

**Grantee: Minneapolis, MN**

**Grant: B-08-MN-27-0001**

**July 1, 2018 thru September 30, 2018 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:**  
\$404,062.50

**Total Budget:**  
\$6,006,029.50

## 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](http://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 (LMMA), 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](http://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:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$5,933,521.90
<b>Total Budget</b>	\$0.00	\$5,909,521.90
<b>Total Obligated</b>	\$0.00	\$5,766,255.89
<b>Total Funds Drawdown</b>	\$0.00	\$5,721,440.34
<b>Program Funds Drawdown</b>	\$0.00	\$5,483,146.30
<b>Program Income Drawdown</b>	\$0.00	\$238,294.04
<b>Program Income Received</b>	\$4,831.06	\$462,355.71
<b>Total Funds Expended</b>	(\$19,026.59)	\$5,842,770.34
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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	\$325,376.73
Limit on Admin	\$0.00	\$325,376.73
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$1,501,507.38	\$1,802,699.81

## Overall Progress Narrative:

All projects funded under purchase rehab, redevelopment, and finance activities are complete and have met a national objective.

We have a land bank of 23 properties remaining that have met a temporary national objective. The City also released and will be soliciting proposals for the development of affordable homeownership units on City-owned vacant lots (including NSP landbanks). This is due on Oct. 31 and may result in some of these lots being developed. There are several projects that were set up as 120% AMI household projects, but ended up serving a household below 50% AMI. We are moving the costs incurred for these addresses to correctly reflect serving 50% AMI households and contributing to the 25% set aside goal.

We're in the process of updating the demographic and address detail in DRGR to reflect the completed units to date.

Staff are also finalizing a strategy for spending remaining funds to ensure we meet grant obligations. There are about \$230,000 remaining including the anticipated PI from land bank sales.

Staff experienced a delay in our closeout preparation process due to a few emergency housing situations which required launching housing strategies/programs within the past quarter. This pulled away staff time. No funds were expended this quarter.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
08NSP Redevelopment, Redevelopment	\$0.00	\$150,757.57	\$150,757.57
08NSPAdmin, NSP Program Administration	\$0.00	\$357,378.59	\$311,821.73
08NSPDemo, Demolition of Blighted Structures	\$0.00	\$2,349,946.88	\$2,093,070.77
08NSPFinan, FinancingForeclosure Recovery Affordable	\$0.00	\$110,000.00	\$110,000.00
08NSPLandBank, Acquisition and Land Banking	\$0.00	\$1,161,156.34	\$1,112,596.23
08NSPurchaseRehab, Purchase and Rehab	\$0.00	\$1,780,282.52	\$1,704,900.00



## Activities

**Project # / Title:** 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:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

12/31/2019

**Completed Activity Actual End Date:**

12/31/2013

**Responsible Organization:**

Alliance Housing

Overall	Jul 1 thru Sep 30, 2018	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$150,000.00
<b>Total Budget</b>	\$0.00	\$150,000.00
<b>Total Obligated</b>	\$0.00	\$150,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$150,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$150,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$150,000.00
Alliance Housing	\$0.00	\$150,000.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:

Reported the household beneficiary income and FHEO data, as well as the performance measures. Minneapolis would also like to highlight that 5 of these 6 households were extremely low income. This activity is long complete, and a activity completion date was added.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		2/2	
# ELI Households (0-30% AMI)	3		5/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	4		6/6	
# of Singlefamily Units	4		6/6	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	4	0	4	6/6	0/0	6/6	100.00
# Renter Households	4	0	4	6/6	0/0	6/6	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
---------	------	--------	-------	-----	-----------------

## Address Support Information

**Address:** 2655 Thomas Avenue North, Minneapolis, Minnesota 55411

**Property Status:** Completed  
**Affordability Start Date:** 04/10/2013  
**Affordability End Date:**

**Description of Affordability Strategy:**

**Activity Type for End Use:** Rehabilitation/reconstruction of residential  
**Projected Disposition Date:** 04/10/2013  
**Actual Disposition Date:** 04/10/2013

**National Objective for End Use:** NSP Only - LH - 25% Set-Aside  
**Date National Objective is met:** 04/10/2013  
**Deadline Date:**

**Description of End Use:**  
 Rehabilitated 2 units for LH25 Rental



**Address:** 3725 Penn Avenue North, Minneapolis, Minnesota 55412

**Property Status:**

Completed

**Affordability Start Date:**

11/21/2013

**Affordability End Date:**

**Description of Affordability Strategy:**

**Activity Type for End Use:**

Rehabilitation/reconstruction of residential

**Projected Disposition Date:**

11/21/2013

**Actual Disposition Date:**

11/21/2013

**National Objective for End Use:**

NSP Only - LH - 25% Set-Aside

**Date National Objective is met:**

11/21/2013

**Deadline Date:**

**Description of End Use:**

Rehabilitated 4 units for LH25 Rental

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources



<b>Grantee Activity Number:</b>	<b>G4890NSP REDPDC</b>
<b>Activity Title:</b>	<b>Redevelopment project delivery cost</b>

**Activity Category:**

Acquisition - general

**Project Number:**

08NSP Redevelopment

**Projected Start Date:**

01/30/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

12/31/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Minneapolis Community Planning and

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$757.57
<b>Total Funds Drawdown</b>	\$0.00	\$757.57
<b>Program Funds Drawdown</b>	\$0.00	\$757.57
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	(\$757.57)	\$0.00
City of Minneapolis Community Planning and Economic	(\$757.57)	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Project delivery costs in support of Alliance Housing Redevelopment activity.

**Location Description:**

North Minneapolis NSP target area.

**Activity Progress Narrative:**

This activity is being cancelled/deleted, and its costs merge inot the administration activity where they belong. During OCT the costs were moved, and going forward the final changes in the Action Plan to reflect these changes will be made.

**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: 08NSPAdmin / NSP Program Administration**

**Grantee Activity Number: G4890NSP ADM**

**Activity Title: Program Admin CPED**

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

08NSPAdmin

**Project Title:**

NSP Program Administration

**Projected Start Date:**

09/29/2008

**Projected End Date:**

12/31/2019

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

City of Minneapolis Community Planning and

### Overall

**Total Projected Budget from All Sources**

### Jul 1 thru Sep 30, 2018

N/A

### To Date

\$292,718.87

**Total Budget**

\$0.00

\$292,718.87

**Total Obligated**

\$0.00

\$283,378.59

**Total Funds Drawdown**

\$0.00

\$251,376.73

**Program Funds Drawdown**

\$0.00

\$237,821.73

**Program Income Drawdown**

\$0.00

\$13,555.00

**Program Income Received**

\$0.00

\$196,421.25

**Total Funds Expended**

\$0.00

\$254,071.73

City of Minneapolis Community Planning and Economic

\$0.00

\$254,071.73



<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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 # / Title: 08NSPDemo / Demolition of Blighted Structures**

**Grantee Activity Number: G4835NSP DEMSF**

**Activity Title: Demolition of Blighted Structures**

**Activity Category:**

Clearance and Demolition

**Activity Status:**

Under Way

**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 Department of Regulatory Services

**Program Income Account:**

Regulatory Services

Overall	Jul 1 thru Sep 30, 2018	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,950,000.00
<b>Total Budget</b>	\$0.00	\$1,950,000.00
<b>Total Obligated</b>	\$0.00	\$1,806,733.99
<b>Total Funds Drawdown</b>	\$0.00	\$1,806,733.99
<b>Program Funds Drawdown</b>	\$0.00	\$1,700,000.00
<b>Program Income Drawdown</b>	\$0.00	\$106,733.99
<b>Program Income Received</b>	\$0.00	\$106,733.99
<b>Total Funds Expended</b>	\$0.00	\$1,806,733.99
City of Minneapolis Department of Regulatory Services	\$0.00	\$1,806,733.99
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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:**

The Minneapolis Department of Regulatory Services cleared around 118 blighted properties. Minneapolis NSP staff are working with Regulatory Services staff to arrive at a final statement of properties and costs, but by last count it was within a ~ tenth of a percent.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	24	118/100

**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

---



<b>Grantee Activity Number:</b>	<b>G4890NSP DEMO</b>
<b>Activity Title:</b>	<b>Demo Blighted Struc- CPED</b>

**Activity Category:**  
Clearance and Demolition

**Activity Status:**  
Under Way

**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:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
City of Minneapolis Community Planning and

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$399,946.88
<b>Total Budget</b>	\$0.00	\$399,946.88
<b>Total Obligated</b>	\$0.00	\$399,946.88
<b>Total Funds Drawdown</b>	\$0.00	\$399,946.88
<b>Program Funds Drawdown</b>	\$0.00	\$393,070.77
<b>Program Income Drawdown</b>	\$0.00	\$6,876.11
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$399,946.88
City of Minneapolis Community Planning and Economic	\$0.00	\$399,946.88
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:**

23 Properties were demolished with the funds from this activity. Performance measures updated.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	2	23/20



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	County	State	Zip	Status / Accept
---------	------	--------	-------	-----	-----------------

### Address Support Information

**Address:** 1418 Logan Avenue North, Minneapolis, Minnesota 55411

**Property Status:** Completed      **Affordability Start Date:**      **Affordability End Date:**

**Description of Affordability Strategy:**

**Activity Type for End Use:**      **Projected Disposition Date:**      **Actual Disposition Date:**

**National Objective for End Use:**      **Date National Objective is met:**      **Deadline Date:**

**Description of End Use:**

**Address:** 1511 Queen Avenue North, Minneapolis, Minnesota 55411

**Property Status:** Completed      **Affordability Start Date:**      **Affordability End Date:**

**Description of Affordability Strategy:**

**Activity Type for End Use:**      **Projected Disposition Date:**      **Actual Disposition Date:**

**National Objective for End Use:**      **Date National Objective is met:**      **Deadline Date:**

**Description of End Use:**



**Address:** 1911 14th Avenue South, Minneapolis, Minnesota 55404

**Property Status:** Completed  
**Affordability Start Date:**  
**Affordability End Date:**  
**Description of Affordability Strategy:**

**Activity Type for End Use:**  
**Projected Disposition Date:**  
**Actual Disposition Date:**  
**National Objective for End Use:**  
**Date National Objective is met:**  
**Deadline Date:**

**Description of End Use:**

**Address:** 1911 EM Stately Street, Minneapolis, Minnesota 55404

**Property Status:** Completed  
**Affordability Start Date:**  
**Affordability End Date:**  
**Description of Affordability Strategy:**

**Activity Type for End Use:**  
**Projected Disposition Date:**  
**Actual Disposition Date:**  
**National Objective for End Use:**  
**Date National Objective is met:**  
**Deadline Date:**

**Description of End Use:**

**Address:** 2127 Irving Avenue North, Minneapolis, Minnesota 55411

**Property Status:** Completed  
**Affordability Start Date:**  
**Affordability End Date:**  
**Description of Affordability Strategy:**

**Activity Type for End Use:**  
**Projected Disposition Date:**  
**Actual Disposition Date:**  
**National Objective for End Use:**  
**Date National Objective is met:**  
**Deadline Date:**

**Description of End Use:**



**Address:** 2215 Chicago Avenue, Minneapolis, Minnesota 55404

**Property Status:**

Completed

**Affordability Start Date:**

**Affordability End Date:**

**Description of Affordability Strategy:**

**Activity Type for End Use:**

**Projected Disposition Date:**

**Actual Disposition Date:**

**National Objective for End Use:**

**Date National Objective is met:**

**Deadline Date:**

**Description of End Use:**

**Address:** 2218 Lyndale Avenue North, Minneapolis, Minnesota 55411

**Property Status:**

Completed

**Affordability Start Date:**

**Affordability End Date:**

**Description of Affordability Strategy:**

**Activity Type for End Use:**

**Projected Disposition Date:**

**Actual Disposition Date:**

**National Objective for End Use:**

**Date National Objective is met:**

**Deadline Date:**

**Description of End Use:**

**Address:** 2301 Golden Valley Road, Minneapolis, Minnesota 55411

**Property Status:**

Completed

**Affordability Start Date:**

**Affordability End Date:**

**Description of Affordability Strategy:**

**Activity Type for End Use:**

**Projected Disposition Date:**

**Actual Disposition Date:**

**National Objective for End Use:**

**Date National Objective is met:**

**Deadline Date:**

**Description of End Use:**





**Address:** 2301 Penn Avenue North, Minneapolis, Minnesota 55411

**Property Status:** Completed  
**Affordability Start Date:**  
**Affordability End Date:**

**Description of Affordability Strategy:**

**Activity Type for End Use:**  
**Projected Disposition Date:**  
**Actual Disposition Date:**

**National Objective for End Use:**  
**Date National Objective is met:**  
**Deadline Date:**

**Description of End Use:**

**Address:** 2318-20 Logan Avenue North, Minneapolis, Minnesota 55411

**Property Status:** Completed  
**Affordability Start Date:**  
**Affordability End Date:**

**Description of Affordability Strategy:**

**Activity Type for End Use:**  
**Projected Disposition Date:**  
**Actual Disposition Date:**

**National Objective for End Use:**  
**Date National Objective is met:**  
**Deadline Date:**

**Description of End Use:**

**Address:** 2501 4th Street North, Minneapolis, Minnesota 55411

**Property Status:** Completed  
**Affordability Start Date:**  
**Affordability End Date:**

**Description of Affordability Strategy:**

**Activity Type for End Use:**  
**Projected Disposition Date:**  
**Actual Disposition Date:**

**National Objective for End Use:**  
**Date National Objective is met:**  
**Deadline Date:**

**Description of End Use:**



**Address:** 2623 Newton Avenue North, Minneapolis, Minnesota 55411

**Property Status:** Completed  
**Affordability Start Date:**  
**Affordability End Date:**

**Description of Affordability Strategy:**

**Activity Type for End Use:**  
**Projected Disposition Date:**  
**Actual Disposition Date:**

**National Objective for End Use:**  
**Date National Objective is met:**  
**Deadline Date:**

**Description of End Use:**

**Address:** 2659 Queen Avenue North, Minneapolis, Minnesota 55411

**Property Status:** Completed  
**Affordability Start Date:**  
**Affordability End Date:**

**Description of Affordability Strategy:**

**Activity Type for End Use:**  
**Projected Disposition Date:**  
**Actual Disposition Date:**

**National Objective for End Use:**  
**Date National Objective is met:**  
**Deadline Date:**

**Description of End Use:**

**Address:** 2714 Colfax Avenue North, Minneapolis, Minnesota 55411

**Property Status:** Completed  
**Affordability Start Date:**  
**Affordability End Date:**

**Description of Affordability Strategy:**

**Activity Type for End Use:**  
**Projected Disposition Date:**  
**Actual Disposition Date:**

**National Objective for End Use:**  
**Date National Objective is met:**  
**Deadline Date:**

**Description of End Use:**



**Address:** 2918 Logan Avenue North, Minneapolis, Minnesota 55411

**Property Status:** Completed  
**Affordability Start Date:**  
**Affordability End Date:**

**Description of Affordability Strategy:**

**Activity Type for End Use:**  
**Projected Disposition Date:**  
**Actual Disposition Date:**

**National Objective for End Use:**  
**Date National Objective is met:**  
**Deadline Date:**

**Description of End Use:**

**Address:** 3435 Humboldt Avenue North, Minneapolis, Minnesota 55412

**Property Status:** Completed  
**Affordability Start Date:**  
**Affordability End Date:**

**Description of Affordability Strategy:**

**Activity Type for End Use:**  
**Projected Disposition Date:**  
**Actual Disposition Date:**

**National Objective for End Use:**  
**Date National Objective is met:**  
**Deadline Date:**

**Description of End Use:**

**Address:** 3514 Knox Avenue North, Minneapolis, Minnesota 55412

**Property Status:** Completed  
**Affordability Start Date:**  
**Affordability End Date:**

**Description of Affordability Strategy:**

**Activity Type for End Use:**  
**Projected Disposition Date:**  
**Actual Disposition Date:**

**National Objective for End Use:**  
**Date National Objective is met:**  
**Deadline Date:**

**Description of End Use:**



**Address:** 3635 Girard Avenue North, Minneapolis, Minnesota 55411

**Property Status:** Completed  
**Affordability Start Date:**  
**Affordability End Date:**

**Description of Affordability Strategy:**

**Activity Type for End Use:**  
**Projected Disposition Date:**  
**Actual Disposition Date:**

**National Objective for End Use:**  
**Date National Objective is met:**  
**Deadline Date:**

**Description of End Use:**

**Address:** 3750 Queen Avenue North, Minneapolis, Minnesota 55412

**Property Status:** Completed  
**Affordability Start Date:**  
**Affordability End Date:**

**Description of Affordability Strategy:**

**Activity Type for End Use:**  
**Projected Disposition Date:**  
**Actual Disposition Date:**

**National Objective for End Use:**  
**Date National Objective is met:**  
**Deadline Date:**

**Description of End Use:**

**Address:** 4111 Colfax Avenue North, Minneapolis, Minnesota 55412

**Property Status:** Completed  
**Affordability Start Date:**  
**Affordability End Date:**

**Description of Affordability Strategy:**

**Activity Type for End Use:**  
**Projected Disposition Date:**  
**Actual Disposition Date:**

**National Objective for End Use:**  
**Date National Objective is met:**  
**Deadline Date:**

**Description of End Use:**



**Address:** 4634 Aldrich Avenue North, Minneapolis, Minnesota 55412

**Property Status:** Completed  
**Affordability Start Date:**  
**Affordability End Date:**

**Description of Affordability Strategy:**

**Activity Type for End Use:**  
**Projected Disposition Date:**  
**Actual Disposition Date:**

**National Objective for End Use:**  
**Date National Objective is met:**  
**Deadline Date:**

**Description of End Use:**

**Address:** 4704 Bryant Avenue North, Minneapolis, Minnesota 55412

**Property Status:** Completed  
**Affordability Start Date:**  
**Affordability End Date:**

**Description of Affordability Strategy:**

**Activity Type for End Use:**  
**Projected Disposition Date:**  
**Actual Disposition Date:**

**National Objective for End Use:**  
**Date National Objective is met:**  
**Deadline Date:**

**Description of End Use:**

**Address:** 642 Buchanan Street Northeast, Minneapolis, Minnesota 55413

**Property Status:** Completed  
**Affordability Start Date:**  
**Affordability End Date:**

**Description of Affordability Strategy:**

**Activity Type for End Use:**  
**Projected Disposition Date:**  
**Actual Disposition Date:**

**National Objective for End Use:**  
**Date National Objective is met:**  
**Deadline Date:**

**Description of End Use:**

## 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: 08NSPFinan / FinancingForeclosure Recovery Affordable****Grantee Activity Number: G4890NSP FIN****Activity Title: Financing <120****Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

08NSPFinan

**Project Title:**

FinancingForeclosure Recovery Affordable

**Projected Start Date:**

01/30/2009

**Projected End Date:**

12/31/2019

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:**

03/31/2012

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Minneapolis Community Planning and

**Overall****Jul 1 thru Sep 30, 2018****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

\$21,817.01

**Total Funds Expended**

\$0.00

\$110,000.00

City of Minneapolis Community Planning and Economic

\$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](http://www.ci.minneapolis.mn.us/cped/docs/NSP_Purchase_Rehab_Activity_Funding_Recommendation_Summary.pdf)


## Activity Progress Narrative:

6 Homeowner households received downpayment assistance. One of these was incorrectly reported as low income, when it was middle income. This has been corrected. In theory the two low income households could be split out into a separate activity with an LH25 national objective, but as the Minneapolis NSP1 program is doing fine with LH25 compliance this is not necessary. This activity is long complete and a completion date was entered.

## 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

Address	City	County	State	Zip	Status / Accept
---------	------	--------	-------	-----	-----------------

## Address Support Information

**Address:** 1400 4th Avenue North, Minneapolis, Minnesota 55413

<b>Property Status:</b> Completed	<b>Affordability Start Date:</b> 01/19/2012	<b>Affordability End Date:</b> 01/18/2022
--------------------------------------	--	--

**Description of Affordability Strategy:**

<b>Activity Type for End Use:</b> Homeownership Assistance to low- and moderate-	<b>Projected Disposition Date:</b> 01/19/2012	<b>Actual Disposition Date:</b> 01/19/2012
---	--	---

<b>National Objective for End Use:</b> NSP Only - LMMI	<b>Date National Objective is met:</b> 01/19/2012	<b>Deadline Date:</b>
---	--	-----------------------

**Description of End Use:**

Downpayment Assistance to LMMI homeowner



**Address:** 2139 James Avenue North, Minneapolis, Minnesota 55411

<b>Property Status:</b>	<b>Affordability Start Date:</b>	<b>Affordability End Date:</b>
Completed	09/24/2010	09/23/2020

**Description of Affordability Strategy:**

<b>Activity Type for End Use:</b>	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
Homeownership Assistance to low- and moderate-	09/24/2010	09/24/2010

<b>National Objective for End Use:</b>	<b>Date National Objective is met:</b>	<b>Deadline Date:</b>
NSP Only - LMMI	09/24/2010	

**Description of End Use:**

Downpayment Assistance to LMMI homeowner

**Address:** 2202 James Avenue North, Minneapolis, Minnesota 55411

<b>Property Status:</b>	<b>Affordability Start Date:</b>	<b>Affordability End Date:</b>
Completed	06/11/2010	06/10/2020

**Description of Affordability Strategy:**

<b>Activity Type for End Use:</b>	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
Homeownership Assistance to low- and moderate-	06/11/2010	06/11/2010

<b>National Objective for End Use:</b>	<b>Date National Objective is met:</b>	<b>Deadline Date:</b>
NSP Only - LMMI	06/11/2010	

**Description of End Use:**

Downpayment Assistance to LMMI homeowner

**Address:** 2362 James Avenue North, Minneapolis, Minnesota 55411

<b>Property Status:</b>	<b>Affordability Start Date:</b>	<b>Affordability End Date:</b>
Completed	10/08/2010	10/07/2020

**Description of Affordability Strategy:**

<b>Activity Type for End Use:</b>	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
Homeownership Assistance to low- and moderate-	10/08/2010	10/08/2010

<b>National Objective for End Use:</b>	<b>Date National Objective is met:</b>	<b>Deadline Date:</b>
NSP Only - LMMI	10/08/2010	

**Description of End Use:**

Downpayment Assistance to LMMI homeowner





**Address:** 2613 18th Avenue South, Minneapolis, Minnesota 55407

<b>Property Status:</b> Completed	<b>Affordability Start Date:</b> 09/27/2010	<b>Affordability End Date:</b> 09/26/2020
--------------------------------------	--	--

**Description of Affordability Strategy:**

<b>Activity Type for End Use:</b> Homeownership Assistance to low- and moderate-	<b>Projected Disposition Date:</b> 09/27/2010	<b>Actual Disposition Date:</b> 09/27/2010
<b>National Objective for End Use:</b> NSP Only - LMMI	<b>Date National Objective is met:</b> 09/27/2010	<b>Deadline Date:</b>

**Description of End Use:**

Downpayment Assistance to LMMI homeowner

**Address:** 3542 Newton Avenue North, Minneapolis, Minnesota 55412

<b>Property Status:</b> Completed	<b>Affordability Start Date:</b> 11/29/2010	<b>Affordability End Date:</b> 11/28/2020
--------------------------------------	--	--

**Description of Affordability Strategy:**

<b>Activity Type for End Use:</b> Homeownership Assistance to low- and moderate-	<b>Projected Disposition Date:</b> 11/29/2010	<b>Actual Disposition Date:</b> 11/29/2010
<b>National Objective for End Use:</b> NSP Only - LMMI	<b>Date National Objective is met:</b> 11/29/2010	<b>Deadline Date:</b>

**Description of End Use:**

Downpayment Assistance to LMMI homeowner

## 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: 08NSPLandBank / Acquisition and Land Banking

**Grantee Activity Number:** G4890NSP LBNK ACQ  
**Activity Title:** Landbank Acquisition

**Activity Category:**  
Land Banking - Acquisition (NSP Only)

**Activity Status:**  
Under Way

**Project Number:**  
08NSPLandBank

**Project Title:**  
Acquisition and Land Banking



**Projected Start Date:**

03/01/2009

**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	Jul 1 thru Sep 30, 2018	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,161,156.34
<b>Total Budget</b>	\$0.00	\$1,161,156.34
<b>Total Obligated</b>	\$0.00	\$1,161,156.34
<b>Total Funds Drawdown</b>	\$0.00	\$1,161,156.34
<b>Program Funds Drawdown</b>	\$0.00	\$1,112,596.23
<b>Program Income Drawdown</b>	\$0.00	\$48,560.11
<b>Program Income Received</b>	\$4,831.06	\$137,383.46
<b>Total Funds Expended</b>	\$0.00	\$1,298,817.93
City of Minneapolis Community Planning and Economic	\$0.00	\$1,298,817.93
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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](http://www.ci.minneapolis.mn.us/cped/docs/NSP_Purchase_Rehab_Activity_Funding_Recommendation_Summary.pdf)

**Activity Progress Narrative:**

This activity is nearly fully reconciled. The City of Minneapolis looked at around 80 properties and eventually spent NSP1 Land Bank Acquisition money from this activity on 51 of them. Once the reconciliation is done we can update



the address data with the actual properties and their current disposition status. Some were redeveloped, at least one was turned into a community garden, etc.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	51/75

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-3	0/75

## 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:** 08NSPurchaseRehab / Purchase and Rehab

**Grantee Activity Number:** G4890NSP 25PRAH  
**Activity Title:** Purchase & Rehab Alliance Housing <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:**  
 Under Way

**Project Title:**  
 Purchase and Rehab

**Projected End Date:**  
 12/31/2019

**Completed Activity Actual End Date:**  
 03/31/2013

**Responsible Organization:**  
 Alliance Housing



Overall	Jul 1 thru Sep 30, 2018	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](http://www.ci.minneapolis.mn.us/cped/docs/NSP_Purchase_Rehab_Activity_Funding_Recommendation_Summary.pdf)

### Activity Progress Narrative:

This activity is long complete and an activity completion date was entered. There are some outstanding reconciliation issues that need to be worked through, but the household beneficiary and performance measure reporting are accurate.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-4	1/1
# ELI Households (0-30% AMI)	3	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

Address	City	County	State	Zip	Status / Accept
---------	------	--------	-------	-----	-----------------

## Address Support Information

**Address:** 2519 Fremont Avenue North, Minneapolis, Minnesota 55411

<b>Property Status:</b> Completed	<b>Affordability Start Date:</b> 02/04/2013	<b>Affordability End Date:</b>
<b>Description of Affordability Strategy:</b>		

<b>Activity Type for End Use:</b> Rehabilitation/reconstruction of residential	<b>Projected Disposition Date:</b> 02/04/2013	<b>Actual Disposition Date:</b> 02/04/2013
<b>National Objective for End Use:</b> NSP Only - LH - 25% Set-Aside	<b>Date National Objective is met:</b> 02/04/2013	<b>Deadline Date:</b>
<b>Description of End Use:</b>		

Rehabilitated 7 units for LH25 Rental

## 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

<b>Activity Category:</b> Rehabilitation/reconstruction of residential structures	<b>Activity Status:</b> Under Way
<b>Project Number:</b> 08NSPpurchaseRehab	<b>Project Title:</b> Purchase and Rehab
<b>Projected Start Date:</b> 01/30/2009	<b>Projected End Date:</b> 12/31/2019
<b>Benefit Type:</b> Direct ( Household )	<b>Completed Activity Actual End Date:</b> 12/31/2012
<b>National Objective:</b> NSP Only - LH - 25% Set-Aside	<b>Responsible Organization:</b> Project for Pride in Living

Overall	Jul 1 thru Sep 30, 2018	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,476,400.00
<b>Total Budget</b>	\$0.00	\$1,476,400.00
<b>Total Obligated</b>	\$0.00	\$1,476,400.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,476,400.00
<b>Program Funds Drawdown</b>	\$0.00	\$1,464,800.00
<b>Program Income Drawdown</b>	\$0.00	\$11,600.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,476,400.00
Project for Pride in Living	\$0.00	\$1,476,400.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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](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:**

Completed Household income and FHEO data, as well as correcting unit and other performance measures. Minneapolis would like to highlight that 22 of these 24 units are extremely low income (0-30% AMI). This activity is long complete and a completion date was entered.



## Accomplishments Performance Measures

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

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

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	20	0	20	24/22	0/0	24/22	100.00
# Renter Households	20	0	20	24/22	0/0	24/22	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
---------	------	--------	-------	-----	-----------------

## Address Support Information

**Address:** 1310 Lowry Avenue North, Minneapolis, Minnesota 55411

**Property Status:** Completed  
**Affordability Start Date:** 05/15/2012  
**Affordability End Date:**

**Description of Affordability Strategy:**

**Activity Type for End Use:** Rehabilitation/reconstruction of residential  
**Projected Disposition Date:** 05/15/2012  
**Actual Disposition Date:** 05/15/2012  
**National Objective for End Use:** NSP Only - LH - 25% Set-Aside  
**Date National Objective is met:** 05/15/2012  
**Deadline Date:**

**Description of End Use:**  
 Rehabilitated 4 units for LH25 Rental



**Address:** 2521 Girard Avenue North, Minneapolis, Minnesota 55411

<b>Property Status:</b>	<b>Affordability Start Date:</b>	<b>Affordability End Date:</b>
Completed	08/01/2012	

**Description of Affordability Strategy:**

<b>Activity Type for End Use:</b>	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
Rehabilitation/reconstruction of residential	08/01/2012	08/01/2012
<b>National Objective for End Use:</b>	<b>Date National Objective is met:</b>	<b>Deadline Date:</b>
NSP Only - LH - 25% Set-Aside	08/01/2012	

**Description of End Use:**

Rehabilitated 4 units for LH25 Rental

**Address:** 3015 6th Street North, Minneapolis, Minnesota 55411

<b>Property Status:</b>	<b>Affordability Start Date:</b>	<b>Affordability End Date:</b>
Completed	11/30/2012	

**Description of Affordability Strategy:**

<b>Activity Type for End Use:</b>	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
Rehabilitation/reconstruction of residential	11/30/2012	11/30/2012
<b>National Objective for End Use:</b>	<b>Date National Objective is met:</b>	<b>Deadline Date:</b>
NSP Only - LH - 25% Set-Aside	11/30/2012	

**Description of End Use:**

Rehabilitated 2 units for LH25 Rental

**Address:** 3546 Fremont Avenue North, Minneapolis, Minnesota 55412

<b>Property Status:</b>	<b>Affordability Start Date:</b>	<b>Affordability End Date:</b>
Completed	06/01/2012	

**Description of Affordability Strategy:**

<b>Activity Type for End Use:</b>	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
Rehabilitation/reconstruction of residential	06/01/2012	06/01/2012
<b>National Objective for End Use:</b>	<b>Date National Objective is met:</b>	<b>Deadline Date:</b>
NSP Only - LH - 25% Set-Aside	06/01/2012	

**Description of End Use:**

Rehabilitated 4 units for LH25 Rental





**Address:** 3627 Penn Avenue North, Minneapolis, Minnesota 55412

<b>Property Status:</b> Completed	<b>Affordability Start Date:</b> 06/01/2012	<b>Affordability End Date:</b>
<b>Description of Affordability Strategy:</b>		

<b>Activity Type for End Use:</b> Rehabilitation/reconstruction of residential	<b>Projected Disposition Date:</b> 06/01/2012	<b>Actual Disposition Date:</b> 06/01/2012
<b>National Objective for End Use:</b> NSP Only - LH - 25% Set-Aside	<b>Date National Objective is met:</b> 06/01/2012	<b>Deadline Date:</b>
<b>Description of End Use:</b>  Rehabilitated 6 units for LH25 Rental		

**Address:** 3824 Chicago Avenue South, Minneapolis, Minnesota 55407

<b>Property Status:</b> Completed	<b>Affordability Start Date:</b> 05/15/2011	<b>Affordability End Date:</b>
<b>Description of Affordability Strategy:</b>		

<b>Activity Type for End Use:</b> Rehabilitation/reconstruction of residential	<b>Projected Disposition Date:</b> 05/15/2011	<b>Actual Disposition Date:</b> 05/15/2011
<b>National Objective for End Use:</b> NSP Only - LH - 25% Set-Aside	<b>Date National Objective is met:</b> 05/15/2011	<b>Deadline Date:</b>
<b>Description of End Use:</b>  Rehabilitated 4 units for LH25 Rental		

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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



<b>Grantee Activity Number:</b>	<b>G4890NSP 25PRPRG</b>
<b>Activity Title:</b>	<b>Purchase &amp; Rehab Powderhorn Residents Group &lt;50</b>

**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:**

Under Way

**Project Title:**

Purchase and Rehab

**Projected End Date:**

12/31/2019

**Completed Activity Actual End Date:**

06/30/2013

**Responsible Organization:**

Powderhorn Residence Group

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$24,000.00
<b>Total Budget</b>	\$0.00	\$24,000.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$24,000.00	\$24,000.00
Powderhorn Residence Group	\$24,000.00	\$24,000.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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](http://www.ci.minneapolis.mn.us/cped/docs/NSP_Purchase_Rehab_Activity_Funding_Recommendation_Summary.pdf)

**Activity Progress Narrative:**

This activity will hold the LH25 portion of the PRPRG SF rehab activity. This activity is long complete and a completion date was added. It is missing the identification of owner or renter, and the SF unit designation in the Action Plan and those will need to be added/reported in the next AP edit/QPR cycle. Additionally, \$24,000 was spent on this unit and staff completed a voucher adjustment in DRGR on 11/02 for vouchers #136938 and #220802.



## Accomplishments Performance Measures

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

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

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	County	State	Zip	Status / Accept
---------	------	--------	-------	-----	-----------------

## Address Support Information

**Address:** 2639 Fremont Avenue North, Minneapolis, Minnesota 55411

<b>Property Status:</b> Completed	<b>Affordability Start Date:</b> 04/05/2013	<b>Affordability End Date:</b>
--------------------------------------	--	--------------------------------

**Description of Affordability Strategy:**

<b>Activity Type for End Use:</b> Rehabilitation/reconstruction of residential	<b>Projected Disposition Date:</b> 04/05/2013	<b>Actual Disposition Date:</b> 04/05/2013
---	--	---

<b>National Objective for End Use:</b> NSP Only - LMMI	<b>Date National Objective is met:</b> 04/05/2013	<b>Deadline Date:</b>
---	--	-----------------------

**Description of End Use:**

Rehabilitated 1 unit for sale to LMMI owner

## 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

**Activity Status:**  
 Under Way

**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 - LMMI

**Responsible Organization:**  
 Powderhorn Residence Group

Overall	Jul 1 thru Sep 30, 2018	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$95,000.00
<b>Total Budget</b>	\$0.00	\$95,000.00
<b>Total Obligated</b>	\$0.00	\$119,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$106,186.31
<b>Program Funds Drawdown</b>	\$0.00	\$59,000.00
<b>Program Income Drawdown</b>	\$0.00	\$47,186.31
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	(\$33,686.31)	\$72,500.00
Powderhorn Residence Group	(\$33,686.31)	\$72,500.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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](http://www.ci.minneapolis.mn.us/cped/docs/NSP_Purchase_Rehab_Activity_Funding_Recommendation_Summary.pdf)

**Activity Progress Narrative:**

This activity is going to have funds (\$24,000) revised out into its parent LH25 activity (25PRPRG) - see vouchers #136938 and #220802 revised on 11/02. The reporting for this activity was also quite off, and the beneficiary and performance measures have been corrected. I refrained from entering a completion date as there are still a few further items that need to be collected/reconciled related to this activity.

**Accomplishments Performance Measures**

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Properties -4 2/2

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	-4	2/2

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	-5	0	-4	0/0	1/2	2/2	50.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
---------	------	--------	-------	-----	-----------------

### Address Support Information

**Address:** 2121 Iliion Avenue North, Minneapolis, Minnesota 55411

<b>Property Status:</b> Completed	<b>Affordability Start Date:</b> 05/07/2012	<b>Affordability End Date:</b>
--------------------------------------	--	--------------------------------

**Description of Affordability Strategy:**

<b>Activity Type for End Use:</b> Rehabilitation/reconstruction of residential	<b>Projected Disposition Date:</b> 05/07/2012	<b>Actual Disposition Date:</b> 05/07/2012
<b>National Objective for End Use:</b> NSP Only - LMMI	<b>Date National Objective is met:</b> 05/07/2012	<b>Deadline Date:</b>

**Description of End Use:**

Rehabilitated 1 unit for sale to LMMI owner

**Address:** 3343 Fremont Avenue North, Minneapolis, Minnesota 55412

<b>Property Status:</b> Completed	<b>Affordability Start Date:</b>	<b>Affordability End Date:</b>
--------------------------------------	----------------------------------	--------------------------------

**Description of Affordability Strategy:**

<b>Activity Type for End Use:</b> Rehabilitation/reconstruction of residential	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
<b>National Objective for End Use:</b> NSP Only - LMMI	<b>Date National Objective is met:</b>	<b>Deadline Date:</b>

**Description of End Use:**

Rehabilitated 1 unit for sale to LMMI owner

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**



**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

---



<b>Grantee Activity Number:</b>	<b>G4890NSPPRPDC</b>
<b>Activity Title:</b>	<b>Purchase and Rehab Project Delivery Costs</b>

**Activity Category:**

Acquisition - general

**Project Number:**

08NSPurchaseRehab

**Projected Start Date:**

01/30/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehab

**Projected End Date:**

12/31/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Minneapolis Community Planning and

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$8,582.71
<b>Total Funds Drawdown</b>	\$0.00	\$8,582.71
<b>Program Funds Drawdown</b>	\$0.00	\$6,100.00
<b>Program Income Drawdown</b>	\$0.00	\$2,482.71
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	(\$8,582.71)	\$0.00
City of Minneapolis Community Planning and Economic	(\$8,582.71)	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Project delivery costs in support of the purchase rehab activities of the grant.

**Location Description:**

Minneapolis NSP target areas.

**Activity Progress Narrative:**

This activity was only carrying program delivery costs for the REDPDC activity, and those costs were merged into that activity in OCT during the last AP revision cycle. This activity will eventually be marked cancelled/deleted.

**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

---