



Saint Paul Inspiring Communities Program  
HRA Update Presentation July 13, 2016

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# Inspiring Communities Overview

- Origin of the Inspiring Communities Program
  - Invest Saint Paul
  - Neighborhood Stabilization Program
- Review of Program goals
- Accomplishments to date
- Ongoing activity and budget considerations

# Inspiring Communities Overview

- Program developed in Spring of 2013
  - 378 properties (240 remained at the time the program was developed)
  - Continuation of ISP and NSP legacy
  - Categorized property and developed appropriate strategy
- 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

## 378 Properties

- 227 have been sold to an end occupant, renter or purchaser
- 55 projects or sales in process
- 96 remaining properties

# Completed Projects

- 227 have been sold to an end occupant, renter or purchaser
  - 41 New Construction
  - 152 Rehabs
  - 16 Splinter parcels
  - 18 vacant lot sales
- Resulted in 230 households

# Demographics

	OWNERSHIP		RENTAL	
	IC Homes	Saint Paul	IC Homes	Saint Paul
<b>Household Median Income</b>	<b>\$52,296</b>	<b>\$75,488</b>	<b>\$20,623</b>	<b>\$29,935</b>
<b>Female Head of Household</b>	<b>35%</b>	<b>36%</b>	<b>81%</b>	<b>64%</b>
<b>Average Household Size</b>	<b>3.1</b>	<b>2.65</b>	<b>3.9</b>	<b>2.33</b>
<b>Household Area Median Income</b>				
< 30%	<b>2%</b>		<b>27%</b>	
30-50%	<b>30%</b>		<b>73%</b>	
50-80%	<b>23%</b>		-	
80-120%	<b>42%</b>		-	
≥ 120%	<b>3%</b>		-	
<b>Race</b>				
Black/African American	<b>29%</b>	<b>6%</b>	<b>64%</b>	<b>24.1%</b>
Asian	<b>18%</b>	<b>8.4%</b>	<b>14%</b>	<b>14.1%</b>
Native Hawaiian/Pacific Islander	<b>1%</b>	<b>0.3%</b>	-	<b>0.1%</b>
American Indian/Alaskan Native	<b>1%</b>	<b>0.7%</b>	<b>1%</b>	<b>1.6%</b>
White/Caucasian	<b>51%</b>	<b>82.5%</b>	<b>24%</b>	<b>54.3%</b>
Other	-	<b>2.4%</b>	-	<b>5.9%</b>
<b>Hispanic</b>	<b>11%</b>	<b>33%</b>	<b>2%</b>	<b>67%</b>

# Accomplishments to Date

## 378 Properties

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# Projects in Process

- 55 projects or sales in process
  - 38 New Construction
  - 14 Rehabs
  - 1 Splinter parcels
  - 2 vacant lot sales



# Accomplishments to Date

## 378 Properties

- 227 have been sold to an end occupant, renter or purchaser
- 55 projects or sales in process
- 96 remaining properties

# 96 Remaining Properties

- 5 Dayton's Bluff houses
- 20 new construction
- 5 rehabs
- 11 splinter parcels
- 35 vacant lot sales
- 13 long term hold
- 1 demolition
- 1 UHW subsidy commitment
- 2 208-210 Bates and 216-218 Bates
- 2 648 Bush and 656 Bush
- 1 1036 Marshall

# Cash Subsidy Need

Quantity	Cash need per property	Total cash need	Description
5		\$685,000	Dayton's Bluff 5 houses
10	\$100	\$1,000	Simple conveyance (splinters)
1	\$1,000	\$1,000	Complicated conveyance (encroachment, alley issue)
1	\$11,000	\$11,000	Demolition of 716 Wilson
1	\$45,000	\$45,000	Urban Homeworks 431 Charles
20	\$125,000	\$2,500,000	New construction value gap
5	\$150,000	\$750,000	Rehab value gap
35	\$0	\$0	Lots for sale with no subsidy
13	\$0	\$0	Longer term hold splinter sales
2		?	208-210 Bates and 216-218 Bates
2		?	648 Bush and 656 Bush
1		?	1036 Marshall
<b>96</b>		<b>\$3,993,000</b>	

# Cash Subsidy Need

Forecasted cash need from previous slide: \$3,993,000

## Unknown Funding Needs

- 208 – 210 Bates and 216 – 218 Bates
- 1036 Marshall
- 648 Bush and 656 Bush

## Funds on Hand

\$3,394,241 (comprised of 10 different sources)

## Potential Additional Funding Source

- \$560,000 Met Council and MHFA current application