



Saint Paul Inspiring Communities Program
HRA Update Presentation June 23, 2021

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Inspiring Communities

- Origin of the Inspiring Communities Program
 - Invest Saint Paul Initiative
 - Neighborhood Stabilization Program
- Review of Program goals
- Accomplishments to date
- Next Steps

ISP and NSP legacy

- Our Inspiring Communities Program is built upon the legacy of the Invest Saint Paul Initiative and funding from the Federal Government's Neighborhood Stabilization Program

Inspiring Communities Overview

- Program developed in Spring of 2013
 - 391 properties (240 remained at the time the program was developed)
- Goals:
 - Stimulate market to “preserve, grow & sustain” neighborhoods
 - Use inventory as a catalyst for neighborhood transformation
 - Create programs that leverage investment in weak and/or borderline markets
 - Meet our legal obligations
 - Standardize the HRA’s disposition policy with clearly understood procedures and application process

Accomplishments to Date

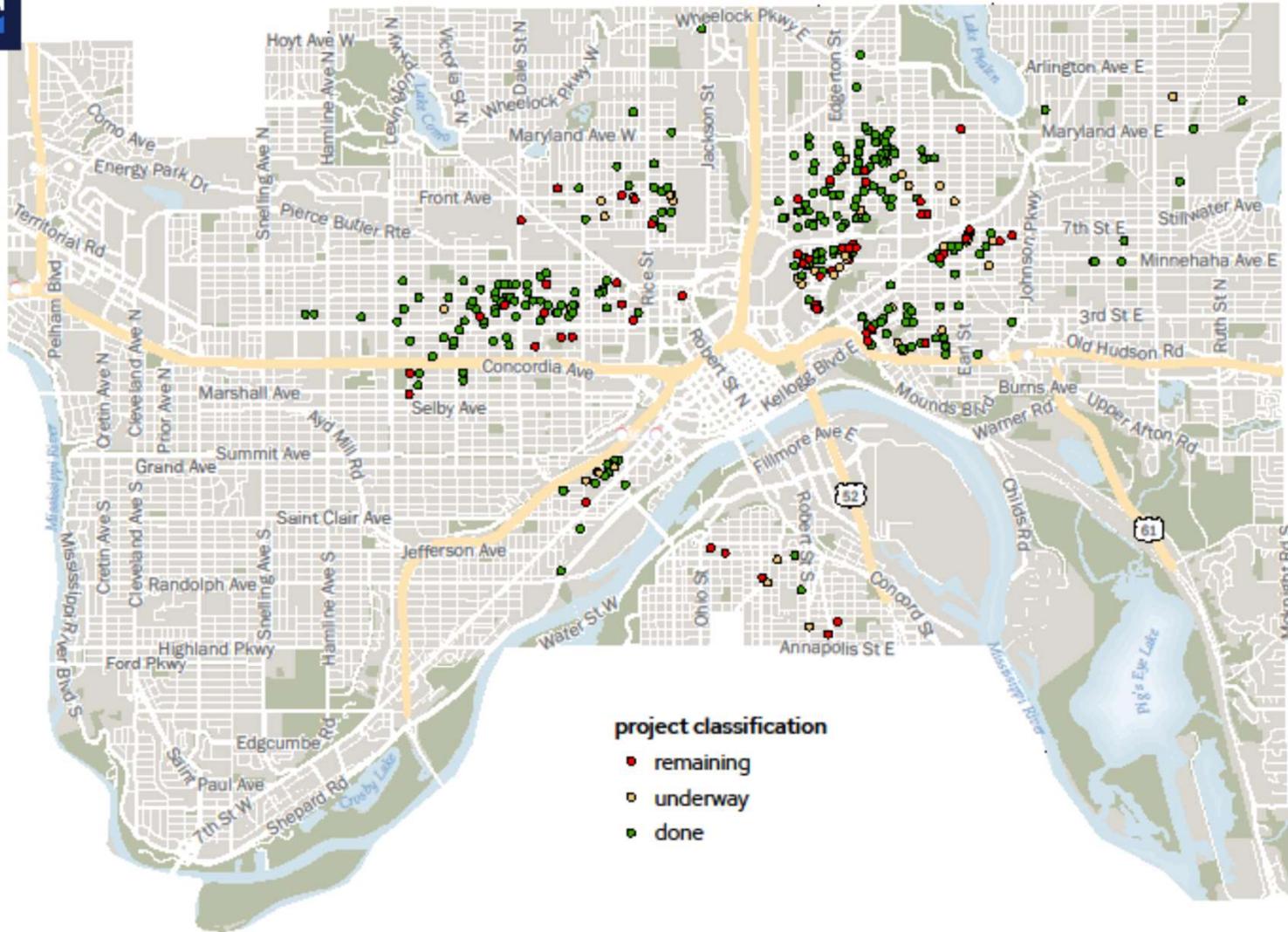
391 Properties

- 291 have been sold to an end occupant, renter or purchaser
- 39 projects or sales in process
- 61 remaining properties



Inspiring Communities Projects, 2013-present

June 19th, 2021



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Scale: 10/21/2020 10:57:19 AM. Coordinates: 44.811111, -93.083333. Data source: St. Paul Enterprise file, 2021; and Inspiring Communities program tracking data. Map is a Mercator projection. © 2021 Inspiring Communities. All rights reserved.

Completed Projects

- 291 have been sold to an end occupant, renter or purchaser
 - 80 New Construction
 - 177 Rehabs
 - 16 Splinter parcels
 - 18 vacant lot sales
- } 290 new households

Demographics (290 households)

	OWNERSHIP		RENTAL	
	232 IC Homes	Saint Paul	58 IC Homes	Saint Paul
Household Median Income	\$53,451	\$91,129	\$20,594	\$38,705
Female Head of Household	33%	24%	72%	40%
Average Household Size	3.27	2.98	3.96	2.41
Household Area Median Income				
< 30%	2%		37%	
30-50%	29%		63%	
50-80%	26%		-	
80-120%	40%		-	
≥ 120%	3%		-	
Race				
Black/African American	28%	5%	64%	25%
Asian	22%	9%	14%	14%
Native Hawaiian/Pacific Islander	1%	<1%	-	<1%
American Indian/Alaskan Native	1%	1%	1%	2%
White/Caucasian	46%	79%	24%	54%
Other	-	3%	-	7%
Hispanic	10%	5%	2%	15%

Projects in Process

- 39 projects or sales in process
 - 2 Rehabs (47 Douglas Street and 767 4th Street E)
 - 1 rehab and 4 adjacent lots part of Reaney Minnehaha ADU project
 - A few are now folded in to the Rivoli Bluff development
 - Remaining are all new construction s.f. homes in some stage of completion

61 Remaining Properties

- 14 to be offered for New Construction in 2021
- 11 tentatively targeting 2022 RFP
- 10 garden use
- 7 side lot splinter sales
- 10 special consideration unique future RFPs
- 9 long term hold / tbd

Fall 2021 RFP #7

- Plan to offer approx 12-14 buildable lots through RFP process in Fall 2021
- 3-4 of the lots can support duplexes
- Duplex ownership as wealth-building tool
- Deeper reach to lower income homebuyers
- New and emerging small real estate developers, particularly BIPOC developers.
- Analysis of subsidy cap prior to release