

**CITY OF SAINT PAUL**  
**DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT**  
**2010 ANNUAL REPORT**



# DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT OVERVIEW



## DIRECTOR'S MESSAGE

"It's been a tough year." That's a sentiment echoed by thousands of people across the region, from job seekers to large employers, to the entrepreneurs who make up our rich fabric of local businesses. But even with unemployment high in 2010 and some uncertainty about the future, many in this community rolled up their sleeves and found creative ways to reinvent business.

For the Department of Planning and Economic Development, this year brought a sharp focus to job creation. By listening to the community, creatively utilizing our resources and collaborating with partners, we aimed to get people back to work. We completed many economic development, housing and planning projects, and did so with fewer people and resources. With a 19% decrease in employees since 2006, staff stepped up and took on the extra workload; as you'll see in the following pages, they continue to achieve results.

I'm very proud of all our work. But our efforts around the Central Corridor Light Rail Transit deserve extra recognition. As the largest public works project in our city's history, and our number one economic development initiative, we are committed to taking advantage of all the opportunities the LRT will bring, while doing our best to make the construction process as painless as possible.

In 2011 we will continue to leverage the city's assets, drive growth, create jobs, and improve quality of life. All of us in PED greatly appreciate the opportunity to work for the citizens of our great city; our commitment will continue in 2011 and beyond. Sincerely,

## ABOUT PED

**MISSION:** To actively create opportunities and encourage investment for the benefit of Saint Paul residents and businesses, which preserve, grow and sustain downtown and the city's diverse neighborhoods.

**VISION:** We are a driving force in ensuring that Saint Paul continues to be the most livable city in America, and a recognized leader in city planning, neighborhood revitalization, housing and economic development.

## PERFORMANCE MEASURES

1. Encourage public and private development along the Central Corridor Light Rail Transit Line through 2014 and beyond.
2. Stimulate vitality in neighborhoods by making strategic investments in existing commercial corridors.
3. Revitalize neighborhoods by investing in existing housing stock and facilitating new lifecycle housing.

## NUMBERS

Total full-time employees as of December 31: 72.2  
2010 Operating Budget: \$8.6 million  
2010 HRA Budget: \$63.8 million  
Grants and loans secured by PED: \$19.7 million



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## DEMOGRAPHIC DATA<sup>1</sup>

- Total population: 281,000
- 53% female and 47% male
- Median age: 31.4 years
- 26% under 18 years of age
- 10% 65 years of age and older
- 15% are foreign born
- 23% speak a language other than English
- 67% White
- 15% Black
- 14% Asian
- 10% Hispanic



## HOUSEHOLD DATA<sup>1</sup>

	Saint Paul	Metropolitan Statical Area
Number of households	110,000	1,259,000
Average household size	2.5 people	2.6 people
Percentage of family households	52%	65%
Home ownership rate (owner occupied)	53%	72%
Median household income	\$42,000	\$63,000
Percent of residents below poverty level	23%	10%
Median residential property value <sup>2</sup>	\$154,000	\$180,000 (Ramsey County)

## VACANCY AND FORECLOSURE DATA<sup>3</sup>

- Total Saint Paul residential units: 121,257.
- Saint Paul received 3,604 pre-foreclosure notices for property owners (12% decrease from 2009).
- Ramsey County conducted 1,791 sheriff sales in the City of Saint Paul (2% decrease from 2009).
- There were 554 foreclosures in Saint Paul, for a foreclosure rate of 18% vs. 18% Ramsey County, 12% Minnesota, 20% nationwide<sup>4</sup>.
- Saint Paul vacancy rate as of December 31, 2010: 3.5% vs. 6% Metropolitan Statical Area.

## EDUCATION AND LABOR DATA

- 86% of people 25 years and over have graduated from high school<sup>1</sup>.
- 39% have a bachelor's degree or higher<sup>1</sup>.
- 2010 average employment: 135,650<sup>5</sup>.
- 2010 unemployment rate: 7.3% vs. 7.3% Minnesota and 9.6% nationwide<sup>5</sup>.
- Largest employer sectors: Education and Health Services (32%), Government (13%) and Professional and Business Services (12%)<sup>5</sup>.



1 2009 U.S. Census Bureau American Community Survey  
 2 2010 Ramsey County Assessment Report  
 3 Saint Paul Department of Safety and Inspections  
 4 RealtyTrac  
 5 Minnesota Department of Employment and Economic Development

# SUSTAINABILITY AND DIVERSITY

## SUSTAINABILITY EFFORTS

In 2010 PED staff worked with a broad based team of stakeholders to develop the Saint Paul Sustainable Building Policy and facilitated its adoption. Policy development was supported with a grant from Minnesota Pollution Control Agency. The policy received significant attention around the state and has become a model for other cities, solidifying Saint Paul's role as a regional leader in sustainable development.

PED also received a grant from Minnesota Department of Employment and Economic Development to develop training curriculum and materials for users of the Sustainable Building Policy. Staff will collaborate with the University of Minnesota's Center for Sustainable Building Research to develop and offer training.

## SUSTAINABILITY ACHIEVEMENTS

- Received \$2.7 million in Federal ARRA Energy Efficiency and Conservation Block Grants for multiple projects.
  - *Electric Vehicles and Charging Stations* will help the city purchase three electric vehicles, and purchase and install 30-40 charging stations to serve electric and hybrid vehicles in Saint Paul.
  - *Multifamily Energy Rehab Pilot Program (Cool Cash for Cold Clunkers)* will provide cash rebates to apartment building owners who replace old refrigerators with ENERGY STAR refrigerators. In 2010, 156 of 250 refrigerators were replaced.
  - *Public Education and Climate Change Challenge Grants* resulted in the evaluation of over 1,000 homes for energy-saving opportunities through a partnership with the Neighborhood Energy Connection Home Energy Squads.
  - *Saint Paul Energy Smart Homes* provided over \$130,000 in no interest deferred loans to more than 40 homeowners in 2010. 170 homeowners will benefit from the program.
- Supported sustainable economic development projects like the energy efficient upgrades to J&J Distributing and the rooftop garden as part of the Children's and United Hospital expansions.
- Installed energy-efficient lighting in city-owned parking ramps for an annual operating savings of \$111,000.



## COMMITMENT TO DIVERSITY

SECTION 3 is intended to ensure that when new employment or contracting opportunities are generated from projects partially or wholly funded with monies from HUD, preference is given to low- and very-low income persons or businesses in the community where the project is located. In 2010:

- PED exceeded all first-tier subcontracting Section 3 goals for large housing and economic development projects (i.e. Frogtown Square).
- PED awarded 100% of Neighborhood Stabilization Program (NSP) residential rehabilitation projects to Section 3 certified general contractors.
- Approximately \$1.5 million in NSP funds were awarded to Section 3 general contractors.
- 517 Saint Paul residents received Section 3 certification.
- 26 Section 3 businesses received work related to PED's NSP projects.

VENDOR OUTREACH is a small business assistance program aimed at helping woman-owned, minority-owned, and other types of small businesses (WBE, MBE, SBE). Saint Paul aspires to work with small businesses for 25% of all city-procurement activities annually. In 2010, PED:

- Awarded \$47 million in procurement service contracts to small businesses, including woman-owned and minority-owned small businesses.
- 26% awarded to small businesses in total.
- 6% awarded to minority-owned businesses.
- 10% awarded to women-owned businesses.



Employees with Larkins Construction work on a NSP home rehab on Charles Avenue in Frogtown.

# CENTRAL CORRIDOR LIGHT RAIL TRANSIT



## CENTRAL CORRIDOR LIGHT RAIL TRANSIT HIGHLIGHTS

Central Corridor Light Rail Transit (CCLRT) construction is underway. The \$1 billion project linking Saint Paul's neighborhoods with both downtowns, the University of Minnesota, the airport, and other destinations throughout the region, was a major focus of the Department of Planning and Economic Development in 2010. PED has been working hard to ensure the ongoing process and final product positively impact Saint Paul and its residents, businesses, and visitors. Below are key CCLRT projects that were completed or in progress in 2010:

- Assembled \$18.8 million funding package to provide an additional LRT station and streetscape enhancements.
- Drafted Station Area Plans for Hamline, Western and Victoria Central Corridor LRT Stations. The plans, presented to the Planning Commission in December, address mobility, public realm, land use, and built form.
- Prepared the Downtown Station Area Plan, which was adopted by the Saint Paul City Council in February 2010.
- Made substantial progress on the Central Corridor Zoning Study, which includes review of Traditional Neighborhood zoning regulations to allow for higher density development and a pedestrian- and transit-oriented environment.
- Worked with the Ramsey County Regional Rail Authority on plans to convert Union Depot to a multi-modal transit hub.
- Offered a bridge loan giving Lowertown businesses early access to \$60,000 of the \$1.5 million Ready for Rail Small Business Loan Program.
- Communicated CCLRT information through Public Service Announcements and video updates on YouTube and Saint Paul cable, and promotion of the LRT Construction Hotline (651-602-1404) and website.

## CENTRAL CORRIDOR LIGHT RAIL TRANSIT PARKING SOLUTIONS

Current and future parking issues are being proactively addressed by PED and other departments. Below are some of the parking initiatives implemented in 2010.

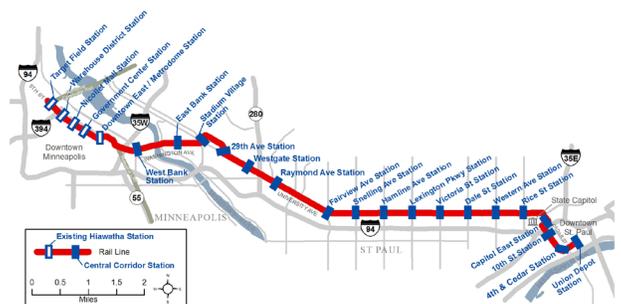
- Solicited public input through numerous workshops, open houses and meetings.
- Funded \$1.3 million in off-street parking improvements at 24 commercial locations throughout the corridor.
- Piloted a parking improvement district at the corner of Snelling and University to serve businesses on the block.
- Proposed a simplified, corridor-wide approach to time-limited parking for visitors to University Avenue.
- Coordinated temporary use of city-owned vacant sites for commercial parking.
- Allocated \$350,000 to improve strategic alleys parallel to University Avenue in 2011.
- Tested parking meters that take credit cards.
- Identified alternative parking in Lowertown during LRT, Lafayette Bridge and Union Depot construction.
- Offered free evening and weekend parking in Lowertown through a parking validation program.



Above: Golden's Deli ramped up marketing during construction in Lowertown.

Left: Example of streetscape enhancements.

Below: LRT route and stations.



# ECONOMIC DEVELOPMENT

THE ECONOMIC DEVELOPMENT TEAM facilitates programs and services designed to help businesses develop and succeed in Saint Paul. Activities include providing financial and technical assistance to commercial businesses, nonprofit organizations, developers and neighborhood groups, assisting developers with the redevelopment, rehabilitation and contamination cleanup of commercial properties, and stabilizing commercial areas and neighborhoods through economic development. In 2010, PED worked on over 160 development projects. Projects shown on these pages represent more than \$13 million in public investment, and created or will create more than 650 permanent jobs and 440 construction jobs. It's important to note that many private development projects were completed without any public assistance. According to the Saint Paul Department of Safety and Inspections, in 2010, a total of 760 permits were pulled for new commercial, remodeling and repair work, an increase of 51 percent from 2009.

## FINANCIAL ASSISTANCE

Planning and Economic Development uses a variety of financing tools to spur economic development. Below is a sample of major awards in 2010.

- 2010 Economic Development
- \$13 million+ in public investment
- 650+ permanent jobs
- 440+ construction jobs
- 160 economic development projects
- 51% increase in private development permits
- \$226 million: value of private commercial permits

Award Type (Samples of major 2010 awards only)	Projects Closed	Total Amount Awarded	New Permanent Jobs	Project Examples
Strategic Investment Fund (SIF) Loan	2	\$120,000	80	Three Deep, BioMedix
Cultural STAR	57	\$2,935,449	n/a*	New Thust Stage, Ordway
Neighborhood STAR	26	\$1,346,249	123	Central Corridor Streetscape, St. Phillip's Garden
CDBG	6	\$250,000	n/a**	La Cabana, Dr. Thal Medical Center
Jobs Bill Tax Increment Financing (TIF)	2	\$3,170,000	178	Frogtown Square, J&J Distributing
Conduit Bonds	1	\$26,250,000	16	Gillette Children's, Sisters of St. Joseph of Carondelet

\* Cultural STAR primarily funds programs. Capital projects typically create temporary or construction jobs, rather than new, permanent jobs.

\*\* The 2010 CDBG program funded a business facade improvement program. No new jobs were created.



## REBUILD SAINT PAUL

In August Mayor Coleman launched Rebuild Saint Paul, an initiative using a variety of financing tools to get large development projects from drawings on paper to buildings under construction. Fifteen projects were announced including, Lofts at Farmers Market, Penfield, J&J Distributing and Frogtown Square.

## REGIONAL ECONOMIC DEVELOPMENT PLANNING



Ellen Muller, Economic Development Manager, works on the department's regional economic development planning. The Minneapolis Saint Paul Metropolitan Business Plan is guiding our efforts to coordinate a regional approach to economic development and position the Minneapolis Saint Paul region as the world's premier business location. The business plan contains five integrated regional economic development strategies: The Regional Economic Development Partnership (REDP), Regional Cluster Initiative, Thinc.Green<sup>MSP</sup>, Corridors of Opportunity, and an Entrepreneurial Accelerator.

## PROJECT HIGHLIGHTS

- Children's and United Hospital - Expansion projects using \$73 million in conduit revenue bonds, creating 150 construction jobs.
- BioMedix - Medical device company using SIF funds to relocate 50 employees to the renovated Smyth Printing Building in downtown Saint Paul.
- Three Deep - \$45,000 SIF loan to relocate 30 digital marketing employees to downtown Saint Paul.
- Frogtown Square - 50 units of 202 HUD affordable rate senior rental housing and 11,000 square feet of first floor commercial space will create approximately 28 new jobs and 120 construction jobs.
- Midway Center Easements - An agreement with the site owned by Metropolitan Council will allow for future development with higher density.
- Associated Dentists - \$250,000 remodel creating 40 construction jobs and eight new, permanent jobs.
- Neighborhood Commercial Parking Pilot - 23 projects along University Avenue that will improve and allow access to about 500 parking spaces and serve more than 40 businesses.
- First Tee Learning Center - Grant to create a youth golf training center for youth outreach organization.
- Spruce Tree Ramps - Ramp repairs and installation of new ticketing systems and solar panels.
- Hamernick Decorating - Warehouse showroom expansion that created eight new jobs and retained 100 jobs.
- John's Pizza - Renovation of 622 Como for a pizza cafe.
- Shamrocks Bar and Grill - Remodel creating ten new permanent jobs.
- Yarusso Bros Italian Restaurant - Exterior improvements, including new awnings, landscaping and patio.
- North East Neighborhoods Development Corporation/Historic Saint Paul Grant Program to help seven businesses on East Seventh improve their buildings, including, Xoua Thao Medical Center and La Cabaña.
- Central Corridor Light Rail Transit Business Resources - Ready for Rail, including zero percent interest business loans, and Lowertown Parking Validation Program.



Rendering of Frogtown Square



### J&J DISTRIBUTING EXPANSION PROJECT

On September 3, Mayor Coleman, Senator Klobuchar, Senator Franken, and Congresswoman McCollum kicked off the J&J Distributing expansion with a "fruit cutting" ceremony. J&J Distributing is a family-owned, full-service wholesale produce distributor on Rice Street. Phase One of the project, with a \$1.3 million energy conservation loan from the Saint Paul Port Authority, involves replacing 44 inefficient refrigeration units with three high-tech, energy-efficient climate systems. The second phase will use \$1.5 million of City of Saint Paul Jobs Bill Tax Increment Financing to create a 20,000 square-foot state-of-the-art cutting room expansion. The expansion will result in 150 new jobs. Dave Gontarek, PED Principal Project Manager, was integral in making the J&J expansion come to life and was a champion of the project from the beginning. Dave was aggressive in helping J&J find additional funding sources and in identifying energy saving opportunities.



(L-R) Senator Franken, Senator Klobuchar, Councilmember Carter, Jim Hannigan, J&J Distributing President and CEO, with Mayor Coleman after a tour of the facility.



Rep. McCollum, Senator Franken, Senator Klobuchar, and Mayor Coleman at the fruit cutting ceremony.

## PLANNING

THE PLANNING TEAM serves as the primary staff to the Saint Paul Planning Commission and Heritage Preservation Commission, which advise the Mayor and City Council on planning, zoning and historic preservation issues. Responsibilities include the citywide Comprehensive Plan, neighborhood plans, zoning code amendments, zoning applications and historic preservation.

### PLANNING HIGHLIGHTS

- Created Small Area and District Plan Guidelines and Template to improve the consistency of small area plans.
- Prepared the Saint Paul five-year Consolidated Plan. The document was approved in April and submitted to the U.S. Department of Housing and Urban Development (HUD).
- Convened a task force and began a study of the West Midway industrial area to determine future land uses.
- Developing a plan for the revitalization of the Smith Avenue transit corridor - the city's first joint planning task force effort with another city (West Saint Paul). The plan supports resident needs and affordable office and retail space.
- Received Planning Commission approval of a Small Area Plan and zoning study of Como Avenue corridor in the North St. Anthony Park neighborhood to focus on how to best maintain the area's essential community assets.
- Planning for the Ford plant, including partnership with the State in crafting the CarZ package to encourage reinvestment in the existing plant, and identifying a sustainable redevelopment framework for the site if it closes as planned. The Ford Site Open Space Workgroup is reviewing open space needs and priorities for the site, in the context of five site scenarios.
- Assisting the Saint Paul Port Authority with options for the reuse and redevelopment of the 3M site.
- Participating in the Great River Park Master Plan, the city's 25-year vision for its 26 miles of Mississippi riverfront.

### ZONING HIGHLIGHTS

- Reviewed 61 zoning cases and 23 subdivisions in 2010.
- Amended off-street parking requirements and design standards to better match parking needs.
- Added minimum requirements and standards for bicycle parking, and location and design of bicycle parking.
- Transitioned the official Saint Paul zoning map from mylar and paper to a digital, geographic information system- (GIS) based map. GIS-based files are clear, customizable, have more analysis capabilities, and are more user-friendly. Approximately 45 non-zoning related mapping requests were fulfilled in 2010.
- Conducted the District del Sol Zoning Study and recommended the rezoning of 85 parcels to be consistent with the adopted neighborhood plans and strengthen the pedestrian-friendly, transit-supportive nature area.
- Amended the floodplain zoning regulations as required by FEMA.

### COMPREHENSIVE PLAN 2030

The Saint Paul Comprehensive Plan guides development based on current trends and anticipated changes with the goal of positively impacting the social and economic well-being of Saint Paul residents, employees and visitors. It incorporates input from the Mayor, City Council, Planning Commission, Parks Commission, Heritage Preservation Commission, and the community.



Penelope Simison, Principal City Planner, organized Planning Commission forums and staff meetings and managed the Land Use task force. One of the challenges she faced was writing a document that reflected the tremendous changes that have taken place in Saint Paul during the last 10 years. For example, the team of eight city planners took into account the city's diversity and changing national and global economic conditions in writing the plan. Thanks to the efforts of Penelope and the team, the updated comprehensive plan is a relevant and thoughtful guide for the future.

- Completed the Currency Exchange Zoning Study resulting in a new, broader definition, “alternative financial establishment,” that more effectively regulates these and related businesses.
- Conducting a zoning study for the Highland Village Business Corridor. It will evaluate zoning options to allow more mixed-use development and enhance design standards in the commercial area.
- Developing an airport overlay zoning district for allowable heights and uses near Holman Field, as required by state statute, ensuring the zoning continues to allow for growth and development. The ordinance will also clarify rules for new development around the airport.

## HISTORIC PRESERVATION HIGHLIGHTS

The Heritage Preservation Commission (HPC), staffed by two full time PED employees, reviews city permits and exterior work for Heritage Preservation Sites to ensure that changes are compatible with the original architectural design and building materials.

- Reviewed 422 applications, an increase of 21 percent over the prior year.
- Served as a consulting party for the Public Safety Building and 3M Main Plant, both resulting in mitigation measures to minimize impacts to historic resources. The HPC also served as a consulting party for the Central Corridor LRT, Union Depot and telecommunication projects.
- Received a \$7,000 Arts and Cultural Heritage Fund grant to hire a historian to prepare the nomination form for local designation of the Jacob Schmidt Brewing Company Historic District by City Council. Certification by the National Park Service will also allow for use of federal and state historic tax credits.
- Assisted HPC board members in joining committees throughout the city, to better collaborate and communicate with stakeholders and share their heritage preservation expertise on Saint Paul’s cultural and historical resources.
- Partnering with Historic Saint Paul and the Ramsey County Historical Society to survey three of Saint Paul’s oldest communities: Frogtown, Payne-Phalen, and Uppertown (area above Upper Landing, along West Seventh) through a \$100,460 Arts and Cultural Heritage Fund grant from the Minnesota Historical Society. Survey results will inform future designation work and aid in current and long-term planning efforts such as Invest Saint Paul.

## HOUSING ACTION PLAN 2010-2013



Luis Pereira, City Planner, was instrumental in compiling the *Housing Action Plan 2010* report and three-year work plan. He led a steering committee in gathering data, analyzing trends, determining targets and evaluating public input. The information was then used to project housing activities and goals, and identify future funding sources. The 2010 plan estimates that 1,000 new construction/conversion units will be produced over the 2010-2013 period. Thirty-one percent of those will be affordable and many will be rental. Key 2009 findings in the plan include:

- A high number of residential foreclosures and vacancies
- Increased investment in existing housing stock
- Low mortgage interest rates
- More land rezoned for multi-family, affordable, and life-cycle purposes



HPC staff reviewed and approved the restoration of 723 Margaret Street. Original siding and trim were exposed and repaired, window components were installed and a garage was added. The home received a Vote of Confidence award at the 2010 Saint Paul Heritage Preservation Annual Award Ceremony.

# HOUSING



## HOUSING PROJECT HIGHLIGHTS

- Closed on Frogtown Square, affordable senior rental housing with 50 units and 11,000 square feet of commercial space. (Total development cost (TDC): \$13.4 million)
- Closed on financing for Lofts at Farmers Market, with 58 market rate units and 2,000 square feet of commercial space. (TDC: \$12.9 million)
- Submitted Housing and Urban Development financing application for the Penfield, a housing project with 250 market rate units and a Lunds grocery store. Construction documents are nearly complete. (TDC: \$54.5 million)
- Closed on Terraces, 35 rehabilitated affordable housing units. (TDC: \$5.3 million)
- Completed funding of five additional housing projects with a total of 509 affordable units: Minnesota Building, Renaissance Box, East Side Commons, PPL West Seventh, Redeemer Arms, and St. Phillips Gardens.
- Completed funding of Carondelet Village, a 55,000 square-foot integrated services health center with 204 market rate units and 45 affordable units. (TDC: \$62 million)
- Created the Affordable Housing Trust Fund.

## HOUSING ASSISTANCE

- Originated 39 CityLiving first mortgage loans.
- Originated 159 home improvement loans for Saint Paul homeowners.
- Originated 20 Minnesota Housing Finance Agency's Fix Up Fund/Community Fix Up Fund Rehabilitation Loans.
- Originated 76 Single Family CDBG Deferred Loans for home improvement projects in Saint Paul.
- Assisted 145 households (\$5.7 million) through the First Time Home Buyer Mortgage Credit Certificate Program.
- Assisted 1,500 households through foreclosure counseling, helping 477 clients avert foreclosure.

## HOMELSSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM

- Saint Paul received \$3.3 million from the American Recovery and Reinvestment Act to administer the Saint Paul Homelessness Prevention and Rapid Re-Housing Program (HPRP).
- 2,100 homeless, or at-risk of being homeless, families, single adults and youth were served; 84% successfully exited the program in the first year of the program.
- Worked with Ramsey County to combine HPRP funds with \$2.6 million of State Family Homeless Prevention Assistance Program. The funds were also used to screen 14,000 people for eligibility into the HPRP program.
- Leveraged \$165,000 Federal Temporary Assistance for Needy Families funds for two emergency assistance workers, decreasing the wait time for homeless residents to schedule an Emergency Assistance appointment.
- Leveraged NSP1 property acquisition funds to develop supportive housing for six homeless veterans.

## MINNESOTA BUILDING

What does it take to convert an 81-year-old building from offices to 137 affordable apartment units? According to Diane Nordquist, Principal Project Manager, it requires a great developer, a variety of financial resources and lots of patience. Diane managed the now complete \$28 million redevelopment of the Minnesota Building. Working with Sand Cos, Minnesota Housing Finance Agency, and other partners, Diane ensured the historic grandeur was maintained while still offering modern amenities residents would expect. Ten of the units will be reserved for households that are homeless. The building also features 8,000 square feet of ground floor retail space, office space for Sand, and one of the best views of the city.



## NEIGHBORHOOD STABILIZATION PROGRAMS (NSP)

- \$13.7 million (48%) NSP funds obligated (spent or will be spent).
- 154 properties acquired.
- 60 demolitions (24 complete, 37 in process).
- 97 rehabilitations (16 bids have been awarded and 14 properties are undergoing rehab).
- 11 properties sold.

## INVEST SAINT PAUL (ISP)

- Acquired 116 properties, expending \$4.7 million.
- 72 demolitions (55 complete, 17 in process).
- \$2.2 million CDBG-R funds expended on youth employment, neighborhood clean-up, strategic building demolition by Saint Paul Department of Safety and Inspections, Energy Efficiency Hometown Rehab, J&J Distributing Hydroponics Urban Farm and West Seventh Library Expansion
- \$214,000 was dispersed through competitive grants to community development corporations, district councils and other nonprofit agencies for specific community outreach projects.
- Purchased two properties along Central Corridor with a \$2 million loan from the Metropolitan Council/Family Housing Fund's Land Acquisition for Affordable New Development (LAAND) program. The sites will be developed into housing with affordable units.

## CITY OF SAINT PAUL NSP FUNDS

NSP1 grant: \$4,302,249  
 NSP1 grant through Minnesota Housing: \$6,349,780  
 NSP2 grant: \$18,031,623 (Largest city award in MN)  
 NSP3 grant: \$2,059,877 Total NSP fund allocation: \$28,683,652



Saint Paul was the site for the 2010 Habitat for Humanity Jimmy and Rosalyn Carter Work Project. The weeklong event featured work on four properties purchased with NSP funds.



### A REAL IMPACT

Numbers don't always tell the whole story, says Sheri Pemberton, Principal Project Manager. The NSP and ISP dollars that the Department of Planning and Economic Development are investing in the ISP neighborhoods (Dayton's Bluff, Payne-Phalen, North End and Frogtown) are just a fraction of the overall collaboration designed to impact Saint Paul's struggling neighborhoods.

Because Mayor Coleman is committed to affecting Saint Paul's hardest hit areas, partners like the Saint Paul Port Authority, community development corporations, district councils, Habitat for Humanity and private developers are focused on the ISP neighborhoods as well. For example, the Saint Paul Parks and Recreation Department is leading the Payne-Maryland project to construct a community and recreational center, and transform the neighborhood surrounding Payne and Maryland avenues into a vital hub of activity. Large housing and commercial projects like Winnipeg Apartments on Rice Street, (5,996 square feet of commercial space and 56 apartments) add to the stability of areas where foreclosure and vacancy are high.

Besides home rehabilitations and demolitions, many PED projects support the overall ISP strategy. Years ago, Sheri was involved in the Phalen Boulevard project that became a critical link between Saint Paul's East Side and downtown. It created jobs, spurred business, and set the stage for the ISP and NSP work that is taking place now. PED efforts combined with other activities like the Promise Neighborhood initiative, a grant program to improve the educational and developmental outcomes of children, impact ISP communities through complementary methods.

Sheri asserts that PED is one part of a large and coordinated effort to make a difference in specific areas. "The goal is that our work will create a ripple effect. The NSP activity is not only about reducing vacancies and cleaning up homes, it's about inspiring entire communities - from the next door neighbors to the large private developers."



**CHRISTOPHER B. COLEMAN, MAYOR**

MELVIN CARTER III      WARD 1

DAVE THUNE              WARD 2

PAT HARRIS              WARD 3

RUSS STARK             WARD 4

LEE HELGEN             WARD 5

DAN BOSTROM          WARD 6

KATHY LANTRY, PRESIDENT      WARD 7

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