

Action Plan

Grantee: Minneapolis, MN

Grant: B-08-MN-27-0001

LOCCS Authorized Amount:	\$ 5,601,967.00
Grant Award Amount:	\$ 5,601,967.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 462,355.71
Total Budget:	\$ 6,064,322.71

Funding Sources

Funding Source

Neighborhood Stabilization Funds

Funding Type

Other Federal Funds

Narratives

Areas of Greatest Need:

A.Areas of Greatest Need Approximately 86% of Minneapolis housing was built prior to 1960. 75% of the housing stock is single family detached structures. 18% of its single family housing stock is non-homesteaded, a 141% increase since 2002. In 2005, Minneapolis had 863 mortgage foreclosure sales. In 2006, 1,610 homes in Minneapolis went to foreclosure sale. In 2007, 2,895 homes went through foreclosure sale; 54.7% were in the three Northside wards of the City. Through the third quarter of 2008, there have been 2,152 foreclosures. Many of these foreclosures are on investment properties that house rentals. In determining communities to receive NSP funding, HUD determined a risk factor assessment by census block group. The risk factor was for whether a census block group had a predictive risk for foreclosed and abandoned housing. The scale was from 0 (very low risk) to 10 (very high risk). City staff took this block group information and layered it onto city neighborhood boundaries. City staff classifies high risk neighborhoods as having a risk factor of 7-10. The incidence of the high risk neighborhoods derived from HUD data sources correlates well with local foreclosure and vacant and boarded listed structure data for similar time periods. The high risk neighborhoods for NSP assistance are detailed in the formal NSP application amendment found at www.ci.minneapolis.mn.us/grants. The dramatic rise in foreclosures mirrors a sharp increase in vacant and boarded structures. According to statistics maintained by the Regulatory Services Department, in 2006, there were 481 structures on the vacant and boarded list. This number rose to 770 structures in 2007 and through August 2008, 928 structures. Looking at the current list of properties that are registered as vacant, of the 928 properties, 87% of the properties have been on the list less than 24 months. There is a direct correlation between this and the current foreclosure crisis that the City is experiencing. Only 10% have been vacant for more than 3 years. Historically (based on past analysis), buildings have remained in the Vacant Building Registration program for an average of 21 months, with some for many years. It remains to be seen if these more recent additions will follow the same pattern. B.Distribution and Uses of Funds Eligible activities need to be carried out in areas affected by: The greatest percentage of home foreclosures; The highest percentage of homes financed by a subprime mortgage related loan; and Likely to face a significant rise in the rate of home foreclosures in the next 18 months The City will seek to meet two national benefit objectives through the Neighborhood Stabilization Program. An activity can be of benefit to an area composed of at least 51% of low-, moderate-, and middle-income residents at or below 120% of area median income (LMMA), or it can be of benefit to low-, moderate-, and middle-income residents at or below 120% of area median income (LMMH). All NSP activities must benefit persons at HUD-approved income levels. The neighborhoods rated as high risk on the map titled "HUD Estimated Foreclosure and Abandonment Risk Score with Actual Foreclosures and Registered Vacant and Boarded Properties" will receive prioritized delivery of NSP program offerings. In addition, the State of Minnesota has identified particular ZIP codes within the City that would receive prioritized State of Minnesota NSP funding under the State's NSP allocation formula. The City will be making an application in January 2009 for prioritized State NSP funding. The neighborhoods covered by the State ZIP Code formula are located within the formal NSP application amendment at www.ci.minneapolis.mn.us/grants.



Distribution and and Uses of Funds:

Definitions and Descriptions:

C. Definitions and Descriptions a. Blighted Structure For purposes of NSP funding and in the context of local law, the City of Minneapolis will use its nuisance definition in Chapter 249, Minneapolis Code of Ordinances, as the standard for a blighted structure. Specifically, a structure is defined as a nuisance in 249.30: 249.30. "Nuisance condition" defined; waiver of waiting period. (a) A building within the city shall be deemed a nuisance condition if: (1) It is vacant and unoccupied for the purpose for which it was erected and for which purpose a certificate of occupancy may have been issued, and the building has remained substantially in such condition for a period of at least six (6) months; or (2) The building is unfit for occupancy as it fails to meet the minimum standards set out by city ordinances before a certificate of code compliance could be granted, or is unfit for human habitation because it fails to meet the minimum standards set out in the Minneapolis housing maintenance code, or the doors, windows and other openings into the building are boarded up or otherwise secured by a means other than the conventional methods used in the original construction and design of the building, and the building has remained substantially in such condition for a period of at least sixty (60) days; or (3) Evidence, including but not limited to neighborhood impact statements, clearly demonstrates that the values of neighborhood properties have diminished as a result of deterioration of the subject building; or (4) Evidence, including but not limited to rehab assessments completed by CPED, clearly demonstrates that the cost of rehabilitation is not justified when compared to the after rehabilitation resale value of the building. (b) When it is determined by the director of inspections or the city fire marshal that a building constitutes an immediate hazard to the public health and safety, and after approval by the city council, the sixty-day waiting period set out in this section may be waived and the other procedures, as set out in this chapter, may be implemented immediately. (c) Notwithstanding the foregoing provisions, accessory buildings such as garages, barns and other similar structures, not intended to be used for human habitation, shall be deemed to constitute a nuisance condition when such buildings are in violation of section 244.1560 of the housing maintenance code which regulates nondwelling structures or when such accessory buildings are structurally unsound in the opinion of the director of inspections. (76-Or-102, § 1, 7-9-76; 77-Or-226, § 2, 11-10-77; 78-Or-233, § 2, 11-9-78; 79-Or-016, § 1, 1-26-79; 80-Or-181, § 1, 8-8-80; 84-Or-095, § 1, 6-15-84; 86-Or-236, § 1, 10-10-86; 91-Or-157, § 1, 8-9-91; 92-Or-110, § 2, 9-11-92; 93-Or-142, § 1, 10-1-93; 94-Or-123, § 2, 9-16-94; 2006-Or-059, § 1, 5-26-06 effective October 1, 2006). b. Affordable Rents For any NSP-funded rental activity, affordable rents are defined as described in 24 CFR §92.252(a), (c), (f). The maximum unit rent level must be the lesser of HUD Fair Market Rent or the amount affordable to a household at 65% of area median income. If the renter is to pay utilities and services than the most recent Minneapolis Public Housing Authority utility allowance schedule for will be used to determine the net rent. These HUD schedules are updated annually and NSP activities will conform to the most recent scht commitment. c. Affordability For the purposes of NSP funding, the City is electing to use the continued affordability standards of the HOME program 24 CFR §92.252 (e) and §92.254 as outlined in the table below. These periods apply to rental and ownership activities. Table 7 NSP Affordability Periods Per unit amount of NSP funds for New Construction, Rehab or Acquisition of Existing Housing Minimum Period of Affordability Under \$15,000 5 Years \$15,000 - \$40,000 10 Years Over \$40,000

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
08NSP Redevelopment	Redevelopment	G4890NSP REDAH	Redevelopment Alliance Housing <50
08NSPAdmin	NSP Program Administration	G4820NSP ADM	Program Admin Finance
		G4841NSP ADM	Program Admin IGR-Grants
		G4890NSP ADM	Program Admin CPED
08NSPDemo	Demolition of Blighted Structures	G4835NSP DEMSF	Demolition of Blighted Structures
		G4890NSP DEMO	Demo Blighted Struc- CPED
08NSPFinan	FinancingForeclosure Recovery	G4890NSP FIN	Financing <120
08NSPLandBank	Acquisition and Land Banking	G4890NSP LBNK ACQ	Landbank Acquisition
08NSPPurchaseRehab	Purchase and Rehab	G4890NSP 25PRAH	Purchase & Rehab Alliance Housing



		G4890NSP 25PRAH	<50
		G4890NSP 25PRPPL	Purchase & Rehab PPL <50
		G4890NSP 25PRPRG	Purchase & Rehab Powderhorn Residents Group <50
		G4890NSP PRPRG	Purchase & Rehab PRG <120
9999	Restricted Balance	<i>No activities in this project</i>	
DELETED-ACTIVITIES	DELETED-ACTIVITIES (Temporary)	G4890NSP LBNK DIS-12122018070834	Acquisition and Land Bank Disposition
		G4890NSP REDPDC-12122018071043	Redevelopment project delivery cost
		G4890NSPPRPDC-12122018070954	Purchase and Rehab Project Delivery Costs



Activities

Project # / 08NSP Redevelopment / Redevelopment

Grantee Activity Number: G4890NSP REDAH
Activity Title: Redevelopment Alliance Housing <50

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 08NSP Redevelopment

Projected Start Date:
 01/30/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:
 Direct (Households)

Activity Status:

Completed

Project Title:
 Redevelopment

Projected End Date:
 12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 150,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 150,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	6	6		100.00
# of Households	6	6		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	6
# of Housing Units	6
# ELI Households (0-30% AMI)	
# of Properties	2

Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

Alliance Housing

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Alliance Housing

Organization Type

Unknown

Proposed Budget

\$ 150,000.00

Location Description:

North Minneapolis NSP target area.

Activity Description:

The purpose of this activity will allow for the redevelopment of properties that may have been previously assisted with NSP funds under NSP eligible activities #3 and #5. When the market improves, the City will seek development of single family, owner-occupied housing. However, where density is encouraged, the City will support development of multi-unit housing, in which case rental may be preferred. Development of properties assisted through this activity description will be targeted for helping the City meet the requirement that at least 25% of NSP expenditures house those at or below 50% AMI. It is anticipated that CPED will work with non-profit developers to accomplish this work.

Environmental Assessment: COMPLETED**Environmental** None**Project # / 08NSPAdmin / NSP Program Administration****Grantee Activity Number:** G4820NSP ADM**Activity Title:** Program Admin Finance**Activity Type:**

Administration

Project Number:

08NSPAdmin

Projected Start Date:

09/29/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:**Activity Status:**

Completed

Project Title:

NSP Program Administration

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Total Budget: \$ 50,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 50,000.00

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Minneapolis Finance Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Minneapolis Finance Department

Organization Type

Unknown

Proposed Budget

\$ 140,000.00

Location Description:

Administration.

Activity Description:

Financial processing and monitoring administration activities.

Environmental Assessment: EXEMPT

Environmental None

Grantee Activity Number: G4841NSP ADM
Activity Title: Program Admin IGR-Grants

Activity Type:

Administration

Project Number:

08NSPAdmin

Projected Start Date:

09/29/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Completed

Project Title:

NSP Program Administration

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 24,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 24,000.00

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Minneapolis Intergovernmental Relations Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Minneapolis Intergovernmental Relations Department

Organization Type

Unknown

Proposed Budget

\$ 140,000.00

Location Description:

Administration.

Activity Description:

Program administration of NSP activities.



Environmental Assessment: EXEMPT

Environmental None



Grantee Activity Number: G4890NSP ADM
Activity Title: Program Admin CPED

Activity Type:

Administration

Project Number:

08NSPAdmin

Projected Start Date:

09/29/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Completed

Project Title:

NSP Program Administration

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 420,362.76

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 420,362.76

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Minneapolis Community Planning and Economic Development Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Minneapolis Community Planning and Economic Development

Organization Type

Local Government

Proposed Budget

\$ 420,362.76

Location Description:

Administration.

Activity Description:

Administration and monitoring of NSP activities.



Environmental Assessment: EXEMPT

Environmental None

Project # / 08NSPDemo / Demolition of Blighted Structures

Grantee Activity Number: G4835NSP DEMSF
Activity Title: Demolition of Blighted Structures

Activity Type:

Clearance and Demolition

Project Number:

08NSPDemo

Projected Start Date:

01/30/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Completed

Project Title:

Demolition of Blighted Structures

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,806,733.99

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,806,733.99

Proposed Beneficiaries

Total	Low	Mod	Low/Mod%
			0.0

of Persons

Proposed Accomplishments

Total

of Properties

100

LMI%:	52.66
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Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Minneapolis Department of Regulatory Services

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Minneapolis Department of Regulatory Services

Organization Type

Unknown

Proposed Budget

\$ 1,806,733.99

Location Description:

Chapter 249 properties located in NSP target neighborhoods of North Minneapolis, Northeast Minneapolis, and South Minneapolis.

Activity Description:

Due to the high foreclosure rates in the priority areas of the city an unusually large number of properties have been abandoned and left to deteriorate and become a problem due to lack of care and maintenance. This activity was hoping to clear the blight from around 250 properties, but this activity was reduced in scope to planning for 100 properties, and did actually clear 119.

Demolition of Chapter 249 Vacant Boarded Registration (VBR) properties to support reduction of blighting influences in NSP-assisted neighborhoods. NSP funds will assist in demo of properties that do not meet a viable rehabilitation test.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number:	G4890NSP DEMO
Activity Title:	Demo Blighted Struc- CPED

Activity Type: Clearance and Demolition	Activity Status: Completed
Project Number: 08NSPDemo	Project Title: Demolition of Blighted Structures
Projected Start Date: 01/30/2009	Projected End Date: 12/31/2019
Project Draw Block by HUD: Not Blocked	Project Draw Block Date by HUD:
Activity Draw Block by HUD: Not Blocked	Activity Draw Block Date by HUD:
Block Drawdown By Grantee: Not Blocked	Total Budget: \$ 399,946.88
National Objective: LMMI: Low, Moderate and Middle Income National Objective for NSP Only	Most Impacted and Distressed Budget: \$ 0.00
	Other Funds: \$ 0.00
	Total Funds: \$ 399,946.88
Benefit Report Type: Area Benefit (Census)	

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons				0.0

Proposed Accomplishments	Total
# of Properties	20

LMI%:	51.91
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Activity is being carried out by No	Activity is being carried out through:
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Organization carrying out Activity:
City of Minneapolis Community Planning and Economic Development Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization City of Minneapolis Community Planning and Economic Development	Organization Type Local Government	Proposed Budget \$ 399,946.88
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Location Description:
Citywide - Blighted properties within NSP target neighborhoods.

Activity Description:

Demolition of properties to support reduction of blighting influences in NSP strategy-assisted neighborhoods. Demolition is recommended only after a thorough and individual analysis of each nuisance property to determine viability for rehabilitation. NSP funds will assist in removing nuisance properties that do not meet the viable rehabilitation test.

Environmental Assessment: COMPLETED

Environmental None

Project # / 08NSPFinan / FinancingForeclosure Recovery Affordable

Grantee Activity Number: G4890NSP FIN
Activity Title: Financing <120

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

08NSPFinan

Projected Start Date:

01/30/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

FinancingForeclosure Recovery Affordable

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 110,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 110,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	5	2	3	100.00



# of Households	5	2	3	100.00
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Proposed Accomplishments

Total

of Singlefamily Units

5

of Housing Units

5

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Minneapolis Community Planning and Economic Development Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed Budget

City of Minneapolis Community Planning and Economic Development

Local Government

\$ 500,000.00

Location Description:

NSP target neighborhoods as described in

http://www.ci.minneapolis.mn.us/cped/docs/NSP_Purchase_Rehab_Activity_Funding_Recommendation_Summary.pdf

Activity Description:

CPED will make down payment and closing cost assistance available to meet the affordability gap in homeownership opportunities for homebuyers, which may include buyers at the HUD required 50% of area median income.

Environmental Assessment:

COMPLETED

Environmental

None

Project # / 08NSPLandBank / Acquisition and Land Banking

Grantee Activity Number:

G4890NSP LBNK ACQ

Activity Title:

Landbank Acquisition

Activity Type:

Land Banking - Acquisition (NSP Only)

Activity Status:

Completed

Project Number:

08NSPLandBank

Project Title:

Acquisition and Land Banking



Projected Start Date:

03/01/2009

Projected End Date:

12/31/2019

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Not Blocked

Total Budget: \$ 1,354,079.27**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 1,354,079.27**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries**Total****Low****Mod****Low/Mod%**

of Persons

0.0

Proposed Accomplishments**Total**

of Properties

75

LMI%:

52.78

Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Minneapolis Community Planning and Economic Development Department

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Minneapolis Community Planning and Economic Development

Organization Type

Local Government

Proposed Budget

\$ 1,354,079.27

Location Description:

NSP target areas as described in

http://www.ci.minneapolis.mn.us/cped/docs/NSP_Purchase_Rehab_Activity_Funding_Recommendation_Summary.pdf

Activity Description:

City of Minneapolis, acting through its department of Community Planning and Economic Development, will strategically acquire homes that have been foreclosed upon and demolish blighted structures with NSP funds. The City will purchase only foreclosed properties that are vacant and exhibit blight. It is the City's expectation to hold these vacant parcels (land bank) for an unspecified time period, not to exceed 10 years, until the market is ready to absorb new development of owner-occupied housing units. As required, the City will adhere to all acquisition, holding and disposition stipulations specified in the NSP notice.

Specifically the City's Land Bank Program will purchase and demolish those properties that:

- are vacant and blighted to a degree justifying demolition;
- are located in the City-defined NSP high risk service area; and
- are available for purchase at least 5% and on average 15% below the current market appraised value.

Environmental Assessment: COMPLETED

Environmental None

Project # / 08NSPurchaseRehab / Purchase and Rehab

Grantee Activity Number: G4890NSP 25PRAH
Activity Title: Purchase & Rehab Alliance Housing <50

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

08NSPurchaseRehab

Projected Start Date:

01/30/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Purchase and Rehab

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 176,299.81

**Most Impacted and
Distressed Budget:** \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 176,299.81

Benefit Report Type:

Direct (Households)



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	7	7		100.00
# of Households	7	7		100.00

Proposed Accomplishments	Total
# of Multifamily Units	7
# of Housing Units	7
# ELI Households (0-30% AMI)	
# of Properties	1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Alliance Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Alliance Housing	Unknown	\$ 325,000.00

Location Description:

Developer has identified three eligible projects in North Minneapolis located in NSP target area as described in http://www.ci.minneapolis.mn.us/cped/docs/NSP_Purchase_Rehab_Activity_Funding_Recommendation_Summary.pdf

Activity Description:

Development value gap financing to non-profit developers to cover the difference between the cost of purchase and rehab of a foreclosed and/or abandoned property and the sale price. The property will be sold to an income-qualified owner-occupant or rented to an income-qualified tenant.
Purchase and rehab foreclosed and abandoned multi-unit structures (no more than an 8-plex) and rent them to households with income at or below 50% AMI.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: G4890NSP 25PRPPL
Activity Title: Purchase & Rehab PPL <50

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 08NSPurchaseRehab

Projected Start Date:
 01/30/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Purchase and Rehab

Projected End Date:
 12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,476,400.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,476,400.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	22	22		100.00
# of Households	22	22		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	16
# of Multifamily Units	6
# of Housing Units	22
# ELI Households (0-30% AMI)	
# of Properties	5

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Project for Pride in Living

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Location Description:

NSP target neighborhoods as described in

http://www.ci.minneapolis.mn.us/cped/docs/NSP_Purchase_Rehab_Activity_Funding_Recommendation_Summary.pdf

Primary focus will be Phillips and North Minneapolis

Activity Description:

NSP funds to provide development value gap financing to non-profit developers to cover the difference between the cost of purchase and rehab of a foreclosed and/or abandoned property and the sale price. The property will be sold to an income qualified owner-occupant or rented to an income-qualified tenant.

Purchase and rehab foreclosed and abandoned multi-unit structures (no more than an 8-plex) and rent them to households with income at or below 50% AMI.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: G4890NSP 25PRPRG
Activity Title: Purchase & Rehab Powderhorn Residents Group
 <50

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

08NSPpurchaseRehab

Projected Start Date:

01/30/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

1

Low

1

Mod

Low/Mod%

100.00

of Households

1

1

100.00

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

ELI Households (0-30% AMI)

of Properties

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Powderhorn Residence Group

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed Budget



Powderhorn Residence Group

Unknown

\$ 24,000.00

Funding Source Name

Matching Funds

Funding Amount

Neighborhood Stabilization Funds

No

\$ 24,000.00

Location Description:

NSP target neighborhood focus of Jordan and Harrison as described in

http://www.ci.minneapolis.mn.us/cped/docs/NSP_Purchase_Rehab_Activity_Funding_Recommendation_Summary.pdf

Activity Description:

NSP funds to provide development value gap financing to non-profit developers to cover the difference between the cost of purchase and rehab of a foreclosed and/or abandoned property and the sale price. The property will be sold to an income qualified owner-occupant or rented to an income-qualified tenant.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number:	G4890NSP PRPRG
Activity Title:	Purchase & Rehab PRG <120

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
08NSPurchaseRehab

Projected Start Date:
01/30/2009

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:
Direct (Households)

Activity Status:
Completed

Project Title:
Purchase and Rehab

Projected End Date:
12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 72,500.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 72,500.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	2		1	50.00
# of Households	2		1	50.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Properties	2

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
Powderhorn Residence Group

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Powderhorn Residence Group	Unknown	\$ 72,500.00

Location Description:

NSP target neighborhood focus of Jordan and Harrison as further described in
http://www.ci.minneapolis.mn.us/cped/docs/NSP_Purchase_Rehab_Activity_Funding_Recommendation_Summary.pdf

Activity Description:

NSP funds to provide development value gap financing to non-profit developers to cover the difference between the cost of purchase and rehab of a foreclosed and/or abandoned property and the sale price. The property will be sold to an income qualified owner-occupant or rented to an income-qualified tenant.

Environmental Assessment: COMPLETED

Environmental None

Project # / DELETED-ACTIVITIES / DELETED-ACTIVITIES (Temporary)

Grantee Activity Number: G4890NSP LBNK DIS-12122018070834

Activity Title: Acquisition and Land Bank Disposition

Activity Type:

Land Banking - Disposition (NSP Only)

Project Number:

DELETED-ACTIVITIES

Projected Start Date:

01/30/2009

Project Draw Block by HUD:**Activity Draw Block by HUD:**

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Cancelled

Project Title:

DELETED-ACTIVITIES (Temporary)

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Proposed Accomplishments**Total**

of Housing Units

of Properties

LMI%:

Activity is being carried out by**Activity is being carried out through:**

No

Organization carrying out Activity:

City of Minneapolis Community Planning and Economic Development Department

Proposed budgets for organizations carrying out Activity:**Responsible Organization****Organization Type****Proposed Budget**

City of Minneapolis Community Planning and Economic Development

Local Government

\$ 0.00

Location Description:

NSP Target neighborhoods as described in

http://www.ci.minneapolis.mn.us/cped/docs/NSP_Purchase_Rehab_Activity_Funding_Recommendation_Summary.pdf**Activity Description:**

Strategic acquisition of homes that have been foreclosed upon and demolish blighted structures for holding. Properties will be held for maximum of 10 years until the market is ready to reabsorb new development of owner-occupied units. Disposition of properties

- will be offered to both non-profit and for-profit entities;
- for uses that benefit households with incomes at or below 120% AMI;
- will, at a minimum, follow all NSP periods of affordability; and
- if sold for redevelopment of housing occupied by households with incomes at or below 50% AMI within the four-year NSP period, any write-down of NSP funds used for acquisition would be credited to the City's 25% requirement.

This activity was cancelled and all landbank activity will appear in the Landbank Acq activity.

When the market improves, the City will seek the development of single family owners-occupied housing. However, where density is encouraged, the City will support development of multi-unit housing, in which case rental may be preferred.

Environmental Assessment: EXEMPT**Environmental** None

Grantee Activity Number: G4890NSP REDPDC-12122018071043
Activity Title: Redevelopment project delivery cost

Activity Type:

Acquisition - general

Project Number:

DELETED-ACTIVITIES

Projected Start Date:

01/30/2009

Project Draw Block by HUD:

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

Low

Mod

Low/Mod%

0.0

Proposed Accomplishments

of Properties

Total

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Minneapolis Community Planning and Economic Development Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Minneapolis Community Planning and Economic Development

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:

North Minneapolis NSP target area.



Activity Description:

Project delivery costs in support of Alliance Housing Redevelopment activity.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: G4890NSPPRPDC-12122018070954
Activity Title: Purchase and Rehab Project Delivery Costs

Activity Type:

Acquisition - general

Project Number:

DELETED-ACTIVITIES

Projected Start Date:

01/30/2009

Project Draw Block by HUD:

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Activity Status:

Cancelled

Project Title:

DELETED-ACTIVITIES (Temporary)

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Proposed Beneficiaries

of Households

Total

Low

Mod

Low/Mod%

0.0

Proposed Accomplishments

of Properties

Total

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Minneapolis Community Planning and Economic Development Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Minneapolis Community Planning and Economic Development

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:

Minneapolis NSP target areas.



Activity Description:

Project delivery costs in support of the purchase rehab activities of the grant.

Environmental Assessment: COMPLETED

Environmental None

Action Plan Comments:

Reviewer - 7.31.09 - City was not aware that if it submitted a revised action plan and it was not approved by HUD they would not be able to submit the QPR. Based on this, the City's July 30th QPR could not be submitted. All is ok with this Action Plan. cdb

Reviewer - 12.30.10 - funds moved within administration budgets.

Reviewer - 11.20.12 Added \$250,000 estimated PI. No changes to budgets for the 25% set aside. Will remind city of this requirement and additional changes will be needed when actual PI is received.

Brannon, The grantee reduced our budget in Redevelopment and Admin and put the funds into Land Bank. they also increased their Land Bank budget due to program income received.

Horgan, Action Plan was approved without complete review in order for grantee to submit QPR.

Horgan, The City of Minneapolis updated/adjusted (vouchers 220802 and 136938). They also informed field office that they will update unit/beneficiary numbers in their QPR once revised Action Plan is approved.

Horgan, Grantee continues to move towards closeout. Several activities have projected end dates of 12/31/19. Grantee contacted field office to inform that they are updating beneficiary information and budget.

Horgan, Grantee is preparing for closeout and completed the following:

1. Updated activities as complete
2. Perform drawdown of final balances
3. Adjusted two PI receipts totaling \$196,421.25 into G4835NSP DEMSF activity

Speckmeier, Grantee is anticipating one additional Action Plan and QPR being submitted before they are ready to close the grant.



Speckmeier, Grantee has requested a close out package for NSP-1.

Action Plan History

Version	Date
B-08-MN-27-0001 AP#1	04/09/2010
B-08-MN-27-0001 AP#2	11/18/2011
B-08-MN-27-0001 AP#3	11/20/2012
B-08-MN-27-0001 AP#4	06/05/2015
B-08-MN-27-0001 AP#5	10/19/2016
B-08-MN-27-0001 AP#6	12/07/2017
B-08-MN-27-0001 AP#7	11/06/2018
B-08-MN-27-0001 AP#8	02/13/2019
B-08-MN-27-0001 AP#9	07/31/2019
B-08-MN-27-0001 AP#10	01/30/2020
B-08-MN-27-0001 AP#11	05/04/2020

