

Moermond, Marcia (CI-StPaul)

From: Howell, William (CI-StPaul)
Sent: Wednesday, July 10, 2013 11:33 AM
To: Moermond, Marcia (CI-StPaul)
Subject: FW: Data Request From Metro HRA

Will Howell
Interim Legislative Aide to Councilmember Amy Brendmoen
651-266-8651 (o)
william.howell@ci.stpaul.mn.us

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From: Howell, William (CI-StPaul)
Sent: Wednesday, July 03, 2013 3:02 PM
To: 'Commers, Jon'; Owens, Phil (CI-StPaul)
Cc: Cervantes, Ricardo (CI-StPaul); Schroeder, Greg (CI-StPaul); Shaff, Leanna (CI-StPaul); Magner, Steve (CI-StPaul); Brendmoen, Amy (CI-StPaul)
Subject: RE: Data Request From Metro HRA

Thanks a ton, Jon. This is extraordinarily helpful, but I think we would like to see the redacted reports. We certainly understand the privacy concerns – so definitely remove whatever person data on the tenants is necessary – but we'd like to check your reports against the copies of your reports that the property owner submitted to us, as well as to see the actual, verbatim wording of the caseworkers who inspected the properties.

Truly, thanks a ton for acting so quickly on this!
Best,
Will

Will Howell
Interim Legislative Aide to Councilmember Amy Brendmoen
651-266-8651 (o)
william.howell@ci.stpaul.mn.us

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From: Commers, Jon [<mailto:Jon.Commers@metc.state.mn.us>]
Sent: Wednesday, July 03, 2013 12:03 PM
To: Owens, Phil (CI-StPaul); Howell, William (CI-StPaul)
Cc: Cervantes, Ricardo (CI-StPaul); Schroeder, Greg (CI-StPaul); Shaff, Leanna (CI-StPaul); Magner, Steve (CI-StPaul); Brendmoen, Amy (CI-StPaul)
Subject: RE: Data Request From Metro HRA

All,

Please see below the information compiled by Beth Reetz, Director of Housing and Livable Communities at Met Council. If this info does not meet your needs for the inquiry, please give me a call and we can discuss. I am available today, Friday and next week as well.

Jon



Jon Commers

Council Member, District 14 (St. Paul)

jon.commers@metc.state.mn.us

P. 651.645.4644

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Hi Jon-

Yes, over the last couple of years 3 apartments at 1660 Cumberland, St Paul were occupied by participants of the Shelter Plus Care program. While the HRA does not operate the Section 8 program within the City of St Paul (and several other cities), we do operate several smaller specialized federal and state rent assistance programs throughout the region. Shelter Plus Care is one of them – designed for disabled, homeless individuals and families. For all rent assistance programs HUD requires that a Housing Quality Inspection (HQS) be performed at least annually by the housing authority.

HUD's HQS standards are very minimal and focus on "safe, decent, sanitary". They do not come close to building or fire code standards. They are intended to meet the HUD requirement for rent subsidy only, and are not intended to serve any other purpose or to take the place of other jurisdictional required standards/inspections.

That being said, a Metro HRA inspector, did inspect an apartment at 1660 Cumberland, St Paul in September 2012. The unit failed for a non-functioning burner on the stove, a nonproperly functioning latch on the apartment entry door, a nontesting smoke detector, and broken glass in the building entry door. The repairs were made and inspection passed November 2012 prior to the December recertification date and therefore rent subsidy payments were not interrupted. Although the HRA has stopped/abated payment to the owner of the property effective June 1, 2013 based on a report by the tenant and confirmation from the City that the properties certificate of occupancy has been revoked, our understanding is the tenant has not yet vacated. The HRA has supplied the tenant with the paperwork to enable a move.

Additionally, another unit was inspected in March 2013. The unit also failed the inspection for stove burner issue, light socket issue in bathroom, repair to flush handle on toilet, repair tub/shower diverter, a brackets missing for refrigerator shelf. Also one item was critical and required immediate (24 hour) repair. It involved leaking waste water into the bathroom through the ceiling from the unit above. The owner did not make the repair(s) and the tenant vacated.

The third assisted tenant vacated back in August 2012 and the inspection for that occupancy occurred prior to Sept 1, 2011.

Due to the confidentiality of all information related to assisted tenants, I do not want to provide copies of the inspections because they "confirm" that the occupant of the unit is a recipient of federal rent assistance and this is a violation of their privacy. We can, but we find that the redacted information (address, unit number, etc) often render the copy of the inspection useless. I am hoping the information above with satisfy the inquiry.

Please contact me today if you need further information. After today, please contact Sue Putz, HRA Assistant Manager, or Terri Smith, HRA Manager, both cc'd on this email.

Best Regards and have a good holiday,
Bteh



Beth Reetz

Director | Housing and Livable Communities

beth.reetz@metc.state.mn.us

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From: Owens, Phil (CI-StPaul) [<mailto:phil.owens@ci.stpaul.mn.us>]

Sent: Wednesday, July 03, 2013 8:04 AM

To: Commers, Jon; Howell, William (CI-StPaul)

Cc: Cervantes, Ricardo (CI-StPaul); Schroeder, Greg (CI-StPaul); Shaff, Leanna (CI-StPaul); Magner, Steve (CI-StPaul); Brendmoen, Amy (CI-StPaul); Owens, Phil (CI-StPaul)

Subject: RE: Data Request From Metro HRA

With Jon working on providing these documents from inside Met Council, that is likely the best route to receiving them.

thanks...

Phil



Phillip Owens, CFI, CFPS

Assistant Fire Marshal

Department of Safety & Inspections

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From: Commers, Jon [<mailto:Jon.Commers@metc.state.mn.us>]

Sent: Wednesday, July 03, 2013 7:32 AM

To: Howell, William (CI-StPaul)

Cc: Owens, Phil (CI-StPaul); Cervantes, Ricardo (CI-StPaul); Schroeder, Greg (CI-StPaul); Shaff, Leanna (CI-StPaul); Magner, Steve (CI-StPaul); Brendmoen, Amy (CI-StPaul)

Subject: Re: Data Request From Metro HRA

Thanks, Will. I am exploring this internally at Met Council today. I appreciate the detail.

Jon

Jon Commers

Metropolitan Council

District 14 (Saint Paul)

(651) 645-4644

On Jul 2, 2013, at 5:01 PM, "Howell, William (CI-StPaul)" <william.howell@ci.stpaul.mn.us> wrote:

Thanks, Phil et. al.!

Looping in Jon Commers, as he has been in touch with Amy about this. Jon, any assistance in executing or expediting this request would be appreciated – and to give you a sense of the timeline, the city council will be considering the property owner's appeal next Wednesday, July 10th. This additional inspection information would help us better understand the property's history.

Thanks!
Will

Will Howell
Interim Legislative Aide to Councilmember Amy Brendmoen
651-266-8651 (o)
william.howell@ci.stpaul.mn.us

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From: Owens, Phil (CI-StPaul)
Sent: Tuesday, July 02, 2013 4:10 PM
To: Cervantes, Ricardo (CI-StPaul); Howell, William (CI-StPaul)
Cc: Schroeder, Greg (CI-StPaul); Owens, Phil (CI-StPaul); Shaff, Leanna (CI-StPaul); Magner, Steve (CI-StPaul)
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Director Cervantes and others:

**We will request these inspection documents from Metro.
However, they are not our documents, and all we can do is ask for copies and hope they are willing to share.**

**It is also important to note, that the Metro Section 8 inspection IS NOT equivalent to the Fire Certificate inspection.
It may be possible to pass the Metro section 8 inspection and fail the Fire Certificate Inspection.**

**I will keep you advised of progress on our request.
Phil**

**Phillip Owens, CFI, CFPS
Assistant Fire Marshal
Department of Safety & Inspections
<image001.jpg> 375 Jackson St. Suite # 220; Saint Paul, MN 55101
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phil.owens@ci.stpaul.mn.us**

Saint Paul Fire Inspectors... Protecting Lives & Property Since 1915

From: Magner, Steve (CI-StPaul)
Sent: Tuesday, July 02, 2013 3:27 PM
To: Cervantes, Ricardo (CI-StPaul)
Cc: Schroeder, Greg (CI-StPaul); Owens, Phil (CI-StPaul)
Subject: RE: Data Request From Metro HRA

To all,

This is a CofO issue.

Phil should be able to help with this.

Steve Magner
Code Enforcement Manager

Department of Safety and Inspections
375 Jackson St Suite 220

<image002.jpg> Saint Paul, MN 55101-1806

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steve.magner@ci.stpaul.mn.us

<image003.jpg> <image004.jpg> <image005.jpg> <image006.jpg>

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From: Cervantes, Ricardo (CI-StPaul)
Sent: Tuesday, July 02, 2013 2:25 PM
To: Schroeder, Greg (CI-StPaul); Magner, Steve (CI-StPaul)
Subject: Fw: Data Request From Metro HRA

Pls get Amy what she needs.

Thx

From: Howell, William (CI-StPaul)
Sent: Tuesday, July 02, 2013 07:02 PM
To: Cervantes, Ricardo (CI-StPaul)
Cc: #CI-StPaul_Ward5
Subject: Data Request From Metro HRA

Hi Ricardo,

We haven't met yet, but I'm filling in for the summer as Amy Brendmoen's legislative aide while Kim is out on maternity leave. (Less crucially, I'm also a Mac grad and a friend of Ahna Minge, who raves about you from her time in Minneapolis).

Anywho, Amy and I were catching up on some of our top-line stuff yesterday and she mentioned that you had said you could request the inspection reports from Metro HRA for the 1660 Cumberland property. Could you do that? The council will be taking up the PO's appeal next Wednesday, and a key allegation the PO has made is that Metro HRA passed the building.

So...either they screwed up and passed it when they shouldn't have, or the property owner is lying. And either way, those documents will help us understand the situation a little better.

Best wishes for the holiday and let me know what you need from me to expedite this.

Cheers,
Will

Will Howell
Interim Legislative Aide to Councilmember Amy Brendmoen
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