

Grantee: Anoka County, MN

Grant: B-08-UN-27-0001

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-UN-27-0001

Obligation Date:

03/10/2009

Grantee Name:

Anoka County, MN

Award Date:

03/10/2009

Grant Amount:

\$2,377,310.00

Contract End Date:

03/10/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:

Anoka County determined areas of greatest need by using the following data: a. Total amount of properties foreclosed upon in the years 2007 and 2008 b. USPS Residential Vacancy Rate and c. HMDA High-Cost Loan Rate. Information was compiled and weighed to show risk. Using the weighed data against the risk score and predicted foreclosure rates allows us to meet the 2301(c)(2) criteria. The areas identified by the County as greatest risk were consistent with all data reviewed. Anoka County determined the areas of greatest need by census tract and blocks groups and has identified tracts within 13 of our 21 cities and townships. In addition to working with real estate professionals we are working closely with the municipalities to identify housing units that are distressed and causing neighborhood concerns. Anoka County will target areas of greatest need with programs for home buyer financing, acquisition and rehabilitation and demolition. Anoka County will continue to be the responsible organization for the administration of these projects and use partnerships to meet program goals.

Recovery Needs:

Anoka County intends to use NSP funds in areas of greatest need by completing acquisition and rehabilitation of units that are substandard but suitable for rehabilitation, demolition on units that create blight and are no longer fit for habitation due to structural or health and safety issues and home buyer financing to allow households to purchase foreclosed and vacant properties that are in good to standard condition. Anoka County is proposing funds are used in the following way: Home buyer financing \$300,000, demolition \$400,000, acquisition and rehabilitation to meet 25% set aside \$ 594,330 and acquisition and rehabilitation serving LMHI households \$845,294. Anoka County will retain \$237,731 for NSP program administration and federal requirements. Anoka County will use funds to meet low, moderate and middle income housing needs.

Overall**This Report Period****To Date**

Total Projected Budget from All Sources	N/A	\$2,377,310.00
Total CDBG Program Funds Budgeted	N/A	\$2,377,310.00
Program Funds Drawdown	\$626,293.53	\$626,293.53
Obligated CDBG DR Funds	\$870,465.84	\$870,465.84
Expended CDBG DR Funds	\$593,163.27	\$593,163.27
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$356,596.50	\$0.00
Limit on Admin/Planning	\$237,731.00	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

As of September 30, 2009 Anoka County has purchased 9 homes in the designated target areas. Of these homes, four are to be rehabilitated and resold, and five will be demolished. We have committed 43% of our total grant allocation to addressing the nine homes in meeting the reimbursements for acquisition and setting aside a budgeted amount for the rehabilitation and demolition expenses. we are in the process of securing contracts for all nine properties and will have obligated funds for actual construction costs. Anoka County is confident that we will meet our 18 month expenditure obligation as we are continuing to search and acquire properties that are distressed and in need of county assistance for stabilization. Anoka County had been working with a local non profit housing organization in securing a multi family housing building to meet the low income set aside. This project possibility has collapsed and we are now working with other housing non-profits such as a Land Trust and Habitat for Humanity to secure other low income housing opportunities. 10/27/09 Kate Thunstrom

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$237,731.00	\$33,130.25	\$237,731.00	\$33,130.25
2, Financing Mechanism	\$300,000.00	\$0.00	\$300,000.00	\$0.00
3, Acquisition for Rehabilitation	\$1,439,579.00	\$328,134.69	\$1,439,579.00	\$328,134.69
4, Demolition	\$400,000.00	\$265,028.59	\$400,000.00	\$265,028.59
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 1a

Activity Title: Anoka County NSP Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

1

Project Title:

Administration

Projected Start Date:

02/01/2009

Projected End Date:

06/30/2014

National Objective:

N/A

Responsible Organization:

Anoka County Community Development

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$237,731.00

Total CDBG Program Funds Budgeted

N/A

\$237,731.00

Program Funds Drawdown

\$33,130.25

\$33,130.25

Obligated CDBG DR Funds

\$237,731.00

\$237,731.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Administration and costs associated with the federal NSP program eligible activities and federal requirements.

Location Description:

Responsibility of Anoka County

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 2a

Activity Title: Incentive Fund Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

2

Project Title:

Financing Mechanism

Projected Start Date:

03/15/2009

Projected End Date:

03/15/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Anoka County Community Development

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Homebuyers are eligible for \$10,000 to purchase a foreclosed and vacant home in an nsp target area. Application must be submitted to Anoka County and home buyer realtor must include all applicable NSP language in purchase agreement.

Location Description:

Units located in NSP Target Areas

Activity Progress Narrative:

This program has struggled to move forward. We have received 16 applications and not one has successfully closed. We have updated this program to meet the HUD discount changes but it did not make a difference in the expenditure of funds. We are marketing this program with one last push and have provided notice to the existing and any future applicants that it will collapse on February 28, 2010 and at that time funds will be reallocated to another existing project.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/10	0/20	0/30

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 3a

Activity Title: Acquisition for rehab

Activity Category:

Acquisition - buyout of residential properties

Project Number:

3

Projected Start Date:

03/15/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition for Rehabilitation

Projected End Date:

07/01/2013

Responsible Organization:

Anoka County Community Development

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$350,000.00
Total CDBG Program Funds Budgeted	N/A	\$350,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Funds will be used to purchase homes eligible for rehabilitation to meet the needs of households with income at or below 50% AMI. These households will be targeted using programs such as Habitat for Humanity, Two Rivers Community Land Trust and the Community Action Program.

Location Description:

Anoka County Community Development is working within the NSP target areas to purchase homes that meet the needs and qualification of households at or below 50% AMI.

Activity Progress Narrative:

As of September 30th, we have one property at 9225 3rd, Blaine that may be transferred from a standard acquisition rehab to the Land Trust to meet the 25% Set-aside requirement. No other properties have been set aside or can be assumed to meet this requirement at this time.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/4	0/0	0/4
Total acquisition compensation to	0	0	0	0/0	0/0	0/4

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 3c

Activity Title: Acquisition for Rehabilitation - LMMI

Activity Category:

Acquisition - buyout of residential properties

Project Number:

3

Projected Start Date:

03/15/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition for Rehabilitation

Projected End Date:

07/01/2014

Responsible Organization:

Anoka County Community Development

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$328,134.69	\$328,134.69
Obligated CDBG DR Funds	\$328,134.69	\$328,134.69
Expended CDBG DR Funds	\$328,134.68	\$328,134.68
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Units that are not selling on the market and causing a distressful situation within a target area will be acquired and rehabilitated and resold to an income eligible family.

Location Description:

NSP Target Areas

Activity Progress Narrative:

As of September 30th, the 543 property is in the process of having construction contracts finalized, 6820 property is out for bid, 2222 is in the process of having the scope of work completed for release in October and 9225 is being considered for purchase by the Land Trust. this program activity is very successful for us and we are in the process of securing additional properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/0	0/7	0/7

Activity Locations

Address	City	State	Zip
543 Bean Street	Anoka	NA	55303
2222 3rd Street	Anoka	NA	55303
6820 158th Lane NW,	Ramsey	NA	55303
9225 3rd Ave NE	Blaine	NA	55434

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 4a

Activity Title: Demolition of Units

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

4

Project Title:

Demolition

Projected Start Date:

03/15/2009

Projected End Date:

07/01/2014

National Objective:

NSP Only - LMMI

Responsible Organization:

Anoka County Community Development

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$400,000.00
Total CDBG Program Funds Budgeted	N/A	\$400,000.00
Program Funds Drawdown	\$265,028.59	\$265,028.59
Obligated CDBG DR Funds	\$304,600.15	\$304,600.15
Expended CDBG DR Funds	\$265,028.59	\$265,028.59
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Anoka county will use these funds to purchase units that will be demolished due to blight and issues that are unsafe to the unit and surrounding residents.

Location Description:

NSP Target Areas

Activity Progress Narrative:

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	5	0/0	0/0	5/6
# of Parcels acquired by	0	0	0	0/0	0/0	0/0

Activity Locations

Address

3906 Van Buren St NE

City

Columbia Heights

State

NA

Zip

55421

4615 2nd St NE	Fridley	NA	55432
4947 University Avenue NE	Columbia Heights	NA	55421
4320 Madison St NE	Columbia Heights	NA	55421
3812 Jackson St NE	Columbia Heights	NA	55421

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
