Grantee: St Paul, MN

Grant: B-09-LN-MN-0038

October 1, 2012 thru December 31, 2012 Performance Report

Grant Number:
B-09-LN-MN-0038

Obligation Date:
02/11/2010

Award Date:
02/11/2010

Grantee Name:
St Paul, MN

Contract End Date:
02/11/2013

Review by HUD:
Reviewed and Approved

Grant Amount:
$18,031,623.00

Grant Status:
Active

QPR Contact:
Joe Musolf

Estimated PI/RL Funds:
$7,000,000.00

Total Budget:
$25,031,623.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Executive Summary:

The City of Saint Paul received $18,031,623 of grant funds from the United States Department of Housing and Urban Development through the Neighborhood Stabilization Program 2 (NSP2) under the American Recovery and Reinvestment Act of 2009.

The NSP2 Target Geography has been selected in a manner that will allow NSP2 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 and NSP1. Within the NSP2 Target Geography, use of these funds will help stabilize these neighborhoods and position them for a stabilized role in a revitalized community.

The NSP2 program has a tightly defined short list of eligible activities. Saint Paul&rsquos NSP2 plan is structured around this list and may be summarized as follows:

The City will undertake the following activities in the following approximate quantities over three years:

- Financial incentives for buyers: for 86 buyers
- Acquisition and rehabilitation: 85 homes
- (B, D) Acquisition and demolition of blighted structures: 28 structures
- Land-bank vacant lots for future re-use: 28 parcels
- In addition, the City will use NSP2 program income for (E) Redevelopment activities in future years.

Target Geography:

The Saint Paul Target Geography is comprised of 18 census tracts with an average &ldquoforeclosures with vacancy risk index score&rdquo of 19.44. A map of these census tracts and a listing of their scores can be seen at www.stpaul.gov/nsp.
The NSP2 Target Geography closely mirrors a subset of the City&rsquos NSP1 area referred to as the &ldquoMarket Collapse Area.&rdquo These neighborhoods have the largest concentration of vacant homes and foreclosures in the City. Though occupying only 13 percent of the citywide land area, NSP2 Target Geography contains over 55 percent of the vacant homes and 40 percent of the foreclosed homes in the city. There are many blocks in this area containing more vacant houses than occupied houses. These were the first neighborhoods in Saint Paul hit by the housing collapse starting in 2006. Investor foreclosures started initially, followed quickly by many single-family homeowner foreclosures. Many properties in these neighborhoods have been haphazardly converted from original single-family and duplex structures to multi-family buildings that are operated as sub-par rental units. There are many blighted properties unfit for habitation that should be demolished. The values in these neighborhoods continue to deteriorate as low-value investors continue to buy cheaply and fix cheaply.
Minnesota Housing Finance Agency data suggests a greater availability of credit with unfavorable terms in the NSP2 Target Geography perhaps leading to a higher number of foreclosures and vacancies. MHFA data also indicates that the NSP2 Target Geography census tracts have lower mortgage loan approval rates than tracts in other parts of Saint Paul.

Program Approach:

(A) Financial Incentives. 86 buyers @ $15,000 average = $1,290,000
The City will establish financial incentive programs for purchasers of foreclosed upon homes and residential properties. These programs may be available for buyers of either rehabilitated NSP2-funded properties or other eligible foreclosed or abandoned properties.

(B) Acquisition and Rehabilitation. 85 homes @ $57,000 average acquisition + $100,000 average rehabilitation = $13,345,000
The City will acquire and rehabilitate approximately 85 abandoned or foreclosed upon homes during the first three years of NSP2. The City will acquire properties either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &ldquoFirst Look&rdquo process) or via other direct negotiations with property owners. Rehabilitation activity will be carried out primarily by Community Development Corporations and other non- and for-profit development partners in the community. The City will minimize the risk and capital requirements of our development partners to expedite this activity.

(B, D) Acquisition, Demolition and Land Bank. 28 homes @ $27,500 average acquisition + $15,000 average demolition + holding costs = $1,593,461
The City will acquire approximately 28 blighted structures and will remove these destabilizing influences via demolition. Acquisition will be either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &ldquoFirst Look&rdquo process) or via direct negotiations with property owners. The 28 vacant parcels will then be held in land-bank status for future re-use. NSP2 funds will be used to cover the ongoing carrying costs and maintenance of land-banked property.

(E) Redevelopment to be funded with program income in future years
NSP2 program income will be generated by future sales of rehabilitated homes and cleared lots available for redevelopment. These proceeds will fund redevelopment of vacant lots.

Administration = $1,803,162
Ten percent of the NSP2 grant is available to cover administrative costs associated with carrying out the activities of the program.

Consortium Members:

None.

How to Get Additional Information:

Please see www.stpaul.gov/nsp or call Joe Musolf, Senior Project Manager, Department of Planning and Urban Development, City of Saint Paul at 651-266-6594.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$25,031,623.00
Total Budget	$8,337,435.00	$25,031,623.00
Total Obligated	$2,513,206.37	$13,914,990.94
Total Funds Drawdown	$2,636,029.08	$13,069,165.05
Program Funds Drawdown	$1,081,710.77	$11,514,846.74
Program Income Drawdown	$1,554,318.31	$1,554,318.31
Program Income Received	$2,275,866.50	$2,275,866.50
Total Funds Expended	$3,604,101.89	$16,673,266.94
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	$0.00	$0.00
Limit on Admin/Planning	$1,803,162.30	$957,336.11
Limit on State Admin	$0.00	$957,336.11

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	$1,803,162.30	$2,500,000.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	$4,507,905.75	$6,281,623.00

Overall Progress Narrative:

During the 4th Quarter of 2012 the following activities occurred:
- ongoing property maintenance of properties both designated for rehabilitation and properties held in landbank status.
- completion of 3 single-family homes (rehabilitation complete and occupancy) benefitting households under 50% AMI under Activity "B".
- completion of 1 rental unit (rehabilitation complete and occupancy) benefitting a household under 50% AMI under Activity "B".
- completion of 8 single-family homes (rehabilitation complete and occupancy) benefitting households under 120% AMI under Activity "B".
- construction progress on 23 units in 14 properties designated for 50% AMI households under Activity "B".
- construction progress on 48 properties designated for 120% AMI households under Activity "B".
- completion of 1 rental unit (rehabilitation complete and occupancy) benefitting a household under 50% AMI under Activity "E".
- construction progress on 9 units in 3 properties designated for 50% AMI households under Activity "E".
- construction progress on 18 properties designated for 120% AMI households under Activity "E".

In addition, there are some reclassifications of some expenditures. these changes are explained within the detail of each activity narrative.
Also, general administrative duties were carried out.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, Admin	$120,913.76	$1,803,162.00	$957,336.11
002-A, Financing Mechanisms	$0.00	$0.00	$0.00

003-B, Acquisition and Rehab	$812,461.53	$11,507,906.00	$6,933,680.06
004-C, Land Bank	$82,061.87	$1,503,461.00	$1,266,163.77
005-D, Demolition	$2,112.50	$420,000.00	$273,251.28
006-E, Redevelopment	$64,161.11	$3,500,000.00	$2,084,415.52

Activities

Grantee Activity Number:	001-1
Activity Title:	Administration

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
001

Project Title:
Admin

Projected Start Date:
02/11/2010

Projected End Date:
02/11/2013

Benefit Type:
( )

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
City of St Paul

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	$2,500,000.00
Total Budget	$1,803,162.00	$2,500,000.00
Total Obligated	$0.00	$1,803,162.00
Total Funds Drawdown	$120,913.76	$957,336.11
Program Funds Drawdown	$120,913.76	$957,336.11
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$119,272.08	$1,076,608.19
City of St Paul	$119,272.08	$1,076,608.19
Match Contributed	$0.00	$0.00

Activity Description:

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

Location Description:

Activity Progress Narrative:

Activities in 4th Quarter 2012: General Administration including record keeping, internal expense tracking, staff training, public communication and outreach activities. In addition, Administration Activity is being used to fund staff project delivery costs, i.e administration of contracts and oversight of bidding and maintenance activities.
Please note, the expenditure total reported does not include those administrative expenditures which occurred during the month of December, 2012. That month's total was not yet available at the time of this report, and will be added to 1st Quarter 2013 total.

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:	002-A-1
Activity Title:	Financing Mechanisms

Activitiy Category:
Disposition

Activity Status:
Planned

Project Number:
002-A

Project Title:
Financing Mechanisms

Projected Start Date:
07/01/2010

Projected End Date:
02/11/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of St Paul

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	$0.00
Total Budget	($1,290,000.00)	$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
City of St Paul	$0.00	$0.00
Match Contributed	$0.00	$0.00

Activity Description:

The City will establish financial incentive programs for purchasers of foreclosed upon homes and residential properties. These programs may be available for buyers of either rehabilitated NSP2-funded properties or other eligible foreclosed or abandoned properties.

Location Description:

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:	003-B-1
Activity Title:	Acquisition LH

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
003-B

Project Title:
Acquisition and Rehab

Projected Start Date:
05/01/2010

Projected End Date:
09/30/2011

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
City of St Paul

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	$1,096,000.00
Total Budget	$1,096,000.00	$1,096,000.00
Total Obligated	$68,930.38	$720,797.64
Total Funds Drawdown	$68,930.38	$720,797.64
Program Funds Drawdown	$68,930.38	$720,797.64
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$229,825.58	$950,623.22
City of St Paul	$229,825.58	$950,623.22
Match Contributed	$0.00	$0.00

Activity Description:

The City will acquire properties either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &ldquoFirst Look&rdquo process) or via other direct negotiations with property owners. These properties will be foreclosed or abandoned in compliance with the LH 25 activity requirements.

Location Description:

Activity Progress Narrative:

During 4th Quarter 2012, one new duplex property was acquired under this activity. Also, one duplex property that had been previously reported under this activity was reclassified (including all of the associated expenses) to Activity 003-B-2 Acquisition LMMI. Also, 4 single-family properties (including all of the associated expenses) were reclassified from Activity 003-B-1 Acquisition LMMI to this activity. The duplex was moved from B1 to B2 because the end-buyer did not ultimately income-qualify at < 50% AMI. The 4 single-family homes were reclassified because they were ultimately sold to households at < 50%. Thus, the net Accomplishments Performance Measures reported during this period is 4 s.f. plus 1 duplex minus 1 duplex = +4 units in +4 properties.
Total properties acquired to-date is 8 duplexes plus 6 single-family = 14 properties. Total unit count acquired to-date is 16 + 6 = 22. These 14 addresses have not been entered in the Accomplishments Performance Measures section, just the property count and the unit count. The addresses will be entered as these units become occupied under Activity 003-B-3 Rehabilitation LH.
The activity 003-B-1 Acquisition LH and the Activity 003-B-3 Rehabilitation LH are "linked", in the sense that the same address is acquired under the first activity and then rehabilitated under the second activity. Thus, the address will meet a national objective only after the rehabilitation is complete under 003-B-3 and the unit is occupied. This may be resulting in an overall "double-count of these Performance Measures. This may require some "clean-up".
This activity is also used for short-term holding costs between the time that a property is acquired and rehabilitation activity

begins.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	4	14/20

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	22/20
# of Multifamily Units	0	16/16
# of Singlefamily Units	4	6/4

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:	003-B-2
Activity Title:	Acquisition LMMI

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
003-B

Project Title:
Acquisition and Rehab

Projected Start Date:
05/01/2010

Projected End Date:
09/30/2011

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of St Paul

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	$3,000,000.00
Total Budget	$0.00	$3,000,000.00
Total Obligated	$76,818.89	$2,697,275.45
Total Funds Drawdown	$76,818.89	$2,697,275.45
Program Funds Drawdown	$76,818.89	$2,697,275.45
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	($320,323.36)	$2,376,952.09
City of St Paul	($320,323.36)	$2,376,952.09
Match Contributed	$0.00	$0.00

Activity Description:

The City will acquire properties either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &ldquoFirst Look&rdquo process) or via other direct negotiations with property owners.

Location Description:

Activity Progress Narrative:

During 4th Quarter 2012, no new properties were acquired under this activity. But, there was some reclassification of units between this activity and Activity 003-B-1 Acquisition LH. 4 single-family homes that had previously been counted under this activity were moved to 003-B-1 (and their associated expenses) because the end-buyer household incomes ultimately were < 50% AMI. In addition, 1 duplex has been reclassified from 003-B-1 to this activity because this buyer ultimately was not under 50% AMI.
The total expenditures for 4th Quarter are negative due to these reclassifications. There is a corresponding increase in the expenditures under 003-B-1 as part of this expense reclassification.
Total properties acquired to-date is 40 (41 units). This count reflects the reclassifications mentioned above, as well as some "clean-up" counting. There were some pending acquisitions via tax forfieture process with Ramsey County that may or may not have been previously counted. 40 should now be the accurate cumulative count.
These 40 addresses have not been entered in the Accomplishments Performance Measures section, just the property count and the unit count. The addresses will be entered as these units become occupied under Activity 003-B-4 Rehabilitation LMMI.
The activity 003-B-2 Acquisition LMMI and the Activity 003-B-$ Rehabilitation LMMI are "linked", in the sense that the same address is acquired under the first activity and then rehabilitated under the second activity. Thus, the address will meet a national objective only after the rehabilitation is complete under 003-B-4 and the unit is occupied. This may be resulting in an overall "double-count of these Performance Measures. This may require some "clean-up".

This activity is also used for short-term holding costs between the time that a property is acquired and rehabilitation activity begins.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-2	40/39

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-1	41/39
# of Multifamily Units	2	2/0
# of Singlefamily Units	-3	39/39

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:	003-B-3
Activity Title:	Rehab LH

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
003-B

Project Title:
Acquisition and Rehab

Projected Start Date:
07/01/2010

Projected End Date:
02/11/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
City of St Paul

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	$3,897,123.00
Total Budget	$2,911,906.00	$3,897,123.00
Total Obligated	$792,850.17	$1,859,645.91
Total Funds Drawdown	$794,759.12	$1,859,645.91
Program Funds Drawdown	$0.00	$1,064,886.79
Program Income Drawdown	$794,759.12	$794,759.12
Program Income Received	$1,192,561.34	$1,192,561.34
Total Funds Expended	$1,357,680.77	$3,217,326.68
City of St Paul	$1,357,680.77	$3,217,326.68
Match Contributed	$0.00	$0.00

Activity Description:

Rehabilitation activity will be carried out primarily by Community Development Corporations and other non- and for-profit development partners in the community. These properties will be foreclosed or abandoned in compliance with the LH 25 activity requirements.

Location Description:

Activity Progress Narrative:

During 4th Quarter 2012, 3 single-family homes were completed and occupied by LH households; 1 unit in a multi-family (duplex) property was leased. This was the second unit to be leased in this 2-unit property; and, 3 single-family homes that were completed and occupied in the previous Quarter have been re-classified from LMMI to LH, because the households were ultimately qualified at < 50% AMI. The Beneficiaries Performance Measures reported for the 4th Quarter thus represent 6 ownership households and 1 rental household. 3 of the ownership households were reclassifications from Activity 003-B-4 Rehabilitation LMMI. That activity shows a corresponding reduction in number of households. The Accomplishments Performance Measures also reflects these 3 new occupied homes, the one newly occupied rental unit, and the three reclassified units which have moved over from 003-B-4.
3 addresses were previously reported in 003-B-4 that have been transferred over to 003-B-3. These 3 addresses were not reported again here in 003-B-3. But, the beneficiaries and accomplishments quantities were reported here and deducted from 003-B-4. The addresses may also need to be moved. This is a possible reporting "clean up" issue.
This Quarter's expenditure amount for this activity reflects the transfer of previous expenditures from 003-B-4 to 003-B-3. Similar "linked" transfers were made between 003-B-1 and 003-B-2.
In addition to the completed units, construction progress is underway on an additional 23 units in 14 properties.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	7	12/20

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	7	15/20
# of Multifamily Units	1	6/16
# of Singlefamily Units	6	9/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	7	0	7	15/20	0/0	15/20	100.00
# Owner Households	6	0	6	9/4	0/0	9/4	100.00
# Renter Households	1	0	1	6/16	0/0	6/16	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
418 Edmund Ave	Saint Paul		Minnesota	55103-1605	Match / Y
976 Minnehaha Ave E	Saint Paul		Minnesota	55106-4535	Match / Y
599 Reaney Ave	Saint Paul		Minnesota	55130-4130	Match / Y
309 Thomas Ave	Saint Paul		Minnesota	55103-1738	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:	003-B-4
Activity Title:	Rehab LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
003-B

Project Title:
Acquisition and Rehab

Projected Start Date:
07/01/2010

Projected End Date:
02/11/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of St Paul

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	$7,234,500.00
Total Budget	$1,492,906.00	$7,234,500.00
Total Obligated	$945,771.45	$2,729,779.37
Total Funds Drawdown	$945,771.45	$2,729,779.37
Program Funds Drawdown	$666,712.26	$2,450,720.18
Program Income Drawdown	$279,059.19	$279,059.19
Program Income Received	$602,805.16	$602,805.16
Total Funds Expended	$1,748,227.93	$4,478,007.30
City of St Paul	$1,748,227.93	$4,478,007.30
Match Contributed	$0.00	$0.00

Activity Description:

Rehabilitation activity will be carried out primarily by Community Development Corporations and other non- and for-profit development partners in the community.

Location Description:

Activity Progress Narrative:

During 4th Quarter 2012, 8 single-family homes were completed, sold and are now occupied by end-beneficiary households. Those 8 addresses are reported here, as well as information regarding each household. Also during 4th Quarter 2012, 3 previously reported completed properties were transferred to activity 003-B-3 (unit count, property count, and the associated expenditures were all transferred). Thus the Beneficiaries Performance Measures and the Activity Performance Measures reported here reflect the reduction in quantities (with corresponding increase in 003-B-3). this transfer occurred because each of these end-beneficiary households ultimately qualified at < 50% AMI.
The 3 transferred addresses were not moved, just the performance measures and the expenditures. If necessary, the addresses may need to be moved via some reporting "clean up".
In addition to the 8 completed houses, rehab progress is underway on an additional 48 single-family homes, under this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	5	12/39

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	12/39
# of Multifamily Units	0	0/0
# of Singlefamily Units	5	12/39

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	5	5	0/0	12/39	12/39	100.00
# Owner Households	0	5	5	0/0	12/39	12/39	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
752 Bradley St	Saint Paul		Minnesota	55130-4105	Match / Y
847 Fremont Ave	Saint Paul		Minnesota	55106-5147	Match / Y
745 Bradley St	Saint Paul		Minnesota	55130-4104	Match / Y
996 Thomas Ave	Saint Paul		Minnesota	55104-2159	Match / Y
425 Jessamine Ave E	Saint Paul		Minnesota	55130-3713	Match / Y
669 Desoto St	Saint Paul		Minnesota	55130-4406	Match / Y
482 Charles Ave	Saint Paul		Minnesota	55103-1908	Match / Y
950 Westminster St	Saint Paul		Minnesota	55130-4038	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:	004-C-1
Activity Title:	Land Banking Acquisition

Activitiy Category:
Land Banking - Acquisition (NSP Only)

Activity Status:
Under Way

Project Number:
004-C

Project Title:
Land Bank

Projected Start Date:
05/01/2010

Projected End Date:
03/31/2011

Benefit Type:
Area ( )

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of St Paul

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	$1,100,000.00
Total Budget	$0.00	$1,100,000.00
Total Obligated	$45,352.70	$1,036,155.58
Total Funds Drawdown	$45,352.70	$1,036,155.58
Program Funds Drawdown	$45,352.70	$1,036,155.58
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	($35,748.80)	$1,000,406.78
City of St Paul	($35,748.80)	$1,000,406.78
Match Contributed	$0.00	$0.00

Activity Description:

The City will acquire blighted structures either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &ldquoFirst Look&rdquo process) or via direct negotiations with property owners.

Location Description:

Activity Progress Narrative:

No new acquisitions were made under this activity during 4th Quarter 2012. The expenditure total for the quarter is a negative amount because there were expenditures for 8 acquisitions previously reported which we were not able to close on. Thus, the refunded funds from the sellet (Ramsey County) is reflected as the negative amount here. These 8 properties were never counted in the Accomplishments Performance Measures section of this activity, so, the cumulative total of 25 is still accurate.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	25/28

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

Activitiy Category:
Land Banking - Disposition (NSP Only)

Activity Status:
Under Way

Project Number:
004-C

Project Title:
Land Bank

Projected Start Date:
05/01/2010

Projected End Date:
02/11/2013

Benefit Type:
Area ( )

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of St Paul

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	$700,000.00
Total Budget	$403,461.00	$700,000.00
Total Obligated	$36,709.17	$230,008.19
Total Funds Drawdown	$36,709.17	$230,008.19
Program Funds Drawdown	$36,709.17	$230,008.19
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$11,468.21	$241,476.40
City of St Paul	$11,468.21	$241,476.40
Match Contributed	$0.00	$0.00

Activity Description:

Vacant parcels will be held in land-bank status for future re-use. NSP2 funds will be used to cover the ongoing carrying costs and maintenance of land-banked property.

Location Description:

Activity Progress Narrative:

Funds from this activity are being used for holding costs associated with properties in "landbank" status. During 4th Quarter 2012, 26 properties were in landbank status. This is the 25 which were acquired under Activity 003-C-1 Landbank Acquisition and one additional donated property that did not have any acquisition cost. The addresses of these properties are not being reported, they are just being counted in the cumulative totals.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	26/28

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:	005-D-1
Activity Title:	Demolition

Activitiy Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
005-D

Project Title:
Demolition

Projected Start Date:
07/01/2010

Projected End Date:
06/30/2011

Benefit Type:
Area ( )

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of St Paul

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	$320,000.00
Total Budget	$420,000.00	$320,000.00
Total Obligated	$2,112.50	$273,251.28
Total Funds Drawdown	$2,112.50	$273,251.28
Program Funds Drawdown	$2,112.50	$273,251.28
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$273,251.28
City of St Paul	$0.00	$273,251.28
Match Contributed	$0.00	$0.00

Activity Description:

The City will remove blighted structures via demolition.

Location Description:

Activity Progress Narrative:

No demolition activity occurred during 4th Quarter 2012.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	19/28

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:	006-E-1
Activity Title:	Redevelopment LH

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
006-E

Project Title:
Redevelopment

Projected Start Date:
09/01/2011

Projected End Date:
02/12/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
City of Saint Paul

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	$1,288,500.00
Total Budget	$1,000,000.00	$1,288,500.00
Total Obligated	$57,266.41	$600,256.02
Total Funds Drawdown	$57,266.41	$600,256.02
Program Funds Drawdown	$57,266.41	$600,256.02
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$163,298.17	$763,554.19
City of Saint Paul	$163,298.17	$763,554.19
Match Contributed	$0.00	$0.00

Activity Description:

Reconstruction/rehabilitation of housing units for reoccupancy as rental to benefit households at or below 50% AMI.

Location Description:

Activity Progress Narrative:

During 4th Quarter 2012, one rental unit was completed and occupied. This unit is in a 2-unit building. The lease-up of the other unit was reported in a previous quarter. Now that both units are occupied, the address of the property has been reported. In addition to the occupied units, during 4th Quarter 2012 rehabilitation progress was underway on an additional 9 units in 3 properties.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	2/8

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	1	3/8
# of Multifamily Units	1	2/4
# of Singlefamily Units	0	1/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	3/8	0/0	3/8	100.00
# Owner Households	0	0	0	1/4	0/0	1/4	100.00
# Renter Households	1	0	1	2/4	0/0	2/4	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
402 Hope St	Saint Paul		Minnesota	55106-5039	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:	006-E-2
Activity Title:	Redevelopment LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
006-E

Project Title:
Redevelopment

Projected Start Date:
10/01/2011

Projected End Date:
02/12/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Saint Paul

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	$3,895,500.00
Total Budget	$500,000.00	$3,895,500.00
Total Obligated	$487,394.70	$1,964,659.50
Total Funds Drawdown	$487,394.70	$1,964,659.50
Program Funds Drawdown	$6,894.70	$1,484,159.50
Program Income Drawdown	$480,500.00	$480,500.00
Program Income Received	$480,500.00	$480,500.00
Total Funds Expended	$330,401.31	$2,295,060.81
City of Saint Paul	$330,401.31	$2,295,060.81
Match Contributed	$0.00	$0.00

Activity Description:

Reconstruction/rehabilitation of housing units for reoccupancy as owner-occupied to benefit households at or below 120% AMI.

Location Description:

Activity Progress Narrative:

During 4th Quarter 2012, rehabilitation progress was underway on 18 properties. Also, reflected in the expenditure total for the quarter is a refund from seller (Ramsey county) for previously reported expenditures for 5 acquisitions that we were unable to close upon.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/18

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/18

# of Singlefamily Units	0	3/18

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	3/18	3/18	100.00
# Owner Households	0	0	0	0/0	3/18	3/18	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	