

**Grantee: Anoka County, MN**

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

**April 1, 2010 thru June 30, 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
<b>Total Projected Budget from All Sources</b>	N/A	\$2,377,310.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,377,310.00
<b>Program Funds Drawdown</b>	\$465,887.91	\$1,646,456.10
<b>Obligated CDBG DR Funds</b>	\$571,935.80	\$2,232,310.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$593,163.27
<b>Match Contributed</b>	\$50,000.00	\$50,000.00
<b>Program Income Received</b>	\$107,995.63	\$107,995.63
<b>Program Income Drawdown</b>	\$107,955.65	\$107,955.65

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	28.571%
Minimum Non-Federal Match	\$0.00	\$50,000.00
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

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$594,327.50	\$594,328.00

## Overall Progress Narrative:

Anoka County continues to work on the various stages of the NSP program through additional acquisition, continued rehabilitation and demolition and clearance. We are certain that we will complete the obligation deadline and begin utilizing program income in the near future.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$18,077.35	\$237,731.00	\$103,104.35
2, Financing Mechanism	\$0.00	\$10,000.00	\$10,000.00
3, Acquisition for Rehabilitation	\$442,390.24	\$1,729,579.00	\$1,168,297.24
4, Demolition	\$5,420.32	\$400,000.00	\$365,054.51
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	Apr 1 thru Jun 30, 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	\$18,077.35	\$103,104.35
Obligated CDBG DR Funds	\$0.00	\$237,731.00
Expended CDBG DR Funds	\$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:**

**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:**  
 Completed

**Project Number:**  
 2

**Project Title:**  
 Financing Mechanism

**Projected Start Date:**  
 03/15/2009

**Projected End Date:**  
 02/28/2010

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Anoka County Community Development

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$10,000.00
Total CDBG Program Funds Budgeted	N/A	\$10,000.00
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:**

Program collapsed 2/28/2010, anoka county reallocating funds to acquisition and rehabilitation.

**Performance Measures**

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

**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:** Acquisition for rehab

**Activity Category:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

3

**Project Title:**

Acquisition for Rehabilitation

**Projected Start Date:**

03/15/2009

**Projected End Date:**

07/01/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Anoka County Community Development

Overall	Apr 1 thru Jun 30, 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	\$259,463.58	\$350,000.00
Obligated CDBG DR Funds	\$245,831.89	\$350,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Anoka County Community Development	\$0.00	\$0.00
Match Contributed	\$50,000.00	\$50,000.00
Program Income Received	\$87,447.79	\$87,447.79
Program Income Drawdown	\$87,447.79	\$87,447.79

**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 will meet the needs of households at or below 50% AMI for homeownership opportunities.

**Activity Progress Narrative:**

Purchased property to meet low income housing needs with local non-profit Foundation. Sale of property located at 9225 3rd NE, Blaine to the Two Rivers Community Land Trust, acquisition only for the 10443 and 9221 units for The Edward and Hannah Gustafson Foundation. Properties to be rehabilitated and sold to households below the 50% AMI by the non-profit. Sold two lots to Habitat that will meet the households at or below 50% AMI

**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

Address	City	State	Zip
9221 Kumquat St NW	Coon Rapids	NA	55433
4522 Monroe St NE	Columbia Heights	NA	55421
10443 Terrace Road	Blaine	NA	55434

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

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

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**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	Apr 1 thru Jun 30, 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	\$59,279.08	\$77,478.56
Obligated CDBG DR Funds	\$51,285.60	\$244,328.00
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	\$8,945.57	\$8,945.57
Program Income Drawdown	\$8,945.57	\$8,945.57

**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:**

**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 - general

**Activity Status:**

Under Way

**Project Number:**

3

**Project Title:**

Acquisition for Rehabilitation

**Projected Start Date:**

03/15/2009

**Projected End Date:**

07/01/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Anoka County Community Development

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$645,000.00
Total CDBG Program Funds Budgeted	N/A	\$645,000.00
Program Funds Drawdown	\$112,459.71	\$542,050.48
Obligated CDBG DR Funds	\$145,000.00	\$645,000.00
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	\$2,573.19	\$2,573.19
Program Income Drawdown	\$2,573.19	\$2,573.19

**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:**

Sold property located at 2222 3rd in Anoka on 5/6/10. Acquired two additional properties that require the bid process and shall begin construction in the next reporting period.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	1	1	0/0	1/7	1/7

**Activity Locations**

Address	City	State	Zip
656 109th Avenue NW	Coon Rapids	NA	55433

**Other Funding Sources Budgeted - Detail**  
**No Other Match Funding Sources Found**

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

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**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	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$490,251.00
Total CDBG Program Funds Budgeted	N/A	\$490,251.00
Program Funds Drawdown	\$11,187.87	\$198,768.20
Obligated CDBG DR Funds	\$129,818.31	\$345,251.00
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	\$5,690.97	\$5,690.97
Program Income Drawdown	\$5,690.97	\$5,690.97

**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:**

**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	Apr 1 thru Jun 30, 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	\$5,420.32	\$365,054.51
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	\$3,338.11	\$3,338.11
Program Income Drawdown	\$3,298.13	\$3,298.13

**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:**

**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

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