Grantee: St Paul, MN

Grant: B-11-MN-27-0002

July 1, 2012 thru September 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:

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Department of Planning and Economic Development
25 West 4th Street, Suite 1100
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	$0.00	$140,885.89
Total Funds Drawdown	$0.00	$140,885.89
Program Funds Drawdown	$0.00	$140,885.89
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$481,124.81	$683,780.41
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 NSP3 continues. Activity includes eight acquisitions along with beginning scopes of work.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
3-001, NSP3 Admin	$0.00	$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	$0.00	$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	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	$205,987.00
Total Budget	$0.00	$205,987.00
Total Obligated	$0.00	$24,919.19
Total Funds Drawdown	$0.00	$24,919.19
Program Funds Drawdown	$0.00	$24,919.19
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$15,028.47	$49,853.27
City of Saint Paul	$15,028.47	$49,853.27
Match Contributed	$0.00	$0.00

Activity Description:

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

Location Description:

Activity Progress Narrative:

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:	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	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	$44,946.40
Total Budget	$0.00	$44,946.40
Total Obligated	$0.00	$37,467.10
Total Funds Drawdown	$0.00	$37,467.10
Program Funds Drawdown	$0.00	$37,467.10
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$6,358.13	$45,095.08
City of Saint Paul	$6,358.13	$45,095.08
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:

No new acquisitions - holding for redevelopment.

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

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-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	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	$360,000.00
Total Budget	$0.00	$360,000.00
Total Obligated	$0.00	$78,499.60
Total Funds Drawdown	$0.00	$78,499.60
Program Funds Drawdown	$0.00	$78,499.60
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$443,117.31	$572,211.16
City of Saint Paul	$443,117.31	$572,211.16
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:

Seven single family properties acquired.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	7	9/12
# of Parcels acquired voluntarily	7	9/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	7	9/12
# of Singlefamily Units	7	9/12

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	

Grantee Activity Number:	3-003-B-4
Activity Title:	Rehab LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Planned

Project Number:
3-003-B

Project Title:
NSP3 Acquisition and Rehab

Projected Start Date:
07/01/2011

Projected End Date:
06/30/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Saint Paul

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	$765,555.26
Total Budget	$0.00	$765,555.26
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
City of Saint Paul	$0.00	$0.00
Match Contributed	$0.00	$0.00

Activity Description:

Rehabilitation will be carried out primarily by the Housing and Redevelopment Authority of the City of Saint Paul as the developer. The HRA may hire local community development corporations to provide construction management services. In addition, the city may partner with non- and for-profit real estate developers. If so, the city will minimize the risk and capital requirements for these developers in order to expedite this activity. Some of these homes may be rehabilitated via a partnership with Twin Cities Habitat for Humanity, which could result in homeownership for 50% AMI households. But, this activity will primarily benefit LMMI households.

This rehabilitation activity will create opportunities for Section 3 hiring and vicinity hiring. The City of Saint Paul has a comprehensive outreach and compliance mechanism in place to assure Section 3 performance. Vicinity hiring should be achieved in much the same manner and can be coordinated in conjunction with the city&rsquos Section 3 efforts. 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.

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:	3-004-C-1
Activity Title:	Land Banking Acquisition

Activitiy Category:
Land Banking - Acquisition (NSP Only)

Activity Status:
Planned

Project Number:
3-004-C

Project Title:
NSP3 Land Bank

Projected Start Date:
04/01/2011

Projected End Date:
09/30/2011

Benefit Type:
Area ( )

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Saint Paul

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	$16,228.16
Total Budget	$0.00	$16,228.16
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	$16,228.16	$16,228.16
City of Saint Paul	$16,228.16	$16,228.16
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 demolished under Activity: Demolition. Ultimately, this activity will benefit LMMI households via the redevelopment of these lots.

Location Description:

The Saint Paul NSP3 Target Area.

Activity Progress Narrative:

Acquired one property for landbanking.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	1	1/3
# of Singlefamily Units	1	1/3

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
892 Edgerton St	Saint Paul		Minnesota	55130-4164	Match / Y

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:	3-004-C-2
Activity Title:	Land Banking Holding

Activitiy Category:
Land Banking - Disposition (NSP Only)

Activity Status:
Planned

Project Number:
3-004-C

Project Title:
NSP3 Land Bank

Projected Start Date:
07/01/2011

Projected End Date:
03/31/2014

Benefit Type:
Area ( )

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Saint Paul

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	$3,771.84
Total Budget	$0.00	$3,771.84
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	$392.74	$392.74
City of Saint Paul	$392.74	$392.74
Match Contributed	$0.00	$0.00

Activity Description:

The vacant parcels that are cleared by NSP3 Demolition activity will be held in land-bank status for future reuse (Activity: Redevelopment). The funds in this activity will be used for the ongoing carrying costs and maintenance of the land-banked property. Ultimately, this activity will benefit LMMI households via the redevelopment of these lots.

This property maintenance activity will create opportunities for Section 3 hiring and vicinity hiring. The City of Saint Paul has a comprehensive outreach and compliance mechanism in place to assure Section 3 performance. Vicinity hiring should be achieved in much the same manner and can be coordinated in conjunction with the city&rsquos Section 3 efforts.

Location Description:

The Saint Paul NSP3 Target Area.

Activity Progress Narrative:

There is one property in landbank holding status in 3rd quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/3
# of Singlefamily Units	1	1/3

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	