# Grantee: St Paul, MN

# Grant: B-11-MN-27-0002

# April 1, 2012 thru June 30, 2012 Performance Report

**Grant Number:**
B-11-MN-27-0002

**Obligation Date:**
03/14/2011

**Award Date:**

**Grantee Name:**
St Paul, MN

**Contract End Date:**
03/14/2014

**Review by HUD:**
Reviewed and Approved

**Grant Amount:**
$2,059,877.00

**Grant Status:**
Active

**QPR Contact:**
Roxanne Young

**Estimated PI/RL Funds:**
$0.00

**Total Budget:**
$2,059,877.00

# Disasters:

## Declaration Number

No Disasters Found

## Narratives

### Summary of Distribution and Uses of NSP Funds:

Within the Saint Paul NSP3 Target Geography, the city proposes to use NSP3 funds to rapidly arrest the decline, then stabilize this neighborhood and position it for a sustainable role in a revitalized community. Measureable short term outcomes will include, but not be limited to: arresting decline in home values based on average sales prices in the target area; reducing or eliminating vacant and abandoned residential property within the target area; and controlling the future outcomes of key properties. The long term outcomes may include, but are not limited to: increased sales of residential property in the target area; and increased median market values of real estate within the target area.
Saint Paul&rsquos proposed NSP3 activities complement and build upon ongoing, successful neighborhood stabilization activities currently underway.
The following activities will be undertaken in the Saint Paul NSP3 Target Area:
Administration $205,987 + program income
Financing Mechanisms $87,000 + program income : The city will establish financial incentives for buyers of NSP-funded properties. This may include such mechanisms as soft-seconds, contracts-for-deed and/or shared-equity loans for low- and moderate/middle-income buyers. This may be in the form of down-payment or closing cost assistance.
Acquisition and Rehabilitation $1,597,390 + program income : The city will acquire and rehabilitate abandoned or foreclosed upon homes. The city will acquire properties either via bulk purchases (through continued participation in the National Community Stabilization Trust&rsquos &ldquoFirst Look&rdquo process) or other direct negotiations with property owners. Rehabilitation activity may be carried out by the Housing and Redevelopment Authority of the City of Saint Paul, Community Development Corporations or other non- and for-profit development partners in the community. The city will minimize the risk and capital requirements of our development partners in order to expedite the activity. Rehabilitation activities will comply with all NSP and city requirements including the Saint Paul PED/HRA Sustainability Initiative.
Acquisition and Demolition $127,500 : The city will acquire blighted homes and will remove these destabilizing influences via demolition. Acquisition will be via bulk purchase (through continued participation in the National Community Stabilization Trust&rsquos &ldquoFirst Look&rdquo process) or other direct negotiations with property owners.
Land Banking $42,000 : The parcels that are cleared by NSP3 demolition activity will be held in land-bank status for future reuse. NSP3 funds will be used to cover the ongoing carrying costs and maintenance of land-banked property. Land bank activity will be managed by the city through its Housing and Redevelopment Authority.
Redevelopment via program income : NSP3 program income will be generated by the future sales of rehabilitated homes and vacant lots available for redevelopment. These proceeds will fund redevelopment of vacant lots. Those lots cleared by NSP3 demolition activity will eventually be used as sites for new replacement housing.

### How Fund Use Addresses Market Conditions:

The NSP3 Target Area has been selected in a manner that will allow NSP3 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, NSP1 and NSP2. Though relatively small (roughly 52 blocks), the selected Saint Paul NSP3 Target Geography has one of the higher rates of foreclosures as compared to other target areas considered. It was estimated that 1 out of every 5.4 residential units were vacant or foreclosed during 2009 and 2010. The selected geography encompasses two target geographies identified during an analysis completed for the City&rsquos NSP2 application that analyzed need based on the rate of vacancies and foreclosures and identified stabilizing assets within the community. This neighborhood was one of the first to be hit by the housing collapse starting in 2006. Investor foreclosures started initially, and have been more recently followed by many single family homeowner foreclosures. There are several blighted properties in the area that either will require substantial rehabilitation or should be demolished.

The following dada sources were used to determine the Saint Paul NSP3 Target Area:
List of data main sources:

- Minnesota Housing Finance Agency's geographic priorities based on the following criteria: significant foreclosure impact (high need); degree of access to transit or jobs; a residential rental rate exceeding 22.6%; and a housing supply inventory of between 4 and 10 months
- HC rate (High cost rate) from HMDA / HUD = The percentage of primary mortgages executed between 2004 and 2007 that were high-cost. This could be looked at as a proxy for the percentage of subprime mortgage-related loans in an area (though high cost loans are not limited to subprime loans).
- 2009-2010 foreclosure sales, based on data from the Ramsey County Sheriff's Office
- SDQ rate (Serious delinquency rate) from McDash Analytics / HUD = The estimated rate of mortgages that were seriously delinquent in June 2010 (90+ days delinquent or in foreclosure. These areas were likeliest to face a significant rise in the rate of home foreclosure. In the NSP3 target area and similar areas, between 15.3-18.4% of mortgages were estimated as being seriously delinquent.
- Median sales price levels for foreclosed homes during the 3rd quarter of 2010, based on data from the Minneapolis Area Association of Realtors
- Median sales price levels for traditionally-sold homes during the 3rd quarter of 2010, based on data from the Minneapolis Area Association of Realtors
- Percent of addresses not receiving mail within the last 90 days as of March 2010, based on USPS data. Used as an indicator of vacancy.
- Registered vacant buildings, based on City's Registered Vacant Building List, as an indicator of vacancy.

Other sources to further narrow down the size of the Saint Paul NSP3 Target Area:

- 2009 property sales (Ramsey County records), the degree to which median sale price was low.
- Homestead/non-homestead property status (Ramsey County records), the degree to which there was a high concentration of non-homestead properties
- HRA properties (acquisitions and rehabilitations), the degree to which these represent leverage
- Habitat for Humanit

### How Fund Use Addresses Market Conditions:

propertiee degree to which these represent leverage
- Public facilities and infrastructure, the degree to which these represent leverage
- Community engagement areas, the degree to which these represent leverage

The Saint Paul NSP3 Target Area was then determined in the following manner:
The possible universe from which to select an NSP3 target area included all eligible block groups that HUD indicated had an NSP3 need. However, because Minnesota Housing indicated that it wanted its NSP3 funds to follow the HUD dollars, it narrowed the list of block groups down even further to a subset of the ones HUD had indicated were eligible for funds. Saint Paul then reviewed the MN Housing-identified block groups to prioritize the areas based on need as well as a desired outcome for neighborhood stabilization.
By reviewing and selecting the Minnesota Housing-eligible block groups with a high percentage of primary mortgages executed between 2004 and 2007 that were high-cost, high percentage of vacant addresses as indicated by USPS, a high rate of mortgages that were seriously delinquent in June 2010, as well as areas with low median sales prices of foreclosed and traditional homes, Saint Paul narrowed the block groups down even further. These indicators together suggested a high need for neighborhood stabilization. The following small neighborhood areas were analyzed in even greater detail to explore their possible candidacy as the NSP3 target area:
1. Lewis Park NSP2 Target Area
2. North Rice NSP2 Target Area
3. Railroad Island NSP2 Target Area
4. Case NSP2 Target Area
5. Payne-Maryland NSP2 Target Area
6. Payne-Arcade NSP2 Target Area

A new area that combined the Payne-Maryland NSP2 Target Area with the Payne-Arcade NSP2 Target area, as well as the area in between them.
Two maps were created for each of the above seven candidate areas, which show:

Opportunity map:
- Foreclosures, 2009 and through the third quarter 2010
- City Registered Vacant buildings as of 12/15/10
- 2000 property sales
- Homestead/ Non-homestead status

Leverage map:
- Public infrastructure locations
- Existing schools/parks/recreation centers
- HRA properties (acquisitions/rehabilitations)
- Habitat for Humanity properties
- Community engagement areas

The decision to select area #7 (outlined above) as the Saint Paul NSP3 Target Area was supported by the following data: it had the highest concentration of vacant or foreclosed homes as a perc

### How Fund Use Addresses Market Conditions:

entage of total housing units; it had a high number of recent housing acquisitions and rehabilitation activities in it; it has proximity to several transit corridors (Payne, Arcade, and Maryland), several key public infrastructure/investments (Payne-Maryland project; Payne Ave street resurfacing/streetscaping), and strong ongoing community engagement activities/initiatives undertaken by the district council and community

development corporation (District 5 Payne Phalen community engagement, and the ESNDC Block Transformation Initiative).

### Ensuring Continued Affordability:

For all NSP3&ndashfunded activities, the City of Saint Paul will adopt the HOME program standards of continued affordability at 24 CFR 92.252(a), (c), (e), and (f), and 92.254.

Affordability requirements for homeownership will be ensured by a Declaration of Covenants, Conditions and Restrictions and a note and mortgage. In most circumstances a direct subsidy to the homebuyer will be part of the deal. The entire direct subsidy will be due payable back to the HRA of the City of Saint Paul (Recapture) if the property is sold prior to the end of the period of affordability. The subsidy will be forgiven if the homeowner stays in the home for the entire period of affordability.

Affordability requirements for rental properties will be ensured by a Declaration of Rental Restriction and again a note and mortgage will be in place with the rental developer. In this circumstance, the period of affordability will likely be 15 years, and the developer will be responsible (with our continual monitoring) to maintain the income and rent restrictions.

### Definition of Blighted Structure:

A structure is blighted when it exhibits signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare, or has serious structural deficiencies and the cost to rehabilitate to property standards will exceeded 50% of the appraised value after rehabilitation. (&ldquoblighted structure&rdquo is not defined in local codes, but this definition is consistent with the definition of a &ldquodangerous structure&rdquo found in local code.)

### Definition of Affordable Rents:

For NSP3, the City of Saint Paul will use the rent limitations guidelines as defined in the HOME Investment Partnerships Program at 24 CFR 92.252

### Housing Rehabilitation/New Construction Standards:

All Saint Paul NSP3-funded new housing up to three stories must meet the ENERGY STAR Qualified New Homes standard.

All Saint Paul NSP3-funded housing rehabilitation must:
- meet all City Code Compliance Inspection Requirements.
- meet the Saint Paul PED / HRA Sustainablity Initiative (as amended October 5, 2010), Attachment C.
- incorporate cost effective green improvements
- use water-efficient toilets, showers and faucets (i.e. WaterSense-labeled)
- be energy efficient per the following standards:

· All gut rehabilitation of residential buildings up to three stories must be designed to meet the standard for ENERGY STAR Qualified New Homes.

· All gut rehabilitation or new construction of mid- or high-rise multifamily housing must meet ASHRAE 90.1-2004, Appendix G plus 20% (which is the ENERGY STAR for multi-family piloted by EPA and DOE).

Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken.

### Vicinity Hiring:

The Rehabilitation, Demolition, Land Banking and Redevelopment Activities will create opportunities for vicinity hiring. Vicinity hiring performance will be coordinated in conjunction with the city's Section 3 efforts. Specific actions to assure vicinity hiring success will include:
- advertising contracting opportunities via the city&rsquos website that will provide general information about the project and where to obtain additional information
- contacting business assistance agencies and community organizations to inform them of contracting opportunities and requesting assistance in identifying vicinity businesses which may solicit bids or proposals for contracts for work
- create and maintain a list of vicinity businesses
- coordinate pre-bid meetings at which vicinity businesses may be informed of upcoming contracting and subcontracting opportunities
- advertising contracting opportunities through local (neighborhood-level) media

### Procedures for Preferences for Affordable Rental Dev.:

The required 25% at 50% AMI investment will be met with a rental housing preference.

### Grantee Contact Information:

www.stpaul.gov/nsp
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City of Saint Paul
Department of Planning and Economic Development
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Saint Paul, Minnesota, 55102
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fax: 651-228-3314
email: joe.musolf@ci.stpaul.mn.us

| Overall | This Report Period | To Date |
|---|---|---|
| **Total Projected Budget from All Sources** | N/A | $2,059,877.00 |
| **Total Budget** | $0.00 | $2,059,877.00 |
| **Total Obligated** | $140,885.89 | $140,885.89 |
| **Total Funds Drawdown** | $140,885.89 | $140,885.89 |
| **Program Funds Drawdown** | $140,885.89 | $140,885.89 |
| **Program Income Drawdown** | $0.00 | $0.00 |
| **Program Income Received** | $0.00 | $0.00 |
| **Total Funds Expended** | $62,064.71 | $202,655.60 |
| **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** | $308,981.55 | $0.00 |
| **Limit on Admin/Planning** | $205,987.70 | $24,919.19 |
| **Limit on State Admin** | $0.00 | $24,919.19 |

## Progress Toward Activity Type Targets

| Activity Type | Target | Actual |
|---|---|---|
| **Administration** | $205,987.70 | $205,987.00 |

## Progress Toward National Objective Targets

| National Objective | Target | Actual |
|---|---|---|
| **NSP Only - LH - 25% Set-Aside** | $514,969.25 | $553,500.00 |

## Overall Progress Narrative:

Progress on NSP 3 City continues. During Quarter 2 2012 an additional property was acquired and scopes of work begun for the three properties in the program currently. Purchase agreements were also accepted for four projects, which completed acquisition in early July and will be in the next QPR report.

## Project Summary

| Project #, Project Title | This Report Period | To Date | |
|---|---|---|---|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 3-001, NSP3 Admin | $24,919.19 | $205,987.00 | $24,919.19 |

| | | | |
|---|---|---|---|
| 3-002-A, NSP3 Financing Mechanisms | $0.00 | $87,000.00 | $0.00 |
| 3-003-B, NSP3 Acquisition and Rehab | $115,966.70 | $1,597,390.00 | $115,966.70 |
| 3-004-C, NSP3 Land Bank | $0.00 | $124,500.00 | $0.00 |
| 3-005-D, NSP3 Demolition | $0.00 | $45,000.00 | $0.00 |

# Activities

| | |
|---|---|
| **Grantee Activity Number:** | **3-001-1** |
| **Activity Title:** | **Administration** |

**Activitiy Category:**
Administration

**Activity Status:**
Under Way

**Project Number:**
3-001

**Project Title:**
NSP3 Admin

**Projected Start Date:**
10/19/2010

**Projected End Date:**
03/31/2014

**Benefit Type:**
( )

**Completed Activity Actual End Date:**

**National Objective:**
N/A

**Responsible Organization:**
City of Saint Paul

| Overall | Apr 1 thru Jun 30, 2012 | To Date |
|---|---|---|
| **Total Projected Budget from All Sources** | N/A | $205,987.00 |
| **Total Budget** | $0.00 | $205,987.00 |
| **Total Obligated** | $24,919.19 | $24,919.19 |
| **Total Funds Drawdown** | $24,919.19 | $24,919.19 |
| **Program Funds Drawdown** | $24,919.19 | $24,919.19 |
| **Program Income Drawdown** | $0.00 | $0.00 |
| **Program Income Received** | $0.00 | $0.00 |
| **Total Funds Expended** | $9,905.61 | $34,824.80 |
| City of Saint Paul | $9,905.61 | $34,824.80 |
| **Match Contributed** | $0.00 | $0.00 |

## Activity Description:

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

## Location Description:

## Activity Progress Narrative:

Staff time related to acquisition and hiring scope writers for rehab.

## 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: | 3-002-A-1 |
|---|---|
| Activity Title: | Financing Mechanisms |

**Activitiy Category:**
Disposition

**Activity Status:**
Planned

**Project Number:**
3-002-A

**Project Title:**
NSP3 Financing Mechanisms

**Projected Start Date:**
10/01/2011

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

**Benefit Type:**
Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**
NSP Only - LMMI

**Responsible Organization:**
City of Saint Paul

| Overall | Apr 1 thru Jun 30, 2012 | To Date |
|---|---|---|
| **Total Projected Budget from All Sources** | N/A | $0.00 |
| **Total Budget** | $0.00 | $0.00 |
| **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** | $0.00 | $0.00 |
| **Match Contributed** | $0.00 | $0.00 |

## Activity Description:

The City of Saint Paul will establish a homebuyer assistance incentive program which will be made available to buyers of NSP3-funded rehabilitated homes. The incentive program will be structured in the same way as the city&rsquos NSP1/NSP2 Homebuyer Assistance Program, the guidelines for which are included as Attachment E. The city may also include such mechanisms as soft-seconds, contracts-for-deed and/or shared equity loans. This program will benefit LMMI households.

## Location Description:

The Saint Paul NSP3 Target Area.

## Activity Progress Narrative:

## 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: | 3-003-B-1 |
|---|---|
| Activity Title: | Acquisition LH |

**Activitiy Category:**
Acquisition - general

**Activity Status:**
Planned

**Project Number:**
3-003-B

**Project Title:**
NSP3 Acquisition and Rehab

**Projected Start Date:**
04/01/2011

**Projected End Date:**
03/31/2012

**Benefit Type:**
Direct ( HouseHold )

**Completed Activity Actual End Date:**

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

**Responsible Organization:**
City of Saint Paul

| Overall | Apr 1 thru Jun 30, 2012 | To Date |
|---|---|---|
| **Total Projected Budget from All Sources** | N/A | $44,946.40 |
| **Total Budget** | $0.00 | $44,946.40 |
| **Total Obligated** | $37,467.10 | $37,467.10 |
| **Total Funds Drawdown** | $37,467.10 | $37,467.10 |
| **Program Funds Drawdown** | $37,467.10 | $37,467.10 |
| **Program Income Drawdown** | $0.00 | $0.00 |
| **Program Income Received** | $0.00 | $0.00 |
| **Total Funds Expended** | $1,564.85 | $38,736.95 |
| City of Saint Paul | $1,564.85 | $38,736.95 |
| **Match Contributed** | $0.00 | $0.00 |

## Activity Description:

The City of Saint Paul will acquire properties via bulk purchases (through continued participation in the National Community Stabilization Trust&rsquos &ldquoFirst Look&rdquo process), via direct bulk negotiation with Fannie Mae, or via other direct negotiation with property owners. These homes will be rehabilitated under Activity: Rehabilitation LH. This activity will benefit 50% AMI households. The required 25% at 50% AMI investment will be met with a rental housing preference.

## Location Description:

The Saint Paul NSP3 Target Area.

## Activity Progress Narrative:

Holding costs for 732 Jessamine; currently we are working with a developer to acquire the property and expect rehab will start in September - October.

## Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|---|---|---|
| | Total | Total |
| **# of Properties** | 0 | 1/4 |
| **# of Parcels acquired voluntarily** | 0 | 1/4 |

| | This Report Period | Cumulative Actual Total / Expected |
|---|---|---|
| | Total | Total |
| **# of Housing Units** | 0 | 2/7 |
| **# of Multifamily Units** | 0 | 2/6 |
| **# of Singlefamily Units** | 0 | 0/1 |

## 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: | 3-003-B-2 |
|---|---|
| Activity Title: | Acquisition LMMI |

**Activitiy Category:**
Acquisition - general

**Activity Status:**
Planned

**Project Number:**
3-003-B

**Project Title:**
NSP3 Acquisition and Rehab

**Projected Start Date:**
04/01/2011

**Projected End Date:**
03/31/2012

**Benefit Type:**
Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**
NSP Only - LMMI

**Responsible Organization:**
City of Saint Paul

| Overall | Apr 1 thru Jun 30, 2012 | To Date |
|---|---|---|
| **Total Projected Budget from All Sources** | N/A | $360,000.00 |
| **Total Budget** | $0.00 | $360,000.00 |
| **Total Obligated** | $78,499.60 | $78,499.60 |
| **Total Funds Drawdown** | $78,499.60 | $78,499.60 |
| **Program Funds Drawdown** | $78,499.60 | $78,499.60 |
| **Program Income Drawdown** | $0.00 | $0.00 |
| **Program Income Received** | $0.00 | $0.00 |
| **Total Funds Expended** | $50,594.25 | $129,093.85 |
| City of Saint Paul | $50,594.25 | $129,093.85 |
| **Match Contributed** | $0.00 | $0.00 |

## Activity Description:

The City of Saint Paul will acquire properties via bulk purchases (through continued participation in the National Community Stabilization Trust&rsquos &ldquoFirst Look&rdquo process), via direct bulk negotiation with Fannie Mae, or via other direct negotiation with property owners. These homes will be rehabilitated under Activity: Rehabilitation LMMI. This activity will benefit LMMI households.

## Location Description:

The Saint Paul NSP3 Target Area.

## Activity Progress Narrative:

Acquisition of 742 Jessamine and holding costs for 767 Jessamine.

## Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|---|---|---|
| | Total | Total |
| **# of Properties** | 1 | 2/12 |
| **# of Parcels acquired voluntarily** | 1 | 2/12 |

| | This Report Period | Cumulative Actual Total / Expected |
|---|---|---|
| | Total | Total |
| **# of Housing Units** | 1 | 2/12 |
| **# of Singlefamily Units** | 1 | 2/12 |

## 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 | |