

Grantee: Minnesota

Grant: B-08-DN-27-0001

October 1, 2018 thru December 31, 2018 Performance



Grant Number:

B-08-DN-27-0001

Obligation Date:

03/20/2009

Award Date:

03/20/2009

Grantee Name:

Minnesota

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$38,849,929.00

Grant Status:

Active

QPR Contact:

Abigail Behl

LOCCS Authorized Amount:

\$38,849,929.00

Estimated PI/RL Funds:

\$15,950,456.76

Total Budget:

\$54,800,385.76

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

Title III of Division B of the Housing and Economic Recovery Act of 2008 (hereinafter "HERA") provides emergency assistance to states and localities for the redevelopment of abandoned and foreclosed homes. The program is known as the Neighborhood Stabilization Program (NSP). The focus of this program is the purchase, management and resale of foreclosed and abandoned properties for the purpose of stabilizing neighborhoods. Unless HERA provides otherwise, grants must comply with Community Development Block Grant (CDBG) requirements. Minnesota Housing is the grantee for the State of Minnesota NSP funds in the amount of \$38.8 million. The plan describes Minnesota Housing's distribution plan, and eligible uses and activities for the stabilization of neighborhoods. Minnesota Housing will sub grant NSP funds to eligible local units of government with experience administering CDBG funds. 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 NSP funding guidelines and the targeting requirements described in the Action Plan. July 15, 2013 - Action Plan Modified: Minnesota Housing sub granted the \$ 38 million to 21 local units of government. 13 remain active. Subrecipients have earned \$12 million in program income and anticipate approximately \$5 million in program income by the program's closeout. Including program income, the grant's total is currently \$55 million. All activities will continue to be funded in accordance with NSP funding guidelines and the targeting requirements described in this Action Plan. The plan is amended to include administrative recommendations to be presented to Minnesota Housing's Board of Directors at the June 2013 board meeting. The administrative strategies of this Substantial Amendment to the plan ensure the success of the grant, and improve the closeout timeline. Furthermore, the amended plan describes the methodology used to re-assess the areas of greatest need, and the proposed reallocation of funds and program income among the subrecipients who remain active under the grant. Newly Established Areas of Greatest Need With the end date approaching in March of 2013, Minnesota Housing re-examined the areas of greatest need to determine the best use of NSP funds in years to come. The examination was based on the HERA requirements of the grant and included here is the added methodology: There are 54 zip codes that intersect the original NSP1 target areas that are current administrators and have not already completed NSP1 activities. These zip codes are evaluated and ranked in two steps. First, zip codes are evaluated based on foreclosure need. Second, the high need foreclosure zip codes are prioritized by lower incomes and older housing stock. Step 1. Evaluation of Foreclosure Need First, areas are evaluated for foreclosure need using the following three criteria and ranked by the sum of points: • Area is presently a high need foreclosure zip code. o 1 Point - The zip code's overall foreclosure index (based on each zip code's rate of loans in delinquency, foreclosure or REO status) is above 150 or 1 ½ times greater than the average foreclosure rate in the state. Note Greater Minnesota zip codes are benc

Areas of Greatest Need:

hmarked to an overall Greater Minnesota rate, rather than a statewide rate. The data was from December 2012, which was the most current. • Area has an increasing foreclosure problem since peak of the foreclosure crisis in late 2007. o 1 Point – The zip code experienced at least a 30% increase in foreclosures during the five year period December 2007- December 2012. • Area has experienced substantial home price declines since the housing market peak.o&

Distribution and and Uses of Funds:

Areas of Greatest Needs: HERA requires that grantees that receive NSP funding "...give priority emphasis and consideration to those metropolitan areas, metropolitan cities, urban areas, rural areas, low and moderate – income , and other areas with the greatest need, including those (A) with the greatest percentage of home foreclosures; (B) with the highest percentage of homes



financed by a subprime mortgage related loan; and (C) identified by the State or unit of general local government as likely to face a significant rise in the rate of home foreclosures." Except for certain limitations, all eligible uses identified in HERA will be eligible for State NSP funds. These activity needs are: · Financing Mechanisms · Acquisition and rehabilitation for homeownership; · Acquisition and rehabilitation for rental; · Establishing land banks; · Demolition of blighted structures; and · Redevelopment of demolished or vacant structures. · Administration costs Minnesota Housing will undertake an evaluation of the uses and outcomes achieved with NSP funding. The funding agreement will require certain information to be provided to assist Minnesota Housing in its evaluation efforts. Outlined below is the methodology that Minnesota Housing used to identify areas of greatest need and to assign initial maximum funding distributions around the state. To accomplish this task, Minnesota Housing analyzed foreclosure, real-estate-owned (REO), subprime, and delinquency data on a zip code basis and sheriff's sales data on a county basis. The methodology is as follows: 1. Identify the 120 zip codes with the highest foreclosure/REO, subprime, and delinquency rates (problem loans per 100 households). 2. Initially, assign funds to the 120 high-need zip codes based on their number of foreclosures, delinquencies, and subprime loans, using the total funding level allocated to both the state and the five entitlement jurisdictions. 3. Adjust initial assignment to account for: o Rates of foreclosures, delinquencies, and subprime loans per 100 households (with a 20 percent cap). (The initial assignment in step 2 is based on the number of problem loans, not the rate per 100 households.) o Median family income level (with a 15 percent adjustment cap). o Median age of housing stock (with a 15 percent adjustment cap). 4. Assign funds to the 37 zip codes receiving more than \$500,000 under the funding formula. 5. Do not assign but pool funds for the 83 zip codes that were to receive less than \$500,000 under the funding formula; make pooled funds available in any one of the 23 highest-need counties on a competitive basis with separate pools for Greater Minnesota and the Twin Cities Metro Area. Thus, Minnesota Housing dropped the 83 zip codes and based the competition of the 23 high need counties. Communities in any one of the 23 high-need counties can compete for these funds. These competitive funds cannot be used in zip codes receiving funds under step 4. 6. Adjust the assignment in step 4 downward for the zip codes that fall in Anoka, Dakota, Hennepin counties and the cities of St. Paul and Minneapolis to account for the funds that these localities will receive directly from HUD. 7. If funds are still available and not distributed to specific stabilization efforts after step 6, Minnesota Housing will supplement the allocations in steps 4 and 5 on a competitive basis. The NSP application will have a

Distribution and Uses of Funds:

bilization efforts in any of the 23 highest-need counties. Minnesota Housing may use funds directly if such action is necessary to meet the 18 month timeline. 9. Limit funding to efforts that meet program goals, criteria, and requirements. The 120 highest-need zip codes (out of 872 statewide) each have a concentration of problems loans (foreclosures, delinquencies, and subprime loans) per 100 households that is at least 25 percent higher than the statewide concentration of problem loans. These 120 z

Public Comment:

On May 20, 2013, Minnesota Housing mailed its draft substantial amendment to the 2008 Action Plan to depositories to be made available for public comment, and posted it and a notice of the draft's availability on its website. The notice of the draft's availability was sent to 2,500 stakeholders by "E-News Alert," a Minnesota Housing email publication of items of interest. Official legal notices were published in teh Thursday, May 30, 2013 statewide edition of teh Minneapolis Star Tribune. Minnesota Housing did not receive public comments on its draft substantial amendment.

Definitions and Descriptions:

NSP1 Action Plan Updates 4-22-2013 Confirming the National Objective: The following modifications were made to the Action Plan projected count. City of Monticello/Otsego: The count was changed from 17 to 16. All units are complete and occupied by a household, homeowner. City of Princeton: The land bank count was changed from 1 housing unit to zero housing units and the number of properties remained the same, equal to one. Land Bank census track and blocks were modified from the original posting completed in March of this year. Staff entered the more detailed information for each subrecipient for this report for the City of Princeton, Dakota County, the City of St. Paul, and the City of Minneapolis. At this time, the City of Princeton and Dakota County's low income beneficiary percentage of people served is falling slightly below the 51% required to meet the temporary national objective for these land banked properties. The requirement is for at least 51% of the residents served to have incomes at or below 120% of median income. NSP staff will look into this issue to determine why some of the census information shown in DRGR didn't reflect a percentage higher than 51%. Budget amendments: Minneapolis: Modified its budgets as a result of adjustments made to transfer projects from the low income activity to a non-low income activity and vice-versa. Other budget changes: The following budgets were modified to accommodate deficiencies due to reimbursement requests processed or program income expenditures processed. The subrecipients with modified budgets are: Rochester, Duluth, Ramsey, Hennepin, and St. Paul. Subrecipient developments: Princeton: Princeton published an RFP for the multifamily project with no success. At this time Minnesota Housing is reviewing its options. NSP staff has been reviewing the possibility of other funding to assist this project in addition to NSP funding, but at this time we must regroup considering this new information. The City will be in contact with NSP staff this week to disclose what they have discovered as reasons why they did not receive an application. Big Lake: The City is currently developing an agreement with new developers for the eight projects remaining. At this time, we believe they will need additional monies to complete these projects even with the program income they will receive on these units. NSP staff will be reviewing their estimates as soon as ready. Minnesota Housing staff is pending to receive the answers to a questionnaire sent to its subrecipients on April 25th which will provide more detailed information on all projects remaining. After this information is analyzed, it will assist staff in making recommendations on how to move forward during this middle period prior to the close out of the grant. These recommendations will be discussed with the subrecipients, HUD's field manager John Swanson, and with Minnesota Housing's Board prior to its implementation July 1st. NSP1 Action Plan Updates: 7-14-2012 Enclosed is our latest submission of Action Plan changes. We conto make obligation and expenditure progress. As of today our percentage obligated is 119.1%. Our totalogress of our subrecipients, especially those that have fallen behind in the development or sale of projects, and the recycling of program income. During

Definitions and Descriptions:

the last few months, staff performed the following activities that impact this action plan and others to be processed in the future. Program income not being recycled in a timely manner was recalled by Minnesota Housing and is in the process of being recycled to other subrecipients who can expedite the re-use on eligible NSP activities. Three subrecipients will return their program



income. Although, Minnesota Housing staff is requesting the return of this program income, it is to be note

Low Income Targeting:

Minnesota Housing requires each Subrecipient to expend 25.4% of its Grant Funds and Program Income expenditures to households below 50% AMI.

Acquisition and Relocation:

July 15, 2013 - Action Plan Modified: Minnesota Housing sub granted the \$ 38 million to 21 local units of government. 13 remain active. Subrecipients have earned \$12 million in program income and anticipate approximately \$5 million in program income by the program's closeout. Including program income, the grant's total is currently \$55 million. All activities will continue to be funded in accordance with NSP funding guidelines and the targeting requirements described in this Action Plan. The plan is amended to include administrative recommendations to be presented to Minnesota Housing's Board of Directors at the June 2013 board meeting. The administrative strategies of this Substantial Amendment to the plan ensure the success of the grant, and improve the closeout timeline. Furthermore, the amended plan describes the methodology used to re-assess the areas of greatest need, and the proposed reallocation of funds and program income among the subrecipients who remain active under the grant. ACQUISITIONS AND RELOCATIONS In accordance with HUD's Closeout Notice issued November 27, 2012, activities under the plan are authorized to continue beyond the original end date of the grant until all grantees have completed all units with NSP program fund investments, and these units have met the National Objective requirement of the plan. To accomplish a timely and successful closeout of the plan Minnesota Housing developed the following administrative strategies: 1) Minnesota Housing may reallocate uncommitted/unused program income and program fund balances, first: To provide more funds to subrecipients in need, and second to be revolved in the newly established areas of greatest need. The uncommitted/unused dollars will be recaptured from subrecipients who expended program funds and program income equal to at least 100% of their grant amount. 2) New acquisitions made after July 1, 2013 will be located in the newly established areas of greatest need, except for those acquisitions where due diligence was already in progress by the subrecipients within their current target area, prior to July 1. 3) Following the original proportionate methodology used in March of 2009, Minnesota Housing will distribute reallocated dollars in accordance with the proportionate percentages listed below:a. Minneapolis 54.5%b. St. Paul 31.2%c. Hennepin 14.3% 4) Subrecipients receiving reallocated program income may retain 10% of this total for administrative expenditures. 5) Minnesota Housing may exchange uncommitted/unused balances of program funds and program income among subrecipients as needed for the success of the grant and to achieve an earlier closeout date. 6) Minneapolis, St. Paul, and Hennepin may keep and reuse current and future program income, including recaptured dollars and income from established revolving loan accounts. 7) Other Subrecipients may return their future program income to Minnesota Housing, including recaptured dollars for the purpose of revolving it back to subrecipients in need or subrecipients located in areas of greatest need. 8) All other flexibilities provided by HUD may apply. Minnesota Housing awarded its NSP funds to subrecipients in March of 2009. \$3.8 million of the NSP funds granted to Minnesota Housing were allocated to administration and planning. An additional 10% of earned

Acquisition and Relocation:

program income may be used for administrative expenditures. Nearly \$35 million of the funds and \$12 million generated in program income is dedicated for projects. Based on the expected average per unit cost to NSP of \$50,000, Minnesota Housing anticipates that up to 700 units will be assisted. Of those 700 units, at least 194 units will be available for households at or below 50% AMI. This estimate assumes that all of the \$35 million will be used for value and affordability gap assistance. If

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$55,099,915.76
Total Budget	\$0.00	\$54,799,915.76
Total Obligated	\$1,027.58	\$54,328,569.09
Total Funds Drawdown	\$141,265.88	\$53,087,587.42
Program Funds Drawdown	\$136,811.74	\$37,905,816.69
Program Income Drawdown	\$4,454.14	\$15,181,770.73
Program Income Received	\$8,642.63	\$16,030,885.14
Total Funds Expended	\$0.00	\$52,940,928.90
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$35,000.00



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	\$35,000.00
Limit on Public Services	\$5,827,489.35	\$0.00
Limit on Admin/Planning	\$3,884,992.90	\$3,048,761.72
Limit on Admin	\$0.00	\$3,048,761.72
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$13,700,096.44	\$20,017,717.04

Overall Progress Narrative:

The State of Minnesota's Subrecipients with active NSP1 programs continue to progress in their projects. Below are some notable updates for the quarter ending 12/31/2018.

The City of Duluth is actively looking for an eligible property to redevelop. The City anticipates that this will be its final NSP project, and plans on expending all remaining funds on it. Upon completion, the City will work on closing out its NSP grant with Minnesota Housing.

The City of Minneapolis has a number of projects being actively developed, with completions expected in 2019. Early in the quarter the City issued a request for proposal (RFP) for the development of its land banked lots, and selected developers towards the end of the quarter. The City will work to issue contracts to developers and hopes that construction will begin on the projects during the spring of 2019.

The City of Princeton continues to progress with its active Habitat project and is finalizing details on its 16 unit multifamily rental project. The closing date with the developer has been pushed back until the summer and construction is expected to begin during the fall of 2019. After all active projects have been completed the City will look to close out its NSP grant with Minnesota Housing.

The City of St. Cloud HRA continues to progress with the development of its three active projects. The City has successfully partnered with Central Minnesota Habitat for Humanity to develop many of its projects. Completion of two of the projects is expected next quarter. The HRA will continue to produce and complete projects until its remaining NSP funds are expended.

The City of St. Paul released a RFP last quarter, soliciting bids for the development of the majority of its remaining land banked lots. The City is in the process of selecting developers and issuing contracts. Construction on these projects is scheduled to begin during the spring of 2019. The City is still assessing disposition strategies for a small number of land banked lots that were not included in the RFP.

Hennepin County is working on financial reconciliation and compiling closeout paperwork for its final project. Once this is complete, the County will complete a final draw and will focus on closing out its NSP grant with Minnesota Housing.

Dakota County currently has one active project under construction with Habitat for Humanity, and will begin the development of an additional project with Habitat in the summer of 2019. The County has one remaining land banked property in its inventory. A disposition plan for the land banked property is forthcoming.

This concludes the State of Minnesota's NSP1 report for the quarter ending 12/31/2018.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Anoka, Anoka County	\$0.00	\$5,571,913.30	\$2,838,449.64
Buffalo, City of Buffalo	\$0.00	\$450,207.66	\$374,822.00
Carver County, Carver County	\$0.00	\$1,021,612.14	\$735,000.00
City of Big Lake, City of Big Lake	\$0.00	\$1,839,339.91	\$1,214,170.86
City of Minneapolis, City of Minneapolis	\$136,811.74	\$10,581,645.25	\$8,155,653.22
City of Minneapolis - Revolving Fund, City of Minneapolis -	\$0.00	\$0.00	\$0.00
City of Princeton, City of Princeton	\$0.00	\$1,096,242.07	\$796,254.00
Dakota, Dakota County	\$0.00	\$1,176,771.75	\$999,802.63
Duluth, City of Duluth	\$0.00	\$1,527,500.00	\$1,527,500.00
Duluth-Contract for Deed, Duluth-Contract for Deed	\$0.00	\$575,308.11	\$457,500.00
Elk River, City of Elk River	\$0.00	\$266,134.99	\$168,370.52
Faribault, City of Faribault	\$0.00	\$1,341,539.19	\$770,862.78
Hennepin, Hennepin County	\$0.00	\$6,236,348.67	\$3,874,164.79
Hennepin - Richfield, Hennepin - Richfield	\$0.00	\$1,539,122.85	\$945,786.51
Isanti, City of Isanti	\$0.00	\$552,855.00	\$552,855.00
Minnesota Housing, Minnesota Housing	\$0.00	\$500,000.00	\$500,000.00
Montgomery, City of Montgomery	\$0.00	\$398,184.23	\$385,000.00
Monticello/Otsego, Monticello/Otsego	\$0.00	\$404,840.50	\$380,873.00
Ramsey, Ramsey County	\$0.00	\$2,810,420.25	\$1,378,753.00
Rochester, City of Rochester	\$0.00	\$4,499,564.50	\$1,984,999.00
Scott, Scott County	\$0.00	\$1,079,084.83	\$1,034,988.00
St. Cloud HRA, St. Cloud HRA	\$0.00	\$2,304,550.60	\$1,880,229.48
St. Paul, City of St. Paul	\$0.00	\$8,736,574.61	\$6,286,288.23
St. Paul - Revolving Fund, St. Paul - Revolving Fund	\$0.00	\$0.00	\$0.00
Washington Cnty, Washington County	\$0.00	\$294,509.62	\$290,434.03
Zimmerman, City of Zimmerman	\$0.00	\$373,060.00	\$373,060.00



Activities

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

Grantee Activity Number: B1. Acq Rehab CD LH Zip - Big Lake

Activity Title: B1. Acq Rehab CD LH Zip - Big Lake

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

City of Big Lake

Projected Start Date:

09/29/2008

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

Big Lake

Activity Status:

Under Way

Project Title:

City of Big Lake

Projected End Date:

06/30/2020

Completed Activity Actual End Date:

Responsible Organization:

City of Big Lake1

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$617,686.37
Total Budget	\$0.00	\$617,686.37
Total Obligated	\$0.00	\$617,686.37
Total Funds Drawdown	\$0.00	\$617,686.37
Program Funds Drawdown	\$0.00	\$435,917.51
Program Income Drawdown	\$0.00	\$181,768.86
Program Income Received	\$887.63	\$400,167.99
Total Funds Expended	\$0.00	\$617,686.37
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Funds to be used for acquisition rehab activities city driven, to house individuals and families with incomes at 50% AMI or less. October amendment adjusted the count on units based on what is more realistic for this activity in their target market. March contract amendment increased this budget activity just slightly. The percentage benefiting low income households increased to \$26.05% for Big Lake's award. Unit count remained the same.

The Minnesota Housing Board approved a reallocation of NSP funds to be granted to the City of Big Lake, at the March 25th board meeting. Big Lake's funds were increased by \$273,844.86, resulting in a new budget totaling \$1,214,520.86. The budgets under each activity were revised to accommodate the subrecipient's program. Unit numbers were adjusted accordingly reflecting the increase. September amendment shifts funds to lh accounts.

June 15, 2012: Corrected projected property, unit, and household count. Original projections were entered in error. Feb 2013 amendment shifts funds to acq rehab. Aug amendment adds funds to admin and acq rehab activities. Dec amendment shifted funds to acq rehab lh activity.

Dec 2014 budget amendment shifts funds from LH activities to non-LH activities. Feb 2015 amendment shifts funds to Redevelopment activity.



Location Description:

High need zip code locations.

Activity Progress Narrative:

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

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	

Project # / Title: City of Minneapolis / City of Minneapolis

Grantee Activity Number: B2. MF Acq Rehab Rental Zip - Minneapolis

Activity Title: B2. MF Acq Rehab Rental Zip - Minneapolis

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
City of Minneapolis

Project Title:
City of Minneapolis

Projected Start Date:
09/29/2008

Projected End Date:
06/30/2020



Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

Minneapolis

Completed Activity Actual End Date:**Responsible Organization:**

City of Minneapolis

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$66,666.00
Total Budget	\$0.00	\$66,666.00
Total Obligated	\$0.00	\$66,666.00
Total Funds Drawdown	\$0.00	\$66,666.00
Program Funds Drawdown	\$0.00	\$66,666.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$66,666.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Funds to be used for acquisition rehab of rental units to house individuals and families at 50% AMI or below.

Location Description:

High need zip code locations

Activity Progress Narrative:**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



Grantee Activity Number: E. Redevelopment Zip - Minneapolis

Activity Title: E. Redevelopment Zip - Minneapolis

Activity Category:

Construction of new housing

Project Number:

City of Minneapolis

Projected Start Date:

09/29/2008

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

Minneapolis

Activity Status:

Under Way

Project Title:

City of Minneapolis

Projected End Date:

06/30/2020

Completed Activity Actual End Date:

Responsible Organization:

City of Minneapolis

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$1,836,543.17
Total Budget	\$0.00	\$1,836,543.17
Total Obligated	\$0.00	\$1,836,543.17
Total Funds Drawdown	\$136,811.74	\$1,188,525.10
Program Funds Drawdown	\$136,811.74	\$543,100.74
Program Income Drawdown	\$0.00	\$645,424.36
Program Income Received	\$0.00	\$462,704.06
Total Funds Expended	\$0.00	\$1,051,797.23
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

January contract amendment adds this activity for the redevelopment of residential properties. Contract does not include properties in this category for meeting of the low income threshold requirement under NSP. Units were reduced to 11. March contract amendment shifts budget funds through various activities, primarily decreasing acq rehab and landbanking funds to add the demolition activity to their program. Funds decreased under this activity by \$241,000.00. Low income household percentage adjusted to 25.65%. Unit count remains at 11. May contract amendment shifts funds between various activities, and decreased redevelopment zip. Units decreased by 7. August amendment shifts funds between activities. May 22, 2012: Corrected projected property, unit, and household count. Original projections were entered in error. Sept 2012 amendment shifts funds between funds and adds for anticipated program income. Feb 2013 amendment increases budget due to increased program income funds received from general account (due to a Carver County return of funds) 3/13/2013: Modified projected property count and unit count from 3 to 4. April 13 amendment adjusts Redevelopment Zip activity. April 2013 amendment shifts funds from Redev Zip to Redev LH Zip. March 2014 budget amendment due to adjusted program income expectations. June 2014 amendment shifts funds between activities due to revised program income. Sept 2014 amendment reallocates among categories. March 2015 budget adjustment shifts funds between acq rehab and redevelopment. July 2016 amendment due to increased program income. March 2017 amendment shifts funds between activities. Sept 2017 amendment shifts funds from Land Banking to Redevelopment. Dec 2017 amendment adds funds to redevelopment due to program income. Mar 2018 amendment adds funds to Redevelopment. June 2018 amendment adds funds to Redevelopment Zip due to program income. Sept 2018 amendment adds funds due to program income.



Location Description:

January contract amendment adds this activity in the high need target area.

Activity Progress Narrative:

Accomplishments Performance Measures

	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	0/0	2/2	4/4	50.00
# Owner Households	0	0	0	0/0	2/2	4/4	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	

Project # / Title: City of Princeton / City of Princeton

Grantee Activity Number: D. Demolition LH Zip - Princeton

Activity Title: D. Demolition LH Zip - Princeton

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

City of Princeton

Project Title:

City of Princeton

Projected Start Date:

09/29/2008

Projected End Date:

06/30/2020

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:



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

Responsible Organization:
City of Princeton

Program Income Account:
Princeton

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$43,200.00
Total Budget	\$0.00	\$43,200.00
Total Obligated	\$0.00	\$43,200.00
Total Funds Drawdown	\$0.00	\$43,200.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$43,200.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$43,200.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

June contract amendment decreased funds in demo zip and moves to acq rehab fund. Also shifted funds to demo lh zip. It increased the percentage for low income households from 29.51% to 35.85%. Units remain the same August contract amendment shifts funds to acq rehab and demo zip. Units decreased to zero

Location Description:

Activity opened in error.

Activity Progress Narrative:

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 # / Title: Dakota / Dakota County**Grantee Activity Number: C. Land Banking Cnty - Dakota****Activity Title: C. Land Banking Cnty - Dakota****Activity Category:**

Land Banking - Acquisition (NSP Only)

Activity Status:

Under Way

Project Number:

Dakota

Project Title:

Dakota County

Projected Start Date:

09/29/2008

Projected End Date:

06/30/2020

Benefit Type:

Area ()

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

Dakota County1

Program Income Account:

Dakota

Overall**Oct 1 thru Dec 31, 2018****To Date****Total Projected Budget from All Sources**

N/A

\$329,292.80

Total Budget

\$0.00

\$329,292.80

Total Obligated

\$0.00

\$318,856.58

Total Funds Drawdown

\$1,229.98

\$310,341.82

Program Funds Drawdown

\$0.00

\$292,815.30

Program Income Drawdown

\$1,229.98

\$17,526.52

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$309,111.84

Most Impacted and Distressed Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Funds to be used for the land banking of 4 foreclosed upon homes. September contract amendment shifts funds between cd county and cd county lh and rental funds.

June 19, 2012: Corrected projected property, unit, and household count. Original projections were entered in error. Nov 2012 amendment shifts funds to land banking. June 2013 amendment shifts funds from Land Banking to Acq Rehab. Aug 2013 amendment shifts funds from land banking to admin and acq rehab. Nov 2013 amendment shifts funds to admin. Aug 2015 amendment decreases acq rehab cd lh and land banking due to changes in program income. Oct 2015 adjustment shifts funds from acq rehab to land banking. June 2016 amendment shifts funds from land banking to admin and acq rehab. June 2017 amendment shifts funds from land banking to admin. Dec 2017 amendment shifts funds from Land Banking to Acq Rehave CD LH.



Location Description:

High Need County location. November amendment request approved for the modification of the subrecipient's target area.

Activity Progress Narrative:

Accomplishments Performance Measures

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

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

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	



Grantee Activity Number: F. Admin Costs - Dakota

Activity Title: F. Admin Costs - Dakota

Activity Category:

Administration

Project Number:

Dakota

Projected Start Date:

09/29/2008

Benefit Type:

()

National Objective:

N/A

Program Income Account:

Dakota

Activity Status:

Under Way

Project Title:

Dakota County

Projected End Date:

06/30/2020

Completed Activity Actual End Date:

Responsible Organization:

Dakota County1

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$117,677.00
Total Budget	\$0.00	\$117,677.00
Total Obligated	\$1,027.58	\$99,599.51
Total Funds Drawdown	\$3,224.16	\$99,599.51
Program Funds Drawdown	\$0.00	\$77,687.93
Program Income Drawdown	\$3,224.16	\$21,911.58
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$96,375.35
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

8% of total grant funds will be used for administration costs. Aug 2013 amendment shifts funds from land banking to admin and acq rehab.

Nov 2013 amendment shifts funds to admin. June 2016 amendment shifts funds from land banking to admin and acq rehab.

June 2017 amendment shifts funds from land banking to admin

Location Description:

High Need County location.

Activity Progress Narrative:

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 # / Title: Duluth-Contract for Deed / Duluth-Contract for Deed

Grantee Activity Number: B1. Acq Rehab CD CFD Cnty LH- Duluth

Activity Title: B1. Acq Rehab CD CFD Cnty LH- Duluth

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Duluth-Contract for Deed

Projected Start Date:

09/29/2008

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Duluth-Contract for Deed

Projected End Date:

06/30/2020

Completed Activity Actual End Date:

Responsible Organization:

City of Duluth

Overall

	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$392,308.11
Total Budget	\$0.00	\$392,308.11
Total Obligated	\$0.00	\$274,500.00
Total Funds Drawdown	\$0.00	\$274,500.00
Program Funds Drawdown	\$0.00	\$274,500.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$7,755.00	\$117,808.11
Total Funds Expended	\$0.00	\$274,500.00
Most Impacted and Distressed Expended	\$0.00	\$0.00



Match Contributed

\$0.00

\$0.00

Activity Description:

Funds to be used for City driven acquisition rehab activities for homeownership purposes. Funds to be used to house individuals or families with income at 50% AMI or below.
The Minnesota Housing Board approved a reallocation of NSP funds to be granted to the City of Duluth, at the March 25th board meeting. Duluth's funds were increased by \$385,000, resulting in a new budget totaling \$1,985,000. The budgets under each activity were revised to accomodate the subrecipient's program. Unit numbers were adjusted accordingly reflecting the increase. December adjustment shifts funds from low income to 120% DPA.
June 2012 amendment due to overall reduction in the total anticipated program income amounts.
June 15, 2012: Corrected projected property, unit, and household count. Original projections were entered in error. June 2014 amendment shifts funds between Acq Rehab CD CFD and LH category. Feb 2016 amendmend increases acq rehab CFD Cty LH category due to increased program income. Sept 2018 increase due to program income.

Location Description:

High Need County locations.

Activity Progress Narrative:

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	



Project # / Title: Hennepin / Hennepin County**Grantee Activity Number: A. Financing Mechanism R BD LH Zip - Hennepin****Activity Title: A. Financing Mechanism R BD LH Zip - Hennepin****Activity Category:**

Rehabilitation/reconstruction of residential structures

Project Number:

Hennepin

Projected Start Date:

09/29/2008

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

Hennepin

Activity Status:

Under Way

Project Title:

Hennepin County

Projected End Date:

06/30/2020

Completed Activity Actual End Date:**Responsible Organization:**

Hennepin County1

Overall

	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$77,952.00
Total Budget	\$0.00	\$77,952.00
Total Obligated	\$0.00	\$77,952.00
Total Funds Drawdown	\$0.00	\$77,952.00
Program Funds Drawdown	\$0.00	\$77,952.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$77,952.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

June contract amendment shifts funds to LH categories and redevelopment. August contract amendment shifts funds to redevelopment and low income.

May 22, 2012: Corrected Projected property, unit, and household count. Original projections were entered in error

Location Description:

High need zip code location

Activity Progress Narrative:

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

Grantee Activity Number:	D. Demolition LH Zip - Hennepin
Activity Title:	D. Demolition LH Zip - Hennepin

Activity Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
Hennepin

Project Title:
Hennepin County

Projected Start Date:
09/29/2008

Projected End Date:
06/30/2020

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
Hennepin County1

Program Income Account:
Hennepin

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$12,000.00
Total Budget	\$0.00	\$12,000.00
Total Obligated	\$0.00	\$12,000.00
Total Funds Drawdown	\$0.00	\$12,000.00
Program Funds Drawdown	\$0.00	\$12,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$12,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition activities to be performed with an end use to house individuals and families with incomes of 50% AMI or less. This activity is cancelled and budget removed. Units are located in demo zip activity. June contract amendment shifts funds to LH categories and redevelopment.
May 22, 2012: Corrected projected property, unit, and household count. Original projections were entered in error.

Location Description:

High need zip code locations.

Activity Progress Narrative:

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



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

Activity Category:

Construction of new housing

Project Number:

Hennepin

Projected Start Date:

09/29/2008

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

Hennepin

Activity Status:

Under Way

Project Title:

Hennepin County

Projected End Date:

06/30/2020

Completed Activity Actual End Date:

Responsible Organization:

Hennepin County1

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$35,715.00
Total Budget	\$0.00	\$35,715.00
Total Obligated	\$0.00	\$35,715.00
Total Funds Drawdown	\$0.00	\$35,715.00
Program Funds Drawdown	\$0.00	\$35,715.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$35,715.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Oct 2013 amendment shifts funds between activities and adjusts for decreased program income.

Location Description:

High need target area

Activity Progress Narrative:

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

Grantee Activity Number: D. Demolition CRV Zip - St. Paul

Activity Title: D. Demotion CRV Zip - St. Paul

Activity Category:

Clearance and Demolition

Project Number:

St. Paul

Projected Start Date:

09/29/2008

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

St Paul

Activity Status:

Under Way

Project Title:

City of St. Paul

Projected End Date:

06/30/2020

Completed Activity Actual End Date:

Responsible Organization:

City of St. Paul1

Overall

	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$3,700.00
Total Budget	\$0.00	\$3,700.00
Total Obligated	\$0.00	\$3,700.00
Total Funds Drawdown	\$0.00	\$3,700.00
Program Funds Drawdown	\$0.00	\$3,700.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,700.00
Most Impacted and Distressed Expended	\$0.00	\$0.00



Match Contributed

\$0.00

\$0.00

Activity Description:

Funds to be used for demolition activities by the CRV developer. Properties currently being bid for demolition. Contract anticipated by May 1st. July 2010 amendment shifts funds among the activities.
May 22, 2012: Corrected projected property, unit, and household count. Original projections were entered in error. Aug 2014 amendment corrects funds for adjusted program income.

Location Description:

High need zip code locations.

Activity Progress Narrative:

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



Grantee Activity Number: D. Demolition Zip - St. Paul

Activity Title: D. Demolition Zip - St. Paul

Activity Category:

Clearance and Demolition

Project Number:

St. Paul

Projected Start Date:

09/29/2008

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

St Paul

Activity Status:

Under Way

Project Title:

City of St. Paul

Projected End Date:

06/30/2020

Completed Activity Actual End Date:

Responsible Organization:

City of St. Paul1

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$161,578.87
Total Budget	\$0.00	\$161,578.87
Total Obligated	\$0.00	\$161,578.87
Total Funds Drawdown	\$0.00	\$161,578.87
Program Funds Drawdown	\$0.00	\$124,765.75
Program Income Drawdown	\$0.00	\$36,813.12
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$161,578.87
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Funds to be dedicated to demolition activities of blighted properties. June contract amendment shifts funds. July 2010 amendment shifts funds among the activities. December amendment shifts funds to acq rehab. May 22, 2012: Corrected projected property, unit, and household count. Original projections were entered in error. Aug 2012 amendment shifts funds from Acq Rehab CD CRV LH Zip to land bank and demo zip. Aug 2014 amendment corrects funds for adjusted program income.

Location Description:

High need zip code locations.

Activity Progress Narrative:

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

