

# Action Plan

**Grantee: St Paul, MN**

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

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<b>LOCCS Authorized Amount:</b>	\$ 4,302,249.00
<b>Grant Award Amount:</b>	\$ 4,302,249.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 1,300,000.00
<b>Total Budget:</b>	\$ 5,602,249.00

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Areas of Greatest Need:

Maps and Tables of areas of greatest need are located at [www.stpaul.gov/nsp](http://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's 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 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 performance measures.

### Definitions and Descriptions:

### Low Income Targeting:



**Acquisition and Relocation:**

**Public Comment:**

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
ACQ-DEMO	Acquisition/Demolition	AD-001	ACQ-DEMO 50%
		AD-002	ACQ-DEMO 120%
ACQ-FUT-RESALE	Acquisition for Future Resale	AFS-001	ACQ-RESALE 50%
		AFS-002	ACQ-RESALE 120%
ACQ-RESALE	Acquisition and Resale	AR-001	ACQ SALE 50%
		AR-002	ACQ SALE 120%
ADMIN	Administration	ADMIN-001	Administration



# Activities

**Project # / Title:** ACQ-DEMO / Acquisition/Demolition

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

**Activity Type:**  
 Land Banking - Acquisition (NSP Only)

**Project Number:**  
 ACQ-DEMO

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

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Environmental Assessment:**  
 COMPLETED

**Benefit Report Type:**  
 Area Benefit (Census)

**Activity Status:**  
 Under Way

**Project Title:**  
 Acquisition/Demolition

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

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 450,471.53  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 450,471.53

## Proposed Accomplishments

## Total

# of Singlefamily Units	9
# of Multifamily Units	
# of Housing Units	9
# of Properties	10

**LMI%:**

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of St Paul

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
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**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 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.

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**Grantee Activity Number:** AD-002  
**Activity Title:** ACQ-DEMO 120%

**Activity Type:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

ACQ-DEMO

**Projected Start Date:**

10/01/2008

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Area Benefit (Census)

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Demolition

**Projected End Date:**

09/30/2018

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,255,582.89

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,255,582.89

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

19

# of Multifamily Units

# of Housing Units

19

# of Properties

23

LMI%:

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of St Paul

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of St Paul

**Organization Type**

Unknown

**Proposed**

\$ 1,622,087.45

**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 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.

**Project # / Title: ACQ-FUT-RESALE / Acquisition for Future Resale**

**Grantee Activity Number: AFS-001**  
**Activity Title: ACQ-RESALE 50%**

**Activity Type:**  
Acquisition - general

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

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

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

**National Objective:**  
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Environmental Assessment:**  
COMPLETED

**Benefit Report Type:**  
Direct (Households)

**Activity Status:**  
Under Way

**Project Title:**  
Acquisition for Future Resale

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

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 769,914.75  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 769,914.75

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
<b># Renter Households</b>	16	16		100.00
<b># Owner Households</b>	5	5		100.00

# of Households	21	21	100.00
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**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	5
# of Multifamily Units	16
# of Housing Units	21
<b>Total acquisition compensation to owners</b>	
# of Parcels acquired voluntarily	13
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	13

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of St Paul

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
City of St Paul	Unknown	\$ 748,219.30

**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 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.



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

**Activity Type:**  
 Acquisition - general

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

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

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Environmental Assessment:**  
 COMPLETED

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way

**Project Title:**  
 Acquisition for Future Resale

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

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 728,639.14  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 728,639.14

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	9		9	100.00
# of Households	9		9	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	9
# of Multifamily Units	
# of Housing Units	9
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	9
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	9





**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:****Organization carrying out Activity:**

City of St Paul

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
City of St Paul	Unknown	\$ 905,000.00

**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 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.

**Project # / Title: ACQ-RESALE / Acquisition and Resale**

**Grantee Activity Number:** AR-001  
**Activity Title:** ACQ SALE 50%

**Activity Type:**

Acquisition - general

**Project Number:**

ACQ-RESALE

**Projected Start Date:**

10/01/2008

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**Activity Status:**

Under Way

**Project Title:**

Acquisition and Resale

**Projected End Date:**

09/30/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Total Budget:**

\$ 726,270.76

**Other Funds**

\$ 0.00

**Total Funds**

\$ 726,270.76

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	4	4		100.00
# of Households	4	4		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	4
# of Multifamily Units	
# of Housing Units	4
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	4
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	4

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of St Paul

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
City of St Paul	Unknown	\$ 509,324.79

**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 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.





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

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 ACQ-RESALE

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

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Environmental Assessment:**  
 COMPLETED

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way

**Project Title:**  
 Acquisition and Resale

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

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,134,299.19  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 1,134,299.19

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	11		11	100.00
# of Households	11		11	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	11
# of Multifamily Units	
# of Housing Units	11
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	11
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	11



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:****Organization carrying out Activity:**

City of St Paul

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

City of St Paul

**Organization Type**

Unknown

**Proposed**

\$ 1,092,930.74

**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 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.

**Project # / Title: ADMIN / Administration****Grantee Activity Number: ADMIN-001****Activity Title: Administration****Activity Type:**

Administration

**Project Number:**

ADMIN

**Projected Start Date:**

10/01/2008

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

09/30/2012

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Environmental Assessment:**

EXEMPT

**Benefit Report Type:**

NA

**Total Budget:**

\$ 537,070.74

**Other Funds**

\$ 0.00

**Total Funds**

\$ 537,070.74

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of St Paul

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of St Paul

**Organization Type**

Unknown

**Proposed**

\$ 483,224.00

**Location Description:**

Administration

**Activity Description:**

Administrative and Monitoring Costs for NSP activities.

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**Action Plan Comments:**

Reviewer - Blank plan accidently submitted. 6.17.09 C Behnke

Reviewer - Reviewed by Cindy Behnke August 25, 2009. Approved by John Swanson August 25, 2009.

Reviewer - 9.13.10 - additional narrative information is needed to clarify why the budget changes are being made. In addition, the number of properties assisted did not change even though there are large changes to budgets.



## Action Plan History

Version	Date
B-08-MN-27-0002 AP#1	09/30/2014
B-08-MN-27-0002 AP#2	03/19/2013
B-08-MN-27-0002 AP#3	02/11/2013
B-08-MN-27-0002 AP#4	09/13/2012
B-08-MN-27-0002 AP#5	02/11/2011
B-08-MN-27-0002 AP#6	08/26/2009

