

Action Plan

Grantee: Minnesota

Grant: B-11-DN-27-0001

LOCCS Authorized Amount:	\$ 5,000,000.00
Grant Award Amount:	\$ 5,000,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 665,883.54
Total Budget:	\$ 5,665,883.54

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Introduction: The Housing and Urban Development's (HUD's) Neighborhood Stabilization Program (NSP3) is authorized under the Wall Street Reform and Consumer Protection Act of 2010 (Dodd-Frank Financial Reform Act of 2010), Notice 75 FR 64322 of October 19, 2010, and represents a third round of funding to provide targeted emergency assistance to stabilize neighborhoods whose viability has been, and continues to be, damaged by the economic effects of properties that have been foreclosed upon and abandoned. \$1 billion was announced to stabilize neighborhoods hard hit by foreclosure across the nation. Minnesota Housing is the grantee for the State of Minnesota NSP funds in the amount of \$5 million under this authority. The focus of this program is the purchase, rehabilitation, management and resale of foreclosed and abandoned properties for the purpose of stabilizing neighborhoods. Unless provided differently by the Act, grants must comply with Community Development Block Grant (CDBG) requirements. The plan describes Minnesota Housing's NSP3 goals for the program, high need targeting criteria, distribution plan, assignment decisions, application requirements, eligible uses and activities, and performance evaluation for NSP funds. To date, there have been two other rounds of NSP funding. Under the first round (NSP1 authorized under the Housing and Economic Recovery Act of 2008 (HERA)), Minnesota Housing was named a grantee and awarded \$38.8 million. Minnesota Housing will sub grant NSP funds to eligible local units of government with experience administering CDBG funds who have demonstrated capacity and success in the management of Minnesota Housing's NSP1 funds granted in their jurisdictions in March of 2009. Subrecipients are expected to be knowledgeable about and adhere to the laws and regulations governing the CDBG program as well as the Neighborhood Stabilization Program. Subrecipients must commit and expend funding in accordance with NSP3 funding guidelines and the targeting requirements described in the Action Plan. Timelines and Non-competitive Assignment Process: The \$5 million in NSP funds administered by Minnesota Housing was awarded in February 2011. The NSP3 Program Concept and preliminary assignment recommendations were approved by Minnesota Housing's Board at its December 2010 meeting, after a comprehensive analysis by Agency staff. The Action Plan is informed by subsequent input from each subrecipient local government preliminarily assigned NSP3 funds, including preliminary program descriptions which were due January 4, 2011 and final program descriptions delivered shortly thereafter. Each subrecipient's program description included information on final target areas proposed, corresponding strategies for achieving stabilization, and their implementation method including administrative funds needed. Other factors examined were leverage and/or area assets, public and or private investments, made or anticipated, consistency with NSP3 priorities, and capacity/degree of readiness. The draft NSP3 Action Plan was posted for public comment on January 14, 2011 with a 15 day public comment period that ended on January 30, 2011. The final Action Plan; and awards for these NSP3 funds was presented for approval at Minnesota Housing's February 2011 Board meeting. The final Action Plan was delivered to HUD by March 1, 2011, and posted to Minnesota Housing's website at <http://www.mnhousing.gov>. HUD executed its agreement with Minnesota Housing on March 10, 2011. The plan has a term of three years, therefore, will expire on March 10, 2014. Distribution and Uses of Funds – State NSP Goals and Impact Minnesota Housing has three goals for the NSP funding: To maximize the revitalization and stabilization impact on neighborhoods; To preserve affordable housing opportunities in the targeted neighborhoods; To comp



How Fund Use Addresses Market Conditions:

Areas of Greatest Need Overview: Under NSP3 HUD has provided Minnesota Housing \$5,000,000 for allocation across the state. Outlined below is the methodology that Minnesota Housing used to identify areas of greatest need and to assign initial funding distributions around the state. For further details and to view the target area maps please visit our website at <http://www.mnhousing.gov>. Target Area Selection Criteria to stabilize a neighborhood, HUD recommended that grantees select target areas small enough so that at least 20 percent of the foreclosures in the target area receive assistance. HUD has estimated, by block group, the number of REO properties and foreclosures starts between July 2009 through June 2010, and the number of properties that need assistance to have a stabilizing impact. Together, Minnesota Housing and entitlement communities have been allocated \$12 million total for NSP3. Minnesota Housing based initial analysis on the assumption that each property will receive \$50,000 in assistance that will stay in the property after the sale to a homeowner. With that assumption, Minnesota Housing and entitlement communities determined they will be able to assist approximately 224 foreclosed properties (90 properties with funding from Minnesota Housing). If these 224 properties are to account for 20 percent of the foreclosed properties in target areas, Minnesota Housing needed to narrow the target areas so that they include no more than 1,120 foreclosed properties. Given that Minnesota Housing only received \$5 million of funding, Minnesota Housing first identified seven local communities that met the agency's selection criteria and then worked with the potential awardees to identify very narrow target areas, encompassing one to five block groups. After further guidance from HUD that impact must be achieved with initial investment dollars and not with program income recycling, the target areas and estimated total number of units Minnesota Housing will be able to assist, will be less than 90, and are currently estimated with this action plan at 74. This estimate accommodates the differences of value gap needs by neighborhoods. See below in the order stated here the NSP Need Score, the Total Estimated Units to Achieve Impact, and the Proposed Unit Count by subrecipient: City of Big Lake: 17, 15, 18 City of Minneapolis: 20, 8, 12 City of Saint Paul: 20, 6, 9 Dakota County: 18, 3, 4 Hennepin County: 19.8, 16, 19 Ramsey County: 17, 8, 12 For All Areas the NSP Need Score Average is 18.3; the total number of units to achieve impact equaled 60; the proposed unit count for the plan is 74. Minnesota Housing used five criteria to select areas for potential funding. To be targeted for funding, census tracts had to meet each of the following criteria: Primary Requirements: Previous recipient of NSP-1 funds (City or County). Significant foreclosure impact. HUD provides a foreclosure need score for each census tract in the state and the census tract is ranked on a score from 1 to 20, with 20 being the highest. All target areas foreclosure score of 17 or higher. In addition to considering the HUD score, Minnesota Housing narrowed the foreclosure impact areas to those that either have a high foreclosure score based on internal analysis of LPS Applied Analytics foreclosure data (one of the country's primary sources of loan performance data) OR areas that were previously targeted areas in NSP1. Local Market Priorities Access to transit OR Access to jobs. Census tracts within close proximity to jobs or transit were selected. Moderate to high rates of rental. HUD noted a preference towards rental housing in NSP3. Census tracts with rental rates at the 25th percentile or above for their region, were targeted. The regions for analysis include: the core cities of Minneapolis and Saint Paul, suburban seven

Ensuring Continued Affordability:

Subrecipients will be required to include in their loan documents the affordability requirements of 24 CFR §92.252(a), (c), (e) and (f), and §92.254. Affordability requirements for rental properties will be specified in the loan and/or mortgage documents, and a deed restriction or covenant similar to the HOME program. Mortgages and deed restrictions or covenants will be recorded against the property and become part of the public record.

Affordability of owner-occupied housing will be enforced by either recapture or resale restrictions. Each subrecipient will design its own recapture or resale provisions, which will be applied uniformly within their program. NSP may fund rehabilitation of units that are being purchased by individuals, or are being rehabilitated by a legal entity that will sell the property to a homebuyer. Although NSP may not always finance both the purchase and rehabilitation, Minnesota Housing will consider these activities to fall under the affordability requirements of §92.254(a) "Acquisition with or without rehabilitation." To meet the requirements of the NSP statute and Notice, rehabilitation funding must be provided simultaneously with the purchase financing. Subrecipients were required to describe any continuing affordability restrictions that they may impose beyond the minimum required by Minnesota Housing.

Forms implementing continued affordability must be reviewed by Minnesota Housing before being used.

Definition of Blighted Structure:

Blighted structure is one 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 obsolete layout, or any combination of these or other factors, is detrimental to the safety, health, morals, or welfare of the community. Subrecipients may use either the local jurisdiction's definition of "blighted structure" or Minnesota Housing's definition. Listed below is the definition they will use: 1) Ramsey will use Minnesota Housing's definition 2) St. Paul will use their definition: A structure is blighted when it exhibits signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare, or has serious structural deficiencies and the cost to rehabilitate to property standards will exceed 50% of the appraised value after rehabilitation. "Blighted Structure" is not defined in local codes, but this definition is consistent with the definition of a "dangerous structure" found in local code. 3) Hennepin will use Minnesota Housing's definition 4) Dakota will use Minnesota Housing's definition 5) Big Lake will use Minnesota Housing's definition 6) Minneapolis will use their definition— Blighted structure is defined by the City of Minneapolis code or Ordinances Chapter 249 standards for nuisance. 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 the department of Community Planning and Economic Development (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 non-dwelling structures or when such accessory buildings are structurally unsound in the opinion

Definition of Affordable Rents:

Minnesota Housing will adopt the definition of affordable rents that is contained in 24 CFR §92.252(a), minus utility allowances where tenants pay utilities. Rents are the cost of occupancy and utilities. If rent includes the cost of utilities then the owner may charge the maximum rent. If the tenant pays the utilities, the owner may only charge rent that does not exceed the maximum minus the amount of the "utility allowance." This definition is consistent with the continued affordability requirements of the same section that Minnesota Housing will adopt for the NSP program.

Housing Rehabilitation/New Construction Standards:

Assessment: In addition to property assessment standards already required by local, state, and federal regulations, properties shall also be assessed for the following: (Results of all assessment activities shall be disclosed to the purchaser prior to sale.) 1) Any visible mold or water infiltration issues, 2) Compliance with smoke detectors, carbon monoxide detection, and GFCI receptacle protection as noted below in Required Rehabilitation Activities, 3) Remaining life expectancy of major building components such as roof, siding, windows, mechanical systems and electrical systems, as well as any immediate cosmetic improvements necessary in order to sell or rent the residential property. **Building Codes and Local Housing Standards:** NSP-assisted housing that is rehabilitated must be rehabilitated in accordance with the State Building, Electrical, and Plumbing Codes. Upon completion, the housing must be in compliance with local housing standards. If local housing standards do not exist, the housing must meet the minimum housing quality standards (HQS) of 24 CFR 982.401. Where local housing standards exist, subrecipients must identify the standards that will apply to their projects and provide a copy to Minnesota Housing. As projects are rehabilitated, the subrecipients must document how each project meets the local standard, or HQS if there is no local standard, for Minnesota Housing's monitoring review. Subrecipients must identify in their program descriptions whether they will permit individuals purchasing homes for their own occupancy to conduct or contract for rehabilitation, the date by which such homebuyer rehabilitation must be completed, how the subrecipient will monitor progress of the rehabilitation, and the remedies the subrecipient will take if rehabilitation is not completed by the deadline. **Required Rehabilitation Activities:** In addition to remediation of any deficiencies resulting from property assessment required by local, state, and federal regulations, rehabilitation activities shall include the following: 1) Mold and/or water infiltration mitigation, if mold or water infiltration is observed during the assessment. Any moldy materials that cannot be properly cleaned must be removed. 2) Installation of U.L. approved smoke detection in all locations as required for new construction. At least one smoke detector must be hardwired (preferably located near sleeping rooms). 3) Installation of GFCI receptacle protection in locations as required for new construction. 4) Installation of carbon monoxide detection equipment in accordance with the 2006 state legislation. 5) Application of relevant Green Communities Criteria with the Minnesota Overlay to any building component that is modified or altered during a financed activity; including selecting EnergyStar qualified products. 6) Water efficient toilets, showers, and faucets, such as those with the Water Sense label, must be installed. 7) Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, and fires). 8) Rehabilitation or stabilization of hazardous materials such as lead-based paint and asbestos must be in accordance with applicable Federal, State, and Local laws, regulations, and ordinances. **Gut Rehabilitation and New Construction:** All gut rehabilitation (i.e. general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns, or load bearing interior or exterior walls) or new construction of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes. **Multifamily Housing:** Gut rehabilitation or new construction of mid or high rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, appendix

Vicinity Hiring:

Subrecipients shall, to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity or contract with small businesses that are owned and operated by persons residing in the vicinity of projects funded with NSP3. Vicinity is defined as each NSP3 target area. The following are suggested procedures. 1) Outreach to workforce services, commercial associations, local churches, civic clubs, and other agencies/organizations; 2) Identify business phone numbers, search zip code lists; 2) Develop email distributions or mailers; 3) Utilize employment agencies; 4) Develop documents such as flyers, program sheets, and other general materials that provide additional information to community members; 5) Citizen participation process.

If subrecipients are unable to develop hiring or business opportunities to residents in the vicinity of the project, they must encourage employment of Section 3 residents and Section 3 businesses.

Big Lake Vicinity Hiring Plan; procedures include: The City will work with its Partners to create a local vicinity hiring plan and outreach process. Information will be made available to the MN Workforce Center office(s) indicating the NSP3 objectives and skill sets required. Local businesses, church leaders and public officials at schools etc., will be notified and involved in the efforts to utilize local residents in the NSP3 target area.

Below you may view the procedures to be incorporated by each subrecipient.

Minneapolis Vicinity Hiring Plan; procedures include: City of Minneapolis' outreach, engagement, and guide to assist residents in completing necessary State and local qualification requirements for construction work; developer outreach and engagement to hire residents in the neighborhoods and blocks they are working in; collaboration with Summit Academy OIC, Dunwoody and Minneapolis Community College construction training programs serving residents in impacted areas; collaboration with neighborhood groups to connect with neighborhood residents, including block parties.

St. Paul Vicinity Hiring; procedures include: The City of Saint Paul vicinity hiring can be coordinated in conjunction with Saint Paul's Section 3 Action Plan. Specific actions may include: advertising contracting opportunities via the City's website that will provide general information about the project and where to obtain additional information; contacting business assistance



agencies and community organizations to inform them of contracting opportunities and requesting assistance in identifying vicinity businesses which may solicit bids or proposals for contracts for work; create and maintain a list of vicinity businesses; coordinate pre-bid meetings at which vicinity businesses may be informed of upcoming contracting and subcontracting opportunities; and advertising contracting opportunities through local (neighborhood level) media.

Dakota Vicinity Hiring Plan; procedures include: Provide project information in the county's newsletter; contact local business associations or other similar groups about the program; provide hiring information into rehab bidding documents; distribute contact information directly to households within the target area.

Hennepin Vicinity Hiring Plan; procedures include: Provide community outreach via city newsletters, etc; Advertise, identify and select qualified developers from inside the target area, when possible; require developers to identify and solicit bids from qualified contractors from the target area, when possible; require contractors to hire qualified job applicants from

Procedures for Preferences for Affordable Rental Dev.:

Census tracts with rental rates at the 25th percentile or above were targeted to ensure Minnesota Housing incorporated in order to give a preference to the development of affordable rental housing. In addition, target areas were limited to areas whose market is neither too "hot" nor too "cold", but rather are moderate to slow, in order to concentrate on areas where intervention is likely to have an impact. The final target areas were examined for alignment with subrecipients corresponding stabilization plan.

Grantee Contact Information:

Minnesota Housing Finance Agency is the state's responsible organization.

Address: 400 Wabasha Street North, Suite 400; St. Paul, MN 55102

Agency Contact: Abigail Behl;

Work address: 400 Wabasha Street North, Suite 400; St. Paul, MN 55102

Work phone (651) 296-8276;

abigail.behl@state.mn.us

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
DELETED-ACTIVITIES	DELETED-ACTIVITIES (Temporary)	B1. Acq Rehab Homeownership - Big Lake-12182018112600	B1. Acq Rehab Homeownership - Big Lake
		B2. Acq Rehab Rental LH - Big Lake-12182018112608	B2. Acq Rehab Rental LH - Big Lake
		D. Demolition - Big Lake-12182018112618	D. Demolition - Big Lake
		E1. Redevelopment Homeownership - Big Lake-12182018112629	E1. Redevelopment Homeownership - Big Lake
		E2. Redevelopment Rental - Big Lake-12182018112639	E2. Redevelopment Rental - Big Lake
NSP3 Big Lake	City of Big Lake	B1. Acq Rehab Homeownership LH - Big Lake	B1. Acq Rehab Homeownership LH - Big Lake
		F. Admin Costs - Big Lake	F. Admin Costs - Big Lake
NSP3 Dakota	Dakota County	B1. Acq Rehab Homeownership - Dakota	B1. Acq Rehab Homeownership - Dakota
		B1. Acq Rehab Homeownership LH - Dakota	B1. Acq Rehab Homeownership LH - Dakota
		B2. Acq Rehab Rental LH - Dakota	B2. Acq Rehab Rental LH - Dakota
		F. Admin Costs - Dakota	F. Admin Costs - Dakota
NSP3 Hennepin	Hennepin County	E1. Redevelopment Homeownership LH - Hennepin	E1. Redevelopment Homeownership LH - Hennepin
		E1. Redevelopment Homeownership - Hennepin	E1. Redevelopment Homeownership - Hennepin
		E2. MF Redevelopment Rental - Hennepin	E2. MF Redevelopment Rental - Hennepin
		E2. MF Redevelopment Rental LH - Hennepin	E2. MF Redevelopment Rental LH - Hennepin
		F. Admin Costs - Hennepin	F. Admin Costs - Hennepin
NSP3 MH	Minnesota Housing	F. Admin Costs - Minnesota	F. Admin Costs - Minnesota Hsg



NSP3 Minneapolis	City of Minneapolis	Hsg	F. Admin Costs - Minnesota Hsg
		E1. Redevelopment Homeownership - Minneapolis	E1. Redevelopment Homeownership - Minneapolis
		E1. Redevelopment Homeownership LH - Minneapolis	E1. Redevelopment Homeownership LH - Minneapolis
NSP3 Ramsey	Ramsey County	E2. Redevelopment Rental LH - Minneapolis	E2. Redevelopment Rental LH - Minneapolis
		F. Admin - Minneapolis	F. Admin - Minneapolis
		B1. Acq Rehab Homeownership LH - Ramsey	B1. Acq Rehab Homeownership LH - Ramsey
NSP3 St. Paul	City of St. Paul	B1. Acq Rehab Homeownership - Ramsey	B1. Acq Rehab Homeownership - Ramsey
		F. Admin Costs - Ramsey	F. Admin Costs - Ramsey
		B1. Acq Rehab Homeownership - St Paul	B1. Acq Rehab Homeownership - St Paul
		B1. Acq Rehab Homeownership LH - St Paul	B1. Acq Rehab Homeownership LH - St Paul
		B2. Acq Rehab Rental LH - St Paul	B2. Acq Rehab Rental LH - St Paul
		F. Admin Costs - St Paul	F. Admin Costs - St Paul



Activities

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

Grantee Activity Number: B1. Acq Rehab Homeownership - Big Lake-12182018112600

Activity Title: B1. Acq Rehab Homeownership - Big Lake

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

DELETED-ACTIVITIES

Projected Start Date:

03/10/2011

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:

06/30/2019

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

Program Income Account:

Big Lake NSP3

Proposed Beneficiaries

of Households

Total

Low

Mod

Low/Mod%

0.0

Proposed Accomplishments

#Units with bus/rail access

of Properties

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Big Lake2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed Budget



Location Description:

The City has chosen a target area which has moderate demand with higher supply of eligible properties. High need county locations - see block groups below:

271410304024, 271410304022, 271410304023, 271410304024

Activity Description:

08/12 Big Lake has relinquished their funds with one completed rehab. Their balance of funds used was \$55,885. All other funds under the grant were relinquished, \$500,000 in March of 2012 and \$266,114.47 in August of 2012.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: B2. Acq Rehab Rental LH - Big Lake-12182018112608

Activity Title: B2. Acq Rehab Rental LH - Big Lake

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

DELETED-ACTIVITIES

Projected Start Date:

03/10/2011

Project Draw Block by HUD:

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:

Cancelled

Project Title:

DELETED-ACTIVITIES (Temporary)

Projected End Date:

06/30/2019

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

Program Income Account:

Big Lake NSP3

Proposed Beneficiaries

of Households

Total

Low

Mod

Low/Mod%

0.0

Proposed Accomplishments

ELI Households (0-30% AMI)

#Units with bus/rail access

of Properties

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Big Lake2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Big Lake2

Organization Type

Local Government

Proposed Budget

\$ 0.00



Location Description:

The City has chosen a target area which has moderate demand with higher supply of eligible properties. High need county locations - see block groups below:
271410304024, 271410304022, 271410304023, 271410304024

Activity Description:

08/12 Big Lake has relinquished their funds with one completed rehab. Their balance of funds used was \$55,885. All other funds under the grant were relinquished, \$500,000 in March of 2012 and \$266,114.47 in August of 2012

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number:	D. Demolition - Big Lake-12182018112618
Activity Title:	D. Demolition - Big Lake

Activity Type:

Clearance and Demolition

Project Number:

DELETED-ACTIVITIES

Projected Start Date:

03/10/2011

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:

NA

Activity Status:

Cancelled

Project Title:

DELETED-ACTIVITIES (Temporary)

Projected End Date:

03/10/2019

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**Program Income Account:**

Big Lake NSP3

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total**Activity is being carried out by Grantee:**

No

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

City of Big Lake2

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

City of Big Lake2

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:

The City has chosen a target area which has moderate demand with higher supply of eligible properties. High need county locations - see block groups below:



271410304024, 271410304022, 271410304023, 271410304024

Activity Description:

Funds to be used to demolish blighted properties. 08/12 Big Lake has relinquished their funds with one completed rehab. Their balance of funds used was \$55,885. All other funds under the grant were relinquished, \$500,000 in March of 2012 and \$266,114.47 in August of 2012

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: E1. Redevelopment Homeownership - Big Lake-12182018112629

Activity Title: E1. Redevelopment Homeownership - Big Lake

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

DELETED-ACTIVITIES

Projected Start Date:

03/10/2011

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:

06/30/2019

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

Program Income Account:

Big Lake NSP3

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units with bus/rail access

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Big Lake2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Big Lake2

Organization Type

Local Government

Proposed Budget

\$ 0.00



Location Description:

The City has chosen a target area which has moderate demand with higher supply of eligible properties. High need county location block groups.

271410304024, 271410304022, 271410304023, 271410304024

Activity Description:

Funds to be used for vacant and foreclosed properties, for the purpose of redeveloping and reselling for homeownership. The City will utilize development partners who have participated in NSP1 activities. The city intends to use other funds to acquire and rehabilitate properties, relying on NSP funds for an average subsidy of \$50,000 per unit. Homes will be sold to homeowners at 120% AMI and below.

08/12 Big Lake has relinquished their funds with one completed rehab. Their balance of funds used was \$55,885. All other funds under the grant were relinquished, \$500,000 in March of 2012 and \$266,114.47 in August of 2012.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number:	E2. Redevelopment Rental - Big Lake-12182018112639
Activity Title:	E2. Redevelopment Rental - Big Lake

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

DELETED-ACTIVITIES

Projected Start Date:

03/10/2011

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:

06/30/2019

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

Program Income Account:

Big Lake NSP3

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

#Units with bus/rail access

Total

Activity is being carried out by Grantee:

No

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

City of Big Lake2

Proposed budgets for organizations carrying out Activity:
Responsible Organization

City of Big Lake2

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:

The City has chosen a target area which has moderate demand with higher supply of eligible properties. High need county locations - see block groups below:



Activity Description:

08/12 Big Lake has relinquished their funds with one completed rehab. Their balance of funds used was \$55,885. All other funds under the grant were relinquished, \$500,000 in March of 2012 and \$266,114.47 in August of 2012.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: NSP3 Big Lake / City of Big Lake

Grantee Activity Number: B1. Acq Rehab Homeownership LH - Big Lake
Activity Title: B1. Acq Rehab Homeownership LH - Big Lake

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Big Lake

Projected Start Date:

03/10/2011

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:

City of Big Lake

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 40,586.20

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 40,586.20

Benefit Report Type:

Direct (Households)

Program Income Account:

Big Lake NSP3

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00



# of Households	1	1	100.00
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Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
#Units with bus/rail access	1
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Big Lake2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Big Lake2	Local Government	\$ 40,586.20

Location Description:

The City has chosen a target area which has moderate demand with higher supply of eligible properties. High need county locations - see block groups below:
271410304024, 271410304022, 271410304023, 271410304024.

Activity Description:

Funds to be used for acquisition rehabilitation activities of foreclosed and abandoned homes and residential properties. The City will utilize development partners who have participated in NSP1 activities. The city intends to use other funds to acquire and rehabilitate properties, relying on NSP funds for an average subsidy of \$50,000 per unit.
08/12 Big Lake has relinquished their remaining funds. Their balance of funds used was \$55,885. All other funds under the grant were relinquished, \$500,000 in March of 2012 and \$266,114.47 in August of 2012. This amount includes administration funds remaining in the amount of \$2,345.67. Big Lake activities are complete with one property completed and sold.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number:	F. Admin Costs - Big Lake
Activity Title:	F. Admin Costs - Big Lake

Activity Type:

Administration

Project Number:

NSP3 Big Lake

Projected Start Date:

03/10/2011

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:

City of Big Lake

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 15,299.33

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 15,299.33

Benefit Report Type:

NA

Program Income Account:

Big Lake NSP3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Big Lake2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Big Lake2

Organization Type

Local Government

Proposed Budget

\$ 22,000.00

Location Description:

The City has chosen a target area which has moderate demand with higher supply of eligible properties. High need county locations - see block groups below:

271410304024, 271410304022, 271410304023, 271410304024

Activity Description:

2.7% of total grant funds will be used for admin costs. 08/12 Big Lake has relinquished their funds with one



completed rehab. Their balance of funds used was \$55,885. All other funds under the grant were relinquished, \$500,000 in March of 2012 and \$266,114.47 in August of 2012

Environmental Assessment: EXEMPT

Environmental Reviews: None

Project # / Title: NSP3 Dakota / Dakota County

Grantee Activity Number: B1. Acq Rehab Homeownership - Dakota
Activity Title: B1. Acq Rehab Homeownership - Dakota

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Dakota

Projected Start Date:

03/10/2011

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:

Dakota County

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 212,520.77

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 212,520.77

Benefit Report Type:

Direct (Households)

Program Income Account:

Dakota County NSP3

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1



# of Housing Units	1
# of Elevated Structures	1
# of Substantially Rehabilitated Units	1
#Units & other green	1
#Sites re-used	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	1
#Dishwashers replaced	1
#Refrigerators replaced	1
#Replaced thermostats	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	15
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Dakota County2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Dakota County2	Local Government	\$ 212,520.77

Location Description:

The County has chosen West St. Paul as its primary area for its initial allocation. Additional block groups of West and South St. Paul are being considered for the future application of program income. Both areas have moderate demand with higher supply of eligible properties. See block group below:
270370601014

Activity Description:

Funds to be used for acquisition rehabilitation activities of foreclosed and abandoned homes and residential properties. The County will directly administer NSP3 and procure contractor services. NSP3 funds will be used to acquire, rehabilitate and resell units to homeowners at 120% AMI and below. Their program design calls for the County to acquire and rehab homes with an average TDC of \$200,000. The County also plans to rehabilitate a rental property for households at 50% AMI or below. Program income is anticipated to be revolved in the target area. The subrecipient will mix a down payment assistance program with program income to complement its acquisition rehab activities.
03/12 Modification adjusts for anticipated program income. 11/12 modification adjusts for decreased program income. 01/13 budget amendment transfers funds to acq rehab - lh. 11/13 amendment adjusts funds for decreased anticipated program income. July 2014 amendment shifts funds to acq rehab lh activity. Feb 2015 amendment adjusts for decreased program income. Dec 2015 budget amendment increases admin and acq rehab homeownership due to program income funds. Dec 2016 amendment shifts funds from acq rehab to acq rehab lh

Environmental Assessment: COMPLETED



Environmental Reviews: None



Grantee Activity Number: B1. Acq Rehab Homeownership LH - Dakota
Activity Title: B1. Acq Rehab Homeownership LH - Dakota

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Dakota

Projected Start Date:

03/10/2011

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:

Dakota County

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 303,498.44

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 303,498.44

Benefit Report Type:

Direct (Households)

Program Income Account:

Dakota County NSP3

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Elevated Structures	2
#Units & other green	2
#Units deconstructed	1
#Sites re-used	2
#Units exceeding Energy Star	2
#Units with bus/rail access	1
#Low flow showerheads	3
#Low flow toilets	4
#Refrigerators replaced	2
#Replaced hot water heaters	2
#Replaced thermostats	2
#High efficiency heating plants	2
# of Properties	2



Activity is being carried out by Grantee:

No

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

Dakota County2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Dakota County2	Local Government	\$ 303,498.44

Location Description:

The County has chosen West St. Paul as its primary area for its initial allocation. Additional block groups of West and South St. Paul are being considered for the future application of program income. Both areas have moderate demand with higher supply of eligible properties. See block group below:

270370601014

Activity Description:

Funds to be used for acquisition rehabilitation activities of foreclosed and abandoned homes and residential properties.

The County will directly administer NSP3 and procure contractor services. NSP3 funds will be used to acquire, rehabilitate and resell units to homeowners at 50% AMI and below. Their program design calls for the County to acquire and rehab homes with an average TDC of \$200,000. The subrecipient will mix a down payment assistance program with program income to complement its acquisition rehab activities.

11/13 amendment adjusts funds for decreased anticipated program income. July 2014 amendment shifts funds to avq rehab lh activity. Dec 2016 amendment shifts funds from acq rehab to acq rehab lh

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: B2. Acq Rehab Rental LH - Dakota
Activity Title: B2. Acq Rehab Rental LH - Dakota

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Dakota

Projected Start Date:

03/10/2011

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:

Dakota County

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 202,262.96

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 202,262.96

Benefit Report Type:

Direct (Households)

Program Income Account:

Dakota County NSP3

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Elevated Structures

of Substantially Rehabilitated Units

ELI Households (0-30% AMI)

#Units w other green

#Sites re-used

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Refrigerators replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#High efficiency heating plants

#Additional Attic/Roof Insulation

Total

1

1

1

1

1

1

1

1

1

1

10

1

1

1

1



#Energy Star Replacement Windows

7

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Dakota County2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Dakota County2

Organization Type

Local Government

Proposed Budget

\$ 202,262.96

Location Description:

The County has chosen West St. Paul as its primary area for its initial allocation. High need suburban metro location - see block group below:

270370601014

Activity Description:

Funds to be used for acquisition rehabilitation activities of foreclosed and abandoned homes and residential properties. The County will directly administer NSP3 and procure contractor services. NSP3 funds will be used to acquire, rehabilitate and resell units to homeowners at 120% AMI and below. Their program design calls for the County to acquire and rehab homes with an average TDC of \$200,000. The County also plans to rehabilitate a rental property for households at 50% AMI or below. Program income is anticipated to be revolved in the target area. The subrecipient will mix a down payment assistance program with program income to complement its acquisition rehab activities. 03/12 Modification adjusts for anticipated program income. 11/12 modification adjusts for decreased program income. 11/13 amendment adjusts funds for decreased anticipated program income.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: F. Admin Costs - Dakota
Activity Title: F. Admin Costs - Dakota

Activity Type:

Administration

Project Number:

NSP3 Dakota

Projected Start Date:

03/10/2011

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:

Dakota County

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 50,227.72

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 50,227.72

Benefit Report Type:

NA

Program Income Account:

Dakota County NSP3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Dakota County2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Dakota County2

Organization Type

Local Government

Proposed Budget

\$ 50,227.72

Location Description:

The County has chosen West St. Paul as its primary area for its initial allocation. High need suburban metro location- see block group below.

270370601014

Activity Description:

6.0% of total grant funds will be used for administration costs.

July 2014 amendment shifts funds to avq rehab lh activity. Dec 2015 budget amendment increases admin and acq rehab homeownership due to program income funds. Dec 2016 amendment increases due to program income.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Project # / Title: NSP3 Hennepin / Hennepin County

Grantee Activity Number: E1. Redevelopment Homeownership LH - Hennepin
Activity Title: E1. Redevelopment Homeownership LH - Hennepin

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP3 Hennepin

Projected Start Date:
 03/10/2011

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:
 Hennepin County

Projected End Date:
 06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 109,063.32

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 109,063.32

Program Income Account:
 Hennepin County NSP3

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Elevated Structures	1
# of Substantially Rehabilitated Units	2
#Units w/ other green	1
#Sites re-used	2
#Units with bus/rail access	2
#Low flow showerheads	4
#Low flow toilets	4
#Units with solar panels	2
#Dishwashers replaced	1
#Refrigerators replaced	2
#Light fixtures (outdoors) replaced	7
#Light Fixtures (indoors) replaced	22
#Replaced hot water heaters	2
#Replaced thermostats	3
#Efficient AC added/replaced	1
#High efficiency heating plants	2
#Additional Attic/Roof Insulation	2
#Energy Star Replacement Windows	20
# of Properties	2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Hennepin County2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Hennepin County2	Local Government	\$ 109,063.32

Location Description:

The County has chosen Brooklyn Park and Brooklyn Center areas which have moderate demand with higher supply of eligible properties. High need suburban metro locations - see block groups below:

270530206001, and, 270530206002, and, 270530268163, and, 270530268183

Effective August 2012 an expansion of Hennepin County's Brooklyn Park target area for the purpose of facilitating the selection of foreclosed homes was submitted as part of their NSP3 stabilization plan. The expansion will assist the stabilization work already underway in the expanded area. It further increases the selection of foreclosed homes that may be assisted.

Hennepin's stabilization plan has been focused south of 85th Avenue North. The expanded area increases the block groups from two to 32 block groups and extends approximately 3 ½ miles east and south of their current target area providing a high concentration of residential properties. The impact score for the revised target area is 132. Although the impact score increases to 132, the number of foreclosed units assisted in this area is 166. This total already exceeds HUD's required impact score of 132. The layered assistance comes

from the City's EDA program, their NSP1, NSP2, NSP3, CDBG and other MN Housing funds. Hennepin's NSP3 investment in Brooklyn Park of 11 units will continue to provide stabilization to the area given the vacancy rate of 3-4% and their current rate of loans 90 days delinquent.

Activity Description:

Funds to be used for vacant and foreclosed properties, for the purpose of redeveloping and reselling for homeownership. The County will utilize local subrecipients and developer partners who have participated in NSP1 and NSP2 activities. NSP3 funds will be used to redevelop and resell units to homeowners at 120% AMI and below. The program design calls for developers to acquire and rehab homes with an average subsidy of \$50,000 per project. The County has included a rental preference in their plan to serve special needs populations or address a 122 multifamily property should the opportunity present itself. A substantial amendment to HUD will be filed should the need arise. Other funding source –subrecipient will seek their own financing for acquisition and rehabilitation of units. Funding will also leverage work completed under NSP1 & NSP2 Direct, and city investments

Oct 2013 amendment shifts funds to LH Activity. Feb 2014 amendment shifts funds to Redevelopment Homeownership. Sept 2014 budget amendment shifts funds to Redevelopment Homeownership. Feb 2015 amendment adjusts for decreased program income. March 2015 amendment adjusts for increased program income.

June 2015 amendment shifts funds from LH to Redev HO. Sept 2015 amendment shifts funds between activities.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: E1. Redevelopment Homeownership - Hennepin

Activity Title: E1. Redevelopment Homeownership - Hennepin

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Hennepin

Projected Start Date:

03/10/2011

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:

Hennepin County

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,120,190.08

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,120,190.08

Benefit Report Type:

Direct (Households)

Program Income Account:

Hennepin County NSP3

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
16		6	37.50
16		6	37.50

of Households

Proposed Accomplishments

of Singlefamily Units

Total

16

of Housing Units

16

of Elevated Structures

1

of Substantially Rehabilitated Units

16

#Units w/ other green

9

#Units deconstructed

3

#Sites re-used

11

#Units exceeding Energy Star

3

#Units with bus/rail access

16

#Low flow showerheads

31

#Low flow toilets

31

#Dishwashers replaced

15

#Clothes washers replaced

3

#Refrigerators replaced

16



#Light fixtures (outdoors) replaced	59
#Light Fixtures (indoors) replaced	248
#Replaced hot water heaters	16
#Replaced thermostats	15
#Efficient AC added/replaced	14
#High efficiency heating plants	7
#Additional Attic/Roof Insulation	16
#Energy Star Replacement Windows	159
# of Properties	16

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Hennepin County2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Hennepin County2	Local Government	\$ 1,120,190.08

Location Description:

The County has chosen Brooklyn Park and Brooklyn Center areas which have moderate demand with higher supply of eligible properties. High need suburban metro locations. See block groups below: 270530206001, and, 270530206002, and, 270530268163, and, 270530268183

Effective August 2012 an expansion of Hennepin County's Brooklyn Park target area for the purpose of facilitating the selection of foreclosed homes was submitted as part of their NSP3 stabilization plan. The expansion will assist the stabilization work already underway in the expanded area. It further increases the selection of foreclosed homes that may be assisted. Hennepin's stabilization plan has been focused south of 85th Avenue North. The expanded area increases the block groups from two to 32 block groups and extends approximately 3 ½ miles east and south of their current target area providing a high concentration of residential properties. The impact score for the revised target area is 132. Although the impact score increases to 132, the number of foreclosed units assisted in this area is 166. This total already exceeds HUD's required impact score of 132. The layered assistance comes from the City's EDA program, their NSP1, NSP2, NSP3, CDBG and other MN Housing funds. Hennepin's NSP3 investment in Brooklyn Park of 11 units will continue to provide stabilization to the area given the vacancy rate of 3-4% and their current rate of loans 90 days delinquent.

Activity Description:

Funds to be used for vacant and foreclosed properties, for the purpose of redeveloping and reselling for homeownership. The County will utilize local subrecipients and developer partners who have participated in NSP1 and NSP2 activities. NSP3 funds will be used to redevelop and resell units to homeowners at 120% AMI and below. The program design calls for developers to acquire and rehab homes with an average subsidy of \$50,000 per project. The County has included a rental preference in their plan to serve special needs populations or address a 122 multifamily property should the opportunity present itself. A substantial amendment to HUD will be filed should the need arise. Other funding source –subrecipient will seek their own financing for acquisition and rehabilitation of units. Funding will also leverage work completed under NSP1 & NSP2 Direct, and city investments.

Oct 2013 amendment shifts funds to LH Activity, and adjusts for increased program income. Feb 2014 amendment shifts funds to Redevelopment Homeownership. Sept 2014 budget amendment shifts funds to Redevelopment Homeownership. March 2015 amendment adjusts for increased program income.

June 2015 amendment shifts funds from LH to Redev HO. Sept 2015 amendment shifts funds between activities. Feb 2016 amendment adds funds to Redev Homeownership due to program income increases. Dec 2016



amendments shifts funds from redev HO to admin.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: E2. MF Redevelopment Rental - Hennepin
Activity Title: E2. MF Redevelopment Rental - Hennepin

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Hennepin

Projected Start Date:

03/10/2011

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:

Hennepin County

Projected End Date:

06/30/2019

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

Benefit Report Type:

Direct (Households)

Program Income Account:

Hennepin County NSP3

Proposed Beneficiaries

Renter Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Hennepin County2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Hennepin County2

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:



Activity Description:

Funds to be used for vacant and foreclosed properties, for the purpose of redeveloping and reselling for homeownership. The County will utilize local subrecipients and developer partners who have participated in NSP1 and NSP2 activities. NSP3 funds will be used to redevelop and resell units to homeowners at 120% AMI and below. The program design calls for developers to acquire and rehab homes with an average subsidy of \$50,000 per project. The County has included a rental preference in their plan to serve special needs populations or address a 122 multifamily property should the opportunity present itself. A substantial amendment to HUD will be filed should the need arise. Other funding source –subrecipient will seek their own financing for acquisition and rehabilitation of units. Funding will also leverage work completed under NSP1 & NSP2 Direct, and city investments.

Oct 2013 amendment shifts funds to LH Activity. Sept 2014 budget amendment shifts funds to Redevelopment Homeownership & Redev Rental.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: E2. MF Redevelopment Rental LH - Hennepin
Activity Title: E2. MF Redevelopment Rental LH - Hennepin

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Hennepin

Projected Start Date:

03/10/2011

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:

Hennepin County

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 495,645.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 495,645.00

Benefit Report Type:

Direct (Households)

Program Income Account:

Hennepin County NSP3

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
34	34		100.00
34	34		100.00

of Households

Proposed Accomplishments

of Multifamily Units

Total

34

of Housing Units

34

ELI Households (0-30% AMI)

24

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Hennepin County2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Hennepin County2

Organization Type

Local Government

Proposed Budget

\$ 495,645.00



Location Description:**Activity Description:**

Funds to be used for vacant and foreclosed properties, for the purpose of redeveloping and reselling for homeownership. The County will utilize local subrecipients and developer partners who have participated in NSP1 and NSP2 activities. NSP3 funds will be used to redevelop and resell units to homeowners at 120% AMI and below. The program design calls for developers to acquire and rehab homes with an average subsidy of \$50,000 per project. The County has included a rental preference in their plan to serve special needs populations or address a 122 multifamily property should the opportunity present itself. A substantial amendment to HUD will be filed should the need arise. Other funding source –subrecipient will seek their own financing for acquisition and rehabilitation of units. Funding will also leverage work completed under NSP1 & NSP2 Direct, and city investments.

Oct 2013 amendment shifts funds to LH Activity, and adjusts for increased program income. Sept 2015 amendment shifts funds between activities.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number:	F. Admin Costs - Hennepin
Activity Title:	F. Admin Costs - Hennepin

Activity Type:

Administration

Project Number:

NSP3 Hennepin

Projected Start Date:

03/10/2011

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:

Hennepin County

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 98,455.43**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 98,455.43**Benefit Report Type:**

NA

Program Income Account:

Hennepin County NSP3

Activity is being carried out by Grantee:

No

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

Hennepin County2

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

Hennepin County2

Organization Type

Local Government

Proposed Budget

\$ 98,455.43

Location Description:High need suburban metro locations - see block groups below:
270530206001, and, 270530206002, and, 270530268163, and, 270530268183**Activity Description:**6.0% of total grant funds will be used for administration costs.
Dec 2016 amendments shifts funds from redev HO to admin.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Project # / Title: NSP3 MH / Minnesota Housing

Grantee Activity Number: F. Admin Costs - Minnesota Hsg
Activity Title: F. Admin Costs - Minnesota Hsg

Activity Type:

Administration

Project Number:

NSP3 MH

Projected Start Date:

03/10/2011

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:

Minnesota Housing

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 235,000.00

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

Other Funds: \$ 0.00

Total Funds: \$ 235,000.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

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

Minnesota Housing Finance Agency

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

Minnesota Housing Finance Agency

Organization Type

State Agency

Proposed Budget

\$ 235,000.00

Location Description:

Costs are applicable for NSP3 program administration.

Activity Description:

General administration of NSP program - 5% of total grant funds.

August 2012 Substantial amendment -administrative funds are reallocated from the state's balance to maintain the six percent ratio originally designated in Minneapolis' grant. The current administration budget for Minnesota Housing after the transfer of \$15,000 to Minneapolis is 4.7% of total grant funds, equaling \$235,000.00.

Environmental Assessment: EXEMPT**Environmental Reviews:** None**Project # / Title:** NSP3 Minneapolis / City of Minneapolis**Grantee Activity Number:** E1. Redevelopment Homeownership - Minneapolis**Activity Title:** E1. Redevelopment Homeownership - Minneapolis**Activity Type:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Completed

Project Number:

NSP3 Minneapolis

Project Title:

City of Minneapolis

Projected Start Date:

03/10/2011

Projected End Date:

06/30/2019

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date 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

Activity Draw Block Date by HUD:**Total Budget:** \$ 838,179.07**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 838,179.07**Benefit Report Type:**

Direct (Households)

Program Income Account:

Minneapolis NSP3

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
10		8	80.00
10		8	80.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

10

of Housing Units

10

of Properties

10

Activity is being carried out by Grantee:

No

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

City of Minneapolis

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

City of Minneapolis

Organization Type

Local Government

Proposed Budget

\$ 838,179.07

Location Description:

The City has chosen the Hawthorne Eco-Village area which has moderate demand with higher supply of eligible properties.

High need metro city location block groups:

270531016001, and, 270531016002, and, 270531016003

Activity Description:

Funds to be used for vacant and foreclosed properties, for the purposes of redeveloping and reselling for homeownership. The City of Minneapolis will redevelop eight single family homes and two rental duplexes making the total unit count 12. The City will utilize developer partners who have participated in NSP1 and NSP2 activities. NSP3 funds will be used to redevelop and resell units to homeowners at 120% AMI and below. The program design calls for developers to acquire and rehab homes with an average subsidy of \$60,000 per unit. The City also plans for developers to redevelop rentals for households at 50% AMI or below. Minneapolis will leverage other resources to increase impact in the target area, such as the Minneapolis Advantage program in the amount \$50,000 to be used for down payment assistance.

June 2012 amendment shifts funds to Redevelopment Homeownership - LH. Units decreased by two. August 2012 amendment shifts funds from City of Big Lake deobligation, and increases units to 12.



The August 2012 Substantial amendment reallocates \$266,114.47 (remaining Big Lake funds) to the City of Minneapolis for the redevelopment of four properties, two rehabilitations and two new construction. The City's new grant total under this amendment now equals \$1,046,918.47. Included also is the expansion of their target area to improve their selection options. The target area also known as the Hawthorne neighborhood, one of the hardest foreclosure-impacted areas, is characterized as a dense metro area with high concentration of foreclosures and multiple demolitions. This reallocation increases the city's NSP3 unit count from 12 to 16 (four rentals and 12 homeownership units), which will continue the stabilization work already in progress in this neighborhood. The estimated number of properties needed to make an impact is 13, already met with layered investments from NSP1, NSP2, CDBG, HOME, Met Council and other local sources. The City will contract these funds through their developer Project for Pride in Living (PPL). It is anticipated that at least two of the homes will be completed prior to the March 2013 expenditure deadline. The City is scheduled to reach their 70% expenditure level by January of 2013. Dec 2013 amendment adds funds due to program income. Feb 2014 amendment shifts funds to redev HO LH and adds funds due to program income. Sept 2015 amendment increases redevelopment activities due to increased program income. Mar 2016 amendment shifts funds to Redevelopment Homeownership. Sept 2017 amendment increases budget due to program income.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: E1. Redevelopment Homeownership LH - Minneapolis
Activity Title: E1. Redevelopment Homeownership LH - Minneapolis

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Minneapolis

Projected Start Date:

03/10/2011

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:

City of Minneapolis

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 217,513.72

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 217,513.72

Benefit Report Type:

Direct (Households)

Program Income Account:

Minneapolis NSP3

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
4	4		100.00
4	4		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

4

4

4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Minneapolis

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Minneapolis

Organization Type

Local Government

Proposed Budget

\$ 217,513.72



Location Description:

The City has chosen the Hawthorne Eco-Village area which has moderate demand with higher supply of eligible properties. High need metro city locations block groups: 270531016001, and, 270531016002, and, 270531016003

Activity Description:

Funds to be used for vacant and foreclosed properties, for the purposes of redeveloping and reselling for homeownership. The City of Minneapolis will redevelop eight single family homes and two rental duplexes making the total unit count 12. The City will utilize developer partners who have participated in NSP1 and NSP2 activities. NSP3 funds will be used to redevelop and resell units to homeowners at 120% AMI and below. The program design calls for developers to acquire and rehab homes with an average subsidy of \$60,000 per unit. The City also plans for developers to redevelop rentals for households at 50% AMI or below. Minneapolis will leverage other resources to increase impact in the target area, such as the Minneapolis Advantage program in the amount \$50,000 to be used for down payment assistance.

Feb 2014 amendment shifts funds to redev HO LH and adds funds due to program income. Sept 2015 amendment increases redevelopment activities due to increased program income. Mar 2016 amendment shifts funds to Redevelopment Homeownership.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: E2. Redevelopment Rental LH - Minneapolis
Activity Title: E2. Redevelopment Rental LH - Minneapolis

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Minneapolis

Projected Start Date:

03/10/2011

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:

City of Minneapolis

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 201,613.49

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 201,613.49

Benefit Report Type:

Direct (Households)

Program Income Account:

Minneapolis NSP3

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
# of Substantially Rehabilitated Units	4
# ELI Households (0-30% AMI)	1
#Units w other green	4
#Sites re-used	4
#Units with bus/rail access	4
#Low flow showerheads	4
#Low flow toilets	4
#Refrigerators replaced	4
#Light Fixtures (indoors) replaced	32
#Replaced hot water heaters	4
#Energy Star Replacement Windows	24
# of Properties	1



Activity is being carried out by Grantee:

No

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

City of Minneapolis

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

City of Minneapolis

Organization Type

Local Government

Proposed Budget

\$ 201,613.49

Location Description:

The City has chosen the Hawthorne Eco-Village area which has moderate demand with higher supply of eligible properties.

High need metro city locations block groups:

270531016001, and, 270531016002, and, 270531016003

Activity Description:

Funds to be used for vacant and foreclosed properties, for the purpose of redeveloping rental properties.

The City of Minneapolis will redevelop eight single family homes and two rental duplexes making the total unit count 12. The City will utilize developer partners who have participated in NSP1 and NSP2 activities. NSP3 funds will be used to redevelop and resell units to homeowners at 120% AMI and below. The program design calls for developers to acquire and rehab homes with an average subsidy of \$60,000 per unit. The City also plans for developers to redevelop rentals for households at 50% AMI or below. Minneapolis will leverage other resources to increase impact in the target area, such as the Minneapolis Advantage program in the amount \$50,000 to be used for down payment assistance.

June 2012 amendment shifts funds to Redevelopment Homeownership LH activity. Feb 2014 amendment shifts funds to redev HO LH and adds funds due to program income.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number:	F. Admin - Minneapolis
Activity Title:	F. Admin - Minneapolis

Activity Type:

Administration

Project Number:

NSP3 Minneapolis

Projected Start Date:

03/10/2011

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:

City of Minneapolis

Projected End Date:

06/30/2019

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

Total Budget:	\$ 44,231.97
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Most Impacted and Distressed Budget:	\$ 0.00
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Other Funds:	\$ 0.00
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Total Funds:	\$ 44,231.97
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Benefit Report Type:

NA

Program Income Account:

Minneapolis NSP3

Activity is being carried out by Grantee:

No

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

City of Minneapolis

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

City of Minneapolis

Organization Type

Local Government

Proposed Budget

\$ 44,231.97

Location Description:High need metro city locations. See block groups below:
270531016001, and, 270531016002, and, 270531016003**Activity Description:**

6.0% of total grant funds will be used for administration costs. August 2012 amendment shifts funds from City of Big Lake deobligation.

The August 2012 Substantial amendment reallocates \$266,114.47 (remaining Big Lake funds) to the City of Minneapolis for the redevelopment of four properties, two rehabilitations and two new construction this amount includes administration funds remaining in the amount of \$2,345.67. Additional administrative funds are reallocated from the state's balance to maintain the six percent ratio originally designated in their grant. The additional administrative costs added to the grant equals \$15,000 resulting in a total administration fund of \$63,149.67.
Feb 2014 amendment shifts funds to redev HO LH and adds funds due to program income. Mar 2016 amendment shifts funds to Redevelopment Homeownership.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: NSP3 Ramsey / Ramsey County

Grantee Activity Number:	B1. Acq Rehab Homeownership LH - Ramsey
Activity Title:	B1. Acq Rehab Homeownership LH - Ramsey

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Ramsey

Projected Start Date:

03/10/2011

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:

Ramsey County

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 199,682.81

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 199,682.81

Program Income Account:

Ramsey County NSP3

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Housing Units	4
#Units w/ other green	1
#Units with bus/rail access	4
#Low flow showerheads	3
#Low flow toilets	3
#Dishwashers replaced	3
#Clothes washers replaced	1
#Refrigerators replaced	3
#Light Fixtures (indoors) replaced	4
#Replaced hot water heaters	3
#Replaced thermostats	3
#Efficient AC added/replaced	3
#High efficiency heating plants	3
#Additional Attic/Roof Insulation	4
# of Properties	4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Ramsey County2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Ramsey County2	Local Government	\$ 199,682.81

Location Description:

The County has chosen the West Maplewood area between Arcade and White Bear (north of Larpenteur) which has moderate demand with higher supply of eligible properties. High need suburban metro locations - see block groups below: 271230423021, and, 271230423022, and, 271230423023, and, 271230423024, and, 271230423025

Activity Description:

Funds to be used for acquisition rehabilitation activities of foreclosed and abandoned homes and residential properties. Ramsey County will rehabilitate twelve single family homes. Should subsidy be less for each property, Ramsey will be able to impact additional properties. Therefore it projects a range between 12-14 properties. The County will utilize developer partners who have participated in NSP1 activities. NSP3 funds will be used to acquire, rehabilitate, and resell units to homeowners at 120% AMI and below. The program design calls for developers to acquire and rehab homes with an average subsidy of \$33,600 - \$50,000 per project. Ramsey will leverage other resources from HOME funds in the amounts of \$200,000 for foreclosure remediation, \$75,000 for acquisition/rehabilitation, and



\$180,000 for buyer assistance to increase impact in the target area. The developer will seek their own financing for acquisition and rehabilitation of units.

July 2012 amendment adds funds for anticipated program income. Aug 2012 amendment shifts funds to Acq Rehab Homeownership LH from Admin. Sept 2013 amendment shifts funds between acq rehab and acq rehab lh, and also adds funds to acq rehab lh. Feb 2014 amendment shifts funds to Acq Rehab Homeownership activity. Dec 2014 amendment adds funds to LH activity and admin. Feb 2015 amendment adjusts for decreased program income. Jun 2015 amendment shifts funds from lh activity to non-lh activity. Dec 2016 amendment shifts funds from Acq Rehab LH to admin.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: B1. Acq Rehab Homeownership - Ramsey
Activity Title: B1. Acq Rehab Homeownership - Ramsey

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Ramsey

Projected Start Date:

03/10/2011

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:

Ramsey County

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 483,832.30

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 483,832.30

Benefit Report Type:

Direct (Households)

Program Income Account:

Ramsey County NSP3

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
10		5	50.00
10		5	50.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units w/ other green

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#High efficiency heating plants

#Additional Attic/Roof Insulation

of Properties

Total

10

10

1

10

10

11

10

3

10

49

10

10

10

10

10

10



Activity is being carried out by Grantee:

No

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

Ramsey County2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Ramsey County2	Local Government	\$ 483,832.30

Location Description:

The County has chosen the West Maplewood area between Arcade and White Bear (north of Larpenteur) which has moderate demand with higher supply of eligible properties. High need suburban metro locations - see block groups below: 271230423021, and, 271230423022, and, 271230423023, and, 271230423024, and, 271230423025

Activity Description:

Funds to be used for acquisition rehabilitation activities of foreclosed and abandoned homes and residential properties. Ramsey County will rehabilitate twelve single family homes. Should subsidy be less for each property, Ramsey will be able to impact additional properties. Therefore it projects a range between 12-14 properties. The County will utilize developer partners who have participated in NSP1 activities. NSP3 funds will be used to acquire, rehabilitate, and resell units to homeowners at 120% AMI and below. The program design calls for developers to acquire and rehab homes with an average subsidy of \$33,600 - \$50,000 per project. Ramsey will leverage other resources from HOME funds in the amounts of \$200,000 for foreclosure remediation, \$75,000 for acquisition/rehabilitation, and \$180,000 for buyer assistance to increase impact in the target area. The developer will seek their own financing for acquisition and rehabilitation of units.

July 2012 amendment adds funds for anticipated program income. Sept 2013 amendment shifts funds between acq rehab and acq rehab lh, and also adds funds to acq rehab lh. Nov 2013 amendment adjusts for decreased anticipated program income. Feb 2014 amendment shifts funds to Acq Rehab Homeownership activity.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number:	F. Admin Costs - Ramsey
Activity Title:	F. Admin Costs - Ramsey

Activity Type:

Administration

Project Number:

NSP3 Ramsey

Projected Start Date:

03/10/2011

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:

Ramsey County

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 53,440.93

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 53,440.93

Benefit Report Type:

NA

Program Income Account:

Ramsey County NSP3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Ramsey County2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Ramsey County2

Organization Type

Local Government

Proposed Budget

\$ 53,440.93

Location Description:

The County has chosen the West Maplewood area between Arcade and White Bear (north of Larpenteur) which has moderate demand with higher supply of eligible properties. High need suburban metro locations - see block groups below: 271230423021, and, 271230423022, and, 271230423023, and, 271230423024, and, 271230423025

Activity Description:

6.0% of total grant funds will be used for administration costs.

July 2012 amendment adds funds for anticipated program income. Aug 2012 amendment shifts funds to Acq Rehab Homeownership LH. Feb 2014 amendment shifts funds to Acq Rehab Homeownership activity. Dec 2014 amendment adds funds to LH activity and admin. Dec 2016 amendment shifts funds from acq rehab to admin.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Project # / Title: NSP3 St. Paul / City of St. Paul

Grantee Activity Number: B1. Acq Rehab Homeownership - St Paul
Activity Title: B1. Acq Rehab Homeownership - St Paul

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 St. Paul

Projected Start Date:

03/10/2011

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:

Under Way

Project Title:

City of St. Paul

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 397,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 397,000.00

Benefit Report Type:

Direct (Households)

Program Income Account:

St. Paul NSP3

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
7		2	28.57
7		2	28.57

of Households

Proposed Accomplishments	Total
# of Singlefamily Units	7
# of Housing Units	7
# of Substantially Rehabilitated Units	7
#Units exceeding Energy Star	7
#Units with bus/rail access	7
#Low flow showerheads	10
#Low flow toilets	11
#Dishwashers replaced	7
#Clothes washers replaced	7
#Refrigerators replaced	7
#Light fixtures (outdoors) replaced	20
#Light Fixtures (indoors) replaced	77
#Replaced hot water heaters	7
#Replaced thermostats	7
#Efficient AC added/replaced	4
#High efficiency heating plants	7
#Additional Attic/Roof Insulation	7
#Energy Star Replacement Windows	72
# of Properties	7

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of St. Paul2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of St. Paul2	Local Government	\$ 397,000.00

Location Description:

The City has chosen the Payne-Maryland-Arcade area which has moderate demand with higher supply of eligible properties.

High need metro city locations - see block groups below:

271230310003

271230315004

August 2012 Substantial amendment: Target Area expansion

An expansion of St. Paul's NSP3 target area is included as a revision. The purpose is to increase St. Paul's pool of foreclosed homes and jumpstart their NSP3 program. This proposal includes a change in strategy and a slightly larger target area (high need score at 20) that overlaps their current NSP HUD Direct funds and creates the needed opportunities for St. Paul to successfully expend their funds within the NSP deadlines. Under the new plan, St. Paul's unit count increased from nine to 13. It also decreases the city's low income concentration from 42% to 34%. The target area expands several blocks to the north and east. The impact score increases from 13 to 16. Current layered investments have already met this score. The expansion makes it more feasible for St. Paul to meet their contractual obligations under NSP3. It provides the city a distinct advantage by making available NSP3 projects already under HRA ownership. It further leverages investments in the area, such as other local, State and Federal

funding sources (NSP1, 2, 3, ISP and CDBG. It increases the number of foreclosed/vacant properties, making it feasible for St. Paul to meet their 50% expenditure requirement. It provides the city a distinct advantage, making available NSP3 projects already under HRA ownership, and it offers an expanded opportunity for vicinity hiring.

Activity Description:

Funds to be used for acquisition rehabilitation activities of foreclosed and abandoned homes and residential properties. NSP3 funds will be used to acquire, rehabilitate, and resell units to homeowners at 120% AMI and below. The program design calls for the City to acquire and demolish while the developer partner will redevelop and resell. The average subsidy of \$78,751 will remain in each project.

Aug 12 amendment shifts funds to Acq Rehab Homeownership, and increased number of properties to 8.

- The August 2012 Substantial Amendment expands the NSP3 target area. The purpose is to increase St. Paul's pool of foreclosed homes and jumpstart their NSP3 program. This proposal includes a change in strategy and a slightly larger target area (high need score at 20) that overlaps their current NSP HUD Direct funds and creates the needed opportunities for St. Paul to successfully expend their funds within the NSP deadlines. Under the new plan, St. Paul's unit count increased from nine to 13. It also decreases the city's low income concentration from 42% to 34%. The target area expands several blocks to the north and east. The impact score increases from 13 to 16. Current layered investments have already met this score. The expansion makes it more feasible for St. Paul to meet their contractual obligations under NSP3. It provides the city a distinct advantage by making available NSP3 projects already under HRA ownership. It further leverages investments in the area, such as other local, State and Federal funding sources (NSP1, 2, 3, ISP and CDBG. It increases the number of foreclosed/vacant properties, making it feasible for St. Paul to meet their 50% expenditure requirement. It provides the city a distinct advantage, making available NSP3 projects already under HRA ownership, and it offers an expanded opportunity for vicinity hiring. Nov 2013 amendment shifts funds to acq rehab homeownership - lh and acq rehab homeownership. March 2016 amendment shifts funds from acq rehab to acq rehab lh.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: B1. Acq Rehab Homeownership LH - St Paul
Activity Title: B1. Acq Rehab Homeownership LH - St Paul

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 St. Paul

Projected Start Date:

03/10/2011

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:

City of St. Paul

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 110,408.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 110,408.00

Benefit Report Type:

Direct (Households)

Program Income Account:

St. Paul NSP3

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
2	2		100.00
2	2		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Substantially Rehabilitated Units

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#High efficiency heating plants

Total

2

2

2

2

2

3

3

2

2

2

6

28

2

2

1

2



#Additional Attic/Roof Insulation	2
#Energy Star Replacement Windows	25
# of Properties	2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of St. Paul2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of St. Paul2	Local Government	\$ 110,408.00

Location Description:

The City has chosen the Payne-Maryland-Arcade area which has moderate demand with higher supply of eligible properties. High need metro city locations - see block groups below:

271230310003

271230315004

August 2012 Substantial amendment: Target Area expansion

An expansion of St. Paul's NSP3 target area is included as a revision. The purpose is to increase St. Paul's pool of foreclosed homes and jumpstart their NSP3 program. This proposal includes a change in strategy and a slightly larger target area (high need score at 20) that overlaps their current NSP HUD Direct funds and creates the needed opportunities for St. Paul to successfully expend their funds within the NSP deadlines. Under the new plan, St. Paul's unit count increased from nine to 13. It also decreases the city's low income concentration from 42% to 34%. The target area expands several blocks to the north and east. The impact score increases from 13 to 16. Current layered investments have already met this score. The expansion makes it more feasible for St. Paul to meet their contractual obligations under NSP3. It provides the city a distinct advantage by making available NSP3 projects already under HRA ownership. It further leverages investments in the area, such as other local, State and Federal funding sources (NSP1, 2, 3, ISP and CDBG. It increases the number of foreclosed/vacant properties, making it feasible for St. Paul to meet their 50% expenditure requirement. It provides the city a distinct advantage, making available NSP3 projects already under HRA ownership, and it offers an expanded opportunity for vicinity hiring.

Activity Description:

Funds to be used for acquisition rehabilitation activities of foreclosed and abandoned homes and residential properties.

Nov 2013 amendment shifts funds to acq rehab homeownership - lh from acq rehab rental lh. March 2016 amendment shifts funds from acq rehab to acq rehab lh.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: B2. Acq Rehab Rental LH - St Paul
Activity Title: B2. Acq Rehab Rental LH - St Paul

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 St. Paul

Projected Start Date:

03/10/2011

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:

City of St. Paul

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 200,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 200,000.00

Benefit Report Type:

Direct (Households)

Program Income Account:

St. Paul NSP3

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
4	4		100.00
4	4		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Substantially Rehabilitated Units

ELI Households (0-30% AMI)

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#High efficiency heating plants

Total

4

4

4

3

4

4

4

4

4

4

9

40

4

4

4

4



#Additional Attic/Roof Insulation	2
#Energy Star Replacement Windows	43
# of Properties	2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of St. Paul2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of St. Paul2	Local Government	\$ 200,000.00

Location Description:

The City has chosen the Payne-Maryland-Arcade area which has moderate demand with higher supply of eligible properties. High need metro city locations - see block group numbers below:
271230310003, and, 271230315004

Activity Description:

Funds to be used for acquisition rehabilitation activities of foreclosed and abandoned homes and residential properties. The City will utilize developer partners who have participated in NSP1 and NSP2 activities. The program design calls for the City to acquire and demolish while the developer partner will redevelop and resell. The average subsidy of \$78,751 will remain in each project. The City also plans for developers to redevelop rental duplexes for households at 50% AMI or below. Aug 12 amendment shifts funds to Acq Rehab Homeownership. Nov 2013 amendment shifts funds to acq rehab homeownership - lh.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: F. Admin Costs - St Paul
Activity Title: F. Admin Costs - St Paul

Activity Type:

Administration

Project Number:

NSP3 St. Paul

Projected Start Date:

03/10/2011

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:

City of St. Paul

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 37,232.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 37,232.00

Benefit Report Type:

NA

Program Income Account:

St. Paul NSP3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of St. Paul2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of St. Paul2

Organization Type

Local Government

Proposed Budget

\$ 37,232.00

Location Description:

The City has chosen the Payne-Maryland-Arcade area which has moderate demand with higher supply of eligible properties. High need metro city locations - see block numbers below. 271230310003, and, 271230315004.

Activity Description:

5.0% of total grant funds will be used for administration costs.

Nov 2013 amendment shifts funds to acq rehab homeownership - lh.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Action Plan Comments:

Reviewer - Substantially consistent with original plan. Complete.

Reviewer - No changes--inadvertent submission. see below JS 10/27/11

From: ruth.simmons@state.mn.us [mailto:ruth.simmons@state.mn.us]

Sent: Thursday, October 27, 2011 10:19 AM

To: Swanson, John

Cc: ruth.simmons@state.mn.us

Subject: B-11-DN-27-0001; State of Minnesota; A/P; Submitted - Await for Review; MN

Hello John. Per our telephone conversation, I have to submit this action plan only because we thought this was NSP1 and modified it by accident. We changed it back to the way it was. Therefore, there are no changes to this plan.

Thank you for your time.

Reviewer - JS: 4/19/12 Basically DRGR Changes for Program Income

Reviewer - JS: 4/25/2012

Below is a brief summary; see our checklist review for more comments.

The Action Plan now includes deobligating the Big Lake funds and reallocating those funds to Hennepin County for the Shingle Creek project. Included also are the changes to their budgets.

Reviewer - JS 6/28/12

one minor change of adding a LH25 activity.

Reviewer - JS 7/24/12 Very minor budgetary increases to allow for program income.

Reviewer - The grantee provided a very complete written description of the proposed changes. The changes meet the program requirements of need and impact for the proposed revised target areas. The changes indicate good oversight by the grantee of its subs. One oversight needs to be revised. Funds were eliminated from the City of Big Lake, but the proposed accomplishments in DRGR were not commensurately revised.

Reviewer - correction made

Reviewer - JS 11/5/2012; This modification involves the change of less than \$1.

Reviewer - JS 01/25/2013

The narrative adequately explains the changes and they are not substantive.

- Reviewer - 10/23/2013 Increased funding for 50% activities.
- Reviewer - Minor date, budget and units changes.
- Reviewer - The only change I saw was an amendment of Dakota County's admini activity to shift funds to acq rehab lh activity.
- Reviewer - Not substantial. Minor funds movement.
- Reviewer - Summary of updates reported by the grantee:
- Updates to unit counts were made to more accurately reflect the activity for the following sub recipients:
- Hennepin County + 1 unit Redevelopment Homeownership
- Reviewer - Approved Action Plan without complete review so grantee may submit their QPR and assigned CPD Representative returns to the office.
- Reviewer - Very few changes from previously reviewed action plans. Primarily environmental review statuses have changed from underway to completed. Both action plans have been reviewed and completed so the grantee can submit QPR's on Monday.
- Reviewer - Action plan reviewed awaiting QPR for closeout. Grant is in process of closing out.

Action Plan History

Version	Date
B-11-DN-27-0001 AP#1	10/27/2011
B-11-DN-27-0001 AP#2	04/19/2012
B-11-DN-27-0001 AP#3	04/25/2012
B-11-DN-27-0001 AP#4	06/28/2012
B-11-DN-27-0001 AP#5	07/24/2012
B-11-DN-27-0001 AP#6	09/19/2012
B-11-DN-27-0001 AP#7	11/05/2012
B-11-DN-27-0001 AP#8	01/25/2013
B-11-DN-27-0001 AP#9	10/23/2013
B-11-DN-27-0001 AP#10	01/24/2014
B-11-DN-27-0001 AP#11	04/23/2014
B-11-DN-27-0001 AP#12	07/18/2014
B-11-DN-27-0001 AP#13	10/28/2014
B-11-DN-27-0001 AP#14	01/30/2015



B-11-DN-27-0001 AP#15	04/17/2015
B-11-DN-27-0001 AP#16	07/27/2015
B-11-DN-27-0001 AP#17	10/19/2015
B-11-DN-27-0001 AP#18	01/27/2016
B-11-DN-27-0001 AP#19	04/28/2016
B-11-DN-27-0001 AP#20	10/26/2016
B-11-DN-27-0001 AP#21	01/31/2017
B-11-DN-27-0001 AP#22	04/24/2017
B-11-DN-27-0001 AP#23	07/27/2017
B-11-DN-27-0001 AP#24	10/26/2017
B-11-DN-27-0001 AP#25	01/25/2018
B-11-DN-27-0001 AP#26	04/27/2018
B-11-DN-27-0001 AP#27	01/29/2019

