

Grantee: Minnesota

Grant: B-11-DN-27-0001

January 1, 2019 thru March 31, 2019 Performance Report

Grant Number: B-11-DN-27-0001	Obligation Date: 03/10/2011	Award Date: 03/10/2011
Grantee Name: Minnesota	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$5,000,000.00	Grant Status: Active	QPR Contact: Abigail Behl
LOCCS Authorized Amount: \$5,000,000.00	Estimated PI/RL Funds: \$665,883.54	
Total Budget: \$5,665,883.54		

Disasters:

Declaration Number

NSP

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 po

Summary of Distribution and Uses of NSP Funds:

sted 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 trans

**How Fund Use Addresses Market Conditions:**

it 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.

**Housing Rehabilitation/New Construction Standards:**

ot 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

**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 othe

**Definition of Blighted Structure:**

r 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 opin

**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 n

**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

**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 Vi

**Vicinity Hiring:**

cinity 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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,665,883.54
Total Budget	\$0.00	\$5,665,883.54
Total Obligated	\$0.00	\$5,665,883.54
Total Funds Drawdown	\$0.00	\$5,665,883.54
Program Funds Drawdown	\$0.00	\$5,000,000.00
Program Income Drawdown	\$0.00	\$665,883.54
Program Income Received	\$0.00	\$665,883.54
Total Funds Expended	\$0.00	\$5,665,883.54
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$750,000.00	\$0.00
Limit on Admin/Planning	\$500,000.00	\$533,887.38
Limit on Admin	\$0.00	\$533,887.38
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$1,416,470.89	\$2,080,273.94

Overall Progress Narrative:

In 2011, HUD provided Minnesota housing with \$5,000,000 in grant fund for allocation across the state. The NSP grant funds were sub granted to six subrecipients across the Minnesota. Three subrecipients were entitlement communities: Hennepin County, City of Minneapolis, and City of Saint Paul, and three were non-entitlement communities: Dakota County and Ramsey County, and the City of Big Lake.

Minnesota Housing used five criteria to select census tracts and block groups for funding. The criteria were: cities and counties that previously received NSP funds, significant foreclosure impact, access to employment and or transit, areas with high to moderate levels of rental housing, and marketability.

The NSP3 target areas were based on the risk scores of census tracts, and target areas were to be not so large that an impact was unlikely given NSP resources available and not so small that they might not be able to find properties to address. The average need score of the target areas was 18.3 (out of 20). In 2011, at the time of program implementation, the total number of estimated units to achieve impact for the program as a whole was 56. In aggregate, the NSP3 subrecipients estimated they could complete 74 units with the NSP3 grant funds provided. In 2019, at time of grant closeout, the actual number of units completed through the NSP3 program is 101. The majority of the projects completed were single family home ownership units. There were a small number of single family rental projects completed, and there was one multifamily project completed. With the exception of one Subrecipient, Big Lake, who relinquished funds less than a year into the program, all active subrecipients either met or exceeded their stated goals. Considering these numbers, its safe to say that the NSP program achieved impact in all of its active target areas.

In eight years, \$5,000,000 of NSP3 grant funds generated \$665,883 in program income. These funds were collectively leveraged by over \$8,471,117 dollars coming from various units of government, community and corporate partnerships, and philanthropic organizations. With the help of many community based development organizations, and some local for profit developers, 101 units were produced and subsequently occupied by income eligible households across communities in Minnesota.

The NSP3 grant has undoubtedly changed our communities for the better. Projects produced through the grant have not only helped to redevelop and stabilize the housing landscape across the state, but have helped to provide safe, decent, and affordable housing to individuals in need. This is Minnesota Housing’s final quarterly progress report, and includes NSP program highlights and pictures of selected projects.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
DELETED-ACTIVITIES, DELETED-ACTIVITIES (Temporary)	\$0.00	\$0.00	\$0.00
NSP3 Big Lake, City of Big Lake	\$0.00	\$55,885.53	\$55,885.53
NSP3 Dakota, Dakota County	\$0.00	\$768,509.89	\$638,242.00
NSP3 Hennepin, Hennepin County	\$0.00	\$1,823,353.83	\$1,669,942.00
NSP3 MH, Minnesota Housing	\$0.00	\$235,000.00	\$235,000.00
NSP3 Minneapolis, City of Minneapolis	\$0.00	\$1,301,538.25	\$1,046,918.47
NSP3 Ramsey, Ramsey County	\$0.00	\$736,956.04	\$609,372.00
NSP3 St. Paul, City of St. Paul	\$0.00	\$744,640.00	\$744,640.00



# Activities

Project # / 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

**Activitiy Category:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
NSP3 Big Lake

**Projected Start Date:**  
03/10/2011

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Program Income Account:**  
Big Lake NSP3

**Activity Status:**  
Completed

**Project Title:**  
City of Big Lake

**Projected End Date:**  
06/30/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**  
City of Big Lake2

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$40,586.20
Total Budget	\$0.00	\$40,586.20
Total Obligated	\$0.00	\$40,586.20
Total Funds Drawdown	\$0.00	\$40,586.20
Program Funds Drawdown	\$0.00	\$40,586.20
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$40,586.20
City of Big Lake2	\$0.00	\$40,586.20
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

## 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 acitivities are complete with one property completed and sold.

## 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 Progress Narrative:

The City of Big Lake was able to assist one homeowner with the purchase and rehabilitation of a single family home. NSP funds were used for the rehabilitation work on the home and the City leveraged its private funds to make rehabilitation of the project feasible. The income eligible homeowner was able to purchase the home with the help of an NSP funded down payment assistance forgivable loan.

This activity is complete and closed.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

<b>Grantee Activity Number:</b>	<b>F. Admin Costs - Big Lake</b>
<b>Activity Title:</b>	<b>F. Admin Costs - Big Lake</b>

<b>Activitiy Category:</b>	<b>Activity Status:</b>
Administration	Completed
<b>Project Number:</b>	<b>Project Title:</b>
NSP3 Big Lake	City of Big Lake
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
03/10/2011	06/30/2019
<b>Benefit Type:</b>	<b>Completed Activity Actual End Date:</b>
( )	
<b>National Objective:</b>	<b>Responsible Organization:</b>
N/A	City of Big Lake2
<b>Program Income Account:</b>	
Big Lake NSP3	

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$15,299.33
Total Budget	\$0.00	\$15,299.33
Total Obligated	\$0.00	\$15,299.33
Total Funds Drawdown	\$0.00	\$15,299.33
Program Funds Drawdown	\$0.00	\$15,299.33
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$15,299.33
City of Big Lake2	\$0.00	\$15,299.33
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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

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 Progress Narrative:

Shortly after receiving its allocation of NSP3 grant funds and implementing its program, the City of Big Lake suffered the layoff of a key staff member. Due to the staff change, the city no longer had sufficient capacity to administer the NSP3 program. After the completion of its first and only project, the city relinquished the remainder of its NSP3 grant funds to Minnesota Housing. Final deobligation and reallocation of the funds was completed with the August 2012 Substantial Amendment. While the City of Big Lake was unable to fully carry out its NSP3 program as intended, it remained an active subrecipient of Minnesota Housing's NSP1 grant, and successfully administered the program.

This activity is complete and closed.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # / NSP3 Dakota / Dakota County

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

Activitiy Category:	Activity Status:
Rehabilitation/reconstruction of residential structures	Completed
Project Number:	Project Title:
NSP3 Dakota	Dakota County
Projected Start Date:	Projected End Date:
03/10/2011	06/30/2019
Benefit Type:	Completed Activity Actual End Date:
Direct ( HouseHold )	
National Objective:	Responsible Organization:
NSP Only - LMMI	Dakota County2
Program Income Account:	
Dakota County NSP3	

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$212,520.77
Total Budget	\$0.00	\$212,520.77
Total Obligated	\$0.00	\$212,520.77
Total Funds Drawdown	\$0.00	\$212,520.77
Program Funds Drawdown	\$0.00	\$164,784.42
Program Income Drawdown	\$0.00	\$47,736.35
Program Income Received	\$0.00	\$130,267.89
Total Funds Expended	\$0.00	\$212,520.77

Dakota County2	\$0.00	\$212,520.77
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

### 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

### 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 Progress Narrative:

One vacant foreclosed single-family home was acquired, rehabilitated and then sold to a qualified homebuyer. Improvements completed on the property included a new kitchen with new cabinets, countertops, a new stove hood, new vinyl flooring and appliances that included a refrigerator, dishwasher, garbage disposal and electrical range. The walls, ceiling, doors and trim were all repainted and the wood floors were refinished. Additionally, a new bathroom was installed with new fixtures, toilet and tub/shower. The attic was re-insulated; carbon monoxide detector; and the furnace tested and serviced. Exterior work included landscaping improvements, all new stucco on rear house wall, new exterior paint and window trim, new gutters and downspouts, a new concrete walk, new exterior doors (front and back). The improvements completed ensure that the home will be affordable to heat and operate into the future. The rehabilitated home was sold to a qualified homebuyer who received down payment assistance through the NSP program. The home is occupied by a three person household at 80% AMI.

This activity is complete and closed.

### Accomplishments Performance Measures

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

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	100.00

### Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

<b>Grantee Activity Number:</b>	<b>B1. Acq Rehab Homeownership LH - Dakota</b>
<b>Activity Title:</b>	<b>B1. Acq Rehab Homeownership LH - Dakota</b>

**Activitiy Category:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NSP3 Dakota

**Projected Start Date:**  
 03/10/2011

**Benefit Type:**  
 Direct ( HouseHold )

**National Objective:**  
 NSP Only - LH - 25% Set-Aside

**Program Income Account:**  
 Dakota County NSP3

**Activity Status:**  
 Completed

**Project Title:**  
 Dakota County

**Projected End Date:**  
 06/30/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**  
 Dakota County2

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$303,498.44
Total Budget	\$0.00	\$303,498.44
Total Obligated	\$0.00	\$303,498.44
Total Funds Drawdown	\$0.00	\$303,498.44
Program Funds Drawdown	\$0.00	\$234,449.00
Program Income Drawdown	\$0.00	\$69,049.44
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$303,498.44
Dakota County2	\$0.00	\$303,498.44
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**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

**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 Progress Narrative:**

Two vacant foreclosed single-family homes were acquired by the Dakota County Community Development Agency (CDA) and were determined to be structurally substandard. The homes were both sold at a reduced

price to Twin Cities Habitat for Humanity (TCHFH). Acting as developer, TCFH demolished the two homes and reconstructed new single-family homes on the two lots. TCHFH is a HUD approved homebuyer counseling agency, and provided homebuyer counseling to the income eligible homebuyers prior to purchase. The two completed units provided safe, affordable, decent homes for 15 individuals. The average household income was \$35,138.

This activity is complete and closed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2
#Units with bus/rail access	0	0/1

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/2	0/0	2/2	100.00
# Owner Households	0	0	0	2/2	0/0	2/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

<b>Grantee Activity Number:</b>	<b>B2. Acq Rehab Rental LH - Dakota</b>
<b>Activity Title:</b>	<b>B2. Acq Rehab Rental LH - Dakota</b>

<b>Activitiy Category:</b>	<b>Activity Status:</b>
Rehabilitation/reconstruction of residential structures	Completed
<b>Project Number:</b>	<b>Project Title:</b>
NSP3 Dakota	Dakota County
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
03/10/2011	06/30/2019
<b>Benefit Type:</b>	<b>Completed Activity Actual End Date:</b>
Direct ( HouseHold )	
<b>National Objective:</b>	<b>Responsible Organization:</b>
NSP Only - LH - 25% Set-Aside	Dakota County2
<b>Program Income Account:</b>	
Dakota County NSP3	

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$202,262.96
Total Budget	\$0.00	\$202,262.96
Total Obligated	\$0.00	\$202,262.96
Total Funds Drawdown	\$0.00	\$202,262.96
Program Funds Drawdown	\$0.00	\$202,262.96
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$202,262.96
Dakota County2	\$0.00	\$202,262.96
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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.

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 Progress Narrative:

One single family home was acquired through a short sale foreclosure and rehabilitated by the Dakota County Community Development Agency (CDA), who acted as developer. The home underwent substantial rehabilitation on the interior and exterior. Exterior improvements of the home included the replacement of the garage and concrete driveway, re-sodding



and top soil repair, gutter and downspout replacement, roof repair, and accessibility improvements to the front entry. Interior improvements to the home included foundation and wall repair, mold and mildew treatment, replacement of insulation, removal and replacement of carpet. The floors on the main level were sanded and refinished. The interior of all rooms were repaired and repainted and all interior doors and closet doors were replaced. The bathroom underwent repairs and the sink and toilet were replaced. The kitchen underwent repairs and renovation, which included a new electrical range and hood vented to exterior. The attic was finished and insulation was installed, a new furnace and ductwork was installed, a new water heater was also installed.

The CDA is the owner of the rental property and rented it to an income eligible household at an affordable rent. The home is occupied by a three person family and identifies as a female headed household.

This activity is complete and closed.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Renter Households	0	0	0	1/1	0/0	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

<b>Grantee Activity Number:</b>	<b>F. Admin Costs - Dakota</b>
<b>Activity Title:</b>	<b>F. Admin Costs - Dakota</b>

<b>Activitiy Category:</b>	<b>Activity Status:</b>
Administration	Completed
<b>Project Number:</b>	<b>Project Title:</b>
NSP3 Dakota	Dakota County
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
03/10/2011	06/30/2019
<b>Benefit Type:</b>	<b>Completed Activity Actual End Date:</b>
( )	
<b>National Objective:</b>	<b>Responsible Organization:</b>
N/A	Dakota County2
<b>Program Income Account:</b>	
Dakota County NSP3	

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$50,227.72
Total Budget	\$0.00	\$50,227.72
Total Obligated	\$0.00	\$50,227.72
Total Funds Drawdown	\$0.00	\$50,227.72
Program Funds Drawdown	\$0.00	\$36,745.62
Program Income Drawdown	\$0.00	\$13,482.10
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$50,227.72
Dakota County2	\$0.00	\$50,227.72
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**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.

**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 Progress Narrative:**

Administration activities include, but are not limited to; NSP program implementation, overall program management of NSP funded activities, coordination and monitoring. Such costs include (but not limited to) salaries, wages and related costs of staff engaged in program administration.

This activity is complete and closed.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # / NSP3 Hennepin / Hennepin County

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

**Activitiy Category:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
NSP3 Hennepin

**Projected Start Date:**  
03/10/2011

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Program Income Account:**  
Hennepin County NSP3

**Activity Status:**  
Completed

**Project Title:**  
Hennepin County

**Projected End Date:**  
06/30/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Hennepin County2

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$109,063.32
Total Budget	\$0.00	\$109,063.32
Total Obligated	\$0.00	\$109,063.32
Total Funds Drawdown	\$0.00	\$109,063.32
Program Funds Drawdown	\$0.00	\$109,063.32
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00

<b>Total Funds Expended</b>	\$0.00	\$109,063.32
Hennepin County2	\$0.00	\$109,063.32
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

### 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 Homewonership. 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.

### 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 Progress Narrative:

Using Minnesota Housing NSP3 funds, Hennepin County partnered with the cities of Brooklyn Park and Brooklyn Center to help stabilize neighborhoods with high rates of foreclosure. Through targeted redevelopment activity, NSP3 funds helped to decrease the amount of vacant properties in the target area and prevented additional properties from becoming blighted. The two cities took a unified approach in targeting units that were largely seen as undesirable to the typical buyer, due to their condition. Both cities leveraged their own dollars, helping to further the impact of the NSP3 funds from Minnesota Housing. Many of the properties acquired and redeveloped had extensive amounts of mold damage. Knowing the cost and risks associated with mold damaged properties, both cites targeted properties like these with the intention of keeping the units from being sold to unwitting buyers. The NSP3 funds also helped maintain and modernize the units to decrease functional obsolescence and increase taxable value.

Hennepin County believes that the NSP3 program was an overall success. Through acquiring and redeveloping foreclosed properties that might otherwise become sources of abandonment and blight, the market not only stabilized, but rebounded to higher values than before the foreclosure crisis. While the market bounce back is good news for communities, it made implementation more difficult towards the end of the program -it became harder to find NSP eligible properties in need of repair in the target area, and the units purchased later on in the program came with higher acquisition prices, driving up the development gaps.

This activity is complete and closed.

### Accomplishments Performance Measures

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

# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/2	0/0	2/2	100.00
# Owner Households	0	0	0	2/2	0/0	2/2	100.00
# Renter Households	0	0	0	0/0	0/0	0/0	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

### Activity Supporting Documents

Document	8217 Scott Ave N_B-4 Rehab Pics.docx
Document	after rehab pics 8217 Scott.docx

---

<b>Grantee Activity Number:</b>	<b>E1. Redevelopment Homeownership - Hennepin</b>
<b>Activity Title:</b>	<b>E1. Redevelopment Homeownership - Hennepin</b>

**Activitiy Category:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NSP3 Hennepin

**Projected Start Date:**  
 03/10/2011

**Benefit Type:**  
 Direct ( HouseHold )

**National Objective:**  
 NSP Only - LMMI

**Program Income Account:**  
 Hennepin County NSP3

**Activity Status:**  
 Completed

**Project Title:**  
 Hennepin County

**Projected End Date:**  
 06/30/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**  
 Hennepin County2

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$1,120,190.08
Total Budget	\$0.00	\$1,120,190.08
Total Obligated	\$0.00	\$1,120,190.08
Total Funds Drawdown	\$0.00	\$1,120,190.08
Program Funds Drawdown	\$0.00	\$978,245.32
Program Income Drawdown	\$0.00	\$141,944.76
Program Income Received	\$0.00	\$153,411.83
Total Funds Expended	\$0.00	\$1,120,190.08
Hennepin County2	\$0.00	\$1,120,190.08
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**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 Homewonership. 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.

**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 Progress Narrative:

Using Minnesota Housing NSP3 funds, Hennepin County partnered with Brooklyn Park and Brooklyn Center to help stabilize neighborhoods with high rates of foreclosure. Through its NSP3 activity, Hennepin County was able to decrease the number of vacant properties and prevent additional properties from becoming blighted. The two cities targeted NSP3 investments on units they feared would be untouched due to their deteriorated condition and might otherwise become sources of abandonment and blight. NSP3 funds were leveraged with other private funds from Hennepin County, Brooklyn Park and Brooklyn Center. Two properties were acquired and redeveloped through this activity; redevelopment of the properties helped maintain and modernize the units and increase taxable value. At time of NSP3 program completion, the market in the target area is stabilized and is now back up at or higher than before the foreclosure crisis; this indicates that properties were no longer continuing to lose value.

This activity is complete and closed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	16/16

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	16/16
# of Singlefamily Units	0	16/16

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	6/6	16/16	37.50
# Owner Households	0	0	0	0/0	6/6	16/16	37.50

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	

Activity Supporting Documents

Document	5651 Dupont Ave N - After Photos.pdf
Document	5651 Dupont Ave N - Before Photos.pdf
Document	Before 3773 80th_ BP.docx
Document	After 3773 80th.jpg
Image:	

---

<b>Grantee Activity Number:</b>	<b>E2. MF Redevelopment Rental LH - Hennepin</b>
<b>Activity Title:</b>	<b>E2. MF Redevelopment Rental LH - Hennepin</b>

**Activitiy Category:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NSP3 Hennepin

**Projected Start Date:**  
 03/10/2011

**Benefit Type:**  
 Direct ( HouseHold )

**National Objective:**  
 NSP Only - LH - 25% Set-Aside

**Program Income Account:**  
 Hennepin County NSP3

**Activity Status:**  
 Completed

**Project Title:**  
 Hennepin County

**Projected End Date:**  
 06/30/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**  
 Hennepin County2

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$495,645.00
Total Budget	\$0.00	\$495,645.00
Total Obligated	\$0.00	\$495,645.00
Total Funds Drawdown	\$0.00	\$495,645.00
Program Funds Drawdown	\$0.00	\$491,677.93
Program Income Drawdown	\$0.00	\$3,967.07
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$495,645.00
Hennepin County2	\$0.00	\$495,645.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**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.

**Location Description:**

**Activity Progress Narrative:**

The redevelopment of one project was completed through the multifamily redevelopment rental activity. The Crest is a 122-unit, 13-story multi-family apartment building, that was generally in need of light repair and updates, when acquired. The property was sold by HUD through a foreclosure sale, to Aeon, a local nonprofit developer.

Both NSP1 and NSP3 Minnesota Housing grant funding supported acquisition related costs, rehabilitation and stabilization activity. This included major systems improvements that had not been previously addressed, but were needed to maintain overall function and livability. Interior improvements included replacement of eight original boilers, updating elevators to meet modernization codes, updating individual apartment units and common areas. Overall, these improvements resulted in the building conserving a higher amount of water and operating in a more energy efficient manner. Exterior improvements included new signage and landscaping. The building was generally in good condition, making the goal of the not so much about physical transformation, but rather the preservation of existing affordable units.

Although the property is positioned in an excellent location for jobs, transportation and services, the building had quite a large percentage of vacancy when Aeon purchased it. Despite this challenge, Aeon put together intensive efforts to lease up an additional 15-20% of the units, bringing The Crest in line with standard occupancy rates of the current market. The average income level of households in the building is at or below 50% of area median income (AMI), and income levels are anticipated to continue to be between 40-60% of AMI.

The acquisition of the building by a local, trusted non-profit, and the rehab work completed on it has helped to preserve the long term affordability and marketability of the property. Of the 122 units in the building, 34 of the units, serving households at or below 50% AMI were produced in part with Minnesota Housing NSP3 grant funds units.

This activity is complete and closed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# ELI Households (0-30% AMI)	0	24/24

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	34/34
# of Multifamily Units	0	34/34

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	34/34	0/0	34/34	100.00
# Renter Households	0	0	0	34/34	0/0	34/34	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Activity Supporting Documents



<b>Grantee Activity Number:</b>	<b>F. Admin Costs - Hennepin</b>
<b>Activity Title:</b>	<b>F. Admin Costs - Hennepin</b>

<b>Activitiy Category:</b>	<b>Activity Status:</b>
Administration	Completed
<b>Project Number:</b>	<b>Project Title:</b>
NSP3 Hennepin	Hennepin County
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
03/10/2011	06/30/2019
<b>Benefit Type:</b>	<b>Completed Activity Actual End Date:</b>
( )	
<b>National Objective:</b>	<b>Responsible Organization:</b>
N/A	Hennepin County2
<b>Program Income Account:</b>	
Hennepin County NSP3	

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$98,455.43
Total Budget	\$0.00	\$98,455.43
Total Obligated	\$0.00	\$98,455.43
Total Funds Drawdown	\$0.00	\$98,455.43
Program Funds Drawdown	\$0.00	\$90,955.43
Program Income Drawdown	\$0.00	\$7,500.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$98,455.43
Hennepin County2	\$0.00	\$98,455.43
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

6.0% of total grant funds will be used for administration costs.  
Dec 2016 amendments shifts funds from redev HO to admin.

Location Description:

High need suburban metro locations - see block groups below:  
270530206001, and, 270530206002, and, 270530268163, and, 270530268183

Activity Progress Narrative:

Administration activities include, but are not limited to; NSP program implementation, overall program management of NSP funded activities, coordination and monitoring. Such costs include (but not limited to) salaries, wages and related costs of staff engaged in program administration.

This activity is complete and closed.

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # / NSP3 MH / Minnesota Housing

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

Activitiy Category:	Activity Status:
Administration	Completed
Project Number:	Project Title:
NSP3 MH	Minnesota Housing
Projected Start Date:	Projected End Date:
03/10/2011	06/30/2019
Benefit Type:	Completed Activity Actual End Date:
( )	
National Objective:	Responsible Organization:
N/A	Minnesota Housing Finance Agency

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$235,000.00
Total Budget	\$0.00	\$235,000.00
Total Obligated	\$0.00	\$235,000.00
Total Funds Drawdown	\$0.00	\$235,000.00
Program Funds Drawdown	\$0.00	\$235,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$235,000.00
Minnesota Housing Finance Agency	\$0.00	\$235,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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.

Location Description:

Costs are applicable for NSP3 program administration.

Activity Progress Narrative:

Administration activities include, but are not limited to; NSP program implementation, overall program management of NSP funded activities, coordination and monitoring. Such costs include (but not limited to) salaries, wages and related costs of staff engaged in program administration.

This activity is complete and closed.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # / NSP3 Minneapolis / City of Minneapolis

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

**Activitiy Category:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
NSP3 Minneapolis

**Projected Start Date:**  
03/10/2011

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
NSP Only - LMMI

**Activity Status:**  
Completed

**Project Title:**  
City of Minneapolis

**Projected End Date:**  
06/30/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**  
City of Minneapolis

Program Income Account:  
Minneapolis NSP3

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$838,179.07
Total Budget	\$0.00	\$838,179.07
Total Obligated	\$0.00	\$838,179.07
Total Funds Drawdown	\$0.00	\$838,179.07
Program Funds Drawdown	\$0.00	\$602,235.14
Program Income Drawdown	\$0.00	\$235,943.93
Program Income Received	\$0.00	\$222,119.78
Total Funds Expended	\$0.00	\$838,179.07
City of Minneapolis	\$0.00	\$838,179.07
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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.

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 Progress Narrative:

Through the NSP3 Program, the City of Minneapolis was able to redevelop ten substandard properties into sustainable, energy efficient homes. These homes are affordable not only in the form of low mortgage payments, but also through the assurance that the homes will be affordable to heat and operate into the future. The City of Minneapolis leveraged its NSP3 grant funds from Minnesota Housing with its NSP entitlement grant funds from HUD, and partnered with nonprofits, community based development organizations, faith organizations and corporate sponsors to produce its Hawthorne EcoVillage project in North Minneapolis. A

successful examples of clustering, the Hawthorne Eco Village, a four-block area in the Hawthorne Neighborhood of North Minneapolis that was created in partnership with community stakeholders after the area was hard hit by foreclosure. The scope of the project was created through a series of design workshops with community members in 2007. The Eco Village is an example of an ambitious master plan for multifamily development, new construction of single family homes, rehabilitation of existing homes, and green improvements. All of the housing produced through the Eco Village is sustainable and energy efficient and the area has dedicated green space, and urban agriculture gardens. Over ten years after the project started, the original master plan is close to completion due in part to NSP 3 Minnesota Housing investments. Additional information about the Eco Village is attached.

One of the single family homes located in the Eco Village and produced through this activity was developed by a local nonprofit developer and received the highest possible green rating for a rehab project from Minnesota GreenStar. It also earned the highest possible Home Energy Score from the GreenHome Institute and was featured in the Minneapolis + Saint Paul homes tour.

Of the ten income eligible households served through this activity, eight of the families were low income (80% AMI) households and two were moderate income households (120% AMI). The average household income of the homeowners was \$49,539. Combined, these ten units resulted in 28 persons having a safe, decent and affordable place to live. Eight of the ten households were households of color, which speaks to the City and State's goal of addressing the homeownership disparity between white households and households of color. Minneapolis has one of the largest homeownership disparity gaps in the nation, consistently averaging a very low homeownership rate for households of color. All households received down payment assistance through NSP, making homeownership more attainable.

This activity is complete and closed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/10
# of Singlefamily Units	0	10/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	8/8	10/10	80.00
# Owner Households	0	0	0	0/0	8/8	10/10	80.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Activity Supporting Documents

Document

Eco Village Cluster April 2016 \_W\_ MHFA NSP tour sites.pdf

Document

2611 Lyndale Ave N - After.png

Image:



<b>Grantee Activity Number:</b>	<b>E1. Redevelopment Homeownership LH - Minneapolis</b>
<b>Activity Title:</b>	<b>E1. Redevelopment Homeownership LH - Minneapolis</b>

<b>Activitiy Category:</b>	<b>Activity Status:</b>
Rehabilitation/reconstruction of residential structures	Completed
<b>Project Number:</b>	<b>Project Title:</b>
NSP3 Minneapolis	City of Minneapolis
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
03/10/2011	06/30/2019
<b>Benefit Type:</b>	<b>Completed Activity Actual End Date:</b>
Direct ( HouseHold )	
<b>National Objective:</b>	<b>Responsible Organization:</b>
NSP Only - LH - 25% Set-Aside	City of Minneapolis
<b>Program Income Account:</b>	
Minneapolis NSP3	

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$217,513.72
Total Budget	\$0.00	\$217,513.72
Total Obligated	\$0.00	\$217,513.72
Total Funds Drawdown	\$0.00	\$217,513.72
Program Funds Drawdown	\$0.00	\$198,837.87
Program Income Drawdown	\$0.00	\$18,675.85
Program Income Received	\$0.00	\$32,500.00
Total Funds Expended	\$0.00	\$217,513.72
City of Minneapolis	\$0.00	\$217,513.72
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**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.

**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 Progress Narrative:

Through the NSP3 Program, the City of Minneapolis was able to redevelop three properties into sustainable, energy efficient homes. All of the completed properties either met or exceeded Energy Star standards, and one of the homes had solar panels installed, which will keep the home affordable to heat and operate into the future. The three families served were very low income (50% AMI) households. The average household income of the homeowners was \$35,361, and all homeowners received downpayment assistance through NSP. Combined, these three units resulted in 11 persons having a safe, sustainable place to live. Additionally, all three households were Black/African American which speaks to the City and State's goal of addressing the homeownership disparity between white households and households of color. The City of Minneapolis leveraged its NSP3 grant funds from Minnesota Housing with its NSP entitlement grant funds from HUD, and partnered with local nonprofits, community based development organizations and corporate sponsors to develop the Hawthorne EcoVillage in North Minneapolis.

This activity is complete and closed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/4

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	3/4	0/0	3/4	100.00
# Owner Households	0	0	0	3/4	0/0	3/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Activity Supporting Documents

Document 424-31st Avenue North Before and After.png

Image: 424-31<sup>st</sup> Avenue North



Habitat New Construction: Net Zero Home  
MHFA NSP3

Document  
Image:

428-31st Avenue North Before and After.png

428-31<sup>st</sup> Avenue North



Habitat New Construction  
MHFA NSP3

<b>Grantee Activity Number:</b>	<b>E2. Redevelopment Rental LH - Minneapolis</b>
<b>Activity Title:</b>	<b>E2. Redevelopment Rental LH - Minneapolis</b>

**Activitiy Category:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NSP3 Minneapolis

**Projected Start Date:**  
 03/10/2011

**Benefit Type:**  
 Direct ( HouseHold )

**National Objective:**  
 NSP Only - LH - 25% Set-Aside

**Program Income Account:**  
 Minneapolis NSP3

**Activity Status:**  
 Completed

**Project Title:**  
 City of Minneapolis

**Projected End Date:**  
 06/30/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**  
 City of Minneapolis

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$201,613.49
Total Budget	\$0.00	\$201,613.49
Total Obligated	\$0.00	\$201,613.49
Total Funds Drawdown	\$0.00	\$201,613.49
Program Funds Drawdown	\$0.00	\$201,613.49
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$201,613.49
City of Minneapolis	\$0.00	\$201,613.49
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**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.

**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 Progress Narrative:**

Through the NSP Program, the City of Minneapolis acquired and redeveloped one property from substandard

housing into a sustainable rental property that met energy star standards. The completed property resulted in four units that were rented to four families. One of those families was extremely low income (30% AMI) and the other three were very low income (50% AMI) households. The average household income was \$27,887, and four out of the four households identified as female headed households. Combined, these four units resulted in 16 persons having a safe, decent, affordable place to live. The City of Minneapolis used funds from its NSP3 grant with Minnesota Housing and from its NSP entitlement grant from HUD, to partner with nonprofits in the Hawthorne EcoVillage in North Minneapolis. NSP3 funds were leveraged to cluster development activity in the area for greater impact. The clustering of activity has seen additional investment in the EcoVillage, which has experienced development of new construction single family homes, rehabilitation of existing homes, and green improvements.

This activity is complete and closed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# ELI Households (0-30% AMI)	0	1/1

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/4	0/0	4/4	100.00
# Renter Households	0	0	0	4/4	0/0	4/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Activity Supporting Documents

Document 2701 Lyndale N. After.png

Image:



<b>Grantee Activity Number:</b>	<b>F. Admin - Minneapolis</b>
<b>Activity Title:</b>	<b>F. Admin - Minneapolis</b>

<b>Activitiy Category:</b>	<b>Activity Status:</b>
Administration	Completed
<b>Project Number:</b>	<b>Project Title:</b>
NSP3 Minneapolis	City of Minneapolis
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
03/10/2011	06/30/2019
<b>Benefit Type:</b>	<b>Completed Activity Actual End Date:</b>
( )	
<b>National Objective:</b>	<b>Responsible Organization:</b>
N/A	City of Minneapolis
<b>Program Income Account:</b>	
Minneapolis NSP3	

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$44,231.97
Total Budget	\$0.00	\$44,231.97
Total Obligated	\$0.00	\$44,231.97
Total Funds Drawdown	\$0.00	\$44,231.97
Program Funds Drawdown	\$0.00	\$44,231.97
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$44,231.97
City of Minneapolis	\$0.00	\$44,231.97
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**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.

**Location Description:**

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

**Activity Progress Narrative:**

Administration activities include, but are not limited to; NSP program implementation, overall program management of NSP funded activities, coordination and monitoring. Such costs include (but not limited to) salaries, wages and related costs of staff engaged in program administration.

This activity is complete and closed.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # / NSP3 Ramsey / Ramsey County

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

**Activitiy Category:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
NSP3 Ramsey

**Projected Start Date:**  
03/10/2011

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Program Income Account:**  
Ramsey County NSP3

**Activity Status:**  
Completed

**Project Title:**  
Ramsey County

**Projected End Date:**  
06/30/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Ramsey County2

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$199,682.81
Total Budget	\$0.00	\$199,682.81
Total Obligated	\$0.00	\$199,682.81
Total Funds Drawdown	\$0.00	\$199,682.81
Program Funds Drawdown	\$0.00	\$184,935.78

Program Income Drawdown	\$0.00	\$14,747.03
Program Income Received	\$0.00	\$18,706.80
Total Funds Expended	\$0.00	\$199,682.81
Ramsey County2	\$0.00	\$199,682.81
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

### 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% AML 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.

### 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 Progress Narrative:

The Ramsey County Housing and Redevelopment Authority used two private, for-profit builder/contractor/developers to purchase and renovate foreclosed properties located in the NSP3 target area. Both followed program requirements successfully. Program income was generated through resale of improved properties was reinvested in the program. Ramsey County averaged a property investment of around \$47,000 per home in NSP3 funding for the acquisition, rehabilitation and resale of suburban foreclosed properties.

In about a five-year period, four homes were acquired, renovated and resold to first-time buyers. The homebuyers are building wealth as the market improves and helping to stabilize their neighborhood. Two buyers qualified for Ramsey County First HOME, a deferred loan program to assist with reducing monthly housing occupancy costs. One homeowner household who remains in their home has met their 5-year affordability obligations and satisfactions have been issued. Three of the homeowner households remain in their homes and will meet their 5- year affordability obligations between 2019 and 2021. Incomes of buyers ranged from a low of \$21,444 to a high of \$37,695; average income was about \$30,768. Household sizes ranged from 1-5 and a total of 12 family members moved into like-new homes. Overall property values of the NSP homes have increased over the past 5-6 years, an average appreciation of nearly \$20,000.

This activity is complete and closed.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/4

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/4	0/0	4/4	100.00
# Owner Households	0	0	0	4/4	0/0	4/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



<b>Grantee Activity Number:</b>	<b>B1. Acq Rehab Homeownership - Ramsey</b>
<b>Activity Title:</b>	<b>B1. Acq Rehab Homeownership - Ramsey</b>

<b>Activitiy Category:</b>	<b>Activity Status:</b>
Rehabilitation/reconstruction of residential structures	Completed
<b>Project Number:</b>	<b>Project Title:</b>
NSP3 Ramsey	Ramsey County
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
03/10/2011	06/30/2019
<b>Benefit Type:</b>	<b>Completed Activity Actual End Date:</b>
Direct ( HouseHold )	
<b>National Objective:</b>	<b>Responsible Organization:</b>
NSP Only - LMMI	Ramsey County2
<b>Program Income Account:</b>	
Ramsey County NSP3	

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$483,832.30
Total Budget	\$0.00	\$483,832.30
Total Obligated	\$0.00	\$483,832.30
Total Funds Drawdown	\$0.00	\$483,832.30
Program Funds Drawdown	\$0.00	\$393,482.80
Program Income Drawdown	\$0.00	\$90,349.50
Program Income Received	\$0.00	\$108,877.24
Total Funds Expended	\$0.00	\$483,832.30
Ramsey County2	\$0.00	\$483,832.30
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**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 forclosure 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.

**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 Progress Narrative:**

The Ramsey County Housing and Redevelopment Authority used two private, for-profit builder/contractor/developers to purchase and renovate foreclosed properties located in the NSP3 target area. Both followed program requirements successfully. Program income was generated through resale of improved properties was reinvested in the program. Ramsey County averaged a property investment of around \$47,000 per home in NSP3 funding for the acquisition, rehabilitation and resale of suburban foreclosed properties.

In about a five-year period, ten homes were acquired, renovated and resold to first-time buyers, who will build wealth as the market improves and help to stabilize their neighborhood. Four homeowner households who remain in their homes have met their 5-year affordability obligations and satisfactions have been issued. Six of the homeowner households remain in their homes and will meet their 5- year affordability obligations in 2019.

Incomes of buyers ranged from a low of \$ 37,001 to a high of \$67,238; average income was about \$58,592. Household sizes ranged from 1-5 and a total of 10 family members moved into like-new homes. Overall property values of the NSP homes have increased over the past 5-6 years, with an average appreciation of nearly \$20,000.

Example of completed project: 13XX Price Ave, Maplewood, MN is a single-family home that contains 2,412 sq. ft. and was built in 1977. It contains four bedrooms and two bathrooms. The sale price for the NSP acquisition in 2011 was \$121,000; total development costs upon completion were \$193,084. The rehabilitated property was sold in June 2012 to a young, first-time buyer family whose gross annual income was less than \$50,000. The NSP investment has brought stability to the neighborhood and a gain on equity investment for the homeowners. (Before and after photos attached.)

This activity is complete and closed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/10
#Units with bus/rail access	0	0/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/10
# of Singlefamily Units	0	10/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	5/5	10/10	50.00
# Owner Households	0	0	0	0/0	5/5	10/10	50.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Activity Supporting Documents



<b>Grantee Activity Number:</b>	<b>F. Admin Costs - Ramsey</b>
<b>Activity Title:</b>	<b>F. Admin Costs - Ramsey</b>

<b>Activitiy Category:</b>	<b>Activity Status:</b>
Administration	Completed
<b>Project Number:</b>	<b>Project Title:</b>
NSP3 Ramsey	Ramsey County
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
03/10/2011	06/30/2019
<b>Benefit Type:</b>	<b>Completed Activity Actual End Date:</b>
( )	
<b>National Objective:</b>	<b>Responsible Organization:</b>
N/A	Ramsey County2
<b>Program Income Account:</b>	
Ramsey County NSP3	

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$53,440.93
Total Budget	\$0.00	\$53,440.93
Total Obligated	\$0.00	\$53,440.93
Total Funds Drawdown	\$0.00	\$53,440.93
Program Funds Drawdown	\$0.00	\$30,953.42
Program Income Drawdown	\$0.00	\$22,487.51
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$53,440.93
Ramsey County2	\$0.00	\$53,440.93
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**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.

**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 Progress Narrative:**

Administration activities include, but are not limited to; NSP program implementation, overall program management of NSP funded activities, coordination and monitoring. Such costs include (but not limited to) salaries, wages and related costs of staff engaged in program administration.

This activity is complete and closed.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

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

**Activitiy Category:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
NSP3 St. Paul

**Projected Start Date:**  
03/10/2011

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
NSP Only - LMMI

**Program Income Account:**  
St. Paul NSP3

**Activity Status:**  
Under Way

**Project Title:**  
City of St. Paul

**Projected End Date:**  
06/30/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**  
City of St. Paul2

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$397,000.00
Total Budget	\$0.00	\$397,000.00
Total Obligated	\$0.00	\$397,000.00
Total Funds Drawdown	\$0.00	\$397,000.00
Program Funds Drawdown	\$0.00	\$397,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$397,000.00

City of St. Paul2	\$0.00	\$397,000.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

### 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.

### 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 Progress Narrative:

The Housing and Redevelopment Authority of the City of Saint Paul’s (HRA) Inspiring Communities Program (ISP) sought to leverage federal, Minnesota Housing NSP3 dollars and local dollars to address the physical after effects of the foreclosure crisis. The HRA selected the target area for NSP3 Minnesota Housing funds based on the opportunity and need for redevelopment, proximity to transit and community assets, and proximity to recent, current and future public and private investment. HRA staff used the NSP3 Minnesota Housing grant to acquire and rehabilitate properties that were subsequently sold to income eligible homeowners.

One of the difficulties that staff experienced throughout the process of expending grant funds was the fact that the HRA was acting as the developer. While this was an efficient and effective way to meet aggressive obligation and spending deadlines, it isn’t a role that the HRA typically plays. To accomplish rehabilitation projects, the HRA hired a designer to consider floor plan changes and room layouts, a specification writer to develop a scope of work, a construction manager to monitor progress, a general contractor to carry out the rehabilitation, and a realtor to list and sell the property to a homeowner. Through the creation of partnerships, clear processes, and data management, the ISP work has produced impressive results in the form of award-winning sustainability efforts; improved access to information by staff, developers and community members; and, the ability to leverage millions of dollars in private financing, an ensure equity development.

In 2012, the HRA changed course and switched from being in the developer role, to strictly financier/lender. Staff conducted a comprehensive analysis of HRA-owned property and identified obligations and put together estimated budgets. The property identified fell under a newly-created single family program.

Staff developed a request for proposals process to redevelop property in the inventory by contracting directly with developers, who oversaw the project and ultimately sold the property to a qualified buyer. Developer partners were held to strict standards relative to energy efficiency, and were required to certify projects

through Enterprise Green Communities (EGC). As a result of the certification process and the use of Home Performance with Energy STAR® standards, rehabbed homes was between 20 and 50% more efficient than a typical new construction today. In addition to the certification and high energy standards, the efficiency resulted in lower operating costs for the homeowner.

A partnership with the Capitol Region Watershed District (CRWD) led to water quality and infiltration benefits through the development of rain gardens, which also added to the overall site aesthetic. CRWD offered free landscaping design assistance as well as up to \$1,000 in rebates. In 2013, the HRA was awarded Program of the Year by the Minnesota Association of Watershed Districts.

In an effort to develop safe, decent and healthy housing that is accessible to all, the HRA requires that all specifications include asbestos and mold abatement, radon mitigation, and address lead in accordance with the certified lead assessor's findings and recommendations. All code compliance issues are required to be addressed. To the extent possible, projects incorporated some or all visitability elements. This is a challenge on rehab projects in particular as adding a bathroom on the first floor can require significant floor plan and plumbing changes that add considerable cost. In addition, creating a zero-step entry, in some cases, would require infeasible grading. The entry and widening of doorways notably alters the character of the home, which is often the selling point for prospective buyers.

This activity is complete and closed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/7
# of Singlefamily Units	0	6/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	2/2	6/7	33.33
# Owner Households	0	0	0	0/0	2/2	6/7	33.33

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Activity Supporting Documents

Document 747 Jessamine BR.JPG

Image:





Document  
Image:

747 Jessamine-after.jpg



Document  
Image:

747 Jessimine kitchen.jpg





<b>Grantee Activity Number:</b>	<b>B1. Acq Rehab Homeownership LH - St Paul</b>
<b>Activity Title:</b>	<b>B1. Acq Rehab Homeownership LH - St Paul</b>

<b>Activitiy Category:</b>	<b>Activity Status:</b>
Rehabilitation/reconstruction of residential structures	Completed
<b>Project Number:</b>	<b>Project Title:</b>
NSP3 St. Paul	City of St. Paul
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
03/10/2011	06/30/2019
<b>Benefit Type:</b>	<b>Completed Activity Actual End Date:</b>
Direct ( HouseHold )	
<b>National Objective:</b>	<b>Responsible Organization:</b>
NSP Only - LH - 25% Set-Aside	City of St. Paul2
<b>Program Income Account:</b>	
St. Paul NSP3	

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$110,408.00
Total Budget	\$0.00	\$110,408.00
Total Obligated	\$0.00	\$110,408.00
Total Funds Drawdown	\$0.00	\$110,408.00
Program Funds Drawdown	\$0.00	\$110,408.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$110,408.00
City of St. Paul2	\$0.00	\$110,408.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**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.

**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 Progress Narrative:

The Housing and Redevelopment Authority of the City of Saint Paul's (HRA) Inspiring Communities (ISP) initiative sought to leverage federal, state and local dollars to address the physical after effects of the foreclosure crisis. The HRA selected the target area for NSP3 Minnesota Housing funds based on the opportunity and need for redevelopment, proximity to transit and community assets, and proximity to recent, current and future public and private investment. HRA staff used the NSP3 Minnesota Housing grant funds to acquire and rehabilitate properties at below the 50% AMI level for homeownership. By layering other sources, with NSP3 Minnesota Housing grant funds, the HRA was able to make strategic investments in the target area that led to private investments and ultimately had a stabilizing effect.

One property was originally a single-family home that was later converted into a duplex. There were numerous trash and general maintenance complaints on the property before it was condemned in 2007. The property was later classified as a structurally dilapidated, unsafe, and unfit for human habitation. The property was donated by the bank to Dayton's Bluff Neighborhood Housing Services, a local community based development organization who acted as an acquisition agent for the HRA. The home was demolished by the city's Department of Safety and Inspections and was later conveyed to Habitat for Humanity who redeveloped the property into a single family home. Habitat for Humanity acted as both the developer and the contractor for the project which made the project with run smoothly and cost less than a typical redevelopment project.

This activity is complete and closed.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/2	0/0	2/2	100.00
# Owner Households	0	0	0	2/2	0/0	2/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Activity Supporting Documents

Document  
Image:

652 Sims Before.jpg



Document  
Image:

652 Sims after.jpg



<b>Grantee Activity Number:</b>	<b>B2. Acq Rehab Rental LH - St Paul</b>
<b>Activity Title:</b>	<b>B2. Acq Rehab Rental LH - St Paul</b>

<b>Activitiy Category:</b>	<b>Activity Status:</b>
Rehabilitation/reconstruction of residential structures	Completed
<b>Project Number:</b>	<b>Project Title:</b>
NSP3 St. Paul	City of St. Paul
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
03/10/2011	06/30/2019
<b>Benefit Type:</b>	<b>Completed Activity Actual End Date:</b>
Direct ( HouseHold )	
<b>National Objective:</b>	<b>Responsible Organization:</b>
NSP Only - LH - 25% Set-Aside	City of St. Paul2
<b>Program Income Account:</b>	
St. Paul NSP3	

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total Budget	\$0.00	\$200,000.00
Total Obligated	\$0.00	\$200,000.00
Total Funds Drawdown	\$0.00	\$200,000.00
Program Funds Drawdown	\$0.00	\$200,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$200,000.00
City of St. Paul2	\$0.00	\$200,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**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.

**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 Progress Narrative:**

HRA staff used the NSP3 Minnesota Housing grant funds to acquire and rehabilitate 2 duplexes that were rented to income eligible households at or below 50% of area median income. Both properties were sold to BB Housing Associates (BBHA), a local for profit developer who has been an important partner in the production of NSP funded rental units. BBHA is well versed in the program requirements of ISP and NSP, and has been successful in targeting lower income households. BBHA was responsible for the rehabilitation, rent up, and management of the units, and has been working closely with Affordable Housing Connections on monitoring

affordability and maintenance conditions.

BBHA was held to strict standards relative to energy efficiency, and were required to go through the Home Performance with Energy STAR® program. As a result, rehabbed properties are between 20 and 50% more efficient than a typical new construction today. As a result, the operating costs are lower for both the renter and building owner. In an effort to develop safe, decent and healthy housing that is accessible to all, the HRA requires that all specifications include asbestos and mold abatement, radon mitigation, and address lead in accordance with a certified lead assessor’s findings and recommendations. All code compliance issues are required to be addressed. Each of the NSP properties completed through ISP requires a minimum of a 15-year affordability period for rental projects that received program assistance.

One of the properties completed is located in an area more heavily impacted by foreclosure. The property had a history of complaints and drug-related police calls, and was a real nuisance to the neighborhood. The home was declared vacant and abandoned and went through foreclosure and the Sheriff’s sale before the HRA acquired the property through a partnership with Dayton’s Bluff Neighborhood Housing Services, a local community based development organization. The opportunity to acquire the property shortly after it had gone through the foreclosure process, and the assurance that the property would be rehabilitated in cooperation with the city, was encouraging to neighborhood residents. The successful completion of this project had a catalytic effect on the surrounding area: east of Walsh, a vacant dilapidated duplex that was demolished and replaced with a community garden, a home next door to another completed Minnesota Housing NSP3 project was purchased and rehabbed by a private developer, the HRA rehabbed a home on the corner and another one a few houses down. New tenants in a well-managed building contributed to the positive effect these projects had in the area. Additionally, several other properties were purchased by the HRA and rehabilitated through the same process within a two-block radius, using other sources of funds. Previously, residents in this area described it as a ghost town due to the number of vacant properties. The clustered rehabilitation and subsequent occupancy of the homes completed through the NSP and ISP program were a welcome change. The completion of these projects greatly reduced the number of boarded homes, break ins and squatters, and significantly increased the level of activity in the neighborhood.

This activity is complete and closed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2
#Units with bus/rail access	0	0/4
# ELI Households (0-30% AMI)	0	3/3

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/4	0/0	4/4	100.00
# Renter Households	0	0	0	4/4	0/0	4/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Activity Supporting Documents

Document  
Image:

732 Jessamine after.jpg



Document  
Image:

732 Jessamine before (2).jpg



<b>Grantee Activity Number:</b>	<b>F. Admin Costs - St Paul</b>
<b>Activity Title:</b>	<b>F. Admin Costs - St Paul</b>

<b>Activitiy Category:</b>	<b>Activity Status:</b>
Administration	Completed
<b>Project Number:</b>	<b>Project Title:</b>
NSP3 St. Paul	City of St. Paul
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
03/10/2011	06/30/2019
<b>Benefit Type:</b>	<b>Completed Activity Actual End Date:</b>
( )	
<b>National Objective:</b>	<b>Responsible Organization:</b>
N/A	City of St. Paul2
<b>Program Income Account:</b>	
St. Paul NSP3	

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$37,232.00
Total Budget	\$0.00	\$37,232.00
Total Obligated	\$0.00	\$37,232.00
Total Funds Drawdown	\$0.00	\$37,232.00
Program Funds Drawdown	\$0.00	\$37,232.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$37,232.00
City of St. Paul2	\$0.00	\$37,232.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**Activity Description:**

5.0% of total grant funds will be used for administration costs.  
 Nov 2013 amendment shifts funds to acq rehab homeownership - lh.

**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 Progress Narrative:**

Administration activities include, but are not limited to; NSP program implementation, overall program management of NSP funded activities, coordination and monitoring. Such costs include (but not limited to) salaries, wages and related costs of staff engaged in program administration.

This activity is complete and closed.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---