremely low-income residents. Special attention is given to people at risk after leaving institutions such as hospitals, mental health facilities, foster care, youth centers, and corrections programs. Discharge planning is coordinated with service providers to connect individuals to transitional housing, group residential housing, or rental assistance programs like SMAC and the Bridges program, which operates in a similar way to a housing choice voucher for those exiting institutions.

The county also relies on state-mandated mental health case managers for individuals leaving regional treatment facilities, ensuring discharge planning begins before release to link clients with stable housing and support services. For people leaving correctional facilities, state staff offer targeted release planning—especially for those with medical or mental health needs—and eligible individuals are placed in transitional or emergency housing until long-term solutions are found. Washington County’s regular involvement in Heading Home Washington meetings further strengthens provider coordination, helping to prevent homelessness and promote lasting housing stability.

Persons discharged from long-term facilities are commonly discharged to transitional housing, group residential housing and SMAC funded rental assistance programs with services. One of the primary rental assistance programs for this population is the Bridges program which function like a housing choice voucher for people exiting institutions. In addition, the state mandates all persons committed to any of the state regional treatment facilities are assigned a mental health case manager. Discharge planning begins while the individual is committed and before the person is discharged. For individuals incarcerated in a state correctional facility, state staff is required to offer assistance with release planning. Inmates who have a specific medical and/or mental health issue are offered specialized and focused release planning assistance. Eligible offenders are typically housed in halfway houses and emergency housing placements until permanent housing is secured. Washington County Corrections staff attend the local Heading Home Washington (HHW) meeting to ensure coordination with local providers.

Washington County receives Family Homeless Prevention and Assistance Program (FHPAP) funds for rapid rehousing services and prevention services. For the 2023-2025 program years, Washington’s FHPAP program was awarded a total of \$1,500,000 to be used throughout the two-year period. HHW acts as the Advisory Committee for FHPAP to coordinate efforts locally and in coordination with SMAC. For the current biennium, FHPAP funded four programs including: Solid Ground to provide RRH services to youth and adult families, Valley Outreach, Solid Ground, Community Action Partnership and Southern Minnesota Regional Legal Services and the YMCA to provide prevention services, the Community Action Partnership of Ramsey and Washington Counties provides RRH for single adults and youth. For the biennium that ended in September 2023, 60 households were served through prevention. For the biennium ending in September 2025 ,171households have been served by prevention. Additionally, beginning in January 2025 Washington County contracted \$235,000 of new Local Affordable Housing Assistance taxes to FHPAP providers for prevention and rapid rehousing.

The Washington County CDA administers Family Unification Program Vouchers to assist homeless

families with children in out of home placement reunify. The CDA was awarded 37 vouchers in 2019 and an additional 25 vouchers starting July 1, 2025, for a total of 62 vouchers. Currently 40 families are housed utilizing a Family Unification voucher. The CDA works closely with the Washington County Children's Services division to lease up the vouchers.

The Washington County CDA has been awarded 49 Mainstream Vouchers with the first set being awarded in June 2020. Mainstream vouchers are intended to target individuals with disabilities between the ages of 18 and 61 with priority to homeless, at risk of being homeless, institutionalized or at risk of institutionalization. 40 households are currently housed using a Mainstream voucher.

In 2025, the Washington County CDA was also issued additional state funded vouchers through the Bring it Home legislation. These vouchers are available to families with minor children who are either homeless or at risk of homelessness. Approximately 113 vouchers were made available and as of August 20th, 2026, 29 have been used and 15 more vouchers have been issued but are currently waiting for the recipient to secure housing.

Washington County's Community Services department includes the Homeless Outreach Services Team (HOST), housing assistance, health care, social services, employment and a special service team for youth in foster care. CDBG funds are used to assist clients to achieve stable housing, with the HOST team identifying which households are eligible for CDBG assistance. The direct financial assistance is used largely for shelter, rent deposit and rent payment assistance. The team refers to Washington County Career Centers to provide job training programs to help support families become self-sufficient.

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

RRH is used to minimize the length of time homeless by providing short term subsidies to households. The SMAC region was awarded landlord mitigation funds that have been used over the past year to develop relationships with landlords and provide incentive to management to rent to people experiencing homelessness.

Washington County's Projects for Assistance in Transition from Homelessness (PATH) was extended through 2023 and was awarded another two-year grant through a competitive application in 2024. PATH provides the county more capacity to provide outreach to people who are experiencing homelessness and are mentally ill or chemically dependent. It also allows Washington County time to build relationships with other homeless service providers and provide information about homeless services to various community providers. Through state and private funding, additional services are available in the county to assist the homeless or prevent homelessness from occurring. Supportive services include direct financial assistance, support services, housing search assistance and other options to resolve housing emergencies. The PATH grant offers participants a mix of services and direct assistance including homeless prevention, rental history remediation and application and deposit costs. During the Program Year that ended June 2026 the Washington County PATH program served 176 individuals.

Additionally, Washington County and contracted shelter staff consult regularly about individuals currently residing in emergency shelter to discuss specific housing plans for each resident. This ensures that each shelter resident has a documented plan to follow to lead them to an exit to permanent housing upon exiting shelter. This practice has continued as part of the new Emergency Housing Services Building and has been successful at connecting individuals to various housing programs such as Housing Support, Rapid Rehousing and vouchers.

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

The Washington County CDA serves as the Public Housing Agency (PHA) and has entered into an Annual Contributions Contract with HUD to operate 49 units of Public Housing, which includes a 40-unit public housing apartment in Forest Lake, Whispering Pines, and 9 units of privately-owned, mixed-finance residential units at Pondview Townhomes and Lakeside Townhomes in Woodbury. In December of 2020, 56 scattered-site Public Housing units were converted from the public housing platform through Section 18 Demolition/Disposition and are now utilized as affordable rental properties. Qualifying residents received Tenant Protection Vouchers through the HCV/Section 8 program. The Washington County CDA also administers 120 units of Section 8 Project Based apartments and townhomes, and 284 Housing Choice Vouchers, including allocations for Mainstream, Veterans Administration Supportive Housing (VASH) and the Family Unification Program. Over the last year, the CDA has taken the following actions to improve its public housing units and resident initiatives:

- In calendar year 2025, the CDA invested \$279,401 in capital improvements at Whispering Pines. The capital improvement budget for calendar year 2026 at Whispering Pines is \$131,883, which includes \$50,780 spent to complete the window replacement project and \$81,103 budgeted for additional capital improvements during the remainder of the year.
- July 1, 2025, the CDA received 25 additional Family Unification Program vouchers to support families whom the lack of housing is a primary factor in the imminent placement of children in foster care or the delay in returning children home. The program also provides youth aged 18-24 who are leaving or have left foster care and are experiencing or at risk of homelessness.
- The Washington County CDA is designated a Moving to Work Agency and submitted the 2026 MTW Supplement in 2025. The MTW designation allows the CDA to develop agency specific program policies around program efficiencies, incentivizing families to become self-sufficient, and increase housing choice for low-income families.
- The CDA receives funding for and employs a Family Self Sufficiency Coordinator to serve both Public Housing and the Housing Choice Voucher residents. The Family Self-Sufficiency (FSS) program provides participants with the opportunity to establish an escrow account when their rent portion increases due to an increase in earned income. The FSS participant contract can last for up to 5 years. The CDA manages the escrow account and provides ongoing case management to help participating families reach their self-sufficiency goals. Upon successful completion of the program the participant is eligible to receive the escrow account balance. Previous successful participants have used the escrow account to accomplish home ownership, education or other life goals. In Program Year 7/2025-6/2026, four participants enrolled in the program and eight participants held escrow accounts from an increase in earned income.
- The CDA receives a grant from HUD to provide Senior Service Coordination at Raymie Johnson Estates. The CDA subcontracts with a local social services agency for a Senior Service Coordinator to assist residents in maintaining their housing and to refer residents to needed services when appropriate.
- The CDA facilitates a Resident Advisory Board (RAB). The RAB represents participants in the Public Housing and Housing Choice Voucher programs. The RAB's primary function is to review the CDA's PHA Annual/ 5-year plan and MTW Supplement and any policies affecting the administration of these programs. The RAB provides feedback to the CDA's Board of Commissioners. One of the RAB members is appointed to serve as the "resident member" on the Board of Commissioners for the CDA. The RAB in Program Year 7/2025 – 6/2026 reviewed and commented on the annual PHA Plan. In addition, the RAB reviewed and commented on the

MTW Supplement Plan.

- The CDA utilized 36 available Public Housing units to create new Project Based Rental Assistance units through the Restore Rebuild process. These 36 units are located in Bluestem Apartments in Cottage Grove, MN, which is privately-owned and managed by a local non-profit development entity.

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

- The CDA actively markets home buyer programs to both public housing and Housing Choice Voucher participants on a regular basis. A quarterly participant newsletter is distributed electronically providing information on education, employment, homeownership education, and other community connections.
- The FSS program participants are encouraged to participate in homeownership programs and can request to participate in the Homestretch Classes for free.
- The CDA homeownership program served 75 households through Home Stretch Education Workshops and provided one-on-one homebuyer counseling to 73 households. In addition, 89 households received reverse mortgage counseling, 7 were counseled for a mortgage refinance and 39 households received foreclosure mitigation counseling.
- The Resident Advisory Board (RAB) reviewed and provided input to the CDA on its PHA plan and MTW Supplement, and amendments to its Housing Choice Voucher Administration Plan. The RAB provides feedback to the CDA's Board of Commissioners.
- One of the RAB members representing Public Housing residents and Housing Choice Voucher participants is a member of the CDA's Board of Commissioners.

Actions taken to provide assistance to troubled PHAs

Not applicable.

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

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

Several barriers exist in the creation of affordable housing including, but not limited to, the cost of land acquisition, shortage of modestly priced rental units, and fair housing issues. These barriers make it difficult for low-income individuals to live in Washington County without some type of subsidy. To inform citizens about housing issues and opportunities, various CDBG and HOME activities incorporate affordable housing education in their programs. To ameliorate the negative effects of large lot requirements, zoning restrictions, and availability of utilities and services, the Washington County CDA offers funds to developers of affordable housing. Assistance will offset development costs related to these barriers. As property prices continue to appreciate in Washington County, the gap is widening between available resources and outstanding need. There is an increased need for federal funds for housing activities of all types including affordable rental, homeownership, and housing for special needs populations. Washington County and its partners will work to reduce the gap in resources by seeking out additional federal, state, and private resources to support its affordable housing priorities.

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

The Washington County CDA leads efforts in the county to develop more affordable multifamily housing through its gap financing and low-income housing tax credit programs. The future demand for affordable housing; however, far surpasses the historic production of affordable units. In 2023, the Washington County CDA commissioned a Comprehensive Housing Needs Assessment that not only examined the county's existing housing stock and future demand, but also housing affordability and cost burden rates for single-family and multifamily units. The report identified underserved populations and their needs, which found that Washington County has the highest median rent in the St. Paul/Minneapolis metro area. Workers in the county have relatively low wages, which makes it difficult for them to find affordable housing in the county. Additionally, half of all renters and over three quarters of low-income renters are cost burdened. The report also identified the growing need for affordable housing for seniors and general occupancy demand.

The CDA has several programs that help to promote housing stability for single-family homeowners. The CDA provides monthly homebuyer education classes and offers individual housing counseling services with a Homeownership Specialist. Studies have shown that homeowners who participate in homebuyer education courses are less likely to face foreclosures. If a homeowner is facing foreclosure, the CDA also offers free confidential and individual foreclosure counseling services with a Homeownership Specialist to discuss their options. Historically, eighty percent (80%) of homeowners who have sought out these counseling services have averted foreclosure, which further promotes housing stability for neighborhoods and families. Washington County CDA maximizes its CDBG public services cap annually for crisis assistance to families at risk for homelessness or currently homeless. The Crisis Fund Program provides direct financial resources including emergency shelter, rent deposit and rent payment assistance. Supportive services also leveraged Emergency Rental Assistance through Treasury. Washington County served 651 persons with finding housing stability, resources and homelessness prevention. HOME-ARP funds are being utilized by Solid Ground and Washington County for homelessness prevention.

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

Washington County requires all sub-recipients to comply with the HUD lead-based paint regulations (24 CFR part 35) issued pursuant to the Lead-based Paint Poisoning Prevention Act (42 USC Sections 4831 et seq.) requiring: (1) prohibition of the use of lead-based paint (whenever funds under this Agreement are used directly or indirectly for construction, rehabilitation, or modernization of residential structures); (2) elimination of immediate lead-based paint hazards in residential structures; and (3) notification of the hazards of lead-based paint poisoning to purchasers and tenants of residential structures constructed prior to 1978. This requirement is included in the agreement between Washington County CDA and its sub-recipients. The Washington County Home Improvement Loan Program conducts a lead assessment of each home prior to rehabilitation; an important strategy for reducing lead-based paint issues in Washington County. The “Renovate Right Brochure” is given out prior to any rehab work project funded with federal funds. In 2025, this program assisted 6 households.

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

The Washington County CDA administers the Family Self Sufficiency Program (FSS) for Housing Choice Voucher and Public Housing recipients. At the CDA, the program is branded as Earning Power. In Program Year 2025, the Earning Power program had 4 participants of which had escrow accounts. The Earning Power program enables families assisted through the Housing Choice Voucher (HCV) program and Public Housing (PH) residents to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. Under the Earning Power program, low-income families are provided opportunities for education, job training, counseling, and other forms of social service assistance, while living in assisted housing, so they can obtain skills necessary to achieve self-sufficiency. Washington County will work closely with the Minnesota Department of Human Services in state planning and intervention related to reducing family poverty. Finally, an integrated services project within the Workforce Center seeks to improve services and outcomes by improving communications and strengthening collaboration within Washington County and the larger service community. The CDA also participates in the Twin Cities Section 3 Collaborative to post jobs and promote Section 3 Businesses.

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

Washington County takes a collaborative and regional approach to housing, fair housing and community development issues to leverage its resources and maximize its impact. The CDA is a sub allocator of Low-Income Housing Tax Credits and has the ability to offer tax exempt bond financing, tax increment financing, and locally funded gap financing. The Washington County CDA has consistently provided research and data on the housing needs, demands, and delivery gaps of Washington County. The CDA is also the public housing authority for the jurisdiction. Housing the CDBG and HOME programs within the CDA’s other financing tools, knowledge, and planning base and PHA structure enhances coordination for all housing and community development efforts on a county-wide basis.

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

Washington County CDA maintains regular communication and involvement with all sub-recipients to ensure compliance with CDBG and HOME regulations and to ensure success in meeting the national objectives of both programs. Washington County CDA maintains regular communication and involvement with all cities and townships who receive CDBG and HOME funds. This helps to ensure compliance with CDBG and HOME regulations and success in meeting the national objectives of both programs. The CDA attends city and town meetings to refresh municipalities on the programs, and how they could benefit their communities. In January of 2026, Washington County recertified Community Action Partnership of Ramsey and Washington Counties as a CHDO. There is still a demand for qualified developers to become a CHDO. The Dakota County HOME Consortium has agreed to allocate the CHDO set-aside funds to a certified project on a Consortium-wide basis to maintain compliance.

Washington County is an active member of the Suburban Metro Area Continuum of Care (SMAC). This Continuum of Care (CoC) system brings together local, regional and state representatives to work together and access funding sources to address homelessness in the community. SMAC serves five counties: Washington, Dakota, Anoka, Scott and Carver. SMAC has a CoC Coordinator to provide planning and support to the local efforts. Each county also has a local homeless planning committee that provides representation to SMAC. Heading Home Washington (HHW) serves as the local planning collaborative. Washington County is a part of the SMAC Coordinated Entry (CE) system that provides homeless persons access to housing services in the region. The Washington County CE system is aligned with the SMAC region and the principles developed statewide. Washington County has multiple points of access; St. Andrew's Community Resource Center, Washington County Community Services, and the Youth Services Network online resource that connects youth to services. Washington County Community Services also participates in the CDBG Citizen Advisory Committee meetings, and CDA staff expands efforts in better understanding of the CDBG and HOME Programs by attending both regional and local trainings designed by HUD and other affordable housing providers.

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

To ensure that all people have equal access to the housing of their choice, Washington County and Washington County CDA proactively comply with the Fair Housing Act and other civil rights laws. Washington County CDA participates in the Fair Housing Implementation Council (FHIC). The FHIC is a collaborative group representing the Twin Cities metropolitan area entitlement and other governmental agencies. The purpose of the FHIC is to facilitate and initiate implementation of affirmative activities having metro-wide significance identified in regional Analysis of impediments to fair housing choice (AI) and the related Fair Housing Action Guide. In 2020, the FHIC and Washington County submitted an AI. This document helps shape programs and activities with a fair housing lens over the next five years. The document can be found here: <https://washingtoncountycda.org/community-development/cdbghome/>. In Program Year 2025, Washington County along with the FHIC pooled funding for fair housing projects which consist of tenant rights trainings across the metro and creating homebuyer education curriculum with content that is accessible, reflective of the experience of BIPOC communities, acknowledges the disparities within homeownership; and expands the profile of homebuyers to include first-generation and post foreclosure buyers. The CDA also offers fair housing and civil rights training annually to CDA, County, and property management staff.

In 2025, Washington County jointly funded and participated in the following fair housing activities to attempt to address the impediments to fair housing choice facing the region:

- Hired Affordable Housing Connects, Inc. to conduct fair housing trainings across the metro.
- Hired Minnesota Homeownership Center to revamp homebuyer education materials to be more inclusive.
- Hired Home Line for the Eviction Prevention Project.
- Provided education to landlords and tenants on rights and responsibilities.
- Enhanced Homebuyer Education & work with public and non-profit agencies to expand information and services related to fair lending and foreclosure prevention
- Encouraged inclusive housing location policies for both private and public housing providers
- CDA staff attended multiple virtual fair housing and civil rights trainings.
- CDA adopted an amended Fair Housing Policy to enhance and elaborate on the Agency's policies and practices for affirmatively furthering fair housing and updated guidance for compliance for various programs.

Washington County will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

Washington County agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.

CR-40 - Monitoring 91.220 and 91.230

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

Monitoring of CDBG and HOME projects is done on a continuous basis. The process for monitoring depends upon the type of project funded. The CDA requires all projects to provide a file that contains documented proof of program requirements. Desk reviews are performed to ensure that the program requirements have been met. When awarded CDBG or HOME funds, the sub-recipient is required to provide all necessary backup documentation before funds are reimbursed. This provides a timely and reliable way to monitor compliance with the program's policy and other federal requirements. The risk assessment uses criteria like HUD's risk assessment criteria. The Washington County CDA is responsible for ensuring that the management and use of federal funds are in accordance with regulatory requirements. Here are the main goals of monitoring:

- To ensure production and accountability with contract goals
- To ensure compliance with federal requirements
- To evaluate organizational and project performance
- To provide technical assistance to improve programs
- To ensure fair housing compliance
- To ensure Section 3 and Women and Minority Owned Business outreach
- Prevailing Wage Compliance
- Procurement Standards
- Assist with Comprehensive Plans

Washington County CDA's monitoring guide includes separate forms and procedures for monitoring projects completed by non-profit agencies, local governments, and Community Housing Development Organizations (CHDO). In addition to project monitoring, Washington County CDA uses monitoring guides to evaluate certain aspects of its CDBG and HOME program management. Since July 2020, Washington County CDA has contracted Affordable Housing Connections, Inc. (AHC) to do rental monitoring for HOME funds. AHC is a service provider who is well versed in HOME and does HOME monitoring for several jurisdictions across the Twin Cities Metro. Many rental developments are familiar with AHC's reporting requirements.

Desk Reviews. Each contract for CDBG and HOME funds includes a Description of Project section that outlines the project expectations for services and outlines the reporting requirements for that particular entity. Washington County CDA is responsible for monitoring the receipt of the required information and project status over the entire term of each contract. Among the various reporting requirements outlined in the contracts, and for which documentation must be provided, are the following: *Project Budget, Beneficiary Form, Written Narratives, Documentation of Expenses, and Annual Audit Report*

Tracking System. The Washington County CDA has an established tracking system that is used to compile and document some of the information that is required in contracts. Specifically, staff update the tracking system with information from Requests for Reimbursement, Beneficiary Form, and the items that are submitted in accordance with contract requirements.

Monitoring Approach. The purpose of the monitoring approach is to establish policies and procedures as guidance for monitoring all projects supported by federal funds. The Washington County CDA views monitoring as an on-going process that involves continuous communication and evaluation of projects. This process involves teleconferences, written communication, analysis of reports, technical assistance, and periodic meetings.

On-Site Monitoring Visits. Washington County CDA conducts on-site monitoring visits of those agencies that have been funded with CDBG and HOME funds. The procedures for conducting these visits are intended to structure the visits, provide consistency, and facilitate effective use of resources. Depending on the type of organization with which a funding agreement is executed, the specifics of the visit will vary. Those differences are highlighted wherever possible.

Responsibilities. Below is an overview of the responsibilities of Washington County CDA staff during the monitoring process:

- *Pre-Visit Preparation*
- *Entrance Conference*
- *On-Site Review*
- *Exit Conference*
- *Post Visit Procedures*
- *Monitoring Files*

The CDA participates in the Fair Housing Implementation Council (FHIC). Together the FHIC does a Regional Analysis of Impediments. This document guides us in implementing fair housing compliance and regulations to our policies and procedures. This filters down to our subrecipients for ensuring fair housing requirements and guidelines. Washington County agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.

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

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

As a member of the Dakota County HOME Consortium, Washington County CDA follows the Dakota County Consortium Citizen Participation Plan. The Citizen Participation Plan outlines the process and procedures to engage the citizens in the plan process. To solicit input from the public, the Washington County CDBG Citizen Advisory Committee met on August 21, 2026 for recommendations regarding the Consolidated Annual Performance and Evaluation Report (CAPER). Washington County CDA released the CAPER for public comment from August 28, 2026 through September 15, 2026. The CDA held a public hearing September 15, 2025, at 3:00 PM CST. The CDA presented the CAPER at the September 22, 2026 Washington County Board of Commissioners meeting for final approval for submission to HUD.

CR-45 - CDBG 91.520(c)

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

Washington County did not change program objectives in the 2025 program year.

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

No

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

Not applicable.

CR-58 – Section 3

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

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

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	X				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	X				
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	X				
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.	X				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					

Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.	X				

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

In Program Year 2025, Washington County did not have any Section 3 Triggered activities that were completed under the new tracking rule. Washington County participates in the Twin Cities Section 3 Collaborative to implement certification and outreach activities on a metro-wide basis for Section 3 covered projects meant to empower low to moderate income residents and businesses to access employment and contracting opportunities. The CDA has partnerships with City Academy, a YouthBuild agency, to outreach YouthBuild participants and encourage them to apply to be certified as a Section 3 Targeted Worker. The CDA also partners with the Washington County Workforce Center to broadcast information to its listserv to encourage job seekers and Section 3 business to apply. Once certified, residents will receive job postings and information from members of the Twin Cities Collaborative. Likewise, certified Section 3 business owners receive information of Section 3 projects they are able to bid on. From June 2025-May 2026, the Collaborative certified the following businesses and workers:

58 BUSINESS CERTIFICATIONS
141 TOTAL WORKER CERTIFICATIONS
124 WORKER CERTIFICATIONS
17 TARGETED WORKER CERTIFICATION