# Grantee: St Paul, MN

# Grant: B-08-MN-27-0002

# October 1, 2011 thru December 31, 2011 Performance Report

**Grant Number:**
B-08-MN-27-0002

**Obligation Date:**
03/20/2009

**Award Date:**
03/20/2009

**Grantee Name:**
St Paul, MN

**Contract End Date:**
03/27/2013

**Review by HUD:**
Reviewed and Approved

**Grant Amount:**
$4,302,249.00

**Grant Status:**
Active

**QPR Contact:**
Beth Ulrich

**Estimated PI/RL Funds:**
$39,632.95

**Total Budget:**
$4,341,881.95

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

**Areas of Greatest Need:**

Maps and Tables of areas of greatest need are located at www.stpaul.gov/nsp. While data on foreclosures and vacant buildings show that they continue to be concentrated mainly in ISP Priority Areas (Frogtown, North End, Payne-Phalen, and Dayton's Bluff neighborhoods), zip code-level data suggests a broader distribution of subprime and delinquent subprime loans that encompasses both the ISP areas as well as some neighborhoods beyond them. The broader distribution of need indicated by these four data sets appears to reflect the need as indicated by HUD&rsquos foreclosure risk scores. Therefore, NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.
NSP funds will be used as follows:
1.)Administration $430,224. 2.) Acquisition/Demolition of Vacant Residential Buildings (this would basically be vacant land). Amount $200,000 at 50% of median income. Amount $747,000 at 120% of median income. 3.) Acquisition of Vacant Residential Buildings for Future Resale (buildings the City would hold longer while addressing other issues in the area). Amount $400,000 at 50% of median income. Amount $905,000 at 120 % of median income. 4.) Acquisition & Resale of Vacant Residential Buildings (buildings that we are offering through RFP or are being rehabilitated by the City for resale). Amount $475,562.25 at 50% of median income. Amount $1,144,462.75 at 120 % of median income.

**Distribution and and Uses of Funds:**

The City will acquire vacant properties in the areas of greatest need described above. The properties will either be demolished, resold, or held for future resale. A minimum of $1,075,562.25 (25%) of NSP funds will be used to benefit households that do not exceed 50% of median income. The City estimates that it will acquire approximately 80 properties with NSP funds.
Please see specific activities listed above for more specific descriptions, budgets and performace measures.

**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

| Overall | This Report Period | To Date |
|---|---|---|
| **Total Projected Budget from All Sources** | N/A | $4,302,249.00 |
| **Total Budget** | $0.00 | $4,302,249.00 |
| **Total Obligated** | $0.00 | $4,302,249.00 |
| **Total Funds Drawdown** | $0.00 | $2,365,688.27 |
| **Program Funds Drawdown** | $0.00 | $2,365,688.27 |
| **Program Income Drawdown** | $0.00 | $0.00 |
| **Program Income Received** | $0.00 | $39,632.95 |
| **Total Funds Expended** | $460,915.28 | $4,127,469.86 |
| **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** | $645,337.35 | $0.00 |
| **Limit on Admin/Planning** | $430,224.90 | $196,444.72 |
| **Limit on State Admin** | $0.00 | $196,444.72 |

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

| National Objective | Target | Actual |
|---|---|---|
| **NSP Only - LH - 25% Set-Aside** | $1,075,562.25 | $1,501,015.62 |

## Overall Progress Narrative:

- 72 properties are being addressed under NSP 1 to date
- 38 properties acquired for rehabilitation to date

7 are currently under rehabilitation
2 properties (duplexes) are to be sold to a developer for rental rehab to be affordable at 50% AMI
13 scopes of work are being prepared to be bid for rehabilitation
1 property is being further evaluated for rehab; due to structural issues, it may be moved to demolition
14 properties have been sold overall:
- 3 were rehabilitated by HRA and sold to end buyers
- 3 were sold to developers who rehabilitated 6 units fro rental housing; are completed and fully occupied by tenants at 50% AMI
- 3 were sold to developers; under rehab for resal to qualified home buyer
- 4 sold to Habitat for Humanity; 2 have been completed and sold to end buyers; 2 are under rehab for resale to qualified home buyer

· 34 properties have been demolished

- 5 sold to Habitat; new houses built; all sold to end buyers
- 2 properties are to be sold to Habitat for construction of 2 new single family homes
- 1 property is to be sold for public use in connection with a new library/rec center
- 1 property is to be sold for additional side yard to a 5 unit affordable rental housing complex
- Remaining lots are being reviewed for future housing construction or community garden

· We acquired one additional property with program income under AD-001 which will be demolished and Habitat is looking to construct a new single family home

· Staff completed 4thQtr DRGR report and and submitted to HUD January 30, 2012.

## Project Summary

| Project #, Project Title | This Report Period | To Date | |
|---|---|---|---|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| ACQ-DEMO, Acquisition/Demolition | $0.00 | $1,206,558.98 | $494,312.38 |
| ACQ-FUT-RESALE, Acquisition for Future Resale | $0.00 | $1,146,210.49 | $427,248.22 |
| ACQ-RESALE, Acquisition and Resale | $0.00 | $1,519,255.53 | $1,247,682.95 |
| ADMIN, Administration | $0.00 | $430,224.00 | $196,444.72 |

# Activities

| Grantee Activity Number: | AD-001 |
|---|---|
| Activity Title: | ACQ-DEMO 50% |

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

**Activity Status:**
Under Way

**Project Number:**
ACQ-DEMO

**Project Title:**
Acquisition/Demolition

**Projected Start Date:**
10/01/2008

**Projected End Date:**
09/30/2018

**Benefit Type:**
Area ( )

**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 | $384,471.53 |
| **Total Budget** | $0.00 | $384,471.53 |
| **Total Obligated** | $0.00 | $384,471.53 |
| **Total Funds Drawdown** | $0.00 | $184,341.21 |
| **Program Funds Drawdown** | $0.00 | $184,341.21 |
| **Program Income Drawdown** | $0.00 | $0.00 |
| **Program Income Received** | $0.00 | $0.00 |
| **Total Funds Expended** | $49,735.46 | $378,120.26 |
| City of St Paul | $49,735.46 | $378,120.26 |
| **Match Contributed** | $0.00 | $0.00 |

## Activity Description:

Vacant residential properties that have been foreclosed upon will be acquired by the City in a bulk purchase or other negotiations, and the structures will be cleared by the City. Some of the vacant lots will be sold and have new homes constructed on them when the housing market improves. The homes will be developed by Habitat for Humanity, neighborhood CDCs, or other contractors/developers. All NSP-assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.
The lots which are not suitable for new construction will become neighborhood open spaces or community gardens.
The ongoing costs of maintaining the lots will be paid with NSP funds, NSP program income, and local funding sources.
The budget was amended to more accurately reflect the proposed # of properties.

## Location Description:

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

## Activity Progress Narrative:

Total of 11 properties acquired under this activity:

- 1 property to be sold for public use in connection with new library/rec center (wil be demolished this quarter)

- 5 properties previously sold; houses built by Habitat; 4 complete and sold to end buyers. These properties have been sold to homebuyers at 50% or less. Beneficiary information is unable to be recorded under this activity
- 5 properties have been land banked

## Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|---|---|---|
| | Total | Total |
| **# of Properties** | 0 | 38/10 |

| | This Report Period | Cumulative Actual Total / Expected |
|---|---|---|
| | Total | Total |
| **# of Housing Units** | 0 | 0/9 |
| **# of Multifamily Units** | 0 | 0/0 |
| **# of Singlefamily Units** | 0 | 0/9 |

## Beneficiaries Performance Measures

**No Beneficiaries Performance Measures found.**

## Activity Locations

| Address | City | County | State | Zip | Status / Accept |
|---|---|---|---|---|---|
| | | | | - | Not Validated / N |

## 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: | AD-002 |
|---|---|
| Activity Title: | ACQ-DEMO 120% |

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

**Activity Status:**
Under Way

**Project Number:**
ACQ-DEMO

**Project Title:**
Acquisition/Demolition

**Projected Start Date:**
10/01/2008

**Projected End Date:**
09/30/2018

**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 | $1,115,548.42 |
| **Total Budget** | $0.00 | $1,115,548.42 |
| **Total Obligated** | $0.00 | $822,087.45 |
| **Total Funds Drawdown** | $0.00 | $309,971.17 |
| **Program Funds Drawdown** | $0.00 | $309,971.17 |
| **Program Income Drawdown** | $0.00 | $0.00 |
| **Program Income Received** | $0.00 | $0.00 |
| **Total Funds Expended** | $90,627.29 | $880,608.36 |
| City of St Paul | $90,627.29 | $880,608.36 |
| **Match Contributed** | $0.00 | $0.00 |

## Activity Description:

Vacant residential properties that have been foreclosed upon will be acquired by the City in a bulk purchase or other negotiations, and the structures will be cleared by the City. Some of the vacant lots will be sold and have new homes constructed on them when the housing market improves. The homes will be developed by Habitat for Humanity, neighborhood CDCs, or other contractors/developers. All NSP-assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.
The lots which are not suitable for new construction will become neighborhood open spaces or community gardens.
The ongoing costs of maintaining the lots will be paid with NSP funds, NSP program income, and local funding sources.
The project budget was amended to more accurately reflect the # of properties.

## Location Description:

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

## Activity Progress Narrative:

- 5 properties have been demolished and paid out this quarter.
- 2 properties approved for sale to Habitat for new single family construction; 1 closed 11/31/11 and construction is underway

Total of 23 properties acquired under this activity
1 property moved from demo to rehab: sold to habitat and is under rehab
1 property being evaluated as to structural issues whether to rehab or demo

1 property being sold for side yard to a 5 unit affordable rental housing complex
18 properties have been land banked

## Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|---|---|---|
| | Total | Total |
| **# of Properties** | 0 | 72/23 |

| | This Report Period | Cumulative Actual Total / Expected |
|---|---|---|
| | Total | Total |
| **# of Housing Units** | 0 | 0/19 |
| **# of Multifamily Units** | 0 | 0/0 |
| **# of Singlefamily Units** | 0 | 0/19 |

## Beneficiaries Performance Measures

**No Beneficiaries Performance Measures found.**

## Activity Locations

| Address | City | County | State | Zip | Status / Accept |
|---|---|---|---|---|---|
| | | | | - | Not Validated / N |

## 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: | ADMIN-001 |
|---|---|
| Activity Title: | Administration |

**Activitiy Category:**
Administration

**Activity Status:**
Under Way

**Project Number:**
ADMIN

**Project Title:**
Administration

**Projected Start Date:**
10/01/2008

**Projected End Date:**
09/30/2012

**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 | $482,854.24 |
| **Total Budget** | $0.00 | $482,854.24 |
| **Total Obligated** | $0.00 | $430,224.00 |
| **Total Funds Drawdown** | $0.00 | $196,444.72 |
| **Program Funds Drawdown** | $0.00 | $196,444.72 |
| **Program Income Drawdown** | $0.00 | $0.00 |
| **Program Income Received** | $0.00 | $0.00 |
| **Total Funds Expended** | $233,779.28 | $664,003.28 |
| City of St Paul | $233,779.28 | $664,003.28 |
| **Match Contributed** | $0.00 | $0.00 |

## Activity Description:

Administrative and Monitoring Costs for NSP activities.

## Location Description:

Administration

## Activity Progress Narrative:

Admin funds reflect City of Saint Paul personnel hours incurred in 2010 and 2011 that were not previously reported.

## Accomplishments Performance Measures

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

**No Beneficiaries Performance Measures found.**

## Activity Locations

| Address | City | County | State | Zip | Status / Accept |
|---|---|---|---|---|---|
| | | | | - | Not Validated / N |

## 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: | AFS-001 |
|---|---|
| Activity Title: | ACQ-RESALE 50% |

**Activitiy Category:**
Acquisition - general

**Activity Status:**
Under Way

**Project Number:**
ACQ-FUT-RESALE

**Project Title:**
Acquisition for Future Resale

**Projected Start Date:**
10/01/2008

**Projected End Date:**
09/30/2018

**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 | $748,039.63 |
| **Total Budget** | $0.00 | $748,039.63 |
| **Total Obligated** | $0.00 | $650,219.30 |
| **Total Funds Drawdown** | $0.00 | $146,327.85 |
| **Program Funds Drawdown** | $0.00 | $146,327.85 |
| **Program Income Drawdown** | $0.00 | $0.00 |
| **Program Income Received** | $0.00 | $0.00 |
| **Total Funds Expended** | $39,751.93 | $374,527.22 |
| City of St Paul | $39,751.93 | $374,527.22 |
| **Match Contributed** | $0.00 | $0.00 |

## Activity Description:

Vacant residential properties will be acquired by the City in a bulk purchase or other negotiations, and will be held for future disposition to income eligible homebuyers, or owner occupants of small rental properties. It is anticipated that these properties will require fairly substantial rehabilitation, and will not be sold to end buyers until the housing market improves and other negative influences begin to change.
The homes will most likely be developed by Habitat for Humanity. All NSP-assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.
The ongoing holding costs of these properties will be paid with NSP funds, NSP program income, and local funding sources.
The project budget was amended to more accurately reflect the # of properties.

## Location Description:

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

## Activity Progress Narrative:

2 duplexes received developer proposal; working through community for approval; to be rehabilitated and provide affordable rental units (eligible use B)
2 properties determined infeasible for rehab; demolition completed will be under AD-002 (land bank) (eligible use C,D)
Total of 13 properties acquired under this activity:
3 properties (6 units) comprised of 3-3brs and 3-2 brs) sold and rehab completed; units rented to families at 50% of area median income (eligible use B)
3 properties sold to developers and are under rehab (to provide 6 rental units) (eligible use B)

3 properties scopes of work are being developed for rehab (eligible use B)
We have received $4,415.00 in Program Income under this activity that will be receipted in the drawdown module.

## Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|---|---|---|
| | Total | Total |
| **# of Properties** | 0 | 19/13 |

| | This Report Period | Cumulative Actual Total / Expected |
|---|---|---|
| | Total | Total |
| **# of Housing Units** | 0 | 21/21 |
| **# of Multifamily Units** | 0 | 16/16 |
| **# of Singlefamily Units** | 0 | 5/5 |

## Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|---|---|---|---|---|---|---|---|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| **# of Households** | 0 | 0 | 0 | 6/21 | 0/0 | 6/21 | 100.00 |
| **# Owner Households** | 0 | 0 | 0 | 0/5 | 0/0 | 0/5 | 0 |
| **# Renter Households** | 0 | 0 | 0 | 6/16 | 0/0 | 6/16 | 100.00 |

## Activity Locations

**No Activity Locations found.**

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

| Other Funding Sources | Amount |
|---|---|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |

| Grantee Activity Number: | AFS-002 |
|---|---|
| Activity Title: | ACQ-RESALE 120% |

**Activitiy Category:**
Acquisition - general

**Activity Status:**
Under Way

**Project Number:**
ACQ-FUT-RESALE

**Project Title:**
Acquisition for Future Resale

**Projected Start Date:**
10/01/2008

**Projected End Date:**
09/30/2018

**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 | $495,991.19 |
| **Total Budget** | $0.00 | $495,991.19 |
| **Total Obligated** | $0.00 | $495,991.19 |
| **Total Funds Drawdown** | $0.00 | $280,920.37 |
| **Program Funds Drawdown** | $0.00 | $280,920.37 |
| **Program Income Drawdown** | $0.00 | $0.00 |
| **Program Income Received** | $0.00 | $0.00 |
| **Total Funds Expended** | $16,908.43 | $375,165.00 |
| City of St Paul | $16,908.43 | $375,165.00 |
| **Match Contributed** | $0.00 | $0.00 |

## Activity Description:

Vacant residential properties will be acquired by the City in a bulk purchase or other negotiations, and will be held for future disposition to income eligible homebuyers, or owner occupants of small rental properties. It is anticipated that these properties will require fairly substantial rehabilitation, and will not be sold to end buyers until the housing market improves and other negative influences begin to change.
The homes will most likely be developed by the City, with neighborhood CDCs, or private contractors acting as contractors. All NSP-assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.
The ongoing holding costs of these properties will be paid with NSP funds, NSP program income, and local funding sources.
The project budget was amended to more accurately reflect the actual 3 of properties.

## Location Description:

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

## Activity Progress Narrative:

- 2 properties under rehab; one to be completed by January 2012; the other in spring
- 3 properties have scopes being written for bidding
- 5 foreclosed vacant single family homes securing energy audits, lead and hazardous waste surveys, radon test being completed.

Total of 10 properties under this activity

## Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|---|---|---|
| | Total | Total |
| **# of Properties** | 0 | 22/9 |

| | This Report Period | Cumulative Actual Total / Expected |
|---|---|---|
| | Total | Total |
| **# of Housing Units** | 0 | 9/9 |
| **# of Singlefamily Units** | 0 | 9/9 |

## Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|---|---|---|---|---|---|---|---|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| **# of Households** | 0 | 0 | 0 | 0/0 | 0/9 | 0/9 | 0 |
| **# Owner Households** | 0 | 0 | 0 | 0/0 | 0/9 | 0/9 | 0 |

## 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: | AR-001 |
|---|---|
| Activity Title: | ACQ SALE 50% |

**Activitiy Category:**
Acquisition - general

**Activity Status:**
Under Way

**Project Number:**
ACQ-RESALE

**Project Title:**
Acquisition and Resale

**Projected Start Date:**
10/01/2008

**Projected End Date:**
09/30/2013

**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 | $509,082.73 |
| **Total Budget** | $0.00 | $509,082.73 |
| **Total Obligated** | $0.00 | $466,324.79 |
| **Total Funds Drawdown** | $0.00 | $379,042.91 |
| **Program Funds Drawdown** | $0.00 | $379,042.91 |
| **Program Income Drawdown** | $0.00 | $0.00 |
| **Program Income Received** | $0.00 | $0.00 |
| **Total Funds Expended** | $0.00 | $379,042.91 |
| City of St Paul | $0.00 | $379,042.91 |
| **Match Contributed** | $0.00 | $0.00 |

## Activity Description:

Vacant residential properties will be acquired by the City in a bulk purchase or other negotiations, rehabilitation specifications will be completed, and the properties will be sold to income eligible homebuyers using non-NSP purchase/rehabilitation financing. It is anticipated that these properties will not require substantial rehabilitation, and will be sold to end buyers relatively quickly. Holding costs will be paid with NSP funds. All NSP assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.
The project budget was amended to more accurately reflect the # of properties and estimated rehab costs.

## Location Description:

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

## Activity Progress Narrative:

- 1 property sold to Habitat 11/3/11 and is under rehabilitation
- 1 property is under rehab by HRA; had to terminate contractor during this quarter for non-performance

Total of 4 properties acquired under tis activity:
2 sold to Habitat; rehab completed; sold to end buyer (Eligible use B)

## Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|---|---|---|
| | Total | Total |
| **# of Properties** | 0 | 29/4 |

| | This Report Period | Cumulative Actual Total / Expected |
|---|---|---|
| | Total | Total |
| **# of Housing Units** | 0 | 0/4 |
| **# of Multifamily Units** | 0 | 0/0 |
| **# of Singlefamily Units** | 0 | 0/4 |

## Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|---|---|---|---|---|---|---|---|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| **# of Households** | 0 | 0 | 0 | 2/4 | 0/0 | 2/4 | 100.00 |
| **# Owner Households** | 0 | 0 | 0 | 2/4 | 0/0 | 2/4 | 100.00 |

## Activity Locations

**No Activity Locations found.**

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

| Other Funding Sources | Amount |
|---|---|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |

| Grantee Activity Number: | AR-002 |
|---|---|
| Activity Title: | ACQ SALE 120% |

**Activitiy Category:**
Acquisition - general

**Activity Status:**
Under Way

**Project Number:**
ACQ-RESALE

**Project Title:**
Acquisition and Resale

**Projected Start Date:**
10/01/2008

**Projected End Date:**
09/30/2013

**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 | $1,092,563.69 |
| **Total Budget** | $0.00 | $1,092,563.69 |
| **Total Obligated** | $0.00 | $1,052,930.74 |
| **Total Funds Drawdown** | $0.00 | $868,640.04 |
| **Program Funds Drawdown** | $0.00 | $868,640.04 |
| **Program Income Drawdown** | $0.00 | $0.00 |
| **Program Income Received** | $0.00 | $39,632.95 |
| **Total Funds Expended** | $30,112.89 | $1,076,002.83 |
| City of St Paul | $30,112.89 | $1,076,002.83 |
| **Match Contributed** | $0.00 | $0.00 |

## Activity Description:

Vacant residential properties will be acquired by the City in a bulk purchase or other negotiations, rehabilitation specifications will be completed, and the properties will be sold to income eligible homebuyers using non-NSP purchase/rehabilitation financing. It is anticipated that these properties will not require substantial rehabilitation, and will be sold to end buyers relatively quickly. Holding costs will be paid with NSP funds. All NSP assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.
The project budget was amended to more accurately reflect the actual # of properties and the estimated rehab costs. It is anticipated that additional properties will be addressed with as properties are sold and the funds recycled.

## Location Description:

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

## Activity Progress Narrative:

- 3 properties have rehab completed by City/HRA; received purchase agreements; 2 sold to end buyers this quarter, one will close in January 2012
- 1 property sold to developer 21/1/12; under rehab to be soldto qualified home buyer
- 4 properties under rehab by City/HRA; punch list items being completed; ready for sale in February
- 2 properties, the HRA is preparing scopes of work

Total of 11 properties acquired under this activity
1 property rehabbed by HRA and sold to end buyer (eligible use B)

We have received $230,324,55 in program income under this activity.  This will be entered and tracked through the drawdown module.

## Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|---|---|---|
| | Total | Total |
| **# of Properties** | 0 | 46/11 |

| | This Report Period | Cumulative Actual Total / Expected |
|---|---|---|
| | Total | Total |
| **# of Housing Units** | 0 | 11/11 |
| **# of Multifamily Units** | 0 | 0/0 |
| **# of Singlefamily Units** | 0 | 11/11 |

## Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|---|---|---|---|---|---|---|---|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| **# of Households** | 1 | 1 | 2 | 2/0 | 1/11 | 3/11 | 100.00 |
| **# Owner Households** | 1 | 1 | 2 | 2/0 | 1/11 | 3/11 | 100.00 |

## Activity Locations

**No Activity Locations found.**

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

| Other Funding Sources | Amount |
|---|---|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |