

Grantee: Anoka County, MN

Grant: B-08-UN-27-0001

July 1, 2010 thru September 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:

Original - In Progress

QPR Contact:

Kate Thunstrom

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

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.

Distribution and and Uses of Funds:

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.

Definitions and Descriptions:

Blighted Structure is a structure in which by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use, or any combination of these or other factors, is detrimental to the safety, health, morale, or welfare of the community.

Rehabilitation standards will be in accordance with State of MN Building, Electrical and Plumbing Codes. All homes will meet HUD's Section 8 Housing Quality Standards. The County, working with housing inspectors and/or city building officials will review the physical condition of each property and determine if the unit meets HQS.

Low Income Targeting:

Low income targeting will be met by working with our local non-profit partners. Through organizations such as the CAP, Habitat, local land trusts and foundations Anoka County will reach out to those at or below 25% AMI for homeownership opportunities.

Acquisition and Relocation:

Anoka County will purchase vacant and foreclosed homes that are distressed and not eligible for standard financing to either rehabilitate or demolish. All homes are vacant at the time of the first showing and no tenants reside. If the home is occupied and/or there are personal belongings present work with the realtors and owner will further determine status of occupancy. Anoka County will not take practice in displacing any household during the NSP program administration

Public Comment:

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	\$131,497.11	\$1,777,953.21
Obligated CDBG DR Funds	\$145,000.00	\$2,377,310.00
Expended CDBG DR Funds	\$0.00	\$593,163.27
Match Contributed	\$0.00	\$50,000.00
Program Income Received	\$245,241.54	\$353,237.17
Program Income Drawdown	\$245,281.52	\$353,237.17

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
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 within neighborhoods to identify and purchase vacant and foreclosed homes. Currently there are several of the homes under rehabilitation construction and two underway for demolition. Anoka County works to keep the neighbors informed and the improvements moving forward.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown

1, Administration	\$14,295.47	\$237,731.00	\$117,399.82
2, Financing Mechanism	\$0.00	\$10,000.00	\$10,000.00
3, Acquisition for Rehabilitation	\$116,445.38	\$1,729,579.00	\$1,284,742.62
4, Demolition	\$756.26	\$400,000.00	\$365,810.77
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

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Anoka County Community Development

Overall

Jul 1 thru Sep 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	\$14,295.47	\$117,399.82
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:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries 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: 3a

Activity Title: Acquisition for rehab

Activity Category:

Acquisition - general

Project Number:

3

Projected Start Date:

03/15/2009

Activity Status:

Under Way

Project Title:

Acquisition for Rehabilitation

Projected End Date:

07/01/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Anoka County Community Development

Overall

Jul 1 thru Sep 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	\$0.00	\$350,000.00
Obligated CDBG DR Funds	\$0.00	\$350,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Anoka County Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$50,000.00
Program Income Received	\$3,796.26	\$91,244.05
Program Income Drawdown	\$3,796.29	\$91,244.08

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:

Anoka County has continues to purchase properties that are foreclosed and sitting vacant affecting the overall stability of the neighborhood. No properties were purchased during this period that were identified for households at or below 50% ami

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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

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

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
3

Projected Start Date:
03/15/2009

Activity Status:
Under Way

Project Title:
Acquisition for Rehabilitation

Projected End Date:
07/01/2014

Completed Activity Actual End Date:

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

Responsible Organization:
Anoka County Community Development

Overall	Jul 1 thru Sep 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	\$0.00	\$77,478.56
Obligated CDBG DR Funds	\$0.00	\$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	\$14,004.42	\$22,949.99
Program Income Drawdown	\$14,004.42	\$22,949.99

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:

The Monroe property is under construction and expected to be completed before the end of the calendar year.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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

Activity Locations

Address	City	State	Zip
4522 Monroe St NE	Columbia Heights	NA	55421

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: 3c

Activity Title: Acquisition for Rehabilitation - LMMI

Activity Category:

Acquisition - general

Project Number:

3

Projected Start Date:

03/15/2009

Activity Status:

Under Way

Project Title:

Acquisition for Rehabilitation

Projected End Date:

07/01/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Anoka County Community Development

Overall

Jul 1 thru Sep 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	\$2,314.20	\$544,364.68
Obligated CDBG DR Funds	\$0.00	\$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	\$164,225.67	\$166,798.86
Program Income Drawdown	\$164,225.67	\$166,798.86

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 continues to purchase properties sitting vacant to either demolish or rehabilitate the condition of the property. Properties purchased during this quarter will be sold once all work has been completed.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
95 Mississippi St NE	Fridley	NA	55432
648 109th Avenue NW	Coon Rapids	NA	55448
3973 Hayes St NE	Columbia Heights	NA	55421

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

Project Number:

3

Projected Start Date:

03/15/2009

Activity Status:

Under Way

Project Title:

Acquisition for Rehabilitation

Projected End Date:

07/01/2014

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Anoka County Community Development

Overall

Jul 1 thru Sep 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	\$114,131.18	\$312,899.38
Obligated CDBG DR Funds	\$145,000.00	\$490,251.00
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	\$63,215.19	\$68,906.16
Program Income Drawdown	\$63,215.16	\$68,906.13

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:

During this quarter there were two homes completed in the construction phases. These homes are listed for sale for an income eligible home buyer

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
656 109th Avenue NW	Coon Rapids	NA	55448
10702 Jefferson St NE	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	

Grantee Activity Number: 4a

Activity Title: Demolition of Units

Activity Category:

Clearance and Demolition

Project Number:

4

Projected Start Date:

03/15/2009

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

07/01/2014

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Anoka County Community Development

Overall

Jul 1 thru Sep 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	\$756.26	\$365,810.77
Obligated CDBG DR Funds	\$0.00	\$400,000.00
Expended CDBG DR Funds	\$0.00	\$265,028.59
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$3,338.11
Program Income Drawdown	\$39.98	\$3,338.11

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:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries 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
