

Big Lake NSP Data Sets

By Jim Thares

Big Lake, Sherburne County, MN

- Population = 10,060
- 6th tier suburban community NW of Minneapolis on U.S. HWY 10
- Presentation shown in a chronological time line and existing conditions.

- Very rapid growth 1997-2006; averaged 160+ new single family homes per year.
- Many newly platted subdivisions.
- The City is putting in much new public infrastructure.
- Growth meant extra benefits for the old core part of Big Lake; new sewer, water, and streets.

2007

- Developments slow down begins; city officials become concerned about how much slower and where this leads us.
- Staff and officials are hearing of foreclosures in the community.
- We are not ready to respond or track it in a systematic method.

2008

- Slowing development continues.
- City officials and staff adjust budgets and prepare for continued slowing of development.
- Developers cancel their agreements with the EDA.
- More foreclosures noted; discussion held with County regarding tracking reports.

November 2008

- City learns it is eligible for NSP funding.
- Inventory of foreclosures completed.
- Appropriate action plan drafted.
- Additional quarterly reports obtained from Sherburne County Sheriff's Department.
- Color coding of city map per 2007 and 2008 quarters is completed.
- **Key data set: Co. Sheriff's Dep't. foreclosure report.**

December 2008

- Our map and data sets indicate over 200 foreclosures throughout the City.
- Data indicated some neighborhoods are key targets for NSP activity (newer starter home neighborhoods and old core area of City.)
- Staff intensified data gathering and started taking photos of exterior of homes.
- Blight conditions noted from photos and data.

Early 2009

- NSP grant application completed and submitted to MN Housing with funding approved in March.
- Proposed program included:
 - DPA
 - Acq.-Rehab
 - Demolition-redevelopment

2009-2011

- Staff continued receiving county foreclosure reports.
- Ask realtors to send monthly MLS listings to remain current with a fluid market.
- **Key data set: MLS listings from realtors.**
- (This allowed us to track properties in real time)

2009-2011

- City public works code enforcement and water shut off notices.
- **Key data set: public works notices.**
- This allowed us to select most problematic properties.

Summary of Data Sets

- Sherburne County Sheriffs Department foreclosure reports = target area identified and understanding of widespread issue.
- MLS listings; provided real time response for acquisitions.
- City public works notices; most problematic properties.

Results of Big Lake NSP Efforts

- Received \$1,961,000 NSP dollars from MN Housing.
- Received \$350,000 from Greater MN Housing Fund.
- The City contributed \$55,000 of its own money.
- Two DPAs; 14 acquisitions.
- 6 rehabs, 8 demos, (2 rehabs sold to H4H)