

Grantee: Anoka County, MN

Grant: B-08-UN-27-0001

January 1, 2012 thru March 31, 2012 Performance Report



Grant Number:

B-08-UN-27-0001

Obligation Date:

03/10/2009

Award Date:

03/10/2009

Grantee Name:

Anoka County, MN

Contract End Date:

03/10/2013

Review by HUD:

Submitted - Await for Review

Grant Amount:

\$2,377,310.00

Grant Status:

Active

QPR Contact:

Kate Thunstrom

Estimated P/RL Funds:

\$2,000,000.00

Total Budget:

\$4,377,310.00

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, obsolescences, overcrowdinw, 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 welface 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 belonging 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	\$3,179,493.93
Total Budget	\$0.00	\$3,179,493.93
Total Obligated	\$0.00	\$3,179,493.93
Total Funds Drawdown	\$286,044.64	\$3,086,905.78
Program Funds Drawdown	\$0.00	\$1,887,283.14
Program Income Drawdown	\$286,044.64	\$1,199,622.64
Program Income Received	\$2,380.97	\$1,272,529.24
Total Funds Expended	\$249,403.31	\$3,050,264.45
Match Contributed	\$0.00	\$50,000.00

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	\$222,842.16
Limit on State Admin	\$0.00	\$222,842.16

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$594,327.50	\$693,564.35

Overall Progress Narrative:

Anoka County continues to acquire and rehabilitate targeted foreclosed and vacant properties. Action Plan was edited for consistency with the correct activities and in accordance to the Citizen Participation publication that was completed.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$0.00	\$237,731.00	\$122,293.66



2, Financing Mechanism	\$0.00	\$10,000.00	\$10,000.00
3, Acquisition for Rehabilitation	\$0.00	\$3,027,486.39	\$1,386,086.71
4, Demolition	\$0.00	\$372,240.88	\$368,902.77
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



Activities

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

Activity Category:

Administration

Project Number:

1

Projected Start Date:

02/01/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

06/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Anoka County Community Development

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$237,731.00
Total Budget	\$0.00	\$237,731.00
Total Obligated	\$0.00	\$237,731.00
Total Funds Drawdown	\$36,641.33	\$222,842.16
Program Funds Drawdown	\$0.00	\$122,293.66
Program Income Drawdown	\$36,641.33	\$100,548.50
Program Income Received	\$0.00	\$19,509.77
Total Funds Expended	\$0.00	\$186,200.83
Match Contributed	\$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

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Acquisition for Rehabilitation

Projected End Date:

07/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Anoka County Community Development

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$449,236.35
Total Budget	\$0.00	\$449,236.35
Total Obligated	\$0.00	\$449,236.35
Total Funds Drawdown	\$0.00	\$449,236.35
Program Funds Drawdown	\$0.00	\$350,000.00
Program Income Drawdown	\$0.00	\$99,236.35
Program Income Received	\$0.00	\$98,834.16
Total Funds Expended	\$0.00	\$449,236.35
Anoka County Community Development	\$0.00	\$449,236.35
Match Contributed	\$0.00	\$50,000.00

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.

Activity 3A in the NSP1 Action Plan has been consolidated into Activity 3B after further review from HUD had determined we had over created activities. All projects within Activity 3A and 3B have been the same properties and accomplishments.

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:

Activity 3A was completed in the Anoka County program and all draws and accomplishments will be reported under Activity 3B. This is to eliminate the duplication of one activity that was previously entered as two.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/4
# of Parcels acquired voluntarily	0	0/4
Total acquisition compensation to	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Singlefamily Units	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	0/3	0/0	0/4	0
# Owner Households	0	0	0	0/3	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

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$244,328.00
Total Budget	\$0.00	\$244,328.00
Total Obligated	\$0.00	\$244,328.00
Total Funds Drawdown	\$78,859.56	\$215,839.39
Program Funds Drawdown	\$0.00	\$92,831.04
Program Income Drawdown	\$78,859.56	\$123,008.35
Program Income Received	\$3.88	\$42,605.90
Total Funds Expended	\$78,859.56	\$215,839.39
Anoka County Community Development	\$78,859.56	\$215,839.39
Match Contributed	\$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:

properties continue to be completed for acquisition and rehabilitation.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/0



Beneficiaries Performance Measures

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

Completed

Project Title:

Acquisition for Rehabilitation

Projected End Date:

07/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Anoka County Community Development

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$993,636.34
Total Budget	(\$92,354.56)	\$993,636.34
Total Obligated	(\$92,354.56)	\$993,636.34
Total Funds Drawdown	\$0.00	\$993,636.34
Program Funds Drawdown	\$0.00	\$552,645.44
Program Income Drawdown	\$0.00	\$440,990.90
Program Income Received	\$0.00	\$702,403.99
Total Funds Expended	\$0.00	\$993,636.34
Match Contributed	\$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.

Per discussions with HUD, Activity 3C is a duplication of the work and process that has occurred in Activity 3D. All properties were intended for the same target market and it would cause duplication to report in both. All costs are associated with the acquisition and rehabilitation of single family homes to be sold to households at or below 120%AMI. Activity 3C is being completed and continued draws and accomplishments will be completed in Activity 3D.

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	3/7	33.33

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

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Anoka County Community Development

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$872,321.36
Total Budget	\$120,113.68	\$872,321.36
Total Obligated	\$120,113.68	\$872,321.36
Total Funds Drawdown	\$170,543.75	\$823,110.66
Program Funds Drawdown	\$0.00	\$390,610.23
Program Income Drawdown	\$170,543.75	\$432,500.43
Program Income Received	\$2,377.09	\$405,837.31
Total Funds Expended	\$170,543.75	\$823,110.66
Anoka County Community Development	\$170,543.75	\$823,110.66
Match Contributed	\$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:

continue to work with properties that have been acquired and are in process of rehabilitation.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		2/0	

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	6/7	6/7	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: 4a

Activity Title: Demolition of Units

Activity Category:

Clearance and Demolition

Project Number:

4

Projected Start Date:

03/15/2009

Benefit Type:

Activity Status:

Completed

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

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$372,240.88
Total Budget	(\$27,759.12)	\$372,240.88
Total Obligated	(\$27,759.12)	\$372,240.88
Total Funds Drawdown	\$0.00	\$372,240.88
Program Funds Drawdown	\$0.00	\$368,902.77
Program Income Drawdown	\$0.00	\$3,338.11
Program Income Received	\$0.00	\$3,338.11
Total Funds Expended	\$0.00	\$372,240.88
Match Contributed	\$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. After discussions with HUD, it was found that Anoka County had duplicated its DRGR reporting efforts and mislabeled an activity in the system from inception. Anoka County purchases properties for the removal of blighted single family homes. The intent is to remove a unit that is no longer habitable due to mold, asbestos, and other health, safety or public issues. The future use of the lot will remain a single family plat and the construction of the unit on that lot will also be a single family unit. We are not consolidating lots to build a structure outside the original foot print, therefore the labeling of this activity should have remained as Acquisition/Rehabilitation. All sites that benefited from the draws against this activity will be reported as housing accomplishments in Activity 3D.

Location Description:

NSP Target Areas in Columbia Heights, Fridley and City of Anoka

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/6



of Parcels acquired by 0 0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6
# of Singlefamily Units	0	0/6

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	

