

Grantee: Anoka County, MN

Grant: B-11-UN-27-0001

January 1, 2012 thru March 31, 2012 Performance Report



Grant Number:

B-11-UN-27-0001

Obligation Date:

03/15/2011

Award Date:**Grantee Name:**

Anoka County, MN

Contract End Date:

03/15/2014

Review by HUD:

Submitted - Await for Review

Grant Amount:

\$1,226,827.00

Grant Status:

Active

QPR Contact:

Kate Thunstrom

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$1,226,827.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

After identifying areas of the county that scored at least 17.92 within the NSP3 Mapping Tool we included analysis conducted using past history, current real estate trends and information provided by the Cities in which proposed areas are located. The decision was made to limit our activities to two communities that have historically had the greatest amount of foreclosures, greatest decline in market value and limit our target areas of greatest need to the specific neighborhoods that have not yet achieved stabilization. Maps were established by using the HUDUSER mapping tool.

How Fund Use Addresses Market Conditions:

After consulting with the two communities to assure the city's support in the target areas maps created using the NSP3 Mapping Tool we further reviewed market and trend information with our participating Realtor. The maps confirmed that a target goal of creating homeownership opportunities in an estimated 20% of the REO properties was realistic. Delinquency rates are an indicator of high cost and high risk mortgages, including sub-prime mortgages. Information received in the HUD NSP planning data indicate that the neighborhoods selected to receive NSP3 funding have documented need to receive targeted funding. Targeting the two high risk neighborhoods selected will allow intervention intended to stem the rise in the rate of foreclosure.

Ensuring Continued Affordability:

Anoka County will ensure continued affordability through the use of an enforcement document filed against each piece of real property. HOME guidelines will be considered to be the standard for assuring long term affordability. Anoka County will place a Declaration of Covenants upon each property for a term of 20 years.

Definition of Blighted Structure:

As defined in the approved Anoka County Action plan: a "blighted" structure will be defined as a structure 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 any combination of these or other factors, is detrimental to the safety, health, moral or welfare of the community.

There is no state or local law that defines "blighted structure". Anoka County has worked with other counties, cities and Minnesota Housing to establish a definition to be used in the NSP action plan to define blight. Cities use a definition most commonly used for Tax Increment Financing, but can also have a separate local definition for codes and ordinances. This definition was used to meet a high housing quality standard, require that all codes and ordinances are met and to meet what other counties and Minnesota Housing have determined to be a complete definition.

Definition of Affordable Rents:

The 2010-2014 Anoka County Consolidated Plan defines "affordable rents" as those at or below the applicable Fair Market Rent (FMR) for the Minneapolis/St. Paul Metropolitan Area as defined by HUD. This definition of affordable rents will also be used for any Anoka County NSP-assisted rental units.



Housing Rehabilitation/New Construction Standards:

NSP-assisted housing units will be rehabilitated in accordance with State of Minnesota Building, Electrical, and Plumbing Codes. In addition, all homes will meet HUD's Section 8 Housing Quality Standards (HQS).

Vicinity Hiring:

Anoka County will use local publications and resources to attract interest from vicinity contractors. Through the procurement process we will provide preference to vicinity and Section 3 contractors that are lead supervisors if necessary and have the lowest and most responsible bid.

Procedures for Preferences for Affordable Rental Dev.:

Grantee Contact Information:

Kate Thusntrom, Community Development Specialist
Anoka County, Community Development Department
2100 Third Avenue, Suite 700, Anoka MN 55303

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,453,654.00
Total Budget	\$0.00	\$1,226,827.00
Total Obligated	\$250,000.00	\$250,000.00
Total Funds Drawdown	\$119,607.31	\$119,607.31
Program Funds Drawdown	\$119,607.31	\$119,607.31
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$119,607.31	\$119,607.31
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$184,024.05	\$0.00
Limit on Admin/Planning	\$122,682.70	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$122,682.70	\$122,682.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$306,706.75	\$306,707.00



Overall Progress Narrative:

After working with HUD HQ, Anoka County was able to make Action Plan corrections to release funds and continue to move forward and the acquisition and rehabilitation of NSP properties. Currently we have purchased two properties for the NSP3 program and are working to secure contractors for the rehabilitation needs.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, NSP3 Admin	\$0.00	\$122,682.00	\$0.00
2, Ac/Rehab 25% LLI	\$55,018.45	\$306,707.00	\$55,018.45
3, Ac/Rehab 120% LMMI	\$64,588.86	\$797,438.00	\$64,588.86
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



Activities

Grantee Activity Number:	Admin
Activity Title:	NSP Program Administration

Activity Category:

Administration

Project Number:

1

Projected Start Date:

03/01/2011

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Planned

Project Title:

NSP3 Admin

Projected End Date:

03/01/2015

Completed Activity Actual End Date:

Responsible Organization:

Anoka County Community Development

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2012

N/A

To Date

\$122,682.00

Total Budget

\$0.00

\$122,682.00

Total Obligated

\$50,000.00

\$50,000.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

NSP Program administration to meet all federal and local requirements upon NSP units regarding but not limited to soft costs, direct and indirect administration

Location Description:

NSP Program administration staff will be located out of the Community Development Department at the Anoka County Government Center.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP3	\$122,682.00
Total Other Funding Sources	\$122,682.00



Grantee Activity Number:	LMI 25%
Activity Title:	Acquisition/Rehab 25% Set Aside

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

2

Project Title:

Ac/Rehab 25% LLI

Projected Start Date:

03/01/2011

Projected End Date:

03/01/2013

Benefit Type:

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Anoka County Community Development

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$306,707.00
Total Budget	\$0.00	\$306,707.00
Total Obligated	\$100,000.00	\$100,000.00
Total Funds Drawdown	\$55,018.45	\$55,018.45
Program Funds Drawdown	\$55,018.45	\$55,018.45
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$55,018.45	\$55,018.45
Anoka County Community Development	\$55,018.45	\$55,018.45
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of vacant/and or foreclosed properties, rehabilitation of properties to meet or exceed local code, disposition to income qualified households at or below 50% AMI. This activity will address the local market by eliminating homes that are not eligible for financing due to health and safety issues. This will also provide an opportunity for households who income qualifies for the NSP program to obtain and secure housing that has few rehabilitation needs in the immediate future. This activity will choose homes that are in need of assistance through issues concerning the neighborhood such as boarded windows, broken or vandalized exteriors and/or outdated or overgrown issues. This activity will be structured to meet a homeowner beneficiary. A Declaration of Covenants will be filed against the property to secure affordability for 20 years.

Location Description:

After identifying areas of the county that scored at least 17.92 within the NSP3 Mapping Tool we included analysis conducted using past history, current real estate trends and information provided by the Cities in which proposed areas are located. The decision was made to limit our activities to two communities that have historically had the greatest amount of foreclosures, greatest decline in market value and limit our target areas of greatest need to the specific neighborhoods that have not yet achieved stabilization.

Activity Progress Narrative:

Properties underway as they have been acquired and contractors are being established for rehabilitation.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Properties	0	0/2
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/2
Total acquisition compensation to	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/2	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP3	\$306,707.00
Total Other Funding Sources	\$306,707.00



Grantee Activity Number:	LMMI 120%
Activity Title:	Acquisition/Rehab LMMI

Activity Category:

Acquisition - general

Project Number:

3

Projected Start Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Ac/Rehab 120% LMMI

Projected End Date:

03/01/2015

Completed Activity Actual End Date:

Responsible Organization:

Anoka County Community Development

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$797,438.00
Total Budget	\$0.00	\$797,438.00
Total Obligated	\$100,000.00	\$100,000.00
Total Funds Drawdown	\$64,588.86	\$64,588.86
Program Funds Drawdown	\$64,588.86	\$64,588.86
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$64,588.86	\$64,588.86
Anoka County Community Development	\$64,588.86	\$64,588.86
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of vacant/and or foreclosed properties, rehabilitation of properties to meet or exceed local code, disposition to income qualified households at or below 120% AMI. This activity will address the local market by eliminating homes that are not eligible for financing due to health and safety issues. This will also provide an opportunity for households who income qualifies for the NSP program to obtain and secure housing that has few rehabilitation needs in the immediate future. This activity will choose homes that are in need of assistance through issues concerning the neighborhood such as boarded windows, broken or vandalized exteriors and/or outdated or overgrown issues. This activity will be structured to meet a homeowner beneficiary. A Declaration of Covenants will be filed against the property to secure affordability for 20 years.

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Activity Progress Narrative:

Properties underway as they have been acquired and are in the process of contracts for rehabilitation.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Properties	0	0/5
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/5
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

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	0/5	0/5	0
# Owner Households	0	0	0	0/0	0/5	0/5	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP3	\$797,438.00
Total Other Funding Sources	\$797,438.00

