

Grantee: Anoka County, MN

Grant: B-08-UN-27-0001

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:
B-08-UN-27-0001

Obligation Date:
03/10/2009

Grantee Name:
Anoka County, MN

Award Date:
03/10/2009

Grant Amount:
\$2,377,310.00

Contract End Date:
03/10/2013

Grant Status:
Active

Review by HUD:
Reviewed and Approved

QPR Contact:
Kate Thunstrom

Disasters:

Declaration Number
NSP

Plan Description:

Anoka County determined areas of greatest need by using the following data: a. Total amount of properties foreclosed upon in the years 2007 and 2008 b. USPS Residential Vacancy Rate and c. HMDA High-Cost Loan Rate. Information was compiled and weighed to show risk. Using the weighed data against the risk score and predicted foreclosure rates allows us to meet the 2301(c)(2) criteria. The areas identified by the County as greatest risk were consistent with all data reviewed. Anoka County determined the areas of greatest need by census tract and blocks groups and has identified tracts within 13 of our 21 cities and townships. In addition to working with real estate professionals we are working closely with the municipalities to identify housing units that are distressed and causing neighborhood concerns. Anoka County will target areas of greatest need with programs for home buyer financing, acquisition and rehabilitation and demolition. Anoka County will continue to be the responsible organization for the administration of these projects and use partnerships to meet program goals.

Recovery Needs:

Anoka County intends to use NSP funds in areas of greatest need by completing acquisition and rehabilitation of units that are substandard but suitable for rehabilitation, demolition on units that create blight and are no longer fit for habitation due to structural or health and safety issues and home buyer financing to allow households to purchase foreclosed and vacant properties that are in good to standard condition. Anoka County is proposing funds are used in the following way: Home buyer financing \$300,000, demolition \$400,000, acquisition and rehabilitation to meet 25% set aside \$ 594,330 and acquisition and rehabilitation serving LMMI households \$845,294. Anoka County will retain \$237,731 for NSP program administration and federal requirements. Anoka County will use funds to meet low, moderate and middle income housing needs.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,377,310.00
Total CDBG Program Funds Budgeted	N/A	\$2,377,310.00
Program Funds Drawdown	\$212,536.53	\$1,180,568.19
Obligated CDBG DR Funds	\$230,763.36	\$1,660,374.20
Expended CDBG DR Funds	\$0.00	\$593,163.27
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	16.667%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$356,596.50	\$0.00
Limit on Admin/Planning	\$237,731.00	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Anoka County continues to review homes and determine the needs in our target areas. We have found that since the original program start that there are changes in the community that have effected our target areas. We are finalizing much of the construction on our current properties being rehabilitated and cleaning up the final steps of demolition properties. Anoka County draws down funds only on a reimbursement basis and only obligates funds that have been needed.

The next quarter we foresee the acquisition of several more properties and will continue to update our reports.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$18,176.00	\$237,731.00	\$85,027.00
2, Financing Mechanism	\$0.00	\$300,000.00	\$10,000.00
3, Acquisition for Rehabilitation	\$148,068.27	\$1,439,579.00	\$725,907.00
4, Demolition	\$46,292.26	\$400,000.00	\$359,634.19
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 1a
Activity Title: Anoka County NSP Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

1

Project Title:

Administration

Projected Start Date:

02/01/2009

Projected End Date:

06/30/2014

National Objective:

N/A

Responsible Organization:

Anoka County Community Development

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$237,731.00
Total CDBG Program Funds Budgeted	N/A	\$237,731.00
Program Funds Drawdown	\$18,176.00	\$85,027.00
Obligated CDBG DR Funds	\$0.00	\$237,731.00
Expended CDBG DR Funds	\$0.00	\$0.00
Anoka County Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration and costs associated with the federal NSP program eligible activities and federal requirements.

Location Description:

Responsibility of Anoka County

Activity Progress Narrative:

Anoka County continues to draw administration on an reimbursement bases only.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 2a
Activity Title: Incentive Fund Program

Activity Category:
 Homeownership Assistance to low- and moderate-income

Activity Status:
 Under Way

Project Number:
 2

Project Title:
 Financing Mechanism

Projected Start Date:
 03/15/2009

Projected End Date:
 03/15/2010

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Anoka County Community Development

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$0.00	\$10,000.00
Obligated CDBG DR Funds	\$0.00	\$10,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Anoka County Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Homebuyers are eligible for \$10,000 to purchase a foreclosed and vacant home in an nsp target area. Application must be submitted to Anoka County and home buyer realtor must include all applicable NSP language in purchase agreement.

Location Description:

Units located in NSP Target Areas

Activity Progress Narrative:

Due to the difficulty with the federal process, this activity struggled to draw out funds. This activity was cancelled on February 28, 2010. Anoka County completed a 15 day citizen participation program with no comments received and reallocated funds to the acquisition and rehabilitation of foreclosed and vacant properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/10	1/20	1/30

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources
 No Other Funding Sources Found
 Total Other Funding Sources

Amount

Grantee Activity Number: 3a
Activity Title: Acqusition for rehab

Activitiy Category:
 Acquisition - buyout of residential properties
Project Number:
 3
Projected Start Date:
 03/15/2009
National Objective:
 NSP Only - LH - 25% Set-Aside

Activity Status:
 Under Way
Project Title:
 Acquisition for Rehabilitation
Projected End Date:
 07/01/2013
Responsible Organization:
 Anoka County Community Development

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$350,000.00
Total CDBG Program Funds Budgeted	N/A	\$350,000.00
Program Funds Drawdown	\$2,213.41	\$90,536.42
Obligated CDBG DR Funds	\$0.00	\$104,168.11
Expended CDBG DR Funds	\$0.00	\$0.00
Anoka County Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Funds will be used to purchase homes eligible for rehabilitation to meet the needs of households with income at or below 50% AMI. These households will be targeted using programs such as Habitat for Humanity, Two Rivers Community Land Trust and the Community Action Program.

Location Description:

Anoka County Community Development is working within the NSP target areas to purchase homes that meet the needs and qualification of households at or below 50% AMI.

Activity Progress Narrative:

Anoka County draws down funds on a reimbursement basis only. During this quarter we did not aquire additional properties. We continue to review properties and proceed with offers but did not secure any closings. We continue to review properties and have several closings set up for the next quarter.

The property previously acquired at 9225 3rd St NE, Blaine was sold to Two Rivers Community Land Trust to be rehabilitated and sold to a household at or below 50% AMI. Construction will be financed with non-NSP funds. Expects to have home for sale in May or June.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/4	0/0	0/4

Total acquisition compensation to 0 0 0 0/0 0/0 0/4

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 3b
Activity Title: Rehabilitation costs for 25% Set aside units

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 3

Project Title:
 Acquisition for Rehabilitation

Projected Start Date:
 03/15/2009

Projected End Date:
 07/01/2014

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 Anoka County Community Development

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$244,328.00
Total CDBG Program Funds Budgeted	N/A	\$244,328.00
Program Funds Drawdown	\$18,199.48	\$18,199.48
Obligated CDBG DR Funds	\$64,325.71	\$193,042.40
Expended CDBG DR Funds	\$0.00	\$0.00
Anoka County Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Units purchased for the intent of meeting the 25% low income set aside will be rehabilitated using NSP funds.

Location Description:

Activity Progress Narrative:

Anoka County is continuing its rehabilitation of properties looking to mee the needs of households at or below 50% AMI. We are finding high needs in the conditions of properties that are being rehabilitated due to not only lack of care while vacant, but a past lack of maintenance needs being completed.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/4	0/0	0/4

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources
 No Other Funding Sources Found
 Total Other Funding Sources

Amount

Grantee Activity Number: 3c
Activity Title: Acquisition for Rehabilitation - LMMI

Activity Category:
 Acquisition - buyout of residential properties
Project Number:
 3
Projected Start Date:
 03/15/2009
National Objective:
 NSP Only - LMMI

Activity Status:
 Under Way
Project Title:
 Acquisition for Rehabilitation
Projected End Date:
 07/01/2014
Responsible Organization:
 Anoka County Community Development

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$9,710.65	\$429,590.77
Obligated CDBG DR Funds	\$79,721.65	\$500,000.00
Expended CDBG DR Funds	\$0.00	\$328,134.68
Anoka County Community Development	\$0.00	\$328,134.68
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Units that are not selling on the market and causing a distressful situation within a target area will be acquired and rehabilitated and resold to an income eligible family.

Location Description:

NSP Target Areas

Activity Progress Narrative:

Anoka County did not acquire additional NSP properties during this quarter. We continue to review properties and found that the tax credit was influencing a price increase and a sale to owner occupants that allowed the market to increase in price above NSP preferences. Anoka County continues to set up reviews and closing on other potential NSP units during the next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/0	0/7	0/7

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 3d
Activity Title: Rehabilitation for LMMI

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 3

Project Title:
 Acquisition for Rehabilitation

Projected Start Date:
 03/15/2009

Projected End Date:
 07/01/2014

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Anoka County Community Development

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$345,251.00
Total CDBG Program Funds Budgeted	N/A	\$345,251.00
Program Funds Drawdown	\$117,944.73	\$187,580.33
Obligated CDBG DR Funds	\$86,716.00	\$215,432.69
Expended CDBG DR Funds	\$0.00	\$0.00
Anoka County Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

rehabilitation will occur on units purchased and in need of repairs in order to be brought back to habitable standards.

Location Description:

Homes rehabilitated will be in NSP Target areas

Activity Progress Narrative:

Anoka County continues to rehabilitate properties acquired with NSP funds for future homeownership opportunities. At the time of this report Anoka County has three homes on the market that have completed rehabilitation at 2222 3rd, Anoka - 6820 158th Lane, Ramsey and 543 Bean, Anoka.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/0	0/7	0/7

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources
 No Other Funding Sources Found
 Total Other Funding Sources

Amount

Grantee Activity Number: 4a
Activity Title: Demolition of Units

Activity Category:
 Clearance and Demolition

Activity Status:
 Under Way

Project Number:
 4

Project Title:
 Demolition

Projected Start Date:
 03/15/2009

Projected End Date:
 07/01/2014

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Anoka County Community Development

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total CDBG Program Funds Budgeted	N/A	\$400,000.00
Program Funds Drawdown	\$46,292.26	\$359,634.19
Obligated CDBG DR Funds	\$0.00	\$400,000.00
Expended CDBG DR Funds	\$0.00	\$265,028.59
Anoka County Community Development	\$0.00	\$265,028.59
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Anoka county will use these funds to purchase units that will be demolished due to blight and issues that are unsafe to the unit and surrounding residents.

Location Description:

NSP Target Areas

Activity Progress Narrative:

Anoka County did not purchase any new properties for demolition during this quarter, but continued to work on the cleanup and final steps on properties that were demolished during this quarter. Anoka County continues to review homes that are in such a condition they are not safe for habitation.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	5/6
# of Parcels acquired by	0	0	0	0/0	0/0	0/0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
