Grantee: St Paul, MN

Grant: B-09-LN-MN-0038

October 1, 2011 thru December 31, 2011 Performance Report

Grant Number:
B-09-LN-MN-0038

Obligation Date:
02/11/2010

Award Date:
02/11/2010

Grantee Name:
St Paul, MN

Contract End Date:
02/11/2013

Review by HUD:
Reviewed and Approved

Grant Amount:
$18,031,623.00

Grant Status:
Active

QPR Contact:
Joseph Musolf

Estimated PI/RL Funds:
$0.00

Total Budget:
$18,031,623.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Executive Summary:

The City of Saint Paul received $18,031,623 of grant funds from the United States Department of Housing and Urban Development through the Neighborhood Stabilization Program 2 (NSP2) under the American Recovery and Reinvestment Act of 2009.

The NSP2 Target Geography has been selected in a manner that will allow NSP2 activities to holistically build upon and leverage the successes of recent and current neighborhood stabilization efforts undertaken by the City: the Invest Saint Paul Initiative and NSP1. Within the NSP2 Target Geography, use of these funds will help stabilize these neighborhoods and position them for a stabilized role in a revitalized community.

The NSP2 program has a tightly defined short list of eligible activities. Saint Paul&rsquos NSP2 plan is structured around this list and may be summarized as follows:

The City will undertake the following activities in the following approximate quantities over three years:

- Financial incentives for buyers: for 86 buyers
- Acquisition and rehabilitation: 85 homes
- (B, D) Acquisition and demolition of blighted structures: 28 structures
- Land-bank vacant lots for future re-use: 28 parcels
- In addition, the City will use NSP2 program income for (E) Redevelopment activities in future years.

Target Geography:

The Saint Paul Target Geography is comprised of 18 census tracts with an average &ldquoforeclosures with vacancy risk index score&rdquo of 19.44. A map of these census tracts and a listing of their scores can be seen at www.stpaul.gov/nsp.
The NSP2 Target Geography closely mirrors a subset of the City&rsquos NSP1 area referred to as the &ldquoMarket Collapse Area.&rdquo These neighborhoods have the largest concentration of vacant homes and foreclosures in the City. Though occupying only 13 percent of the citywide land area, NSP2 Target Geography contains over 55 percent of the vacant homes and 40 percent of the foreclosed homes in the city. There are many blocks in this area containing more vacant houses than occupied houses. These were the first neighborhoods in Saint Paul hit by the housing collapse starting in 2006. Investor foreclosures started initially, followed quickly by many single-family homeowner foreclosures. Many properties in these neighborhoods have been haphazardly converted from original single-family and duplex structures to multi-family buildings that are operated as sub-par rental units. There are many blighted properties unfit for habitation that should be demolished. The values in these neighborhoods continue to deteriorate as low-value investors continue to buy cheaply and fix cheaply.
Minnesota Housing Finance Agency data suggests a greater availability of credit with unfavorable terms in the NSP2 Target Geography perhaps leading to a higher number of foreclosures and vacancies. MHFA data also indicates that the NSP2 Target Geography census tracts have lower mortgage loan approval rates than tracts in other parts of Saint Paul.

Program Approach:

(A) Financial Incentives. 86 buyers @ $15,000 average = $1,290,000
The City will establish financial incentive programs for purchasers of foreclosed upon homes and residential properties. These programs may be available for buyers of either rehabilitated NSP2-funded properties or other eligible foreclosed or abandoned properties.

(B) Acquisition and Rehabilitation. 85 homes @ $57,000 average acquisition + $100,000 average rehabilitation = $13,345,000
The City will acquire and rehabilitate approximately 85 abandoned or foreclosed upon homes during the first three years of NSP2. The City will acquire properties either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &ldquoFirst Look&rdquo process) or via other direct negotiations with property owners. Rehabilitation activity will be carried out primarily by Community Development Corporations and other non- and for-profit development partners in the community. The City will minimize the risk and capital requirements of our development partners to expedite this activity.

(B, D) Acquisition, Demolition and Land Bank. 28 homes @ $27,500 average acquisition + $15,000 average demolition + holding costs = $1,593,461
The City will acquire approximately 28 blighted structures and will remove these destabilizing influences via demolition. Acquisition will be either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &ldquoFirst Look&rdquo process) or via direct negotiations with property owners. The 28 vacant parcels will then be held in land-bank status for future re-use. NSP2 funds will be used to cover the ongoing carrying costs and maintenance of land-banked property.

(E) Redevelopment to be funded with program income in future years
NSP2 program income will be generated by future sales of rehabilitated homes and cleared lots available for redevelopment. These proceeds will fund redevelopment of vacant lots.

Administration = $1,803,162
Ten percent of the NSP2 grant is available to cover administrative costs associated with carrying out the activities of the program.

Consortium Members:

None.

How to Get Additional Information:

Please see www.stpaul.gov/nsp or call Joe Musolf, Senior Project Manager, Department of Planning and Urban Development, City of Saint Paul at 651-266-6594.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$18,031,623.00
Total Budget	$0.00	$18,031,623.00
Total Obligated	($7,087,491.89)	$6,352,975.26
Total Funds Drawdown	$1,718,649.80	$4,721,579.03
Program Funds Drawdown	$1,718,649.80	$4,721,579.03
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$1,371,429.40	$6,128,908.35
Match Contributed	$0.00	$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	$0.00	$0.00
Limit on Public Services	$0.00	$0.00
Limit on Admin/Planning	$1,803,162.30	$356,265.68
Limit on State Admin	$0.00	$356,265.68

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	$1,803,162.30	$1,803,162.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	$4,507,905.75	$5,007,906.00

Overall Progress Narrative:

During the 4th Quarter of 2011 the following activities occurred:
- acquisition of 1 duplex to be rehabilitated for LH.
- acquisition of 6 single-family properties to be rehabilitated for LMMI.
- rehabilitation progress on 9 units in 6 properties for LH.
- rehabilitation progress on 6 single-family homes for LMMI.
- demolition progress on 7 properties.
- redevelopment progress on 6 units in 3 properties for LH.
- some combination of acquisition and/or maintenance and/or redevelopment progress on 16 properties for LMMI.
- ongoing property maintenance of 47 properties designated for rehabilitation and maintenance of 26 landbanked properties.

In addition, general administrative activity has included:
record-keeping, internal expense tracking, staff training, public communications and outreach activities.
Please note: some adjustments were made to the "obligated"" amounts during the quarter to more accurately reflect the actual obligated amounts.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, Admin	$179,711.99	$1,803,162.00	$356,265.68
002-A, Financing Mechanisms	$0.00	$1,290,000.00	$0.00
003-B, Acquisition and Rehab	$907,013.89	$11,345,000.00	$3,143,341.09
004-C, Land Bank	$318,368.34	$1,173,461.00	$900,292.59

005-D, Demolition	$124,634.59	$420,000.00	$132,758.68
006-E, Redevelopment	$188,920.99	$2,000,000.00	$188,920.99

Activities

Grantee Activity Number:	001-1
Activity Title:	Administration

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
001

Project Title:
Admin

Projected Start Date:
02/11/2010

Projected End Date:
02/11/2013

Benefit Type:
( )

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
City of St Paul

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	$1,803,162.00
Total Budget	$0.00	$1,803,162.00
Total Obligated	$0.00	$1,803,162.00
Total Funds Drawdown	$179,711.99	$356,265.68
Program Funds Drawdown	$179,711.99	$356,265.68
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$2,222.43	$357,509.11
City of St Paul	$2,222.43	$357,509.11
Match Contributed	$0.00	$0.00

Activity Description:

Administrative costs associated with carrying out the activities of the program.

Location Description:

Activity Progress Narrative:

Activities in 4th Quarter 2011 General Administration include record-keeping, internal expense tracking, staff training, public communications and outreach activities.
These reported expenditures are incidental expenses only and do not include staff labor charges. The staff labor charges for the Quarter were not yet available at the time of this report submittal deadline.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	003-B-1
Activity Title:	Acquisition LH

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
003-B

Project Title:
Acquisition and Rehab

Projected Start Date:
05/01/2010

Projected End Date:
09/30/2011

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
City of St Paul

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	$1,096,000.00
Total Budget	$0.00	$1,096,000.00
Total Obligated	$68,232.08	$525,230.08
Total Funds Drawdown	$38,833.04	$495,830.17
Program Funds Drawdown	$38,833.04	$495,830.17
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$62,636.97	$585,029.09
City of St Paul	$62,636.97	$585,029.09
Match Contributed	$0.00	$0.00

Activity Description:

The City will acquire properties either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &ldquoFirst Look&rdquo process) or via other direct negotiations with property owners. These properties will be foreclosed or abandoned in compliance with the LH 25 activity requirements.

Location Description:

Activity Progress Narrative:

Activity in 4th Quarter 2011: Acquisition of 1 duplex. Maintenance of this duplex and 6 additional duplexes and 1 single-family home that were acquired in previous quarters.
The expenditures reported in this quarter include a correcting subtraction of $29,400 for previously erroneously reported direct labor expenses. Thus, actual expenditures this quarter are $92,036.97.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	8/28

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	15/28
# of Multifamily Units	2	14/20
# of Singlefamily Units	0	1/8

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:	003-B-2
Activity Title:	Acquisition LMMI

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
003-B

Project Title:
Acquisition and Rehab

Projected Start Date:
05/01/2010

Projected End Date:
09/30/2011

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of St Paul

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	$3,000,000.00
Total Budget	($250,000.00)	$3,000,000.00
Total Obligated	$585,233.10	$2,364,593.10
Total Funds Drawdown	$446,663.03	$2,225,993.10
Program Funds Drawdown	$446,663.03	$2,225,993.10
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$63,742.32	$2,298,479.50
City of St Paul	$63,742.32	$2,298,479.50
Match Contributed	$0.00	$0.00

Activity Description:

The City will acquire properties either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &ldquoFirst Look&rdquo process) or via other direct negotiations with property owners.

Location Description:

Activity Progress Narrative:

Activity in 4th Quarter 2011: Acquisition of 6 properties. Maintenance of these 6 properties and an additional 34 properties that were acquired in previous quarters.
Actual acquisitions for the Quarter were 6, but only 5 are reported here. This is to account for one property that was reported acquired in this activity in a previous quarter but has subsequently been designated for demolition. Thus, there is a corresponding adjustment in the Landbank Acquisition activity in this quarter. The acquisition expenditure for this property has also been transferred to the activity Land Bank Acquisition via a reduction here and an increase there.
The expenditures reported in this quarter include a correcting subtraction of $142,800 for previously erroneously reported direct labor expenses. Thus, actual expenditures this quarter are $206,542.32.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	5	39/57

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	39/57
# of Multifamily Units	0	0/0
# of Singlefamily Units	5	39/57

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:	003-B-3
Activity Title:	Rehab LH

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Planned

Project Number:
003-B

Project Title:
Acquisition and Rehab

Projected Start Date:
07/01/2010

Projected End Date:
02/11/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
City of St Paul

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	$2,911,906.00
Total Budget	$0.00	$2,911,906.00
Total Obligated	($2,623,660.68)	$288,245.32
Total Funds Drawdown	$281,645.32	$281,645.32
Program Funds Drawdown	$281,645.32	$281,645.32
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$384,318.32	$538,404.36
City of St Paul	$384,318.32	$538,404.36
Match Contributed	$0.00	$0.00

Activity Description:

Rehabilitation activity will be carried out primarily by Community Development Corporations and other non- and for-profit development partners in the community. These properties will be foreclosed or abandoned in compliance with the LH 25 activity requirements.

Location Description:

Activity Progress Narrative:

Activity in 4th Quarter 2011: Rehabilitation progress on 9 units in 6 properties.
The expenditures reported in this quarter include a correcting subtraction of $6,600 for previously erroneously reported direct labor expenses. Thus, actual expenditures this quarter are $390,918.32.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/28

	This Report Period Total	Cumulative Actual Total / Expected Total

# of Housing Units	0	0/28
# of Multifamily Units	0	0/20
# of Singlefamily Units	0	0/8

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:	003-B-4
Activity Title:	Rehab LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
003-B

Project Title:
Acquisition and Rehab

Projected Start Date:
07/01/2010

Projected End Date:
02/11/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of St Paul

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	$3,007,094.00
Total Budget	($750,000.00)	$3,007,094.00
Total Obligated	($5,441,621.50)	$146,472.50
Total Funds Drawdown	$139,872.50	$139,872.50
Program Funds Drawdown	$139,872.50	$139,872.50
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$68,049.70	$210,022.20
City of St Paul	$68,049.70	$210,022.20
Match Contributed	$0.00	$0.00

Activity Description:

Rehabilitation activity will be carried out primarily by Community Development Corporations and other non- and for-profit development partners in the community.

Location Description:

Activity Progress Narrative:

Activity in 4th Quarter 2011: Rehabilitation progress on 6 properties.
The expenditures reported in this quarter include a correcting subtraction of $6,600 for previously erroneously reported direct labor expenses. Thus, actual expenditures this quarter are $74,649.70.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/57

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/57

# of Multifamily Units	0	0/0
# of Singlefamily Units	0	0/57

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:	004-C-1
Activity Title:	Land Banking Acquisition

Activitiy Category:
Land Banking - Acquisition (NSP Only)

Activity Status:
Under Way

Project Number:
004-C

Project Title:
Land Bank

Projected Start Date:
05/01/2010

Projected End Date:
03/31/2011

Benefit Type:
Area ( )

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of St Paul

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	$1,100,000.00
Total Budget	$0.00	$1,100,000.00
Total Obligated	$205,300.00	$770,000.00
Total Funds Drawdown	$205,322.90	$770,000.00
Program Funds Drawdown	$205,322.90	$770,000.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	($68,456.78)	$990,802.88
City of St Paul	($68,456.78)	$990,802.88
Match Contributed	$0.00	$0.00

Activity Description:

The City will acquire blighted structures either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &ldquoFirst Look&rdquo process) or via direct negotiations with property owners.

Location Description:

Activity Progress Narrative:

Actual activity in 4th Quarter 2011 is zero acquisition. But 1 acquisition is reported here due to a re-classification of an acquisition in activity Acquisition LMMI in a previous quarter whach has subsequently been determined to be demolished. Thus, the quantity 1, and the acquisition expenditures for that property are now transferred to this activity.
The expenditures reported in this quarter include a correcting subtraction of $92,400 for previously erroneously reported direct labor expenses. Thus, actual expenditures this quarter are $23,943.22.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	26/28

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:	004-C-2
Activity Title:	Land Banking Holding

Activitiy Category:
Land Banking - Disposition (NSP Only)

Activity Status:
Planned

Project Number:
004-C

Project Title:
Land Bank

Projected Start Date:
05/01/2010

Projected End Date:
02/11/2013

Benefit Type:
Area ( )

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of St Paul

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	$403,461.00
Total Budget	$0.00	$403,461.00
Total Obligated	$113,045.44	$130,292.59
Total Funds Drawdown	$113,045.44	$130,292.59
Program Funds Drawdown	$113,045.44	$130,292.59
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$47,394.05	$147,802.28
City of St Paul	$47,394.05	$147,802.28
Match Contributed	$0.00	$0.00

Activity Description:

Vacant parcels will be held in land-bank status for future re-use. NSP2 funds will be used to cover the ongoing carrying costs and maintenance of land-banked property.

Location Description:

Activity Progress Narrative:

Activity in 4th Quarter 2011: Property maintenance activity and holding costs for 26 properties.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	26/28

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:	005-D-1
Activity Title:	Demolition

Activitiy Category:
Clearance and Demolition

Activity Status:
Planned

Project Number:
005-D

Project Title:
Demolition

Projected Start Date:
07/01/2010

Projected End Date:
06/30/2011

Benefit Type:
Area ( )

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of St Paul

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	$420,000.00
Total Budget	$0.00	$420,000.00
Total Obligated	($186,241.32)	$132,758.68
Total Funds Drawdown	$124,634.59	$132,758.68
Program Funds Drawdown	$124,634.59	$132,758.68
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$64,108.93	$144,258.68
City of St Paul	$64,108.93	$144,258.68
Match Contributed	$0.00	$0.00

Activity Description:

The City will remove blighted structures via demolition.

Location Description:

Activity Progress Narrative:

Activity in 4th Quarter 2011: Demolition progress on 7 properties.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/28

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:	006-E-1
Activity Title:	Redevelopment LH

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
006-E

Project Title:
Redevelopment

Projected Start Date:
09/01/2011

Projected End Date:
02/12/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
City of Saint Paul

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	$1,000,000.00
Total Budget	$0.00	$1,000,000.00
Total Obligated	$192,220.99	$192,220.99
Total Funds Drawdown	$188,920.99	$188,920.99
Program Funds Drawdown	$188,920.99	$188,920.99
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$268,038.50	$377,225.29
City of Saint Paul	$268,038.50	$377,225.29
Match Contributed	$0.00	$0.00

Activity Description:

Reconstruction/rehabilitation of housing units for reoccupancy as rental to benefit households at or below 50% AMI.

Location Description:

Activity Progress Narrative:

Activity in 4th Quarter 2011: Rehabilitation progress on 6 units in 3 properties.
The expenditures reported in this quarter include a correcting subtraction of $3,300 for previously erroneously reported direct labor expenses. Thus, actual expenditures this quarter are $271,338.50.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	006-E-2
Activity Title:	Redevelopment LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
006-E

Project Title:
Redevelopment

Projected Start Date:
10/01/2011

Projected End Date:
02/12/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Saint Paul

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	$2,000,000.00
Total Budget	$1,000,000.00	$2,000,000.00
Total Obligated	$0.00	$0.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$479,374.96	$479,374.96
City of Saint Paul	$479,374.96	$479,374.96
Match Contributed	$0.00	$0.00

Activity Description:

Reconstruction/rehabilitation of housing units for reoccupancy as owner-occupied to benefit households at or below 120% AMI.

Location Description:

Activity Progress Narrative:

Activity in 4th Quarter 2011: Acquisition and/or maintenance and/or rehabilitation progress on 16 properties.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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