

**Grantee: Anoka County, MN**

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

**October 1, 2010 thru December 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:**

Submitted - Await for Review

**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:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
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	\$109,329.93	\$1,887,283.14
Program Funds Obligated	\$0.00	\$2,377,310.00
Program Funds Expended	\$0.00	\$593,163.27
Match Contributed	\$0.00	\$50,000.00
Program Income Received	\$3,100.73	\$356,337.90
Program Income Drawdown	\$0.00	\$353,237.17

### Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
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	\$122,293.66
Limit on State Admin	\$0.00	\$0.00

### Progress Toward Activity Type Targets

### Progress Toward National Objective Targets

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

### Overall Progress Narrative:

Anoka County continues to work in our target areas to improve the conditions of vacant and foreclosed homes. We are in the process of rehabilitating and listing for sale several of our properties for LMMI home buyers. We continue to work with and educate realtors and lending agents in the declarations and federal program to promote the opportunities available.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$4,893.84	\$237,731.00	\$122,293.66
2, Financing Mechanism	\$0.00	\$10,000.00	\$10,000.00
3, Acquisition for Rehabilitation	\$101,344.09	\$1,729,579.00	\$1,386,086.71
4, Demolition	\$3,092.00	\$400,000.00	\$368,902.77
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

<b>Grantee Activity Number:</b>	<b>1a</b>
<b>Activity Title:</b>	<b>Anoka County NSP Administration</b>

**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

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Anoka County Community Development

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$237,731.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$237,731.00
<b>Program Funds Drawdown</b>	\$4,893.84	\$122,293.66
<b>Program Funds Obligated</b>	\$0.00	\$237,731.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Anoka County Community Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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 uses administration funds to continue to work with NSP properties, the environmental, federal regulations as required throughout the acquisition, rehabilitation and disposition of all properties.

**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

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition for Rehabilitation

**Projected End Date:**

07/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Anoka County Community Development

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$350,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$350,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$350,000.00
<b>Program Funds Obligated</b>	\$0.00	\$350,000.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Anoka County Community Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$50,000.00
<b>Program Income Received</b>	\$3,100.73	\$94,344.78
<b>Program Income Drawdown</b>	\$0.00	\$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 continues to support those properties purchased and are under rehabilitation for low income households to create homeownership opportunities.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b>Total acquisition compensation to</b>	0	0/4

## Beneficiaries Performance Measures

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

**Activity Status:**

Under Way

**Project Number:**

3

**Project Title:**

Acquisition for Rehabilitation

**Projected Start Date:**

03/15/2009

**Projected End Date:**

07/01/2014

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Anoka County Community Development

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$244,328.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$244,328.00
<b>Program Funds Drawdown</b>	\$15,352.48	\$92,831.04
<b>Program Funds Obligated</b>	\$0.00	\$244,328.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Anoka County Community Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$22,949.99
<b>Program Income Drawdown</b>	\$0.00	\$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:**

Anoka County continues to rehabilitate acquired housing units to address those issues related to health and safety.

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	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:** 3c

**Activity Title:** Acquisition for Rehabilitation - LMMI

**Activity Category:**

Acquisition - general

**Project Number:**

3

**Projected Start Date:**

03/15/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition for Rehabilitation

**Projected End Date:**

07/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Anoka County Community Development

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$645,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$645,000.00
<b>Program Funds Drawdown</b>	\$8,280.76	\$552,645.44
<b>Program Funds Obligated</b>	\$0.00	\$645,000.00
<b>Program Funds Expended</b>	\$0.00	\$328,134.68
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$166,798.86
<b>Program Income Drawdown</b>	\$0.00	\$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:**

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/7	1/7	100.00

## 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

**Project Number:**

3

**Projected Start Date:**

03/15/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition for Rehabilitation

**Projected End Date:**

07/01/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Anoka County Community Development

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$490,251.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$490,251.00
<b>Program Funds Drawdown</b>	\$77,710.85	\$390,610.23
<b>Program Funds Obligated</b>	\$0.00	\$490,251.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Anoka County Community Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$68,906.16
<b>Program Income Drawdown</b>	\$0.00	\$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:**

Anoka County continues to improve the conditions of foreclosed and vacant homes in target income areas.

**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/0	

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/7	0/7	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:** 4a

**Activity Title:** Demolition of Units

**Activity Category:**

Clearance and Demolition

**Project Number:**

4

**Projected Start Date:**

03/15/2009

**Benefit Type:**

N/A

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Demolition

**Projected End Date:**

07/01/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Anoka County Community Development

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$400,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$400,000.00
<b>Program Funds Drawdown</b>	\$3,092.00	\$368,902.77
<b>Program Funds Obligated</b>	\$0.00	\$400,000.00
<b>Program Funds Expended</b>	\$0.00	\$265,028.59
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$3,338.11
<b>Program Income Drawdown</b>	\$0.00	\$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**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	5/6
<b># of Parcels acquired by</b>	0	0/0

## 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

---