



# HOUSING

February 2024



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MINNESOTA

**STPAUL.GOV**

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Visit Saint Paul



# Agenda

- Housing Ecosystem
- Planning and Economic Development
  - Affordable Housing Finance
    - Ownership - Programs
    - Ownership - Development
    - Preservation
    - Rental Housing
    - Strategic Planning and Evaluation
  - Planning
    - Comprehensive Plan & other city plans
    - Zoning (land uses & standards)
    - Neighborhood plans and studies
- Office of Financial Empowerment
  - Fair Housing
- Fire Department Project Safe Haven
- Human Rights and Equal Economic Opportunity
  - Discrimination Investigations
- Department of Safety & Inspections
  - Rent Stabilization
  - Fire Safety Inspections
  - Vacant Buildings
  - Code Enforcement
  - Truth in Sale of Housing
  - Homeless Assistance Response Team
- Planning & Economic Development
  - Familiar Faces
- Police Code Enforcement
- Saint Paul Regional Water
  - Lead Replacement
  - “Inefficient” Toilet Replacement
- Website

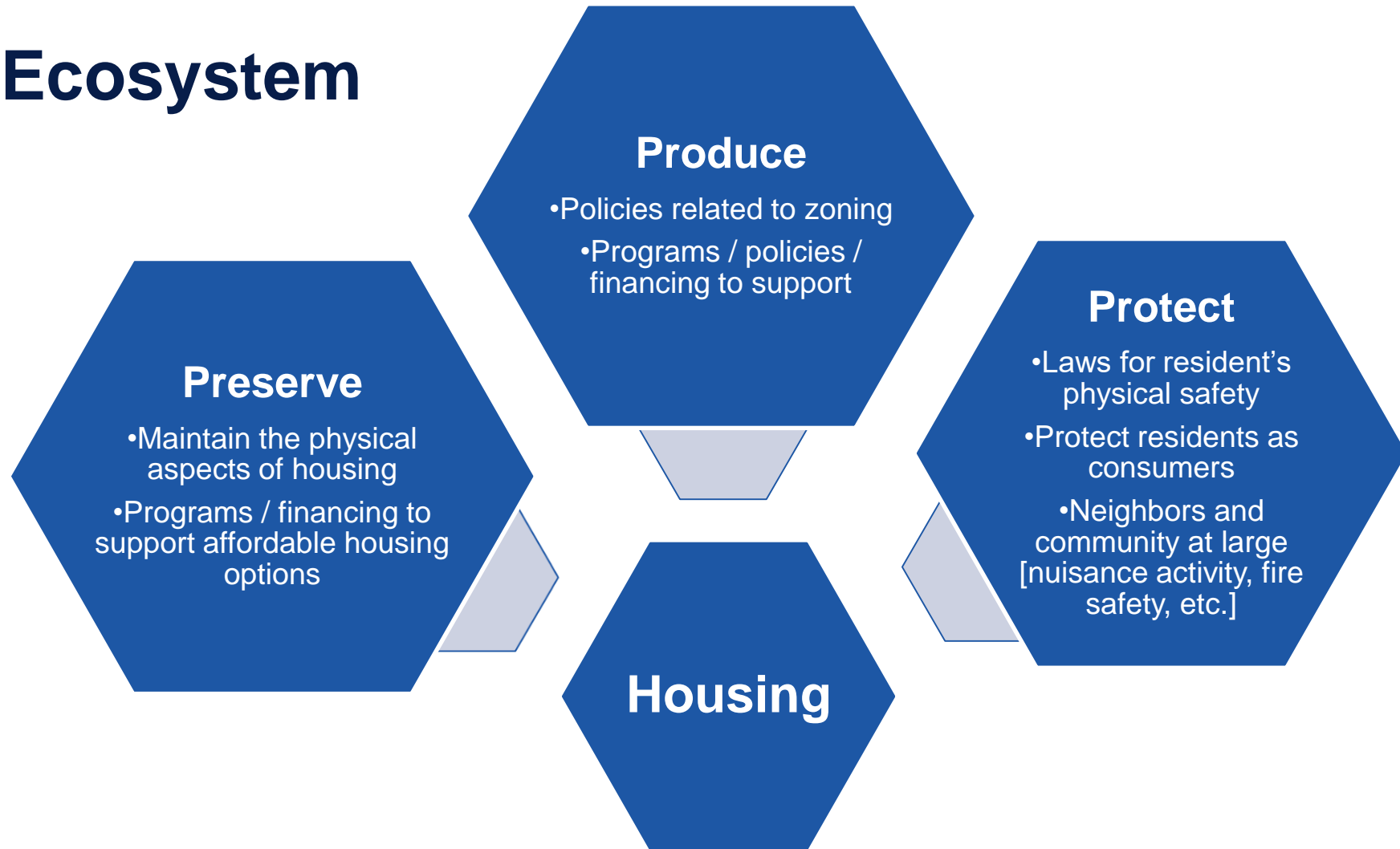


# Introduction

- Introduction from the Deputy Mayor



# Housing Ecosystem



# **Housing Team**

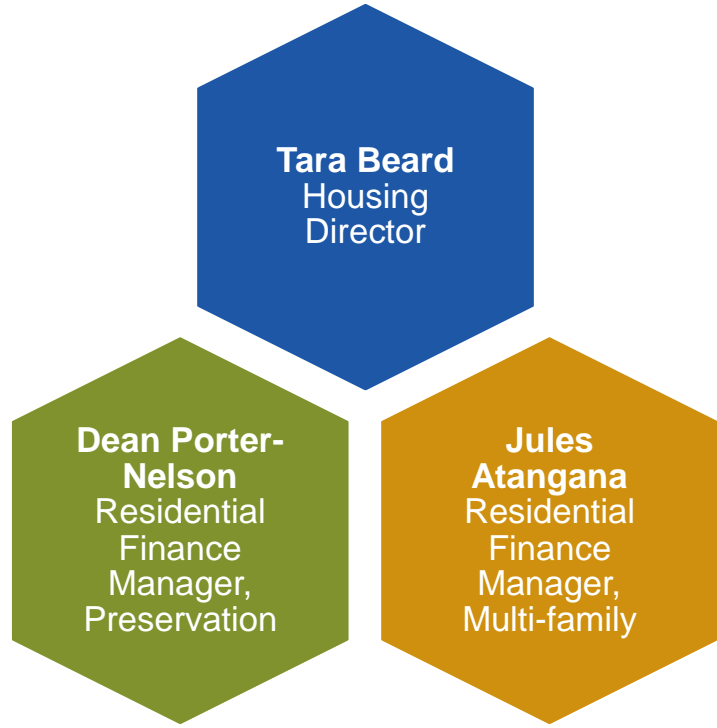




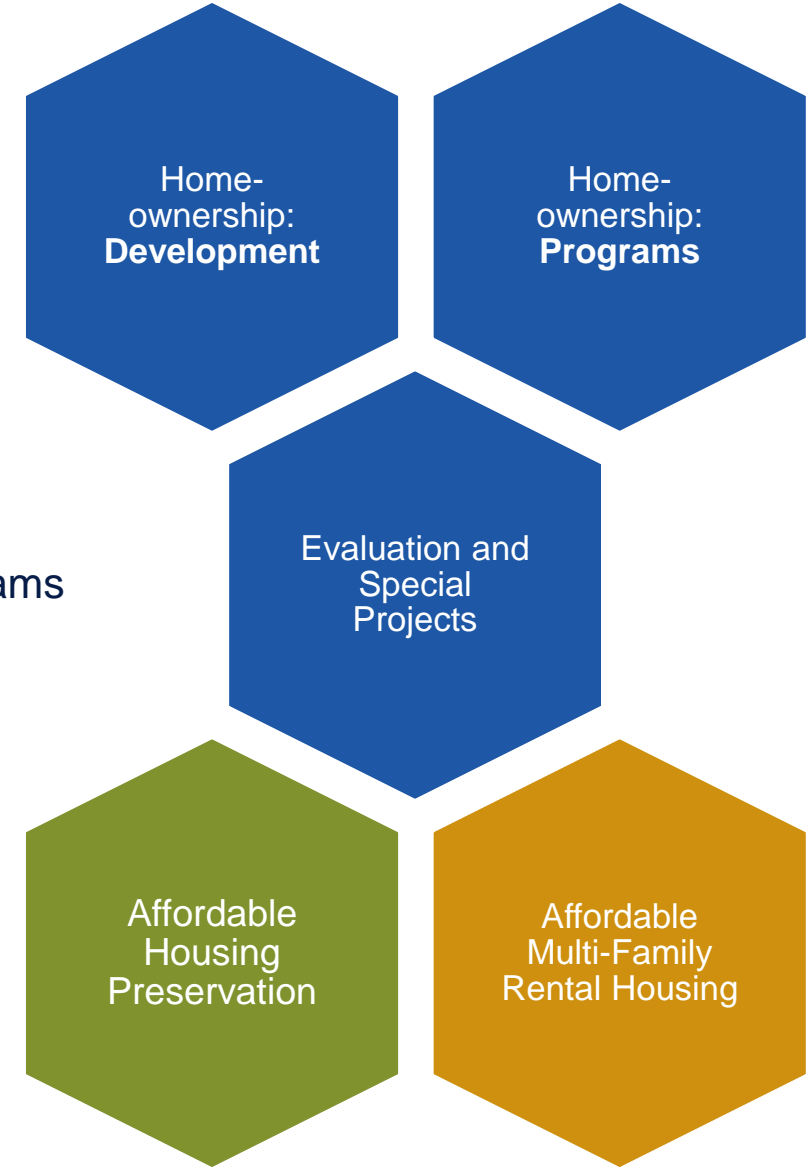
## Housing Division

*Produce, Protect, and  
Preserve Affordable  
Housing*

### Leadership



### Teams





## Team:



The Homeownership Programs team administers the following programs:

- **Downpayment Assistance Program**
  - Includes Inheritance Fund layers of assistance
  - Provides \$40,000 - \$110,000 in downpayment assistance
  - Forgivable after 15 years, repayment amortized if owner sells in less than 15 years
- **Homeowner Rehab Program**
  - Includes Inheritance Fund layers of assistance
  - Provides \$40,000 - \$85,000 in rehabilitation assistance
  - Forgivable after 15 years, repayment amortized if owner sells in less than 15 years
  - Emergency repairs are prioritized
- Both programs have closed waitlists, we anticipate reopening waitlists in Spring 2024



## Team:



The Homeownership Development team administers the following programs:

- **Inspiring Communities**
  - Sells HRA-owned land for the development of affordable homeownership opportunities (1-4 units)
  - Periodically Requests for Proposals (RFP) are released for specific properties, we are currently working on RFP 7
  - Funded with Housing Trust Fund, CDBG, and MN Housing dollars
- **HRA-owned Land Disposition**
  - Works on other HRA-owned land homeownership projects as demand and capacity allow
  - Sources of funding can vary





## Team:



The Affordable Housing Preservation team administers the following programs:

- **4d Program**
  - Provides tax savings for rental units that maintain affordable rents for low-income households
  - Requires that tax savings be used for the maintenance and upkeep of the property
  - Currently 3,004 units are enrolled in 4d
- **NOAH Program**
  - Will provide acquisition financing for purchase of naturally occurring (unsubsidized) affordable housing in exchange for maintaining affordable rents for low-income households
  - Seeded with \$3,000,000 in Housing Trust Fund dollars approved in 2023
  - Request for Proposals will be released in March 2024
- **Rental Rehab Program**
  - Provides rental rehab loans to fix up buildings in exchange for maintaining affordable rents for small rental properties of 1-7 units
  - Properties with Rental Rehab loans must also participate in the 4d program



## Team:



Affordable Multi-Family Housing

The Affordable Multi-Family Housing team manages the following types of programs and projects:

- **Preservation and Rehabilitation, and New Construction of affordable rental housing**
  - Work with a variety of non-profit and for-profit housing developers
  - Resources: Low Income Housing Tax Credits, and Housing Revenue Bonds, HOME, CDBG... State resources in partnership with Met Council, DEED, MHFA), Local resources (Tax Increment Finance, HRA Enterprise Funds)
  - Projects vary from small rehab projects to large, mixed use, mixed income developments
  - Occasionally multi-unit affordable homeownership projects are also developed
- **4% and 9% Low Income Housing Tax Credits**
  - Manage our role as a sub-allocator of 9% Tax Credits
  - Staff the Minneapolis/Saint Paul Housing Finance Board, created to oversee tax credit distribution
- **American Rescue Plan Act 30% AMI Program**
  - Manage our 30% AMI program, creating hundreds of new deeply affordable rental housing units



## Team:

Evaluation and  
Special Projects

To ensure strategic, data-driven and results-oriented work:

- **Development of a housing choice index**
  - Data source to understand if housing investments will bring a neighborhood's housing stock closer to, or further from, the make up of the city's overall housing stock
  - Will include qualitative and quantitative considerations
  - Inform housing strategy and fair housing outcomes
- **Local Affordable Housing Aid**
  - Annual source of funding for affordable housing via metro sales tax revenue
  - Staff preparing recommendations for CMs to strategize how to utilize the funds
- **Program Evaluation**
  - Currently evaluation Families First rental assistance pilot
  - Additional housing programs will be evaluated as staff capacity allows (Downpayment Assistance Program, NOAH Program, Inheritance Fund, etc)

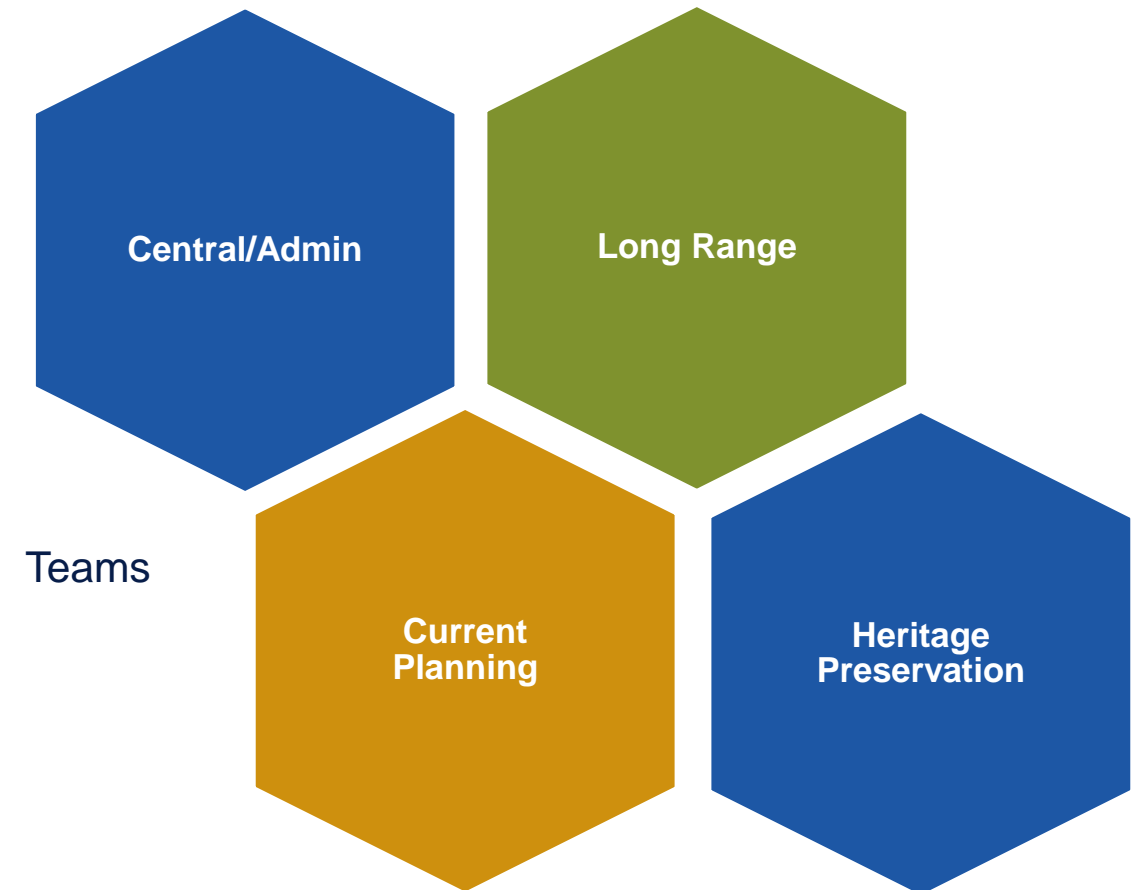
# Planning Team





## Planning & Heritage Preservation Division

*establishes the planning framework and conducts regulatory review for public and private investment in Saint Paul, including housing*





## Team:

Central/  
Admin. Team

Support the Planning Commission, core Planning teams, and other Planning functional teams. Work items include but are not limited to:

- **Staff** the Planning Commission and various committees
  - Depending on the decision, the Commission may be either advisory to the City Council (Council will receive its recommendation) or it makes final decisions (only comes to Council if appealed)
- **Provide research & mapping** support to the department and Mayor's Office (e.g. the recently released, Housing Production dashboard; etc.)
- Position Saint Paul **real estate projects to leverage competitive, non-City grants** supporting pre-development, investigation and clean-up and development activities
- **Oversee and evaluate the Planning Division work program**



## Team:



Long  
Range  
Planning

The Long Range Planning team leads the comprehensive plan update process and works on implementation of neighborhood and site redevelopment planning, and zoning policy updates via studies

- **Zoning studies:** Initiates zoning studies and makes recommendations for zoning text amendments.
- **Comprehensive Plan & updates** every 10 years
- **HUD Consolidated Plan** every 5 years
- **Anti-displacement & community wealth-building study** with other PED Divisions



## Zoning Studies, policy studies, and plans impacting housing

- **Citywide plans**
  - **Comprehensive Plan:** Saint Paul's 'blueprint' for guiding development in the city, a 20-year vision that is updated every ten years. The 2050 update process will begin in 2025.
  - **HUD Consolidated Plan** – The 5-year plan for entitlement dollars (CDBG, HOME funds, and ESG funds). The 2025-29 plan will be developed in 2024.
- **Zoning studies:** Studies lead to recommendations for zoning text amendments. Examples: 1-4 Unit Housing Study (Ordinance 23-43), micro-units accessory to religious institutions, and T District study
- **Anti-displacement & Community Wealth-building Study** – Recommendations for strategies to minimize displacement risks for low- and moderate-income people and businesses, while encouraging new housing production and business investment
  - Study of regulations, policies, programs, and strategies
  - Topics like tenant protection and rent stabilization regulations, inclusionary zoning feasibility, natural occurring affordable housing programs, targeted down payment assistance programs, etc.

**Teams:**

Long  
Range  
Planning

Central/  
Admin. Team





## Team:



The Current Planning Team reviews and makes recommendations on zoning applications\*, and conducts environmental reviews as required by the federal government (use of HUD entitlement funds) or State of Minnesota:

- **Zoning cases:** Reviews and makes recommendations on applications to the Planning Commission - for rezonings, **Conditional Use Permits**, etc.
- **Master plan implementation:** Zoning review of development proposals based on master plans of major redevelopment sites (e.g. **Highland Bridge, the Heights**, etc.)
- **Environmental review:** Analyzes data about projects to evaluate environmental impacts of development scenarios before development occurs (federal rules and State rules)

\*alongside DSI's Zoning Division that staffs the Board of Zoning Appeals



## Team:

Heritage  
Preservation

The Heritage Preservation team works to preserve the built and natural environment, historic neighborhoods, and diverse heritage of Saint Paul.

- Staff the **Heritage Preservation Commission (HPC)** per the Legislative Code Title 9: Chapters 73 & 74 and the Comprehensive Plan's **Heritage & Cultural** Preservation Chapter
- **Design Review:** The HPC staff review building permits for exterior work on approximately 4,000 designated sites within Saint Paul
- **Survey and Designation:** Identifies and gathers data on Saint Paul's historic resources to establish the significance and create a framework for future decisions

**OFFICE OF FINANCIAL  
EMPOWERMENT**

# Fair Housing



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## FAIR HOUSING ACT

**Passed in 1968** – prohibits discrimination in the sale, rental, or financing actions of housing

([https://www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_opp/fair\\_housing\\_act\\_overview](https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_act_overview))

**Affirmatively Furthering Fair Housing** (<https://www.hud.gov/AFFH>)

The City, as a recipient of federal HUD funding, is required to "take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."





## What are the goals to help us reach our desired result?

Saint Paul residents will fully realize stable, accessible, fair, and equitable housing if we can:

Increase  
Housing  
Access

Decrease  
Housing  
Displacement

Affirmatively  
Furthering  
Fair Housing



- Fair Housing Coordinator
  - Created through the Office of Financial Empowerment in 2019
  - Recommendation from the Fair Housing work group report to City Council (2018)
  - Works with city departments, city council, Mayor's office, community partners and stakeholders to further fair housing
  - Sits on the Regional Fair Housing Implementation Council (FHIC)
  
- 2023 Activities
  - Submitted 2023 AFFH public comment
  - Finalized the Returning Home Saint Paul report
  - Research and initiatives, and procedures locally and nationally
  - Status updates on Fair Housing work group recommendations

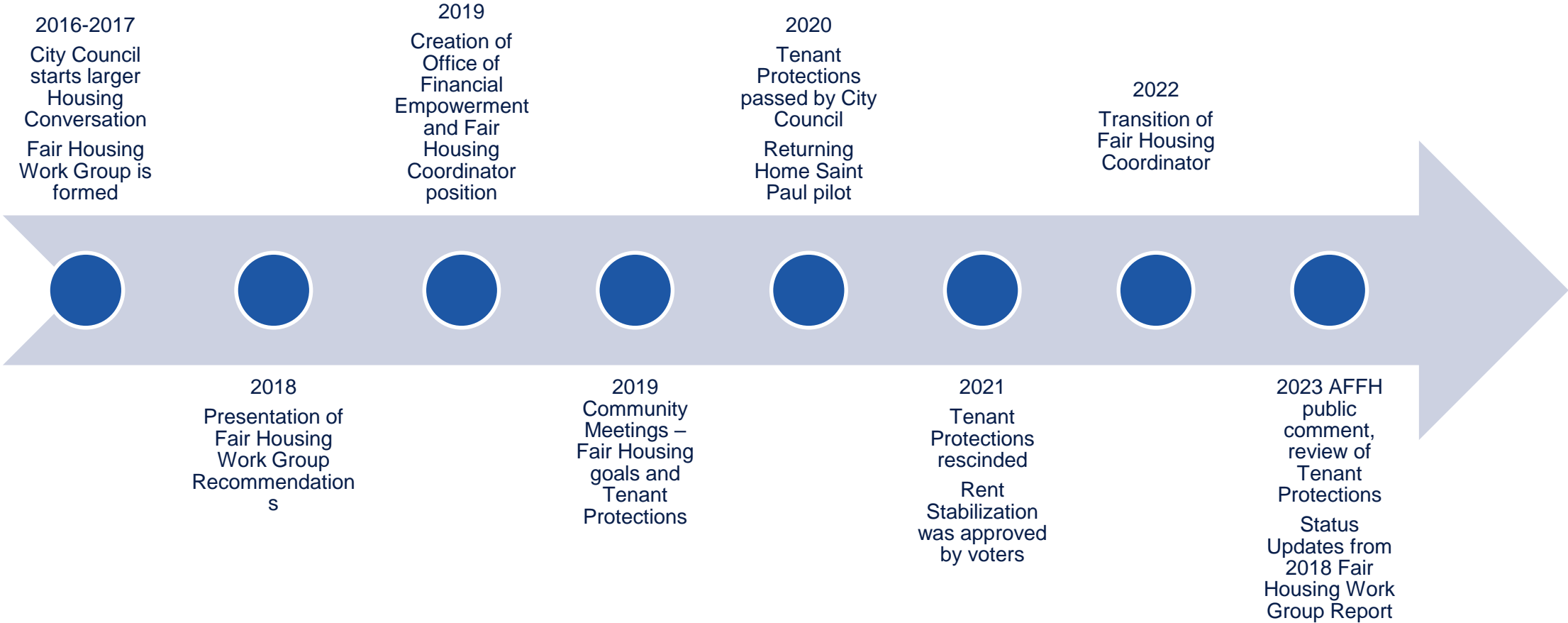


## Fair Housing Work Group

Status update and policy and program options in response to Resolution 17-2064.



## Fair Housing Timeline



**FIRE**

# Project Safe Haven



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# Protecting Housing Stock

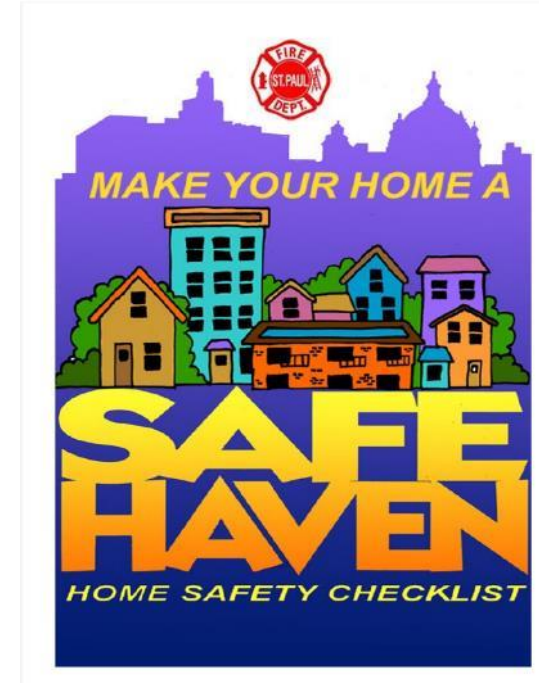
- ISO Class 2 Rating, Highest in the State
  - Public Protection Classification impacts hazard insurance premiums
- Prevention Education & Community Risk Reduction
  - Conduct fire drills in all schools within St. Paul
  - Partner with SPPS and Parks to provide prevention education to youth
- 63,000 Annual Emergency Responses
  - Flag issues for DSI inspections outside of a property's regular inspection schedule
  - Coordination for post-emergency response





## Project Safe Haven

- Proactive Saint Paul community engagement connecting residents and their local fire station crew
- Largely grant funded (AFG)
- Voluntary, targeting owners of Single-Family Dwellings
  - Over 3000 Safe Haven Visits since the program began in 2014
  - Installed more than 4000 Smoke alarms & 2000 Carbon monoxide alarms, and 1000 Stovetop FireStops
  - Specialized alerting devices for our hard of hearing community



**HUMAN RIGHTS AND EQUAL  
ECONOMIC OPPORTUNITY (HREEO)**

# **Housing Discrimination Investigations**



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## Housing Discrimination Investigations: We investigate allegations of discrimination in the following areas





## Housing Discrimination Investigations: Protected Classes

**Race**

**Color**

**Disability**

**Religion**

**Creed**

**Age**

**Marital Status**

**Familial Status**

**Sex**

**Sexual or  
Affectional  
Orientation**

**National Origin**

**Ancestry**

**Status with  
Regard to  
Public  
Assistance**

**Chapter  
183**



## Housing Discrimination/Fair Housing Investigations

### Human Rights Investigative Team

- Kyle Dareff, Manager
- Cymonne Williams, Human Rights Investigator II
- Mark Samander, Human Rights Investigator II
- Eden Fere, Human Rights Investigator I
- Stephanie Boehmer, Human Rights Investigator II
- Armie Santiago, OA
- Beth Commers, DD, HR & LS

CH/CH 280  
Walk-ins  
Online  
By phone

### Workshare Agreement with HUD – Only agency in the State

- Chapter 183 closely matches Fair Housing Act
- Individual cases of discrimination

# **Rent Stabilization**





## Rent Stabilization Timeline







## Limitation on Rent Increases

“No landlord shall demand, charge, or accept from a tenant a rent increase within a 12-month period that is in excess of three (3) percent of the existing monthly rent for any residential rental property except as otherwise allowed . . . .”

The Ordinance:

- Adds a new tool to the City of Saint Paul’s housing toolbox.
- Aims to address a shortage of affordable residential rental housing.
- Acknowledges a property owners’ right to a “reasonable return on investment.”

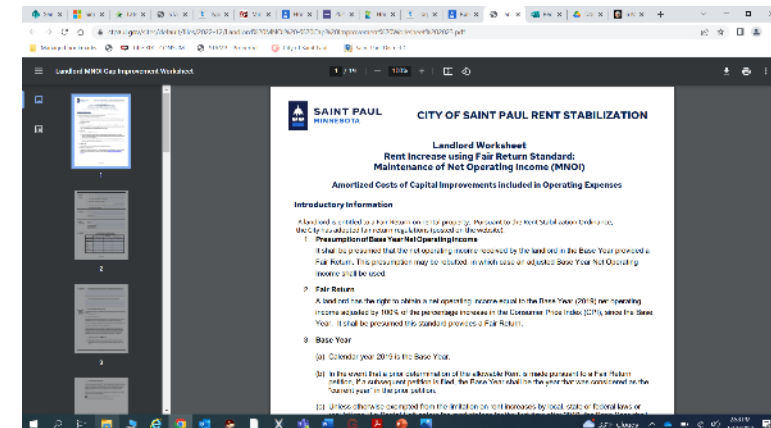




## Rent Increase Exception Process

Administer the application process for exceptions to the 3% cap on rent increases and make approval / denial determinations:

- **Self-Certification Increase Exception:** Available for 3% to 8% (evaluated annually)
- **Staff Determination Increase Exception:** Greater than 8% (no limit with appropriate justification)
- **Just Cause Vacancy Increase Exception:** Consumer Price Index + 8% (new as of January 1, 2023)
- **Changes in Space or Services:** Increase in useable space or housing services
- All notices go to residents in 5 languages.





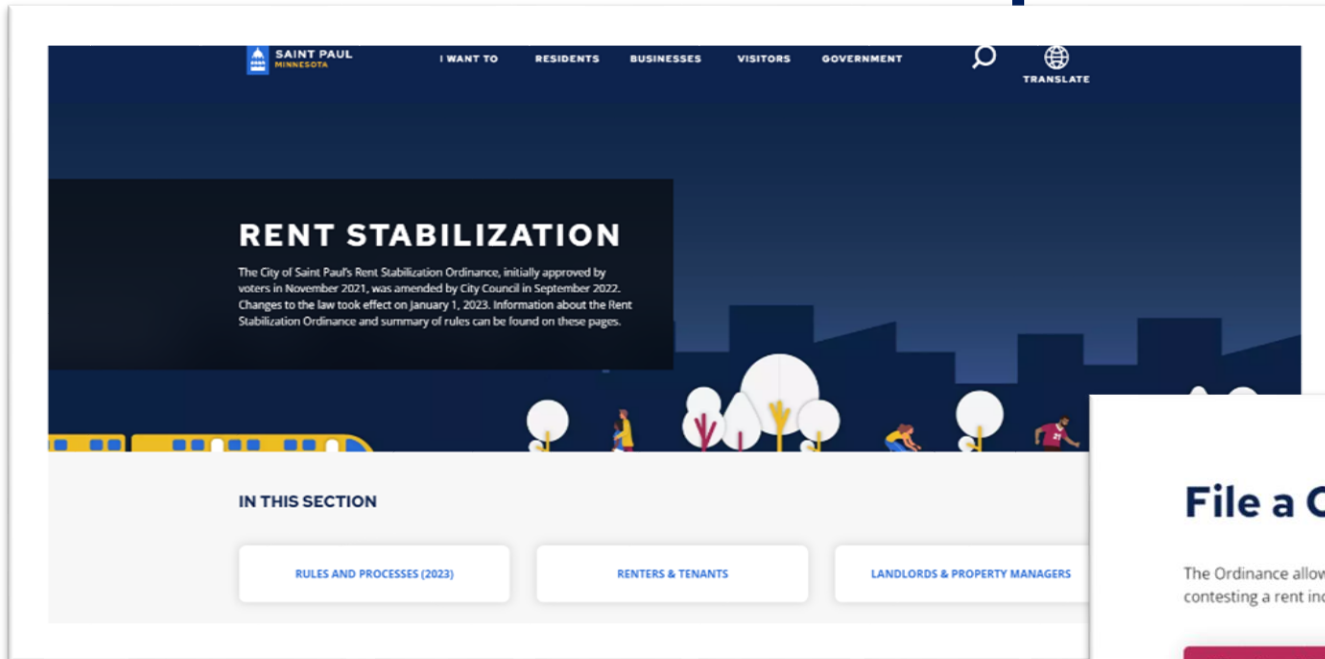
## Rent Increase Exemptions

Landlords of rental units that qualify as low-income housing or new construction are not required to obtain City approval for rent increases. However, landlords are required to notify prospective tenants if a rental unit is not subject to the Ordinance.

- **Low-Income Housing Providers:** Applies to affordable housing whose rents are otherwise regulated by government in an agreement with a government agency. For example, 4D Program, Section 8 housing, Section 42 housing.
- **20-Year New Construction:** Includes both new construction (from the ground up) and non-residential property that is converted to residential property.



## Rent Stabilization Complaints



### File a Complaint

The Ordinance allows complaints to be submitted for failure to comply with the Rent Stabilization Ordinance. Complaints are focused on issues such as contesting a rent increase and can be anonymous, although detailed information is useful for complaint investigations.

[File a Complaint](#)

The City is committed to making its services, programs, and activities available to all. The interactive webform on this page is available in English and Spanish. For additional assistance translating the rules, process steps, and the Ordinance, in various languages please contact the Department of Safety and Inspections by email at [rent-stabilization@ci.stpaul.mn.us](mailto:rent-stabilization@ci.stpaul.mn.us) or by phone at 651-266-8553.




# SAFETY AND INSPECTIONS RENT STABILIZATION

## Rent Stabilization Appeals

Administered by Council Legislative Hearing Officer

- **Website:** [stpaul.gov/rent-stabilization-appeals](http://stpaul.gov/rent-stabilization-appeals)
- **Email:** [RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)
- **Phone:** 651 266-8568



### APPLICATION FOR RENT STABILIZATION APPEAL

Saint Paul City Council – Legislative Hearings  
310 City Hall, 15 W. Kellogg Blvd.  
Saint Paul, Minnesota 55102  
Telephone: (651) 266-8585

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number \_\_\_\_\_)
- Copy of the City-issued orders/letter being appealed
- Attachments you may wish to include
- This appeal form completed
- Walk-In OR  Mail-In

**HEARING DATE & TIME**  
(provided by Legislative Hearing Office)  
Thursday, \_\_\_\_\_

Time between: \_\_\_\_\_

Location of Hearing:  
Room 330

**Address Being Appealed:**

Number & Street: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Building Name (if applicable): \_\_\_\_\_

Appellant is:  Tenant  Property Manager  Owner Email \_\_\_\_\_

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address if Not Appellant's: \_\_\_\_\_

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell \_\_\_\_\_

**What Is Being Appealed and Why? Attachments Are Acceptable**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Revised 1/10/2023



## Customer Service by the Numbers

Metric	05/01/22–12/31/22	01/01/23–12/31/23
<b>Rent Increase Exception Requests</b>	Total Submitted: 227 Total Approved: 167 Staff Determination: 43 / 9 Self-Certification: 184 / 158	Total Submitted: 154 Total Approved: 75 Staff Determination: 41 / 25 Self-Certification: 113 / 50
<b>Just Cause Vacancy Requests</b>	Not applicable. Just Cause Vacancy was added with the Rent Stabilization Ordinance amendments that took effect on January 1, 2023.	Submitted: 861 Approved: 781 Denied: 7 In Process: 73
<b>Complaints</b>	Complaints Received: 109 Complaint Letters Sent: 69	Complaints Received: 93 Complaint Letters Sent: 18
<b>Appeal Hearings Conducted</b>	2 Landlord Filed + 4 Tenant Filed = 6 Total	2 Landlord Filed + 10 Tenant Filed = 12 Total



## Rent Stabilization Additional Information

- **Website:** [stpaul.gov/rent-stabilization](http://stpaul.gov/rent-stabilization)
- **Email:** [rent-stabilization@ci.stpaul.mn.us](mailto:rent-stabilization@ci.stpaul.mn.us)
- **Phone:** 651-266-8553



# **Fire Safety Inspection Division**







# Fire Safety Inspection Division

- Responsibility for the management & enforcement of the Fire Certificate of Occupancy program thru scheduled inspections and timely response to complaints in all Commercial, Multi-Family Residential and Non-Owner Occupied 1 & 2 Family Dwellings
- Organized into three operational units.
  - Commercial Inspections
  - Residential Inspections
  - Fire Protection Engineering





### **Residential Inspections:**

- Inspection schedule, proactive inspections
- Complaint inspections, turnaround times
- Enforcement tools, reinspections, revocation/condemnation, criminal citation

### **Current Building Inventory:**

- 13,000 Rental 1& 2 Family Dwellings
- 4,500 Commercial Buildings
- 3,500 3+ Unit Multi-Family Buildings
- 500 Mixed Res-Com'l Buildings



### **Inspection Services:**

- 22,000 Scheduled Fire C of O Inspections
- Respond to approx. 8,000 complaints annually
  - Complaints have increased from approx. 3,500 annually since adding 1& 2 family rentals
- Answer ~700 annual requests for service from Firefighters who have been on scene of an incident and observed possible deficiencies which require inspection follow-up
  - Recently expanded similar process in Police Department
- Respond to after hour calls to assist emergency responders to prevent displacing residents after an emergency



# **Residential Grading System — Proactive Inspections**

- Class A - 6 year inspection cycle
- Class B - 4 year inspection cycle
- Class C - 2 year inspection cycle
- Class D – 1 year inspection cycle\*

\*Grading system allows us to focus resources on most distressed properties.

## **Complaint Inspections**

- Goal is to respond to complaints within 24 hours / next business day
- Life safety / habitability are main priority
- Immediate to reasonable time to compliance deadlines
- On-call staff to assist in emergency situations



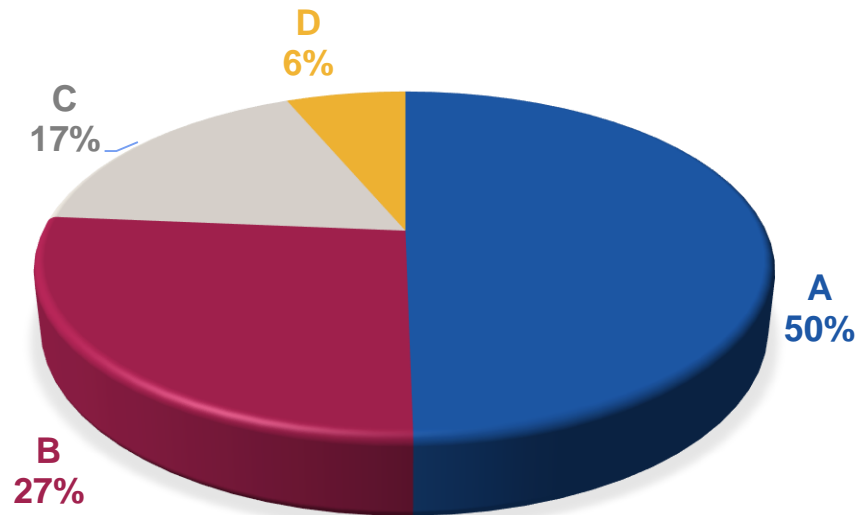
## **Tools for compliance**

- Grading System — Incentive to maintain good properties.
- Reinspection Fees — Faster compliance minimizes inspection fees.
- Revocation of the Fire Certificate of Occupancy
  - Failure to comply could result in vacation of the building. Lost rent, Vacant Building fees.
- Criminal Citation — Penalizes landlords with misdemeanor citation. Mandatory court appearance.

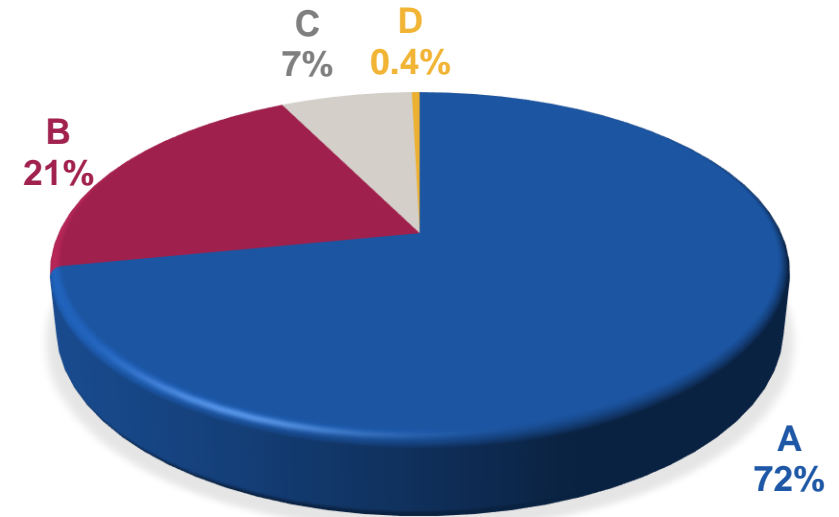


# Letter grades for Residential Fire Certificate of Occupancy program

**FEB 2016**



**FEB 2024**



# **Code Enforcement Division**

- **Complaint Investigations (Code)**
- **Vacant Buildings (VB)**
- **Truth in Sale of Housing (TISH)**





# **Code Enforcement Division — Building Safety**







## **Neighborhood Complaints**





## **Neighborhood Complaints**





# Vacant Buildings





# **N O T I C E**

## **REGISTERED VACANT BUILDING**

**THE CITY OF SAINT PAUL, DEPARTMENT OF SAFETY AND INSPECTIONS, DIVISION OF CODE ENFORCEMENT HAS REGISTERED THE PREMISES LOCATED AT:**

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AS A VACANT BUILDING IN ACCORDANCE WITH SAINT PAUL LEGISLATIVE CODE, CHAPTER 43,

***THIS BUILDING SHALL NOT BE SOLD OR OCCUPIED WITHOUT FIRST RECEIVING WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL, DEPARTMENT OF SAFETY AND INSPECTIONS.***

ANY PERSON HAVING OWNERSHIP RESPONSIBILITY OR FINANCIAL INTEREST IN THIS PREMISES SHOULD CALL THE ENFORCEMENT OFFICER.

CITY OF SAINT PAUL  
DSI - CODE ENFORCEMENT  
375 JACKSON STREET, SUITE 220  
SAINT PAUL, MN 55101-1806  
PHONE: (651) 266-8989

**THIS NOTICE SHALL NOT BE REMOVED WITHOUT  
AUTHORIZATION FROM THE DIVISION OF CODE  
ENFORCEMENT**

---

**Office Phone: (651)**

**ENFORCEMENT OFFICER**

**DATE POSTED**

Yog tias koj tsis to taub tsab ntawv no, hu rau (651) 266-8989. Peb mam nhriav ib tug Hmoob los pab txhais Nws yuav pab dawb xwb.

Si usted habla el Español y no entiende esta nota, llama (651) 266-8989 para un traductor. No costo.



## **How Does a Building Become a Registered Vacant Building?**

- Unsecured; or
- Secured by other than normal means (boarding); or
- A dangerous structure; or
- Condemned (referral by Fire Department, Police Department, Fire Inspector, Code Enforcement Inspector, field find); or
- Has multiple housing or Building Code violations; or
- Is condemned and illegally occupied; or
- Is unoccupied for a period of time longer than one year during which time the Enforcement Officer has issued orders to correct nuisance conditions. Tall grass and weeds and un-shoveled sidewalks most common.

**Enforcement: A vacant building inspector will go to properties generally every two weeks to assure they are unoccupied and secure.**



# Categories and Reoccupancy of Vacant Buildings

## **Category I - \$2,459 annual fee (waived 90 days for a fire if DSI receives the registration form)**

- Payment of registration fees.
- Notify the city of new ownership.
- Restore utilities and comply with orders for legal occupancy.
- Obtain a Truth-in-Sale of Housing Report for sale.

## **Category II - \$2,459 initial fee for first year, \$4,918 renewal fee**

- Sale Review Process: If a building does not change ownership, sale review is not required. An owner could also be a lien holder. In that case, prior to issuance of permits, a code compliance inspection will need to be obtained and the deficiencies corrected prior to having a Certificate of Code Compliance issued.
- Application of new ownership \$324 fee.
- Conformance with zoning requirements. If a building is vacant for more than one year, it loses its legal non-conforming status (frequent with duplexes). *Exception - if the building was built as a duplex or building inspector informs vacant building staff of the fact.*
- Vacant Building Registration Form and payment of fee if due.
- Code Compliance Report.

(Continued)



## **Category II – (Continued)**

- Cost estimate from licensed contractor for all repairs to be done in accordance with the Code Compliance Report. Exception: if a homeowner's affidavit of residency is filled out, all permits other than plumbing may be pulled by the homeowner.
- A timeline for completing all repairs.
- Proof of financial capability to complete all repairs.

While sale review is required prior to issuance of any permits, many properties close without a sale review. Worst case scenario - someone buys a property with a TISH and is then informed of the process.

## **Category III - Legislative Hearings - City Council, \$4,918 annual fee**

- Order to Abate nuisance has been issued.
- No sale without a Certificate of Code Compliance or Certificate of Occupancy.
- How do they become rehabilitated? In many cases, a purchaser will have an agreement where title will transfer upon completion of the code compliance repairs.
- Requires a \$5,000 six-month performance deposit.
- City Council approves Legislative Hearing Officer's recommendation to allow time to rehabilitate the property or raze the building.

*Robert Humphrey, Vacant Building Project Facilitator, 651-266-9123*

**<https://www.stpaul.gov/departments/safety-inspections/rent-buy-sell-property/vacant-buildings/vacant-building-program>**



## Truth-in-Sale of Housing



- All single family, duplex, condominium, and townhomes are required to have a TISH evaluation completed prior to marketing a property for sale so it can be viewed by any potential buyer.
- The report is good for one year, or 365 consecutive days, from the date of its issuance and is valid for only one sale by the owner listed on the report.
- A TISH evaluation is required for properties listed as a Category 1 vacant building prior to a sale.
- A TISH is not necessary for the sale of a property to Immediate Family.
- An alternatively accepted inspection report may be a valid Certificate of Code Compliance or a current Certificate of Occupancy.

Vicki Sheffer, TISH Program Manager, 651-266-1935

<https://www.stpaul.gov/departments/safety-inspections/rent-buy-sell-property/selling-or-buying-properties/truth-sale-housing>



# **Homeless Assistance Response Team (HART)**





# The Homeless Assistance Response Team



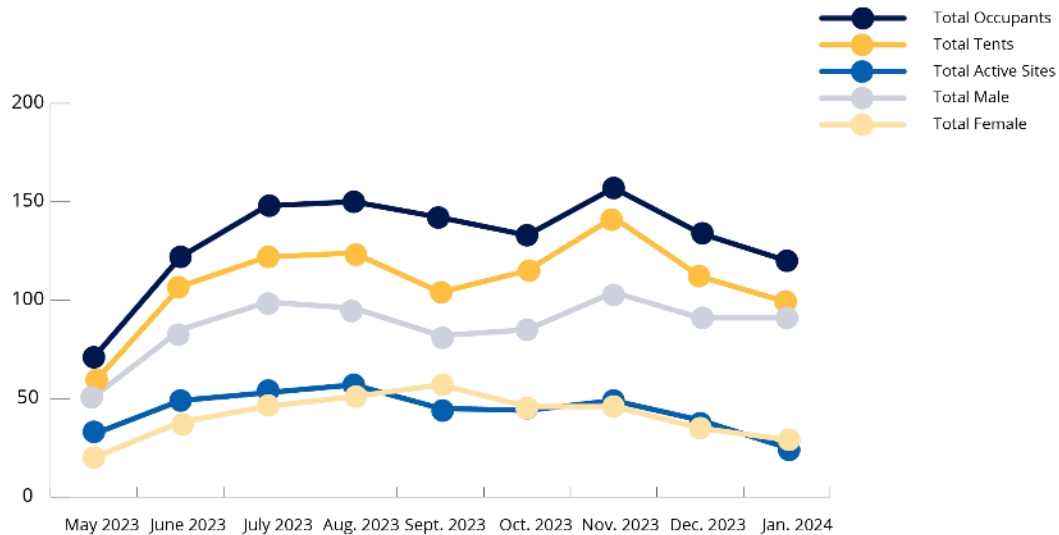


## Dashboard

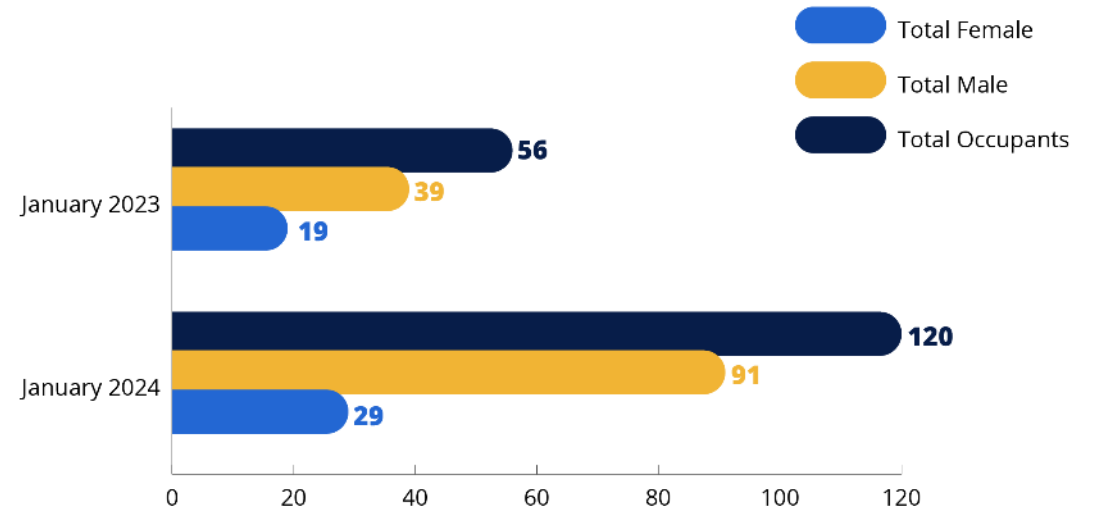
Almost 8,000 camp assessments by city staff since keeping records in May 2019



### Total Sites and Occupants by Month

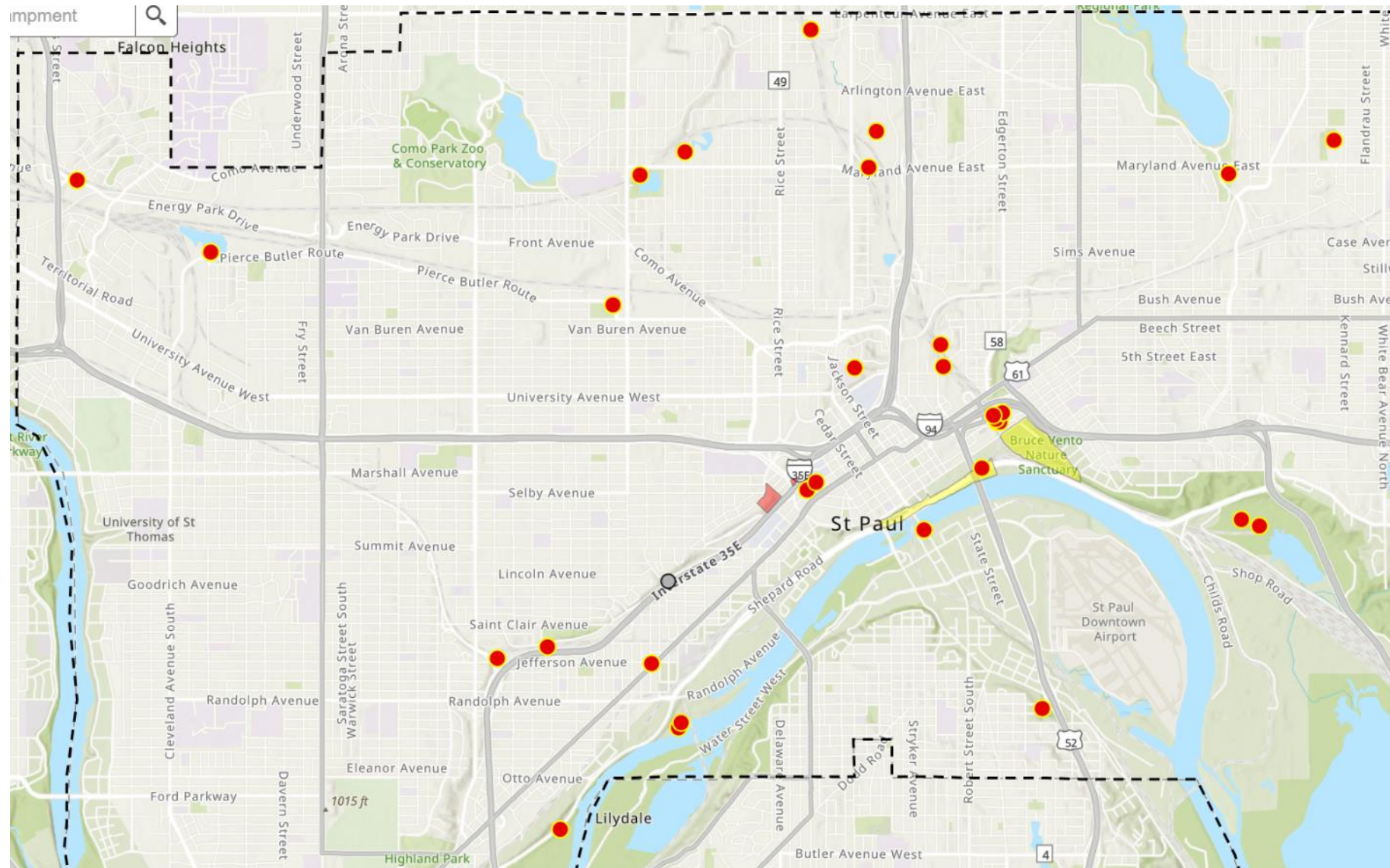


### Demographics Served This Month





# SAFETY AND INSPECTIONS HART





## SAFETY AND INSPECTIONS HART



Approximately 15–20 sites are cleaned each week.



# Relentless engagement = collaboration and creativity





## A Notice to Vacate is also an invitation to engage.

**NOTICE TO VACATE**

The City of Saint Paul requests your assistance to protect your health and safety.

This site will be cleared on \_\_\_\_\_.

You are required to vacate this site. Please remove all of your personal belongings, including any tents or similar structures, clothing, bedding and household items. Work crews will then remove any remaining items and debris and clean the site. All items remaining on the site will be disposed of.

Outreach workers from Outside In, People Inc., and RADIAS Health are visiting this site regularly. We strongly encourage you to connect with those resources to help find housing.

In addition, you can access these resources by contacting the providers below directly.

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**UNION GOSPEL MISSION**  
77 East 9<sup>th</sup> Street  
Saint Paul, MN 55101  
651-228-1800



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**CATHOLIC CHARITIES-HIGHER GROUND**  
435 Dorothy Day Place  
Saint Paul, MN 55102  
651-647-2330



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Ramsey County Housing Assistance  
Housing assistance varies depending upon your situation:

- Families with children-call 2-1-1 (or 651-291-0211)
- Adults (age 25 and older) -- call Catholic Charities at 651-647-2350
- Youth (24 years and younger, not with your family) -- call the SafeZone at 651-224-9644
- Veterans -- Call Ramsey County Veterans Services at 651-266-2545



## The HART team has:



Assisted close to 70 individuals into housing.

- Assisted 4 individuals directly into treatment.
- Completed countless housing assessments.
- Built relationships with over a dozen community partners.
- Facilitated 4 Business leader/ security/ property management trainings focused on:
  - Narcan training
  - The culture of Homelessness
  - Mental Health/Chem Health 101
  - Youth outreach services
  - Area homeless day services and shelters



**PLANNING AND ECONOMIC  
DEVELOPMENT**

# **Familiar Faces**



**SAINT PAUL  
MINNESOTA**

**STPAUL.GOV**



- A subset of our community members who are experiencing homelessness have been cycling through...
  - Shelters
  - Encampments
  - Permanent Supportive Housing
  - Criminal Justice System
  - Jail
  - Hospitals/Clinics
  - Treatment Programs (both Chemical and Mental health)
- Ultimately this “cycle” is taking up a disproportionate amount of city response without long-term sustainable results
- **Familiar Faces** will focus on systems mapping, design, and improvement work centered on **creating a system of integrated care** for complex health populations that are also experiencing homelessness. The Familiar Faces initiative will consist of the following components.
  - An intensive care management team (Department of Justice Funding)
  - A dedicated transitional/interim shelter space (HOME-ARP and State OEO funding)
  - System reform

**POLICE**

# **Code Enforcement**

**Formerly F.O.R.C.E.  
Focusing Our Resources on  
Community Empowerment**



**SAINT PAUL  
MINNESOTA**

**STPAUL.GOV**



## Police Code Enforcement Activities

- We continue to focus our resources on empowering community to resolve problems.
- Citywide resource headed by an Investigative Commander in each patrol district.
- Combine the elements of patrol, a housing inspector, our public, and other related agencies and programs to work on projects and generating compliance from people who may not adhere to city ordinances designed to support quality of life and livability issues.
- Investigate cases involving problem properties reported to 911, via online reporting, or personal contact with district leadership.
- Support city unsheltered response initiatives and maintain relationships with property owners and unsheltered persons alike to ensure safety and security in the community.
- Assist the patrol divisions on calls for service, especially situations involving problem properties, related behavioral activities, and other quality of life issues.
- Assist other units and agencies on investigations as determined by the unit head.
- Develop a close working relationship with the community and respond to their concerns promptly, courteously, and efficiently through prevention before enforcement.
- Build police-community partnerships to combat crime; fostering and encouraging police and community connections at the district level.

# Resident Services





# Minnesota's Best Tasting Water

## Lead Pipe Replacement Project

- Lead service line replacements are organized and prioritized for efficiency and impact within areas where:
  - The proportion of vulnerable and disadvantaged populations (low-income, and under age 5)
  - Water main replacement and street reconstruction projects are planned to occur.
- In-House - **545** services planned for replacement
- Contracted - Hatch/Park, up to **411** service replacements
- Lawson/Forest Project Area pending remaining funds
  - Up to **205** service replacements



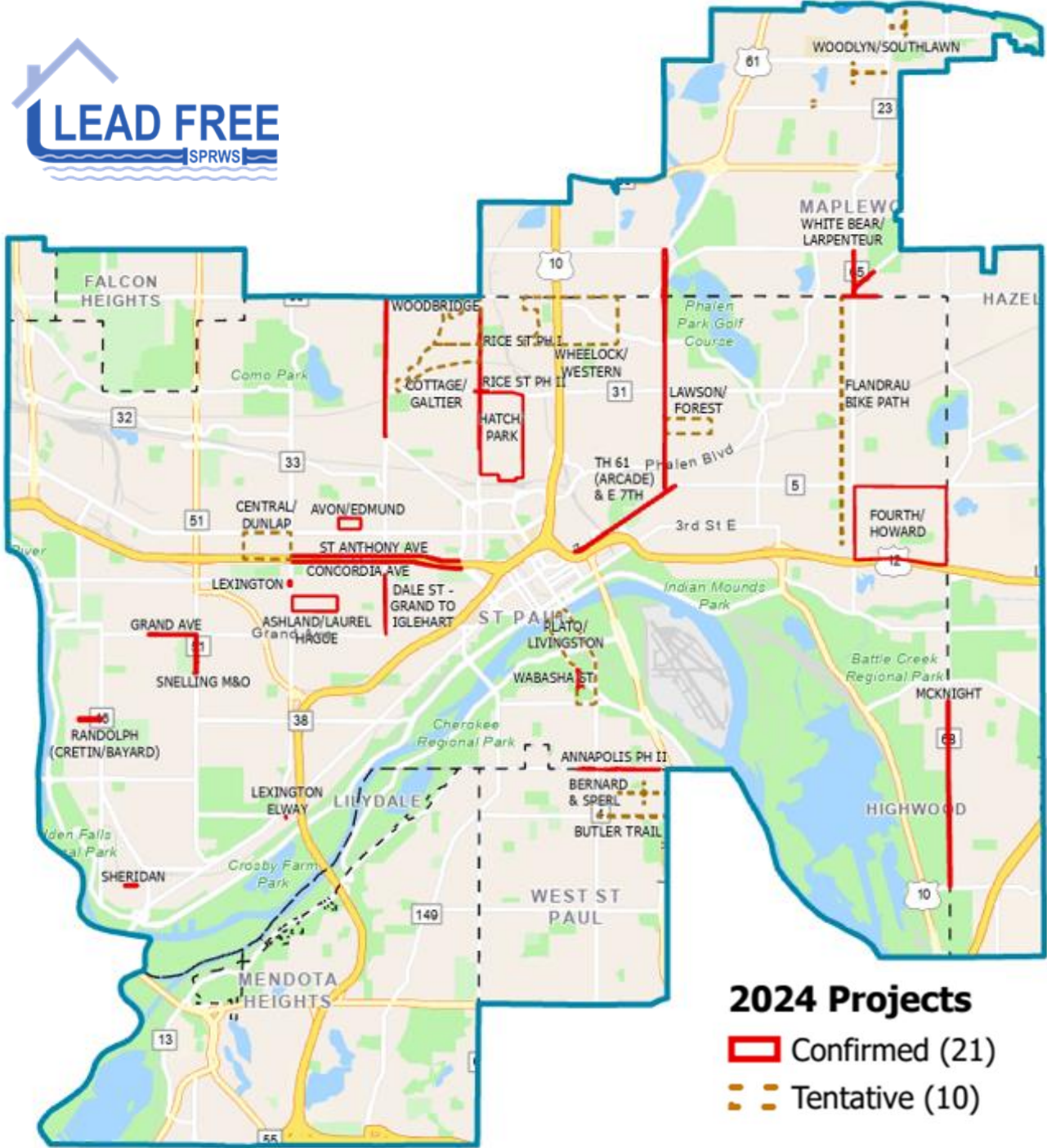
10-YEAR PROGRAM TO REMOVE LEAD WATER SERVICES WITHIN THE SPRWS DISTRIBUTION SYSTEM



PRIVATE REPLACEMENTS WILL BE OFFERED WITHIN DESIGNATED ZONES AND PROJECT AREAS



REPLACEMENTS ARE VOLUNTARY AND FREE FOR THE PROPERTY OWNER



# 2024 Project Areas





## Toilet Replacements

\$100k



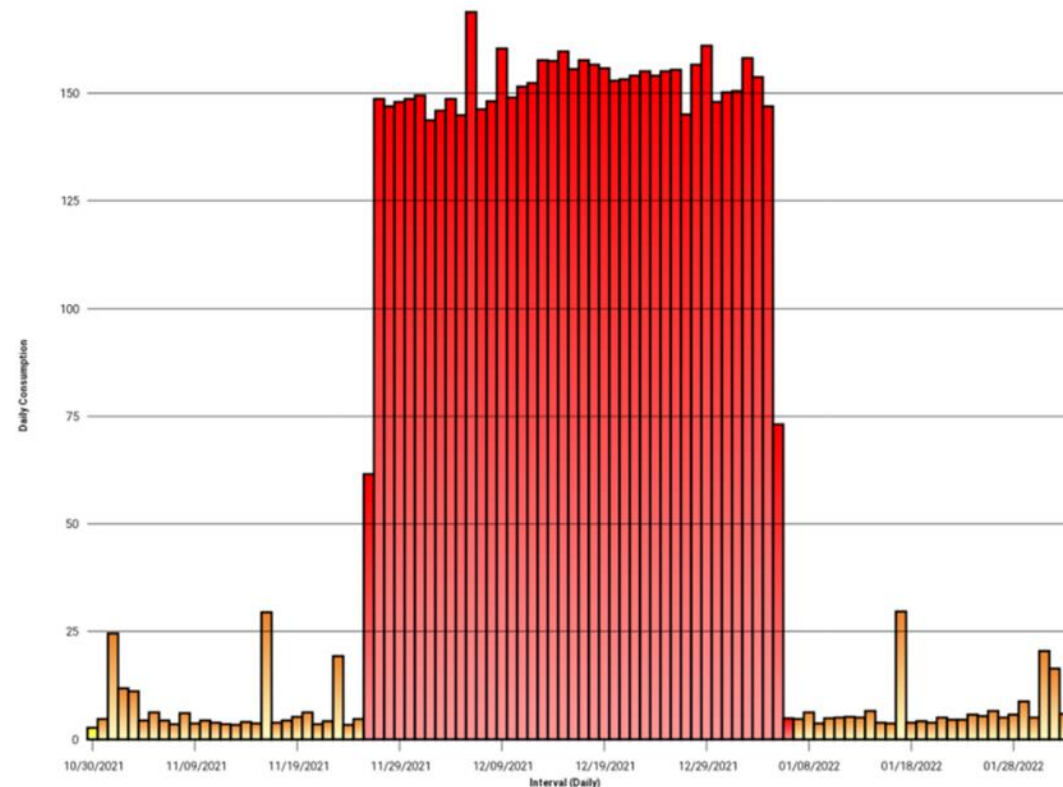
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## Advanced Metering Infrastructure



\$150k

- \$100,000 grant from the Metropolitan Council
  - 242 Toilets replaced (\$413/toilet = parts + labor)
  - Estimated savings of 3.4 million gallons/year
  - 40 gallons/day/toilet replaced
  - Estimated savings: \$7/unit/month = \$84/year



Identification and  
elimination of  
residential water  
leaks that may  
result in smaller  
water bills.



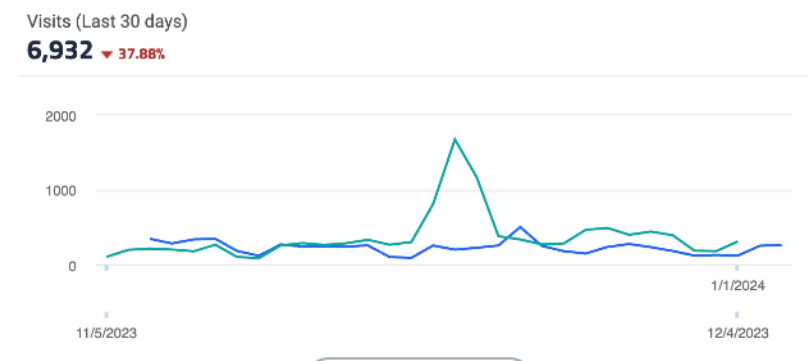


## Housing and StPaul.gov

### Top 10 Housing Pages in 2023

Title	URL	Page views   % of total	Visits   % of total	Avg. page views
Lead and Household Water   Saint Paul Minnesota	https://www.stpaul.gov/departments/saint-paul-regional-water-services/about-your-water/lead	16,796   18.3%	12,968   19.8%	1.30
Truth-in-Sale of Housing   Saint Paul Minnesota	https://www.stpaul.gov/departments/safety-inspections/rent-buy-sell-property/selling-or-buying-properties/truth-sale-housing	16,512   18.0%	12,840   19.6%	1.29
1-4 Unit Housing Study   Saint Paul Minnesota	https://www.stpaul.gov/departments/planning-and-economic-development/planning/current-activities/1-4-unit-housing-study	6,373   7.0%	4,898   7.5%	1.30
Housing   Saint Paul Minnesota	https://www.stpaul.gov/departments/planning-and-economic-development/housing	4,685   5.1%	3,482   5.3%	1.35
Housing and Redevelopment Authority (HRA)   Saint Paul Minnesota	https://www.stpaul.gov/departments/planning-and-economic-development/housing-and-redevelopment-authority-hra	4,268   4.7%	3,750   5.7%	1.14
4D Affordable Housing Incentive Program   Saint Paul Minnesota	https://www.stpaul.gov/departments/planning-and-economic-development/housing/housing-trust-fund/4d-affordable-housing	3,362   3.7%	2,958   4.5%	1.14
Three Affordable Housing Projects Move Forward at Highland Bridge   Saint Paul Minnesota	https://www.stpaul.gov/news/three-affordable-housing-projects-move-forward-highland-bridge	2,964   3.2%	2,647   4.0%	1.12
Families First Housing Pilot   Saint Paul Minnesota	https://www.stpaul.gov/departments/planning-and-economic-development/housing/housing-trust-fund/families-first-housing	2,780   3.0%	2,422   3.7%	1.15
Household Hazardous Waste   Saint Paul Minnesota	https://www.stpaul.gov/departments/public-works/recycling-and-waste-reduction/household-hazardous-waste	2,720   3.0%	2,392   3.7%	1.14
Lead and Household Water   Saint Paul Minnesota	https://www.stpaul.gov/departments/saint-paul-regional-water-services/about-your-water/lead#free-lead-testing	1,953   2.1%	1,695   2.6%	1.15

### Visits in the Past 30 Days



### Internal Search Results for "housing"

Internal search term	Visits   % of total	Searches	Actions	Average search results	Search exits
housing	68   <0.1%	102	🔍	0.00	7
truth+in+housing	64   <0.1%	73	🔍	0.00	1
student+housing	25   <0.1%	31	🔍	0.00	0
truth+in+sale+of+housing	17   <0.1%	20	🔍	0.00	0
safe+housing	12   <0.1%	17	🔍	0.00	1
Affordable+housing	11   <0.1%	15	🔍	0.00	2
public+housing	10   <0.1%	14	🔍	0.00	0
Housing+	9   <0.1%	12	🔍	0.00	1
fair+housing	9   <0.1%	14	🔍	0.00	0
1-4+unit+housing+study	9   <0.1%	10	🔍	0.00	0

- OTC has created a Housing Dashboard on SiteImprove.
- A preliminary analysis shows at least 90 pages on the website that substantively refer to the City's housing resources and programs.
- Additional analysis can be conducted on these pages.



# We're Ready to Make Connections

