Grantee: St Paul, MN

Grant: B-08-MN-27-0002

July 1, 2012 thru September 30, 2012 Performance Report



Grant Number:	Obligation Date:	Award Date:
B-08-MN-27-0002	03/20/2009	03/20/2009
Grantee Name:	Contract End Date:	Review by HUD:
St Paul, MN	03/27/2013	Reviewed and Approved
Grant Amount:	Grant Status:	QPR Contact:
\$4,302,249.00	Active	Beth Ulrich
Estimated PI/RL Funds: \$526,302.43		
Total Budget: \$4,828,551.43		
Disasters:		
Declaration Number		
No Disasters Found		
Narratives		
Areas of Greatest Need:		
they continue to be concentrated mainly in ISP code-level data suggests a broader distribution some neighborhoods beyond them. The broad by HUD&rsquos foreclosure risk scores. There (orange and red areas), with the majority of fun NSP funds will be used as follows: 1.)Administration \$430,224. 2.) Acquisition/Den at 50% of median income. Amount \$747,000 at (buildings the City would hold longer while addr \$905,000 at 120 % of median income. 4.) Acquired to the control of the control	located at www.stpaul.gov/nsp. While data on for Priority Areas (Frogtown, North End, Payne-Pha of subprime and delinquent subprime loans that er distribution of need indicated by these four data fore, NSP funding will be primarily targeted to HI ding allocated to ISP Priority and Focus Areas. Inclition of Vacant Residential Buildings (this would 120% of median income. 3.) Acquisition of Vacanessing other issues in the area). Amount \$400,00 isition & Resale of Vacant Residential Buildings (mount \$475,562.25 at 50% of median income. A	len, and Dayton's Bluff neighborhoods), zip encompasses both the ISP areas as well as ta sets appears to reflect the need as indicated JD block group areas with 7-10 risk scores d basically be vacant land). Amount \$200,000 int Residential Buildings for Future Resale 00 at 50% of median income. Amount (buildings that we are offering through RFP or
Distribution and and Uses of Funds:		
for future resale. A minimum of \$1,075,562.25 (income. The City estimates that it will acquire a	eas of greatest need described above. The property (25%) of NSP funds will be used to benefit house pproximately 80 properties with NSP funds. ore specific descriptions, budgets and performance.	holds that do not exceed 50% of median
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	\$4,828,551.43
Total Budget	\$526,302.43	\$4,828,551.43
Total Obligated	\$111,156.96	\$4,413,405.96
Total Funds Drawdown	\$1,936,560.73	\$4,302,249.00
Program Funds Drawdown	\$1,410,258.30	\$3,775,946.57
Program Income Drawdown	\$526,302.43	\$526,302.43
Program Income Received	\$0.00	\$526,302.43
Total Funds Expended	\$86,543.31	\$4,786,919.56
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	\$430,224.00
Limit on State Admin	\$0.00	\$430,224.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,075,562.25	\$1,641,593.89

Overall Progress Narrative:

73 properties are being addressed under NSP1. 24 properties with 29 units are either occupied with rental tenants or end buyers. 28 properties are land banked. 11 properties are under construction. 4 properties have been completed and are being marketed for sale. 4 properties are being negotiated for sale to a developer. 2 properties needed to be demolished and will be addded to the land banked properties and be assessed for future use. As of the 3rd quarter, the City has expended and drawn 100% of the grant funds. The City will continue to work on the program with program income. We are working on increasing the City's NSP budget via a city council resolution to account for the earned program income. Once the resolution has been approved, we will continue to draw funds.

Project Summary

Project #, Project Title	This Report Period	To Date	:
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
ACQ-DEMO, Acquisition/Demolition	\$271,037.34	\$1,500,019.95	\$765,349.72



ACQ-FUT-RESALE, Acquisition for Future Resale	\$703,944.36	\$1,244,030.82	\$1,131,192.58
ACQ-RESALE, Acquisition and Resale	\$201,497.32	\$1,601,646.42	\$1,449,180.27
ADMIN, Administration	\$233,779.28	\$482,854.24	\$430,224.00



Activities

Grantee Activity Number: AD-001

Activity Title: ACQ-DEMO 50%

Activitiy Category:

Land Banking - Acquisition (NSP Only)

Project Number:

ACQ-DEMO

Projected Start Date:

10/01/2008

Benefit Type:

Area ()

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Demolition

Projected End Date:

09/30/2018

Completed Activity Actual End Date:

Responsible Organization:

City of St Paul

Overall	Jul 1 thru Sep 30, 2012	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	\$174,071.53	\$358,412.74
Program Funds Drawdown	\$0.00	\$184,341.21
Program Income Drawdown	\$174,071.53	\$174,071.53
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,445.44	\$360,858.18
City of St Paul	\$2,445.44	\$360,858.18
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:

There are 11 properties addressed with this activity. The 6 properties that have been sold are reported under AFS-001. We are maintaing the 5 properties that are still land banked and have not been sold.



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

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount



Grantee Activity Number: AD-002

Activity Title: ACQ-DEMO 120%

Activitiy Category:

Land Banking - Acquisition (NSP Only)

Project Number:

ACQ-DEMO

Projected Start Date:

10/01/2008

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Demolition

Projected End Date:

09/30/2018

Completed Activity Actual End Date:

Responsible Organization:

City of St Paul

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,115,548.42
Total Budget	\$293,460.97	\$1,115,548.42
Total Obligated	\$111,156.96	\$933,244.41
Total Funds Drawdown	\$623,268.24	\$933,239.41
Program Funds Drawdown	\$271,037.34	\$581,008.51
Program Income Drawdown	\$352,230.90	\$352,230.90
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$9,441.19	\$1,107,028.57
City of St Paul	\$9,441.19	\$1,107,028.57
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:

24 properties were addressed under this activity. 21 properties are currently owned and were maintained this quarter; 1 of which was determined to need demolition. Demo bid was advertised and awarded to contractor. 2 sold properties are now under construction by Habitat. 1 sold property was completed by Habitat and a closing was scheduled for October. Sold properties are reported under AFS-001 as they met the low income eligibility requirements.



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

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount



Grantee Activity Number: ADMIN-001

Activity Title: Administration

Activity Category: Activity Status:

Administration Under Way

Project Number: Project Title:

ADMIN Administration

10/01/2008 09/30/2012

0/01/2008 09/30/201

Benefit Type: Completed Activity Actual End Date:

Projected End Date:

National Objective: Responsible Organization:

N/A City of St Paul

Overall Jul 1 thru Sep 30, 2012 To Date **Total Projected Budget from All Sources** \$482,854.24 N/A **Total Budget** \$52,630.24 \$482,854.24 **Total Obligated** \$0.00 \$430,224.00 **Total Funds Drawdown** \$233,779.28 \$430,224.00 **Program Funds Drawdown** \$233,779.28 \$430,224.00 **Program Income Drawdown** \$0.00 \$0.00 **Program Income Received** \$0.00 \$0.00 **Total Funds Expended** \$479.19 \$664,482.47

City of St Paul \$479.19 \$664,482.47

Match Contributed \$0.00 \$0.00

Activity Description:

Projected Start Date:

()

Administrative and Monitoring Costs for NSP activities.

Location Description:

Administration

Activity Progress Narrative:

Admin expenses this quarter include advertising homes for sale.

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: AFS-001

Activity Title: ACQ-RESALE 50%

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

ACQ-FUT-RESALE Acquisition for Future Resale

Projected Start Date: Projected End Date:

10/01/2008 09/30/2018

Benefit Type: Completed Activity Actual End Date:

Responsible Organization:

Direct (HouseHold)

NSP Only - LH - 25% Set-Aside City of St Paul

Overall Jul 1 thru Sep 30, 2012 To Date **Total Projected Budget from All Sources** \$748,039.63 N/A **Total Budget** \$97,820.33 \$748,039.63 **Total Obligated** \$0.00 \$650,219.30 **Total Funds Drawdown** \$497,760.25 \$644,088.10 **Program Funds Drawdown** \$497,760.25 \$644,088.10 **Program Income Drawdown** \$0.00 \$0.00 **Program Income Received** \$0.00 \$4,415.00 **Total Funds Expended** \$2,885.80 \$646,973.90 City of St Paul \$2,885.80 \$646,973.90

Match Contributed \$0.00 \$0.00

Activity Description:

National Objective:

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:

13 properties were addressed with this activity. 5 properties are currently owned and were maintained under this activity this quarter. 4 properties previoulsy sold to a developer are under construction. 2 properties were completed and leased.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
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	12	0	12	19/21	0/0	19/21	100.00
# Owner Households	7	0	7	8/5	0/0	8/5	100.00
# Renter Households	5	0	5	11/16	0/0	11/16	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount



Grantee Activity Number: AFS-002

Activity Title: ACQ-RESALE 120%

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

ACQ-FUT-RESALE Acquisition for Future Resale

Projected Start Date: Projected End Date:

10/01/2008 09/30/2018

Benefit Type: Completed Activity Actual End Date:

National Objective: Responsible Organization:

NSP Only - LMMI City of St Paul

Overall	Jul 1 thru Sep 30, 2012	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	\$206,184.11	\$487,104.48
Program Funds Drawdown	\$206,184.11	\$487,104.48
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$39,190.76
Total Funds Expended	\$383.19	\$487,487.67
City of St Paul	\$383.19	\$487,487.67
Match Contributed	\$0.00	\$0.00

Match Contributed \$0.00

Activity Description:

Direct (HouseHold)

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:

10 properties are addressed under this activity. 9 properties are owned and were maintained under this activity this quarter; 1 of which was determined to need demoltion. Demo bid was advertised and awarded. 1 property is currently under construction. We are negotiating with a developer for the purchase of 4 properties.

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		Total	Low Mod		Total Low/Mod%	
# of Households	0	0	0	0/0	1/9	1/9	100.00
# Owner Households	0	0	0	0/0	1/9	1/9	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount



Grantee Activity Number: AR-001

Activity Title: ACQ SALE 50%

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

ACQ-RESALE Acquisition and Resale

Projected Start Date: Projected End Date:

10/01/2008 09/30/2013

10/01/2008 09/30/201

Benefit Type: Completed Activity Actual End Date:

Direct (HouseHold)

Responsible Organization:

NSP Only - LH - 25% Set-Aside City of St Paul

Overall Jul 1 thru Sep 30, 2012 To Date **Total Projected Budget from All Sources** \$509,082.73 N/A **Total Budget** \$42,757.94 \$509,082.73 **Total Obligated** \$0.00 \$466,324.79 **Total Funds Drawdown** \$39,202.14 \$418,245.05 **Program Funds Drawdown** \$39,202.14 \$418,245.05 **Program Income Drawdown** \$0.00 \$0.00 **Program Income Received** \$0.00 \$0.00 **Total Funds Expended** \$44,094.35 \$462,339.40 City of St Paul \$44,094.35 \$462,339.40

Activity Description:

Match Contributed

National Objective:

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.

\$0.00

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:

4 properties are addressed under this activity. 1 property is currently owned and was maintained under this activity this quarter. This property is currently under construction.

Accomplishments Performance Measures

This Report Period Cumulative Actual Total / Expected

Total Total

of Properties 0 29/4



\$0.00

	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		Total	Low	Mod	Total Low/Mod%	
# of Households	1	0	1	3/4	0/0	3/4	100.00
# Owner Households	1	0	1	3/4	0/0	3/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount



AR-002 Grantee Activity Number:

ACQ SALE 120% Activity Title:

Activitiy Category: Activity Status:

Acquisition - general **Under Way**

Project Number: Project Title:

ACQ-RESALE Acquisition and Resale

09/30/2013

10/01/2008

Completed Activity Actual End Date: Benefit Type:

Direct (HouseHold)

Projected End Date:

Responsible Organization:

NSP Only - LMMI City of St Paul

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,092,563.69
Total Budget	\$39,632.95	\$1,092,563.69
Total Obligated	\$0.00	\$1,052,930.74
Total Funds Drawdown	\$162,295.18	\$1,030,935.22
Program Funds Drawdown	\$162,295.18	\$1,030,935.22
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$482,696.67
Total Funds Expended	\$26,814.15	\$1,057,749.37
City of St Paul	\$26,814.15	\$1,057,749.37
Match Contributed	\$0.00	\$0.00

Activity Description:

Projected Start Date:

National Objective:

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:

11 properties are addressed under this activity. 6 properties are currently owned and were maintained this quarter under this activity. 3 properties are currently under construction. 2 properties were completed but not sold.

Accomplishments Performance Measures

This Report Period Total

Cumulative Actual Total / Expected Total



	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		Total	Low	Mod	Total Low/Mod%	
# of Households	1	0	1	3/0	3/11	6/11	100.00
# Owner Households	1	0	1	3/0	3/11	6/11	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

