

# Affordable Housing

Fifth Edition



- ◆ Anoka County Community Corrections
- ◆ Anoka County Community Action Program
- ◆ Professional Touch Painting and Renovating

**Spring 2010**



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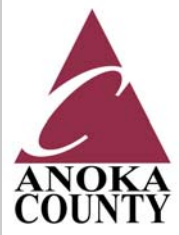
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## M i s s i o n   S t a t e m e n t

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To provide affordable housing to the residents of Anoka County by using inmate labor in the most cost-effective manner possible.

### 2010 Major Players



**Ron Picotte, General Contractor**  
*Professional Touch Painting and Renovating*

**Donna Mattson, Housing Services Director**  
*Anoka County Community Action Program*

**Mike Davis, Construction Coordinator**  
*Anoka County Community Corrections*

## Anoka County Community Corrections—Affordable Housing

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The Anoka County Community Corrections Department has joined with Anoka County Community Action Program (ACCAP) and Professional Touch Painting and Renovating to construct and remodel single family homes in Anoka County. This project resulted in 20 homes being constructed or remodeled since 1999.

The lots are usually tax-forfeited and purchased with grant funds by ACCAP. These homes are then sold at below market value because of the savings in using inmate labor and ACCAP's ability to fund the lot acquisition. The last two projects involved ACCAP purchasing a home and renovating it using Professional Touch Painting and Renovating and inmate labor. The end result is that the property becomes part of the tax base for local government.

Much of the labor is provided by inmates from the Anoka County Workhouse. Tasks completed by the inmates have included site preparation, foam foundation, framing, roofing, insulation, concrete work, landscaping, ceramic work, woodworking, painting, deck building, etc. ACCAP provides land acquisition, grants, and the Home Ownership Program. Professional Touch Painting and Renovating serves as the general contractor for the project.

Inmates are safety-trained and then taken to the job site to complete construction tasks as assigned. A Community Corrections crew leader with skills and experience in the home building industry is assigned to supervise the inmates in the completion of the various tasks. The general contractor brings in the more skilled trades such as electricians, plumbers and others as needed.

ACCAP's Home Ownership Program provides a full cycle of home ownership services that include pre-purchase education, confidential financial counseling, down payment assistance, post purchase follow-up, reverse mortgage counseling, foreclosure prevention assistance, and Family Assets for Independence in Minnesota (FAIM). Prospective income eligible buyers of these properties are required to complete the pre-purchase education and financial counseling to access the opportunity to purchase.

This unique relationship between county government, a local non-profit entity and a private contractor has resulted in citizens being able to afford a new home in Anoka County. The balance of this report provides pictures, addresses and costs. This data also portrays the value of inmates doing something productive so that others may benefit.

Submitted by

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## 1999 Housing Projects

### 4983 106<sup>th</sup> Ave NE BLAINE

- ◆ House was built at the State Fair
- ◆ Inmates cleared the lot, completed cement work, and assisted with landscaping.
- ◆ Selling price — \$85,000



### 411 EGRET BLVD NW COON RAPIDS

- ◆ House was built by ACCAP
- ◆ Inmates built garage
- ◆ Inmates completed landscaping and cement work
- ◆ Selling price — \$107,000



### 3723 JACKSON STREET ST NE COLUMBIA HEIGHTS

- ◆ Started July 28, 1999 /  
Completed December 30, 1999
- ◆ Inmates built house, garage and completed landscaping
- ◆ Contracted foundation, some electrical and plumbing
- ◆ Selling price—\$119,000



- ◆ **Assisted Habit for Humanity**
- ◆ **Small fix-ups for ACCAP's other affordable houses.**

## 2000 Housing Project

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### **4501 MADISON STREET NE COLUMBIA HEIGHTS**

- ◆ Started May 22, 2000 /  
Completed October 27, 2000
- ◆ Inmates built house, garage, and  
completed landscaping
- ◆ Selling price—\$109,000



## 2001 Housing Projects

### 10633 SUNSET AVENUE NE BLAINE

- ◆ Started June 2001 /  
Completed December 2001
- ◆ Inmates built house and foundation
- ◆ Selling price—\$125,000



*Tree Preservation Site*



### 409 111<sup>th</sup> LANE NW COON RAPIDS

- ◆ Started November 2000 /  
Completed January 2001
- ◆ House was built by Blaine High School
- ◆ Inmates built garage and set house on foundation
- ◆ Repaired windows, doors, carpeting, vinyl and lights due to vandalism
- ◆ Selling price—\$119,000



## 2002 Housing Project

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### **401 111<sup>th</sup> LANE NW COON RAPIDS**

- ◆ Started June 2001 / Completed June 2002
- ◆ House was built by Blaine High School and Inmates
- ◆ Inmates built house and set house on foundation
- ◆ Selling price—\$125,000



## 2003 Housing Projects

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### **4408 2½ STREET NE COLUMBIA HEIGHTS**

- ◆ Started June 2002 / Completed April 2003
- ◆ Selling price—\$140,000



### **4404 2½ STREET NE COLUMBIA HEIGHTS**

- ◆ Started December 2002 / Completed September 2003
- ◆ Selling price—\$140,000



## 2004 Housing Projects

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### **3701 2½ STREET NE COLUMBIA HEIGHTS**

- ◆ Started August 2003 /  
Completed February 2004
- ◆ Selling price—\$140,000



### **655 104<sup>th</sup> COURT NE BLAINE**

- ◆ Started April 2004 /  
Completed November 2004
- ◆ Selling price—\$150,000



## 2005 Housing Project

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### **643 104<sup>th</sup> COURT NE BLAINE**

- ◆ Started October 2004 /  
Completed August 2005
- ◆ Selling price—\$172,000



## 2006 Housing Projects

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### **631 104<sup>th</sup> COURT NE BLAINE**

- ◆ Started September 2004 /  
Completed January 2006
- ◆ Selling price—\$175,000



### **787 104<sup>th</sup> COURT NE BLAINE**

- ◆ Started October 2005 /  
Completed September 2006
- ◆ Selling price—\$178,000



## 2007 Housing Project

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### **799 104<sup>th</sup> COURT NE BLAINE**

- ◆ Started November 2005 /  
Completed January 2007
- ◆ Selling price—\$178,000



## 2008 Housing Projects

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### **14555 ROUND LAKE BLVD ANDOVER**

- ◆ Started June 2007 /  
Completed January 2008
- ◆ Selling Price \$178,000



### **13564 NARCISSUS ST NW ANDOVER**

- ◆ Started September 2007 /  
Completed May 2008
- ◆ Selling Price \$180,000



## 2009 Housing Projects

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### **2302 Branch Avenue ANOKA**

- ◆ Started June 2008 /  
Completed March 2009
- ◆ Selling Price \$170,000 (*Not Sold*)



### **1036 Cross Street ANOKA**

- ◆ Started April 2009 /  
Completed November 2009
- ◆ Selling Price \$156,000



## 2010 Housing Project

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### **6911 Dupre Road CENTERVILLE**

- ◆ Started September 2009 /  
Completed May 2010
- ◆ Selling Price \$260,000 (*Not Sold*)





## Affordable Housing Summary

Information from the December 2007 Affordable Housing Report.

Year	Address	Sale Price	2007 Taxable Value (TMTV)
1999	4983 106 <sup>th</sup> Avenue NE Blaine	\$85,000	\$205,500
	411 Egret Blvd NW Coon Rapids	\$107,000	\$218,000
	3723 Jackson ST NE Columbia Heights	\$119,000	\$199,500
2000	4501 Madison ST NE Columbia Heights	\$109,000	\$208,700
2001	10633 Sunset Ave NE Blaine	\$125,000	\$228,700
	409 111 <sup>th</sup> Lane NW Coon Rapids	\$119,000	\$232,400
2002	401 111 <sup>th</sup> Lane NW Coon Rapids	\$125,000	\$219,200
2003	4408 2½ Street NE Columbia Heights	\$140,000	\$232,000
	4404 2½ Street NE Columbia Heights	\$140,000	\$221,100
2004	3701 2½ Street NE Columbia Heights	\$140,000	\$195,800
	655 104 <sup>th</sup> Court NE Blaine	\$150,000	\$236,000
2005	643 104 <sup>th</sup> Court NE Blaine	\$172,000	\$265,600
2006	631 104 <sup>th</sup> Court NE Blaine	\$175,000	\$225,400
	787 104 <sup>th</sup> Court NE Blaine	\$178,000	\$239,000
2007	799 104 <sup>th</sup> Court NE Blaine	\$178,000	\$239,000



## Affordable Housing Updated Summary

January 2008 through May 2010

Year Completed	Address	Sale Price	Appraisal	2010 Taxable Value (TMV)	2011 Taxable Value (TMV)
<b>January 2008</b>	14555 Round Lake Blvd Andover	\$178,000	\$238,000 (2008)	\$164,000	\$155,800
<b>July 2008</b>	13564 Narcissus ST NW Andover	\$180,000	\$240,000 (2008)	\$173,900	\$160,800
<b>March 2009</b>	2302 Branch Avenue Anoka	\$170,000 (Not Sold)	\$240,000 (2008)	\$173,900	\$160,800
<b>November 2009</b>	1036 Cross Street Anoka	\$156,000	\$162,000 (2009)	\$156,000	\$153,500
<b>May 2010</b>	6911 Dupre Road Centerville	\$260,000 (Not Sold)	n/a	\$181,200	\$179,700





# Impact of Inmate Labor

EXAMPLE OF POTENTIAL SAVINGS	
Site Work	\$1,500
Foundation / foam insulation	\$500
Framing	\$12,000
Install siding, windows, doors	\$9,000
Insulation	\$1,200
Concrete work	\$4,500
Landscaping	\$2,500
Roofing	\$1,800
Ceramic work	\$500
Deck building & repair	\$1,200
Painting & staining	\$7,000
Final cleanup	\$700
<b>POTENTIAL SAVINGS</b>	<b>\$42,400</b>

