

Grantee: Minneapolis, MN

Grant: B-08-MN-27-0001

April 1, 2020 thru June 30, 2020 Performance Report

Grant Number: B-08-MN-27-0001	Obligation Date: 03/20/2009	Award Date: 03/20/2009
Grantee Name: Minneapolis, MN	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$5,601,967.00	Grant Status: Active	QPR Contact: Kevin James Knase
LOCCS Authorized Amount: \$5,601,967.00	Estimated PI/RL Funds: \$462,355.71	
Total Budget: \$6,064,322.71		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

A.Areas of Greatest Need Approximately 86% of Minneapolis housing was built prior to 1960. 75% of the housing stock is single family detached structures. 18% of its single family housing stock is non-homesteaded, a 141% increase since 2002. In 2005, Minneapolis had 863 mortgage foreclosure sales. In 2006, 1,610 homes in Minneapolis went to foreclosure sale. In 2007, 2,895 homes went through foreclosure sale; 54.7% were in the three Northside wards of the City. Through the third quarter of 2008, there have been 2,152 foreclosures. Many of these foreclosures are on investment properties that house rentals. In determining communities to receive NSP funding, HUD determined a risk factor assessment by census block group. The risk factor was for whether a census block group had a predictive risk for foreclosed and abandoned housing. The scale was from 0 (very low risk) to 10 (very high risk). City staff took this block group information and layered it onto city neighborhood boundaries. City staff classifies high risk neighborhoods as having a risk factor of 7-10. The incidence of the high risk neighborhoods derived from HUD data sources correlates well with local foreclosure and vacant and boarded listed structure data for similar time periods. The high risk neighborhoods for NSP assistance are detailed in the formal NSP application amendment found at www.ci.minneapolis.mn.us/grants. The dramatic rise in foreclosures mirrors a sharp increase in vacant and boarded structures. According to statistics maintained by the Regulatory Services Department, in 2006, there were 481 structures on the vacant and boarded list. This number rose to 770 structures in 2007 and through August 2008, 928 structures. Looking at the current list of properties that are registered as vacant, of the 928 properties, 87% of the properties have been on the list less than 24 months. There is a direct correlation between this and the current foreclosure crisis that the City is experiencing. Only 10% have been vacant for more than 3 years. Historically (based on past analysis), buildings have remained in the Vacant Building Registration program for an average of 21 months, with some for many years. It remains to be seen if these more recent additions will follow the same pattern. B.Distribution and Uses of Funds Eligible activities need to be carried out in areas affected by: The greatest percentage of home foreclosures; The highest percentage of homes financed by a subprime mortgage related loan; and Likely to face a significant rise in the rate of home foreclosures in the next 18 months The City will seek to meet two national benefit objectives through the Neighborhood Stabilization Program. An activity can be of benefit to an area composed of at least 51% of low-, moderate-, and middle-income residents at or below 120% of area median income (LMMH), or it can be of benefit to low-, moderate-, and middle-income residents at or below 120% of area median income (LMMH). All NSP activities must benefit persons at HUD-approved income levels. The neighborhoods rated as high risk on the map titled "HUD Estimated Foreclosure and Abandonment Risk Score with Actual Foreclosures and Registered Vacant and Boarded Properties" will receive prioritized delivery of NSP program offerings. In addition, the State of Minnesota has identified particular ZIP codes within the City that would receive prioritized State of Minnesota NSP funding under the State's NSP allocation

Areas of Greatest Need:

formula. The City will be making an application in January 2009 for prioritized State NSP funding. The neighborhoods covered by the State ZIP Code formula are located within the formal NSP application amendment at www.ci.minneapolis.mn.us/grants.

Distribution and and Uses of Funds:



Definitions and Descriptions:

C. Definitions and Descriptions a. Blighted Structure For purposes of NSP funding and in the context of local law, the City of Minneapolis will use its nuisance definition in Chapter 249, Minneapolis Code of Ordinances, as the standard for a blighted structure. Specifically, a structure is defined as a nuisance in 249.30: 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 CPED, clearly demonstrates that the cost of rehabilitation is not justified when compared to the after rehabilitation resale value of the building. (b) When it is determined by the director of inspections or the city fire marshal that a building constitutes an immediate hazard to the public health and safety, and after approval by the city council, the sixty-day waiting period set out in this section may be waived and the other procedures, as set out in this chapter, may be implemented immediately. (c) Notwithstanding the foregoing provisions, accessory buildings such as garages, barns and other similar structures, not intended to be used for human habitation, shall be deemed to constitute a nuisance condition when such buildings are in violation of section 244.1560 of the housing maintenance code which regulates nondwelling structures or when such accessory buildings are structurally unsound in the opinion of the director of inspections. (76-Or-102, § 1, 7-9-76; 77-Or-226, § 2, 11-10-77; 78-Or-233, § 2, 11-9-78; 79-Or-016, § 1, 1-26-79; 80-Or-181, § 1, 8-8-80; 84-Or-095, § 1, 6-15-84; 86-Or-236, § 1, 10-10-86; 91-Or-157, § 1, 8-9-91; 92-Or-110, § 2, 9-11-92; 93-Or-142, § 1, 10-1-93; 94-Or-123, § 2, 9-16-94; 2006-Or-059, § 1, 5-26-06 effective October 1, 2006). b. Affordable Rents For any NSP-funded rental activity, affordable rents are defined as described in 24 CFR §92.252(a), (c), (f). The maximum unit rent level must be the lesser of HUD Fair Market Rent or the amount affordable to a household at 65% of area median income. If the renter is to pay utilities and services than the most recent Minneapolis Public Housing Authority utility allowance schedule for will be used to determine the net rent. These HUD schedules are updated annually and NSP activities will conform to the most rece

Definitions and Descriptions:

nt scht commitment. c. Affordability For the purposes of NSP funding, the City is electing to use the continued affordability standards of the HOME program 24 CFR §92.252 (e) and §92.254 as outlined in the table below. These periods apply to rental and ownership activities. Table 7 NSP Affordability Periods Per unit amount of NSP funds for New Construction, Rehab or Acquisition of Existing Housing Minimum Period of Affordability Under \$15,000 5 Years \$15,000 - \$40,000 10 Years Over \$40,000

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$6,088,322.71
Total Budget	\$0.00	\$6,064,322.71
Total Obligated	\$0.00	\$6,064,322.71
Total Funds Drawdown	\$0.00	\$6,064,322.71
Program Funds Drawdown	\$0.00	\$5,601,967.00
Program Income Drawdown	\$0.00	\$462,355.71
Program Income Received	\$0.00	\$490,159.89
Total Funds Expended	\$0.00	\$6,064,322.71
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	\$840,295.05	\$0.00
Limit on Admin/Planning	\$560,196.70	\$494,362.76
Limit on Admin	\$0.00	\$494,362.76
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$1,516,080.68	\$1,826,699.81

Overall Progress Narrative:

NSP1 focused on addressing vacant and dilapidated properties in North, South, and Northeast Minneapolis as a result of the foreclosure crisis, with the goal of creating affordable ownership and rental housing opportunities as well as stabilizing neighborhoods in decline. Some of these neighborhoods – particularly in North – saw home value losses of 50-60% which impacted communities of color disproportionately, according to the Minnesota Housing Partnership. A tornado in 2011 in North Minneapolis further impacted housing prices and housing stability. This occurred while rental prices increased by 23% between 2006 to 2012 putting even greater strain on rental households.

The grant funded the stabilization of 33 vacant and dilapidated properties for land banking, demolition of 119 properties that were negatively impacting neighboring properties and causing public health risks, 37 units for rental housing, and 9 units of ownership housing. Additionally, 5 households received financing to purchase their home. Many of the 33 vacant land banked properties were later sold for the development of ownership housing through the Green Homes North program and later Minneapolis Homes program. Green Homes North won an award at the 2017 National Association of Local Housing Finance Agency Annual Conference and was recognized at the 2019 International Making Cities Livable Conference for targeted investments impact on community recovery and stabilization. The properties that remain in the land bank at closeout will be marketed through an annual RFP for the development 1-20 unit housing for 80% AMI and below households.

Without the investments from NSP it is likely that these neighborhoods would have experienced further declines in home prices, additional degradation of the existing housing stock that was abandoned, and loss of housing units at a time when housing costs for renters were increasingly rapidly.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
08NSP Redevelopment, Redevelopment	\$0.00	\$150,000.00	\$150,000.00
08NSPAdmin, NSP Program Administration	\$0.00	\$494,362.76	\$468,679.30
08NSPDemo, Demolition of Blighted Structures	\$0.00	\$2,206,680.87	\$2,093,070.77
08NSPFinan, FinancingForeclosure Recovery Affordable	\$0.00	\$110,000.00	\$110,000.00
08NSPLandBank, Acquisition and Land Banking	\$0.00	\$1,354,079.27	\$1,081,416.93
08NSPurchaseRehab, Purchase and Rehab	\$0.00	\$1,749,199.81	\$1,698,800.00
DELETED-ACTIVITIES, DELETED-ACTIVITIES (Temporary)	\$0.00	\$0.00	\$0.00

Activities

Project # / 08NSP Redevelopment / Redevelopment

Grantee Activity Number: G4890NSP REDAH

Activity Title: Redevelopment Alliance Housing <50

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

08NSP Redevelopment

Projected Start Date:

01/30/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Redevelopment

Projected End Date:

12/31/2019

Completed Activity Actual End Date:

Responsible Organization:

Alliance Housing

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$150,000.00
Total Budget	\$0.00	\$150,000.00
Total Obligated	\$0.00	\$150,000.00
Total Funds Drawdown	\$0.00	\$150,000.00
Program Funds Drawdown	\$0.00	\$150,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$150,000.00
Alliance Housing	\$0.00	\$150,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The purpose of this activity will allow for the redevelopment of properties that may have been previously assisted with NSP funds under NSP eligible activities #3 and #5. When the market improves, the City will seek development of single family, owner-occupied housing. However, where density is encouraged, the City will support development of multi-unit housing, in which case rental may be preferred. Development of properties assisted through this activity description will be targeted for helping the City meet the requirement that at least 25% of NSP expenditures house those at or below 50% AMI. It is anticipated that CPED will work with non-profit developers to accomplish this work.

Location Description:

North Minneapolis NSP target area.

Activity Progress Narrative:



Two properties consisting of 6 units between the two were acquired by Alliance Housing through the City of Minneapolis for the purpose of redevelopment. The properties are in Camden and in Near North Minneapolis, which the most economically impacted areas by the foreclosure crisis. Of the households served, 5 units were occupied by extremely low income (30% AMI) households and all of the six households were households of color.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		2/2	
# ELI Households (0-30% AMI)	0		5/0	

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	6/6	0/0	6/6	100.00
# Renter Households	0	0	0	6/6	0/0	6/6	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 # / 08NSPAdmin / NSP Program Administration

Grantee Activity Number: G4890NSP ADM
Activity Title: Program Admin CPED

Activity Category:

Administration

Project Number:

08NSPAdmin

Projected Start Date:

09/29/2008

Benefit Type:

()

National Objective:

N/A

Activity Status:

Completed

Project Title:

NSP Program Administration

Projected End Date:

12/31/2019

Completed Activity Actual End Date:

Responsible Organization:

City of Minneapolis Community Planning and

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2020

N/A

To Date

\$420,362.76



Total Budget	\$0.00	\$420,362.76
Total Obligated	\$0.00	\$420,362.76
Total Funds Drawdown	\$0.00	\$420,362.76
Program Funds Drawdown	\$0.00	\$394,679.30
Program Income Drawdown	\$0.00	\$25,683.46
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$420,362.76
City of Minneapolis Community Planning and	\$0.00	\$420,362.76
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Administration and monitoring of NSP activities.

Location Description:

Administration.

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 # / 08NSPDemo / Demolition of Blighted Structures

Grantee Activity Number:	G4835NSP DEMSF
Activity Title:	Demolition of Blighted Structures

Activity Category:
Clearance and Demolition

Activity Status:
Completed

Project Number:
08NSPDemo

Project Title:
Demolition of Blighted Structures

Projected Start Date:
01/30/2009

Projected End Date:
12/31/2019

Benefit Type:

Completed Activity Actual End Date:



Area ()

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Minneapolis Department of Regulatory

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,806,733.99
Total Budget	\$0.00	\$1,806,733.99
Total Obligated	\$0.00	\$1,806,733.99
Total Funds Drawdown	\$0.00	\$1,806,733.99
Program Funds Drawdown	\$0.00	\$1,700,000.00
Program Income Drawdown	\$0.00	\$106,733.99
Program Income Received	\$0.00	\$230,936.65
Total Funds Expended	\$0.00	\$1,806,733.99
City of Minneapolis Department of Regulatory	\$0.00	\$1,806,733.99
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Due to the high foreclosure rates in the priority areas of the city an unusually large number of properties have been abandoned and left to deteriorate and become a problem due to lack of care and maintenance. This activity was hoping to clear the blight from around 250 properties, but this activity was reduced in scope to planning for 100 properties, and did actually clear 119.

Demolition of Chapter 249 Vacant Boarded Registration (VBR) properties to support reduction of blighting influences in NSP-assisted neighborhoods. NSP funds will assist in demo of properties that do not meet a viable rehabilitation test.

Location Description:

Chapter 249 properties located in NSP target neighborhoods of North Minneapolis, Northeast Minneapolis, and South Minneapolis.

Activity Progress Narrative:

This activity provided funding to the City's Regulatory Services Division to address blighted and vacant properties. In total, 119 properties were demolished to allow for land banking and redevelopment. This activity's impact ensured that disinvestment that created dangerous properties or properties negatively affecting neighborhoods were removed. Properties demolished were widespread throughout the City with particular focus in Camden, Near North, Northeast, and Phillips neighborhoods which are the most racially diverse and socio-economically challenged areas of the City.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	119/100



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:	G4890NSP DEMO
Activity Title:	Demo Blighted Struc- CPED

Activity Category:
Clearance and Demolition

Activity Status:
Completed

Project Number:
08NSPDemo

Project Title:
Demolition of Blighted Structures

Projected Start Date:
01/30/2009

Projected End Date:
12/31/2019

Benefit Type:
Area ()

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Minneapolis Community Planning and

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$399,946.88
Total Budget	\$0.00	\$399,946.88
Total Obligated	\$0.00	\$399,946.88
Total Funds Drawdown	\$0.00	\$399,946.88
Program Funds Drawdown	\$0.00	\$393,070.77
Program Income Drawdown	\$0.00	\$6,876.11
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$399,946.88
City of Minneapolis Community Planning and	\$0.00	\$399,946.88
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition of properties to support reduction of blighting influences in NSP strategy-assisted neighborhoods. Demolition is recommended only after a thorough and individual analysis of each nuisance property to determine viability for rehabilitation. NSP funds will assist in removing nuisance properties that do not meet the viable rehabilitation test.

Location Description:

Citywide - Blighted properties within NSP target neighborhoods.

Activity Progress Narrative:

Minneapolis Community Planning and Economic Development (CPED) managed the demolition of 23 projects, primarily in North Minneapolis. Following demolition of the blighted and vacant structures, the properties were marketed for redevelopment into housing by CPED. Of the 23 properties demolished, over half have been sold to be redeveloped in single family housing through change of use without the use of NSP1 HUD Minneapolis CPED grant funds for redevelopment. The properties sold are restricted to sale for households at or below 120% AMI and were developed through the award winning Green Homes North program and its subsequent renamed program called Minneapolis Homes.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	23/20

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 # / 08NSPFinan / FinancingForeclosure Recovery Affordable

Grantee Activity Number: G4890NSP FIN
Activity Title: Financing <120

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

08NSPFinan

Projected Start Date:

01/30/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

FinancingForeclosure Recovery Affordable

Projected End Date:

12/31/2019

Completed Activity Actual End Date:

Responsible Organization:

City of Minneapolis Community Planning and

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$110,000.00
Total Budget	\$0.00	\$110,000.00
Total Obligated	\$0.00	\$110,000.00
Total Funds Drawdown	\$0.00	\$110,000.00
Program Funds Drawdown	\$0.00	\$110,000.00
Program Income Drawdown	\$0.00	\$0.00



Program Income Received	\$0.00	\$41,817.01
Total Funds Expended	\$0.00	\$110,000.00
City of Minneapolis Community Planning and	\$0.00	\$110,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

CPED will make down payment and closing cost assistance available to meet the affordability gap in homeownership opportunities for homebuyers, which may include buyers at the HUD required 50% of area median income.

Location Description:

NSP target neighborhoods as described in http://www.ci.minneapolis.mn.us/cped/docs/NSP_Purchase_Rehab_Activity_Funding_Recommendation_Summary.pdf

Activity Progress Narrative:

The City provided acquisition financing to 6 low-mod borrowers. Four borrowers were African American and 2 were white. Two of the households are at or below 50% AMI, three are 80% AMI households, and one is 120% AMI.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/5
# of Singlefamily Units	0	6/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	3/2	3/3	6/5	100.00
# Owner Households	0	0	0	3/2	3/3	6/5	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 # / 08NSPLandBank / Acquisition and Land Banking

Grantee Activity Number: G4890NSP LBNK ACQ

Activity Title: Landbank Acquisition

Activity Category:
Land Banking - Acquisition (NSP Only)

Activity Status:
Completed
Project Title:
Acquisition and Land Banking

Project Number:
08NSPLandBank

Projected Start Date:

Projected End Date:

03/01/2009

12/31/2019

Benefit Type:

Area ()

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Minneapolis Community Planning and

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,354,079.27
Total Budget	\$0.00	\$1,354,079.27
Total Obligated	\$0.00	\$1,354,079.27
Total Funds Drawdown	\$0.00	\$1,354,079.27
Program Funds Drawdown	\$0.00	\$1,081,416.93
Program Income Drawdown	\$0.00	\$272,662.34
Program Income Received	\$0.00	\$217,406.23
Total Funds Expended	\$0.00	\$1,354,079.27
City of Minneapolis Community Planning and	\$0.00	\$1,354,079.27
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

City of Minneapolis, acting through its department of Community Planning and Economic Development, will strategically acquire homes that have been foreclosed upon and demolish blighted structures with NSP funds. The City will purchase only foreclosed properties that are vacant and exhibit blight. It is the City's expectation to hold these vacant parcels (land bank) for an unspecified time period, not to exceed 10 years, until the market is ready to absorb new development of owner-occupied housing units. As required, the City will adhere to all acquisition, holding and disposition stipulations specified in the NSP notice.

Specifically the City's Land Bank Program will purchase and demolish those properties that:

- are vacant and blighted to a degree justifying demolition;
- are located in the City-defined NSP high risk service area; and
- are available for purchase at least 5% and on average 15% below the current market appraised value.

Location Description:

NSP target areas as described in

http://www.ci.minneapolis.mn.us/cped/docs/NSP_Purchase_Rehab_Activity_Funding_Recommendation_Summary.pdf

Activity Progress Narrative:

The City acquired 33 properties most of which are in the Camden and Near North neighborhoods most impacted by the foreclosure crisis. Just under half remain in the land bank today with the remainder having been developed through the City's Green Homes North and Minneapolis Homes programs through a sale utilizing the change of use provision of NSP. Properties sold are required to be developed into housing affordable to buyers at or below 120% of AMI. The remainder of properties in the Land Bank are marketed through the City's Minneapolis Homes program to be redeveloped into housing consistent with the Minneapolis Homes program requirements. Figures were reported to reflect final amount of land banked properties.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-18	33/75



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

Project # / 08NSPurchaseRehab / Purchase and Rehab

Grantee Activity Number:	G4890NSP 25PRAH
Activity Title:	Purchase & Rehab Alliance Housing <50

Activity Category: Rehabilitation/reconstruction of residential structures	Activity Status: Completed
Project Number: 08NSPurchaseRehab	Project Title: Purchase and Rehab
Projected Start Date: 01/30/2009	Projected End Date: 12/31/2019
Benefit Type: Direct (HouseHold)	Completed Activity Actual End Date:
National Objective: NSP Only - LH - 25% Set-Aside	Responsible Organization: Alliance Housing

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$176,299.81
Total Budget	\$0.00	\$176,299.81
Total Obligated	\$0.00	\$176,299.81
Total Funds Drawdown	\$0.00	\$176,299.81
Program Funds Drawdown	\$0.00	\$175,000.00
Program Income Drawdown	\$0.00	\$1,299.81

Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$176,299.81
Alliance Housing	\$0.00	\$176,299.81
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Development value gap financing to non-profit developers to cover the difference between the cost of purchase and rehab of a foreclosed and/or abandoned property and the sale price. The property will be sold to an income-qualified owner-occupant or rented to an income-qualified tenant. Purchase and rehab foreclosed and abandoned multi-unit structures (no more than an 8-plex) and rent them to households with income at or below 50% AMI.

Location Description:

Developer has identified three eligible projects in North Minneapolis located in NSP target area as described in http://www.ci.minneapolis.mn.us/cped/docs/NSP_Purchase_Rehab_Activity_Funding_Recommendation_Summary.pdf

Activity Progress Narrative:

One property consisting of 7 units was acquired by Alliance Housing through the City of Minneapolis for the purpose of rehabilitation. The property is in Near North Minneapolis, which is part of the most economically impacted area by the foreclosure crisis. Of the households served, 3 units were occupied by extremely low income (30% AMI) households and six of the seven households were households of color.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# ELI Households (0-30% AMI)	0	3/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	7/7	0/0	7/7	100.00
# Renter Households	0	0	0	7/7	0/0	7/7	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	



Grantee Activity Number: G4890NSP 25PRPPL
Activity Title: Purchase & Rehab PPL <50

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 08NSPpurchaseRehab
Projected Start Date:
 01/30/2009
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LH - 25% Set-Aside

Activity Status:
 Completed
Project Title:
 Purchase and Rehab
Projected End Date:
 12/31/2019
Completed Activity Actual End Date:

Responsible Organization:
 Project for Pride in Living

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,476,400.00
Total Budget	\$0.00	\$1,476,400.00
Total Obligated	\$0.00	\$1,476,400.00
Total Funds Drawdown	\$0.00	\$1,476,400.00
Program Funds Drawdown	\$0.00	\$1,464,800.00
Program Income Drawdown	\$0.00	\$11,600.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,476,400.00
Project for Pride in Living	\$0.00	\$1,476,400.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP funds to provide development value gap financing to non-profit developers to cover the difference between the cost of purchase and rehab of a foreclosed and/or abandoned property and the sale price. The property will be sold to an income qualified owner-occupant or rented to an income-qualified tenant.

Purchase and rehab foreclosed and abandoned multi-unit structures (no more than an 8-plex) and rent them to households with income at or below 50% AMI.

Location Description:

NSP target neighborhoods as described in http://www.ci.minneapolis.mn.us/cped/docs/NSP_Purchase_Rehab_Activity_Funding_Recommendation_Summary.pdf
 Primary focus will be Phillips and North Minneapolis

Activity Progress Narrative:

This activity funded the purchase and rehab of 6 rental buildings with 24 rental units between them. The majority – 22 units – were occupied by very low income (30% AMI) households with the remainder being occupied by 50% AMI households. 20 of the 24 households identified as households of color with 18 being Black/African American. The acquisition and rehabilitation of these buildings in particular ensured the preservation of naturally occurring affordable housing that would have otherwise likely been lost due to neglect.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		6/5	
# ELI Households (0-30% AMI)	0		22/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		24/22	
# of Multifamily Units	0		6/6	
# of Singlefamily Units	0		18/16	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	24/22	0/0	24/22	100.00
# Renter Households	0	0	0	24/22	0/0	24/22	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	

Grantee Activity Number: G4890NSP 25PRPRG
Activity Title: Purchase & Rehab Powderhorn Residents Group <50

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 08NSPurchaseRehab
Projected Start Date:
 01/30/2009
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LH - 25% Set-Aside

Activity Status:
 Completed
Project Title:
 Purchase and Rehab
Projected End Date:
 12/31/2019
Completed Activity Actual End Date:

Responsible Organization:
 Powderhorn Residence Group

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$24,000.00
Total Budget	\$0.00	\$24,000.00
Total Obligated	\$0.00	\$24,000.00
Total Funds Drawdown	\$0.00	\$24,000.00
Program Funds Drawdown	\$0.00	\$24,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$24,000.00
Powderhorn Residence Group	\$0.00	\$24,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP funds to provide development value gap financing to non-profit developers to cover the difference between the cost of purchase and rehab of a foreclosed and/or abandoned property and the sale price. The property will be sold to an income qualified owner-occupant or rented to an income-qualified tenant.

Location Description:

NSP target neighborhood focus of Jordan and Harrison as described in http://www.ci.minneapolis.mn.us/cped/docs/NSP_Purchase_Rehab_Activity_Funding_Recommendation_Summary.pdf

Activity Progress Narrative:

Funding was provided to Powderhorn Residents Group to redevelop one single family home which was sold to a 50% AMI household.

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
Neighborhood Stabilization Funds	\$24,000.00
Total Other Funding Sources	\$0.00



Grantee Activity Number: G4890NSP PRPRG
Activity Title: Purchase & Rehab PRG <120

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 08NSPpurchaseRehab
Projected Start Date:
 01/30/2009
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LMMI

Activity Status:
 Completed
Project Title:
 Purchase and Rehab
Projected End Date:
 12/31/2019
Completed Activity Actual End Date:

Responsible Organization:
 Powderhorn Residence Group

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$72,500.00
Total Budget	\$0.00	\$72,500.00
Total Obligated	\$0.00	\$72,500.00
Total Funds Drawdown	\$0.00	\$72,500.00
Program Funds Drawdown	\$0.00	\$35,000.00
Program Income Drawdown	\$0.00	\$37,500.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$72,500.00
Powderhorn Residence Group	\$0.00	\$72,500.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP funds to provide development value gap financing to non-profit developers to cover the difference between the cost of purchase and rehab of a foreclosed and/or abandoned property and the sale price. The property will be sold to an income qualified owner-occupant or rented to an income-qualified tenant.

Location Description:

NSP target neighborhood focus of Jordan and Harrison as further described in http://www.ci.minneapolis.mn.us/cped/docs/NSP_Purchase_Rehab_Activity_Funding_Recommendation_Summary.pdf

Activity Progress Narrative:

Funding was provided to Powderhorn Residents Group to redevelop two single family homes which were sold to moderate income homebuyers.

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	0/0	1/1	2/2	50.00	
# Owner Households	0	0	0	0/0	1/1	2/2	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	
