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JOHN R. SHOEMAKER, P.A.
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January 19, 2011

Kathy Lantry, Council President
Saint Paul City Council
320-C City Hall
15 Kellogg Blvd., West
Saint Paul, MN 55102

Re: ALH 10-557 Appeal of Greg Ryan to a Code Compliance Report at
1644 BUSH AVENUE
PUBLIC HEARING: 1/19/2011, 5:30 p.m.

Dear Council President Lantry:

Shoemaker & Shoemaker, PLLC has been retained by Mr. Greg Ryan to represent him in his appeal before the City Council at the Public Hearing to be today, as referenced above.

Background on the rental property – 3 bedroom single family home purchased by Mr. Ryan in 2007.

Most recently property has been in the Section 8 federal housing voucher program – January 22, 2009 – for a one year term. The tenant was in her second year of the lease coming up for a third year with renewal this month, January 2011. The second year HAP Section 8 lease was scheduled to expire in December 2010.

The home had passed the Housing Quality Standards (“HQS”) initial inspection on 1-22-2009; the first year renewal Housing Quality Standards federal inspection was passed on 12-2-2009.

The Section 8 HAP lease provides that the tenant is responsible for payment of the water bills at the rental home. The tenant had difficulty paying the water bill on three occasions in 2010 and the water was turned off three times.

The rental home was occupied during 2009-2010 by an African American mother and 4 children.

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Greg Ryan, property owner
1644 BUSH AVE

PHA's Monthly Management Report for November 30, 2010, shows that 2 and 3 bedroom rental homes continue to be in high demand in the City and African Americans make up 76-81% of those families on the Section 8 waiting list for 2 and 3 bedroom homes in the City.

Since March 2010, there has been an increase in those families looking for 2 and 3 bedroom homes in the City.

There were 3,970 families on the Section 8 Waiting List on November 30, 2010 – the Waiting List is closed.

The November 30, 2010 Waiting List for Public Housing in the City includes 8,673 families – up from 7,086 families in March 2010 – 1,587 additional families.

It is critical to get this rental property back online in order to provide affordable housing once again to the families that are looking for housing in the City.

Mr. Ryan is appealing the City's actions directed at his Section 8 rental property as follows (also please see Mr. Ryan's Notice of Appeal):

- (1) the designation by the City that the subject property is a "Vacant Building" category II, requiring registration and payment of the "Vacant Building" fee of \$1,100;
- (2) the City's requirement that the subject property as a "Registered Vacant Building" undergo a "Code Compliance" inspection and certification process with the associated fee of \$550 and related costs which the City admits average \$30,000 to complete – see City website;
- (3) the City's continued condemnation of this property and refusal to allow re-occupancy following restoration of water to the property on 9/21/2010;
- (4) the City's failure to allow Mr. Ryan to return the subject Section 8 rental unit to the available housing stock of the City during September 2010 through present even though the rental unit was certified by Section 8 for 2010 as "safe, decent, and sanitary" housing under federal regulations;
- (5) the City's failure to allow Mr. Ryan to return the subject Section 8 rental unit to the available housing stock of the City during September 2010 through present even though the rental unit had passed the City's Certificate of Occupancy inspection program and received a C of O on June 30, 2010;

John R. Shoemaker, Esq. letter, January 19, 2011, page 3
Greg Ryan, property owner
1644 BUSH AVE

(6) the deficiencies in the City's notices of September 2nd, 8th, and 13th, 2010 sent to Mr. Ryan regarding the property; nowhere in these letters does the City indicate that Mr. Ryan's property is going to be subject to the onerous and expensive Vacant Building and Code Compliance Certification process. In fact the September 8, 2010 notice notifies Mr. Ryan that the renewal inspection will occur in June 2011. The notices are, at best, vague, and at worst, deceptive in the statements to Mr. Ryan.

Mr. Don Hedquist has been retained by Mr. Ryan to conduct an inspection of the subject property. Mr. Hedquist is a certified Minnesota Building Official. I have included his 10 page report wherein he has reviewed and analyzed the City's Code Compliance, "Team Inspection" report of December 7, 2010 and conducted multiple on site inspections of the property during the last two weeks.

Mr. Hedquist opines that based on the actual conditions at the property, there is no reason that the home cannot be immediate re-occupied.

We suggest that the Council direct that James Seeger of DSI agree to meet Mr. Hedquist at the property in the next few business days to discuss the Code Compliance Report and Mr. Hedquist's written opinions with an eye toward reaching consensus on what exactly needs to be completed in order to have this rental unit back on line for tenants including Section 8 tenants.

Mr. Ryan has been informed by PHA that they have families now looking for 2 and 3 bedroom rental homes.

Mr. Ryan also requests that the City refund him the \$1,100 Vacant Building Fee and the \$550 Code Compliance inspection fee. Once the Council has had time to review Mr. Hedquist's written report, we believe the Council will see that these fees were and are inappropriate for this property and owner.

We want to remind the Council of the City's certifications under the Community Development Block Grant program to affirmative further fair housing in the City and to conduct an analysis of impediments ("AI") to fair housing choice, including the City's requirements of property owners such as the vacant building and code compliance programs.

We have been unable to locate the City's AI records regarding the programs at issue in this appeal and believe the City should immediately discuss the "impediment to fair housing" that Mr. Ryan has now identified to the City.

John R. Shoemaker, Esq. letter, January 19, 2011, page 4
Greg Ryan, property owner
1644 BUSH AVE

Respectfully,

John R. Shoemaker

JRS/hs
Encls.

cc: Council Member Dan Bostrum
Council Member Dave Thune
Council Member Lee Helgen
Council Member Pat Harris
Council Member Melvin Carter
Council Member Russ Stark
Shari Moore, City Clerk
Sara Grewing, City Attorney
Marcia Moermond, Legislative Hearing Officer

Addendum to Letter, Page 1 of 2
John R. Shoemaker, Esq.
January 19, 2011

1. Report of Don Hedquist, Certified Minnesota Building Official, 1/18/2011 – 10 pages
2. Application for Appeal – 1 page and City Legislative Hearing Notes – Hearing 12-21-2010 - 2 pages
3. City Website printout for 1644 BUSH AVE. – “Permit Online” – 3 pages
4. May 26, 2010 City’s Notice of Condemnation for “No Water Service” – 2 pages
5. City’s Notice of Reinstatement of Fire Certificate of Occupancy – 1 page
6. Fire Certificate of Occupancy – 1 page
7. Regional Water printout – history for 1644 BUSH AVE. – 1 page
8. 9/2/2010 City Notice – Correction Notice – Provide Water – 1 page
9. 9/8/2010 City Notice – 2 pages
Re: “RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES
10. 9/13/2010 City Notice – 2 page
NOTICE OF CONDEMNATION – provide Water Service
11. 9/15/2010 City Notice – 1 page
“1644 BUSH AVE is a Registered Vacant Building that requires a Code Compliance Inspection per the Vacant Building Statute (Chapter 43)
12. 9/16/2010 City Notice – 1 page
“VACANT BUILDING REGISTRATION NOTICE” – pay \$1,100 fee
13. 12/07/2010 City Notice – 5 pages
CODE COMPLIANCE INSPECTION letter (report)
14. City Website printout – “Rehabilitation Progress”
“The average cost to bring a vacant building up to code is \$30,000”
15. HAP Contract (LEASE) - Section 8 Tenant Based Assistance –
Housing Choice Voucher Program – 1644 BUSH AVE. – page 1-3 of 10
Redacted

Addendum to Letter, page 2 of 2
John R. Shoemaker, Esq.
January 19, 2011

16. RESIDENTIAL LEASE – Greg Ryan and Section 8 tenant – 1 page (partial)
Redacted
17. PHA Inspection Report of 1644 BUSH AVE dated 1/1/2010 – 2 pages
Redacted – passed HQS federal inspection standards on 12/2/2009
18. PHA Inspection Report of 1644 BUSH AVE dated 1/13/2009 – 4 pages
Redacted - passed HQS federal inspection standards on 1/22/2009
19. PHA letter, 8/17/2010 – NOTICE OF REINSTATEMENT OF HAP CONTRACT
Redacted
20. PHA letter, 9/15/2010 – NOTICE OF TERMINATION OF HAP CONTRACT -
Tenant no longer eligible for assistance – Contract termination 12/31/2010
21. PHA letter, 10/12/2010 -Notice of Annual Inspection for 10/26/2010
Redacted
22. City of Saint Paul - Consolidate Plan and Submission 2010-2014 – 3 pages
Local Grantee Certification:
Affirmatively Further Fair Housing certification –
 - *Conduct Analysis of Impediments to fair housing within the City
 - *Take appropriate action to overcome the effects of any impediments
 - *Maintain records reflecting the analysis and actions
23. PHA Monthly Management Report – period ending 11/30/2010 –
Cover page, Pages i, 1, 2, 6 and 14.
24. Section 34.21 of Legislative Code, City of Saint Paul
Notification of violation. The notice shall: (c) Specify the violation which exists
and the remedial action required

DON HEDQUIST

Building Inspection Service
7035 Donlea Lane, Eden Prairie, MN 55346
Phone 952-941-2773 ♦ FAX 952-944-7395

CERTIFIED MINNESOTA BUILDING OFFICIAL

January 18, 2011

Mr. John Shoemaker, Attorney
Suite 200, International Plaza
7900 International Drive
Bloomington, MN 55425

Dear Mr. Shoemaker:

I made an inspection of the property at 1644 Bush Avenue East, St. Paul, MN. I have been at the property three times since January 4, 2011 conducting my inspections and interviews with the owner, Greg Ryan. My inspections were done to evaluate the items that were listed on the Code Compliance Report dated December 07, 2010 and these are my findings.

BUILDING

Inspector Jim Seeger

Phone 651-226-9046

* Insure basement cellar floor is even, is cleanable, and all holes are filled.

There is a change in floor elevation where the ceramic tile is located in the north half of the basement and where the floor drain is located in the south half of the basement; it would take less than one small bag of pre-mixed concrete to correct this problem and therefore is a minor problem.

* Install handrails (34 inches-38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment.

There is a handrail installed above the stairs to the basement; the handrail doesn't have a return at the top or bottom of the handrail going into a newel post or wall. Based on when the handrail was installed would determine if returns are required; the handrail returns are requirements of the newer Building Codes. The handrail to the basement is less than 34" above the stairs which means it was installed under the older code which didn't require returns. There is a guardrail installed which would meet the older Codes and the present Building Codes; therefore these orders shouldn't have been on the report. If handrail returns were required, material cost would be less than \$1.00 and it would take less than one hour to make the change.

* Provide complete storms and screens, in good repair for all door and window openings.

All but one window sash have thermopane glass and therefore don't require storm windows. In December it is unreasonable to request screens. The door off the kitchen is an insulated door with a thermopane light and therefore doesn't require a storm door. I couldn't determine if the front door is an insulated door but there is a front storm door in good repair. The one window that isn't a thermopane will require a piece of glass at a price of less than \$25.00.

1644 Bush Avenue East, St. Paul, MN

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* Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.

The front and kitchen exterior doors have deadbolt locks that don't require a key to unlock, the doors can be unlocked with a turn of the deadbolt lever, and there are no surface bolts on the exterior doors. There isn't a problem with either egress door and therefore these orders shouldn't have been on the report.

* Repair or replace damaged doors and frames as necessary, including storm doors.

The front and kitchen storm doors are in good repair, and the kitchen storm door isn't required because the kitchen door is an insulated door. These orders shouldn't have been on the report.

* Weather seal exterior doors, threshold and weather-stripping.

There is weather-stripping at the kitchen exterior door. There isn't weather-stripping for the front exterior door; weather-stripping would cost less than \$20.00 and take less than one half hour to install. Weather-stripping is a minor problem and doesn't impact the livability of the house.

* Prepare and paint interior and exterior as necessary. (Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.

There were no areas where painting is needed on the interior of the house; this shouldn't have been on the list of orders. There is one storm window on the east side of the house that needs paint and there is part of the trim and sash on the northwest window that needs painting. This part of the order should have been listed as a repair item with "weather permitting".

* Air-seal and insulate attic/access door.

The attic/access door is tight fitting. An air-seal for the attic access door is a newer requirement of the energy code. To correct this problem would require less than \$10.00 in material and less than one half hour of labor.

* Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Depart. Of Labor and Industry.

If all the detectors were replaced the total price for new detectors would be less than \$120.00.

* Provide major clean-up of premises

The property is clean and in move in condition. This isn't a valid order and shouldn't have been listed as an order.

* Repair siding, soffit, fascia, trim, etc. as necessary.

There were no areas of any the above items that needed repair. This shouldn't have been listed as an order.

* Provide proper drainage around house to direct water away from foundation of house.

I don't know how the Inspector was able to make this determination because of the amount of snow on the ground as of December 07, 2010. I couldn't make a judgment about this item. This could have been on the report as a comment but not as an order.

* Provide proper drainage around house to direct water away from foundation of garage.

I have the same reply to this item as the above item. This could have been listed as a comment but not as an order.

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Page Three

* Provide general rehabilitation of garage and storage sheds.

I don't know how these items, even if they were valid, would impact the livability of the house. What is "general rehabilitation"?

* Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.

No windows were being replaced so this statement doesn't have bearing on this inspection.

"Review all applicable codes & policies" should be on a list of orders for any property.

* Install roof covering on garage.

Except for about 6" of the roof eaves, the garage roof is snow covered; the Inspector didn't gain access into the garage. Based on the part of the garage roof that is visible, I would expect that the garage slungle and some of the roof sheathing will have to be replaced. The condition of the garage roof shouldn't have any impact on the livability of the house.

* Correct risers on front steps.

There are two steps leading to the front porch deck; the steps aren't the same height and they should be the same height. Re-building of the front steps would take about 2 hours.

* Move storage shed on east property line in 5 feet from property line or remove.

I don't have information as the set back requirement or if there was a variance granted for this structure. This item if valid doesn't affect the livability of the house.

* Remove hot tub roof and deck from east side of house.

Same response to this as noted above.

* Repair fence to code or remove.

No known Building Code requirement for the fence. If there is a fence problem, it would not impact the livability of the house.

* Install structural slab under front section of garage to code and properly connect to main garage or remove.

The north addition to the original garage has settled and there is a wall separation where the connection was made between the original garage and garage addition. Because of the snow it is unknown if there is a foundation under the garage walls; there isn't any code requirement for a structural slab in an existing garage. To make the repairs to the garage wall would require \$200.00 in material and four hours of labor. I don't know how the problems with the garage would impact the livability of the house.

* A building permit is required to correct the above deficiencies.

Of all the items that were listed by the Inspectors, the only items that would require a permit would be the repair of the garage, the correction of the front step and any work needed on the deck. The shed is less than 120 sq ft so no permit is required.

All valid Building Code violations should have a code number.

ELECTRICAL

Inspector: Dan Moynihan

Phone: 651-266-9036

* Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service.

There is a ground wire coming out of the service box and is going up and under the gypsum

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board ceiling; what appears to be the same wire coming out from under the gypsum board ceiling and is extending down to the water pipe at the front wall of the house.

* Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC.

The ground wire is secured with a grounding clamp on the street side of the water supply shut off valve and to the water piping on the house side of the water meter completing the required grounding of the electrical service.

* Provide a complete circuit directory at service panel indicating location and use of all circuits. Not all the circuits have been labeled. Not having all the circuits labeled doesn't cause a major impact on the livability of the house.

* verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit

There are listed, on the service panel, a 20 ampere laundry appliance circuit and a separate 20 ampere kitchen appliance circuit.

* Install S type fuse adapters and proper S fuses.

There is no "S" type fuse service box; the service box has circuit breakers.

* Verify that fuse amperage matches wire size

There are no fuses.

* Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes.

There are no missing knock outs in the service box, all of the breaker spaces are filled with circuit breakers.

* Properly strap cables and conduits in basement/service conduit on the exterior of the house.

As soon as the wires leave the service box, the wires go under the gypsum board ceiling. The walls are finished and the wires aren't exposed.

* Repair or replace all broken, missing or loose light fixtures, switches and outlets, covers and plates.

There are no broken, missing or loose light fixtures, there are no broken or missing switches or outlets, and there are no broken or missing covers and/or plates.

* Check all outlets for proper polarity and verify ground on 3-prong outlets.

All outlets that were tested; they tested correct.

* Install hard-wired, battery backup smoke detectors per bulletin 80-1 and other smoke detectors as required by the IRC. Also install carbon monoxide detectors(s) within 10 feet of all bedrooms

If all the detectors were replaced the total price for new detectors would be less than \$120.00.

* Replace all painted-over receptacles.

There was one older receptacle that had paint of the surface of the outlet which doesn't affect the working of the outlet.

* Add a receptacle in the first floor middle bedroom (ARC fault).

The middle bedroom is less than 100 square feet; there are two remotely located duplex outlets and a ceiling light controlled by a wall switch. No additional outlets would be needed for this bedroom.

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* Properly wire and index a 4 breaker subpanel next to the service panel.

There is no sub-panel next to the service panel.

* Repair doorbell transformer by water meter.

There is no door bell transformer by the water meter.

* All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.

No additional receptacles are needed, so this doesn't apply.

* Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.

No walls will be opened, so this doesn't apply.

* All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).

* All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

I agree that all required electrical work must be done by a Minnesota licensed electrical contractor. All valid Electrical Code violations should have a code number.

Since the noted violations don't come close to matching the existing conditions in the house, the Inspector must have gotten in the wrong house.

PLUMBING

Inspector: Denny Watters

Phone: 651-266-9051

* Basement Water Heater - Vent must be in chimney liner (IFGC 501.12)

There is a metal chimney liner extending out of the masonry chimney and the water heaters vent pipes are connected into the metal liner. The total BTU's of the water heaters and the furnace would dictate a 6" metal chimney liner, but the furnace and water heaters have been operating with the 5" metal chimney liner with no indication of back drafting. If there would have been back drafting, there should be some indication on the cold water piping above the water heater. Based on performance, the combustion venting of the water heaters and furnace are working. If needed, the first water heater in series could have the gas supply removed and this water heater would then become a tempering tank. This change would require \$5.00 in parts and less than one half hour of labor.

* Basement - Water Meter - corroded piping: incorrect piping (MPC 0200 (1)) steel before water meter.

There is approximately a 3" long 3/4" galvanized pipe and a 3/4" 90 degree galvanized elbow installed on the street side of the water meter, there is a slight sign of rust on one of the threads where the 3" pipe is screwed into the shutoff valve, it also appear that this 3/4" galvanized pipe and 3/4" galvanized elbow have been in place for an extended number of years, maybe more than 50 years. If the galvanized pipe and elbow were changed out to brass that would take less than one hour of labor and require less than \$10.00 in parts.

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* Basement – Gas Piping – run dryer vent to code (IFGC 613.1 –IMC 604.1)

There isn't a gas dryer, so the gas piping statement isn't close to being valid. There is an electric clothes dryer that has been unplugged from the 230 volt electrical dryer outlet. No plumbing work needed unless the dryer was connected. Since there are no exhaust gases from an electric clothes dryer, the venting is only to exhaust the lint (that escapes from the lint catcher) and the water vapor out of the basement.

* Basement – Soil and waste Piping – no front sewer clean out (MPC1000)

I didn't locate a clean out at the front wall of the basement. It wouldn't be uncommon that at some time in the past, when the concrete floor was poured by one of the past home owners, they covered the sewer cleanout with concrete. It would take less than one hour of labor to remove the concrete so you would have access to the original cleanout.

* Basement – Lavatory- Faucet is missing, broken, or parts missing (MPC 0200.P.) stopper.

The lavatory (bathroom sink) faucet is in place and doesn't have the built in stopper that would be needed to prevent the water from draining out of the sink when you are washing your hands. A new rubber stopper would cost fifty cent each; two are needed.

* Basement – Lavatory – fixture is broken or parts missing (MPC 0200.0) corroded Replace

The corrosion on the bathroom sink faucet can be cleaned with a cleaner such as CLR and shouldn't have to be replaced.

* Basement – Lavatory – unvented (MPC 0200.E)

There are two bathroom sinks in the basement and both bathroom sinks are vented. No venting work needed.

* Basement – Toilet Facilities – incorrectly vented (MPC 2500) show vent.

There is a 2" ABS (plastic pipe) coming out of the floor which would indicate that the shower is vented. The only way to show any additional part of the venting would require using a jack hammer and breaking up the concrete floor. These fixtures appear to have been in place for more than 10 years.

* Basement – Whirlpool Tub and Shower – Provide a vacuum breaker (MPC 2000 B) spout.

The faucet spout (spigot) for the bathtub isn't the required distance above the top of the bathtub; when the bathtub was installed the incorrect spout was installed. The code problem with the existing spout is the water outlet for the spout is about one inch below the top of the bathtub. The location of the faucet spout is a problem if the overflow drain (that is built into the bathtub) were clogged and if the water in the bathtub covered the end of the spigot and if the bathtub faucet were turned and if there were back siphoning of the water into the water supply lines then the top one inch of water in the bathtub could backup into the water piping. The replacement spigot would cost \$20.00 and it would take one hour to install.

* First Floor – Gas Piping – range gas shut off, connector or piping incorrect (IFGC 4111.3.3)

There isn't the required gas shut off valve behind the range. The valve is \$5.00 and it would take less than one half hour of labor to install.

* First Floor – Lavatory – faucet is missing, broken, or parts missing (MPC 0200.P) stoppers.

The lavatory (bathroom sink) faucet is in place and doesn't have the stopper built into the faucet, all that would be needed to prevent the water from draining out of the sink when you are washing your hands is a fifty cent rubber stopper.

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* First Floor – Sink – faucet is missing, broken or parts missing (MPC 0200.1') stoppers.

The kitchen sink doesn't have the original sink baskets so there is no way to fill the sink with water; this problem will be corrected with either rubber stoppers or metal sink baskets, the price for correcting this problem would be between three and ten dollars.

* First Floor – Sink- incorrectly vented (MPC2500)

The kitchen sink is vented with what is referred to as a "flat vent". Flat vents will work but they are not approved by the Plumbing Code. The re-venting of the sink would require \$20.00 in parts and two hours of labor.

* Obtain plumbing permits prior to commencement of work.

I agree that plumbing permits should be obtained for required work, items such as a missing stopper and uncovering the clean-out for the sewer shouldn't require a permit. Permits would be needed for re-venting the kitchen sink, and installing a gas valve for the range. If the faucet spigot were replaced on the bathtub, that correction shouldn't require a permit.

HEATING

Inspector: Gary Stevens

Phone: 651-266-9045

* Install approved lever handle manual gas shutoff valve on all gas appliances and remove unapproved valve.

All of the gas valves that are installed are "lever handle manual gas shutoff valves". There are no unapproved gas valves installed in this house. No corrections needed, so this order shouldn't have been on the report.

* Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee. Unable to verify.

There is a main shutoff valve on the street side of the gas meter (on the outside of the house). The only place where an accessible main shutoff valve could be located (in the house) is in the short pipe above the branch gas valves and when installed that new main shutoff valve would be located 3" from the first branch gas valve and 12" from the last branch gas valve.

There are four gas valves below the location where the requested main gas shutoff valve would be located. The branch gas valves are for the furnace, gas range and water heaters. There are two water heaters. The valve would cost \$10.00 and it would take less than one hour to install.

* Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.

The furnace is working and the temperature within the house is being held at a constant level (temperature). There is nothing to indicate there is a problem with the furnace or the controls. The furnace is about 15 years old and this type of work shouldn't be needed.

* Inspection required in attic that masonry chimney/Class B venting transition is installed according to code.

There is nothing to indicate that the transition isn't correct and that the existing work wasn't done by a licensed contractor. The section of "class B" pipe that is coming out of the roof I believe would have been installed when the shingles were replaced and that venting should have been inspected when the roofing was replaced, there is a permit on file for the roofing replacement. This shouldn't have been listed as an order.

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- * Replace furnace flue venting to code, install Class B venting from furnace outlet to chimney with Class B wye fitting for connection of water heater venting.

There is single wall vent piping from the furnace and the two water heaters over to the masonry chimney's metal liner. The vent pipe connections from the two water heaters (where they connect into the single wall piping) are with approved wye connections. The single wall piping is more than 6" away from combustible materials and there is the required number of screws at each connection. A single wall pipe in this location meets code. This shouldn't have been listed as an order.

- * Furnace and water heater venting to be sized according to code.

The furnace and water heaters are venting into the masonry chimneys metal liner and there are no indications of any back drafting. Based on performance, there isn't a problem.

- * Vent clothes dryer to code.

The clothes dryer is electric and has been disconnected from the electrical power supply, so no venting would be required unless a clothes dryer was installed. The venting of the clothes dryer is covered in the plumbing section of these orders and this report; the same potential problems shouldn't be listed in more than one place in the order.

- * Provide adequate combustion air and support duct to code.

A combustion air supply ducting had been installed and is located along side the furnace. Combustion air supply has been provided. There is a 6" combustion air supply, so this shouldn't be listed as an order.

- * Provide support for gas lines to code.

All the gas lines are supported with metal support strapping. This shouldn't have been listed as an order.

- * Plug, cap and/or remove all disconnected gas lines.

There are no disconnected or unused gas lines; therefore no plugging, capping and/or removal is needed. This shouldn't have been listed as an order.

- * Bathroom exhaust system on 1st floor and basement to be vented to outside with approved materials according to code. A mechanical ventilation permit is required if an exhaust system is installed.

There are exhaust fans for the 1st floor and basement bathrooms and they are vented to the outside. No work is needed, so this shouldn't have been listed as an order.

- * All supply and return ducts for warm air heating system must be clean before final approval of occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.

All the ducting is enclosed by the basement ceiling (the basement ceiling is gypsum board) and first floor walls; there is nothing to indicate that any additional work is needed with the ducting. The furnace and ducting are about 15 years old and no code work for cleaning is needed. The ducting that is accessible, based on the workmanship, appears to have been installed by a heating contractor.

- * Repair and/or replace heating registers as necessary.

All the heating registers are in place and there are no indications of any problems with the registers. This shouldn't have been listed as an order.

1644 Bush Avenue East; St. Paul, MN

Page Nine

* All supply/return ducts to be installed according to code.

All the supply/return ducts are covered with basement ceiling coverings, the rooms are being heated and there is nothing to indicate that the supply and return ducts were not installed according to code. The ducting would have been installed before the ceiling in the basement was installed and no changes should be needed. All the ducting that is accessible, based on the workmanship, appears to have been installed by a heating contractor.

* Provide heat in every habitable room and bathrooms.

There are heat supply ducts to every habitable room. The 1st floor bathroom doesn't have a heat supply duct, but it is being heated from the surrounding rooms. If needed an electric baseboard heater could be installed; no heating permit would be needed. If an electric heater were installed, the material would be \$75.00 and it would take two hours to install.

* Mechanical GAS. WARM AIR/VENTILATION permits is/are required for the above work.

The required work would require permits but very few of the items listed above would require permits. All valid Heating Code violations should have a code number and the claimed violations should be specified, not just stated as, "Install according to code". The only item that should require a permit is installing the main gas valve above the branch valves.

City Inspector Notes, page 4: Most of the roof covering could not be inspected from grade.

Recommend this be done before occupancy is attempted.

Based on the above item in the Notes: Is the Inspector stating that if there is snow on the roof through March and April 2011, and the roof can't be inspected, then the property shouldn't be reoccupied until May, 2011?

Based on the above list of valid problems and the fact that the valid problems are minor and do not create a threat to the health and safety of the occupants, there isn't any reason that the home couldn't and/or shouldn't be occupied at this time.

I have added one page to this report – a list of 13 items that should be done at some time in the future.

Sincerely,



Don Hedquist

1644 Bush Avenue East; St. Paul, MN

Page Ten

Items that should be done at some time in the future. Items 1, 2 and 5 below are the only ones that would have a minor impact on the livability of the house.

1. The one window that isn't a thermopane will require a piece of glass at a price of less than \$25.00.
2. There isn't weather-stripping for the front exterior door; weather-stripping would cost less than \$20.00 and take less than one half hour to install.
3. An air-seal for the attic access door is a newer requirement of the energy code. To correct this problem would require less than \$10.00 in material and less than one half hour of labor.
4. Based on the part of the garage roof that is visible I would expect that the garage shingle and some of the roof sheathing will have to be replaced.
5. Re-building of the front steps would take about 2 hours.
6. To make the repairs to the garage wall would require \$200.00 in material and four hours of labor. I don't know how the problems with the garage would impact the livability of the house.
7. If needed the first water heater in series could have the gas supply removed and this water heater would then become a tempering tank. This change would require \$5.00 in parts and less than one half hour of labor.
8. If the galvanized pipe and elbow (above the water meter) were changed out to brass that would take less than one hour of labor and require less than \$10.00 in parts.
9. It would take less than one hour of labor to remove the concrete so you would have access to the original sewer cleanout.
10. The replacement of the bathtub spigot would cost \$20.00 and it would take one hour to install.
11. There isn't the required gas shut off valve behind the range. The valve is \$5.00 and it would take less than one half hour of labor to install.
12. The re-venting of the kitchen sink would require \$20.00 in parts and two hours of labor.
13. In order to install a main gas valve it would cost \$10.00 in parts and it would take less than one hour to install.



APPLICATION FOR APPEAL

RECEIVED
DEC 15 2010
CITY CLERK

Saint Paul City Clerk
310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8560

The City Clerk needs the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul (if cash: receipt number _____)
- Copy of the City-issued orders or letter which are being appealed
- Attachments you may wish to include
- This appeal form completed

YOUR HEARING Date and Time:

Tuesday, 12/21/10
 Time 1:30
 Location of Hearing: Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 1644 Bush City: ST Paul State: MN Zip: 55106

Appellant/Applicant: Oreg Ryan Email _____

Phone Numbers: Business 612-986-1011 Residence _____ Cell _____

Signature: [Signature] Date: 12-15-10

Name of Owner (if other than Appellant): _____

Address (if not Appellant's): _____

Phone Numbers: Business _____ Residence _____ Cell _____

What Is Being appealed and why? Attachments Are Acceptable

- Vacate Order/Condemnation/Revocation of Fire C of O
- Summary/Vehicle Abatement
- Fire C of O Deficiency List
- Fire C of O: Only Egress Windows
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other
- Other

The water was shut off due to tenant not paying the water bill left many voice messages to James Thomas and when I finally reached him he said it was too late. The added expense just 1500⁰⁰ for water bill 1500 to city plus many more expenses bought for 140,000 in 2007 owe 122,000 New County assessed for



City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: ALH.10-557

File ID: ALH 10-557	Type: Appeal-Legislative Hearing	Status: Legislative Hearing Item
Version: 1	Contact Number:	In Control: City Council
File Name: 1644 Bush Avenue	File Created: 12/16/2010	Final Action:
Title: Appeal of Greg Ryan to a Code Compliance Report at 1644 BUSH AVENUE.		

Notes:

Agenda Date: 01/05/2011

Agenda Number:

Sponsors: Lantry

Enactment Date:

Attachments: 1644 Bush.appeal.12-21-10.pdf, 1644 Reaney Ave.R-R.LH Ltr.10-26-10.doc

Financials Included?:

Contact Name:

Hearing Date:

Entered by: Racquel.Naylor@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	12/21/2010	Referred	City Council	01/05/2011		
	Action Text:	Referred to the City Council, due back on 1/5/2011					
	Notes:	Deny the appeal.					

Inspector Steve Ubl said this was a Code Compliance Inspection conducted on December 7, 2010. He did not see anything out of the ordinary from the list.

Marcia Moermond, Legislative Hearing Officer, summarized Greg Ryan's appeal saying the tenant moved out and the water was shut off so the building was condemned and put in the Vacant Building program and that results in a Code Compliance inspection report. She asked him what he was appealing to which he replied everything. He said it is devastating to him financially saying he has a monthly mortgage payment of \$1200, plus the water bill, the vacant building fee, and the code compliance inspection fee on this property. He called James Thomas at DSI several times and when he eventually got a returned phone call, Mr. Thomas said it was too late even though the house was empty, clean, and the water was restored at that time. A lot of it is boiler plate things and there is nothing unsafe with the building, Ryan said. He talked about some of the things he's required to take care of but maintains the building is in perfect condition.

Greg Ryan showed Ms. Moermond photos and said he has an appraisal that gives a footprint of the arrangement of the property. Ms. Moermond said the photos do not make difference as far as what she's looking at because with the code violations issued, there may or may not be a photo that reflects them.

Ms. Moermond said it appears the property was condemned on June 30, 2010 and referred to Vacant Buildings on September 15, 2010. Inspector Shaff said there was an earlier condemnation on May 24, 2010 for water shutoff and also in February 2010 for water. There are also several exterior code enforcement issues listed.

Ms. Moermond said there is not a lot she can do under the circumstances. The Code is clear that the property needs to be in the Vacant Building program. She said he's pretty much in the middle of the definition that puts him there with the structure being condemned and more than one significant violation. She said she can not take into consideration a person's financial circumstances but she can only look at the requirements of the Code. It is the City's policy to apply pressure to bring the property into compliance. He has the cost of the rehab and future vacant building fees and she said she can work with him on the fees.

Mr. Ryan asked if his son could live in the house and Ms. Moermond replied that it can not be occupied until all of the items are addressed. Sometimes Code Enforcement will be willing to work with people but part of the insurance that all the work gets done is for the City is to make sure it's done before it is re-occupied.

In response to a question of Mr. Ryan, Ms. Moermond said the \$1100 is the annual vacant building fee - the cost of administering the Vacant Building program such as sending out inspectors at all hours to make sure buildings are safe and secured. There are also administrative costs associated with it and it's also meant to be an incentive to get properties off the list.

Mr. Ryan said the reason there is a history is because the tenants failed to pay the water bill as was required. Ms. Moermond said the time period went from June through September when it was noted and condemned. Mr. Ryan said the water was first shut off in May but was turned back on as no one had moved out at that time.

Ms. Shaff said on August 31, 2009 there was a water shutoff and again in May, August and September, 2010.

Mr. Ryan asked about talking to someone about any "gray areas" with the citations on the accessory structures. Inspector Ubl noted that Jim Seeger wrote up the report and Mr. Ryan would need to contact him to walk through it to see what can be done.

Mr. Ryan said he had the tenants for two years and Ms. Moermond said he then had knowledge for a long time that it was a problem situation. He said he knew about some things but he was unaware of the water.

Ms. Moermond said her recommendation to the City Council will be to deny the appeal. A public hearing will be scheduled before the City Council on January 5.



The City of Saint Paul
Minnesota's Capital City

Permits Online



[Info](#) [Main](#) [City Contact](#)

1644 BUSH AVE -- Property Information --

PIN	Zoning/Use	HPC District
272922430052	R4 - Vacant Building Category 2	

Information disclaimer...

Data Disclaimer:-

The City of Saint Paul and its officials, officers, employees or agents does not warrant the accuracy, reliability or timeliness of any information published by this system, and shall not be held liable for any losses caused by reliance on the accuracy, reliability or timeliness of such information. Portions of such information may be incorrect or not current. Any person or entity that relies on any information obtained from this system does so at his or her own risk.

List of Activity...

Number	Address	Description	Details	Status
10 898579 VB2 00 VB	1644 BUSH AVE	vb	VB Event Log: 09/15/2010: New Category 2 - Single Family Residential 09/15/2010: \$1100 registration fee due on 09/15/2010 11/16/2010: Gregory Ryan owned this property before it became a Cat. 2 VB. Permits may be issued under his ownership after a Code Compliance Report is completed and the VB fee has been paid. RS 11/17/2010: DSI Code Compliance Inspection Fee Paid 11/17/2010: FEE PAID BY CHECK 12/01/2010: DSI Code Compliance Inspection Completed; Report Pending on 12/01/2010 12/07/2010: Code Compliance report sent. ml Documents: 12/07/2010: Vacant Building - Code Compliance Report (DSI)	Inspected
10 898573 VAC 00 CS	1644 BUSH AVE	vb	Complaint Date: 09/15/2010 Initial Inspection: 09/15/2010 VB Category 2 - Single Family Residential Next Inspection on or after: 01/04/2011 Inspector: 326 Inspection Results (most recent first): 12/21/2010: VB Monitoring (Recheck) 11/15/2010: VB Monitoring (Recheck) 10/19/2010: VB Monitoring (Recheck) 09/23/2010: Garbage/Rubbish (In Compliance-No Action) VB Monitoring (Recheck) 09/15/2010: Garbage/Rubbish (Summary Abatement-Comply By: 09/22/10) VB Monitoring (Recheck)	Under Review
10 516752 000 00 PA	1644 BUSH AVE	Remove litter in front yard and	Parks Summary Abatement Type: Garbage Rubbish	Closed

[Move Top](#)

		any trash in rear yard	Entered on: 07/02/2010 Closed on: 07/06/2010	
10 514790 000 00 RF	1644 BUSH AVE	Follow up on C of O folder approved with corrections.	Referral Type: C of O Entered on: 06/30/2010 Closed on: 07/22/2010	Closed
10 514789 000 00 CO	1644 BUSH AVE		Certificate of Occupancy Type: Residential 1 Unit Occupancy Type: Dwelling Units Residential Units: 1 Class: C Renewal Due Date: Jun 30, 2011	Condemned/Vacant
09/13/2010: Condemned/Vacant - 2				
10 499978 000 00 PA	1644 BUSH AVE	Remove from trash from the front and bagged and loose refuse in the rear and on driveway.	Parks Summary Abatement Type: Garbage Rubbish Entered on: 06/02/2010 Closed on: 06/02/2010	Closed
09 322649 000 00 RF	1644 BUSH AVE	Follow up on C of O folder approved with corrections.	Referral Type: C of O Entered on: 11/13/2009 Closed on: 01/29/2010	Closed
09 322648 000 00 CO	1644 BUSH AVE		Certificate of Occupancy Type: Residential 1 Unit Occupancy Type: Dwelling Units Residential Units: 1 Class: B Completed on: 06/30/2010 Paid In Full = Yes	Certified
Inspection Results (most recent first):				
06/30/2010: Approved w/Corrections				
1. STORM DOOR: Ext. Door SPLC 34.09 (3), 34.32 (3) (Deficiency - 4th reinspection) - Severity 3				
2. Heating Equipment Maintenance SPLC 34.11 (6), 34.34 (Abated - 2nd reinspection) - Severity 5				
3. No water SPLC 34.11(4), 34.34(1) SPC 4715.0200A (Abated - 4th reinspection)				
4. Required Smoke Detector Affidavit SPLC 39.02 (c) (Abated - 2nd reinspection) - Severity 9				
05/27/2010: Condemned/Occupied				
08 116269 000 00 PA	1644 BUSH AVE	Please remove paper, bottles, cardboard, battery, tires, household debris from blvd yard areas at 1644 Bush Ave.	Parks Summary Abatement Type: Garbage Rubbish Entered on: 07/17/2008 Closed on: 07/18/2008	Closed
08 002676 000 00 PA	1644 BUSH AVE	Remove snow and ice from public sidewalk full width, salt and sand as needed.	Parks Summary Abatement Type: Snow Ice Entered on: 01/03/2008 Closed on: 01/04/2008	Closed
07 034073 000 00 CO	1644 BUSH AVE		Certificate of Occupancy Type: Residential 1 Unit Occupancy Type: Dwelling Units Residential Units: 1 Class: B Completed on: 11/13/2009 Paid In Full = Yes	History
Inspection Results (most recent first):				
11/13/2009: Approved w/Corrections				
1. REAR PORCH: Ext. Window Glass SPLC 34.09 (3), 34.32 (3) (Abated - 4th reinspection) -				

Severity 2

2. REAR DOOR: Dead Bolt Required SPLC 34.09 (3) i (Abated - 4th reinspection) - Severity 5
3. REAR EXIT: Ext. Door SPLC 34.09 (3), 34.32 (3) (Abated - 4th reinspection) - Severity 3
4. Unit Illegal Locks MSFC 1003.3.1.8 (Abated - 4th reinspection) - Severity 4
5. Blank 1 (Deficiency - 1st inspection)

10/20/2009: Correction Orders

09/22/2009: Correction Orders

1. Roof SPLC 34.09 (1) e, 34.32 (1) d (Abated - 5th reinspection) - Severity 5
2. Provide Dryer Vent UMC 504.6 (Abated - 2nd reinspection) - Severity 3

07/29/2009: Correction Orders

1. Ext. Door SPLC 34.09 (3), 34.32 (3) (Abated - 4th reinspection) - Severity 3
2. Heating Equipment Maintenance SPLC 34.11 (6), 34.34 (Abated - 2nd reinspection) - Severity 5
3. Required Smoke Detector Affidavit SPLC 39.02 (c) (Abated - 2nd reinspection) - Severity 9

07/14/2009: Revoked/Vacant - 2



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

May 26, 2010

GREGORY RYAN
811 UNIVERSITY AVE W
ST PAUL MN 55104

**NOTICE OF CONDEMNATION
UNFIT FOR HUMAN HABITATION
ORDER TO VACATE**

RE: 1644 BUSH AVE
Ref. # 103811

Dear Property Representative:

Your building was inspected on May 26, 2010.

The building was found to be unsafe, unfit for human habitation, a public nuisance, a hazard to the public welfare or otherwise dangerous to human life. A Condemnation Placard has been posted on the building. NO WATER SERVICE

The following deficiency list must be completed or the building vacated by the re-inspection date.

CONDEMNATION OF THE BUILDING REVOKES THE CERTIFICATE OF OCCUPANCY.

Failure to complete the corrections may result in a criminal citation. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy.

DEFICIENCY LIST

1. STORM DOOR - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.
2. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.

3. SPLC 34.11(4), 34.34(1) SPC 4715.0200A - Provide an adequate water supply for the building. Have St. Paul Water restore your water service.
4. SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office.

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8688) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: james.thomas@ci.stpaul.mn.us or call me at 651-266-8983 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

James Thomas
Fire Inspector
Ref. # 103811

cc: Housing Resource Center
Force Unit



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

June 30, 2010

GREGORY RYAN
811 UNIVERSITY AVE W
ST PAUL MN 55104

Reinstatement of Fire Certificate of Occupancy

RE: 1644 BUSH AVE

Ref. # 103811

Dear Property Representative:

We thank you for your cooperation in assuring the highest level of health and safety for your occupants.

If you have any questions, email me at james.thomas@ci.stpaul.mn.us or call me at 651-266-8983.

Sincerely,

James Thomas
Fire Inspector

Ref #: 103811



FIRE CERTIFICATE OF OCCUPANCY

City of Saint Paul

Department of Safety and Inspections

Division of Fire Inspection



This certificate is issued in accordance with SPLC Chapter 40, and other applicable provisions of the Saint Paul Legislative Code.

1644 BUSH AVE

This building is certified for the following occupancy or use :

Residential 1 Unit

Reference Number:

103811

Certificate is issued to:

**GREGORY RYAN
811 UNIVERSITY AVE W
ST PAUL MN 55104**

This Certificate must be posted in a conspicuous location upon the certified building
Please direct questions to DSI - Fire Inspection Division 651-266-8989.



FIRE CERTIFICATE OF OCCUPANCY

City of Saint Paul

Department of Safety and Inspections

Division of Fire Inspection



This certificate is issued in accordance with SPLC Chapter 40, and other applicable provisions of the Saint Paul Legislative Code.

1644 BUSH AVE

This building is certified for the following occupancy or use :

Residential 1 Unit

Reference Number:

103811

Certificate is issued to:

**GREGORY RYAN
811 UNIVERSITY AVE W
ST PAUL MN 55104**

This Certificate must be posted in a conspicuous location upon the certified building
Please direct questions to DSI - Fire Inspection Division 651-266-8989.

Regional Water History

Created Date/Time: 01/04/2011 04:11:54 PM
 Customer Number: 064468
 Account Number: 0241633
 Service Address: 1644 BUSH AVE
 Mailing Address:
 GREG RYAN
 811 UNIVERSITY AVE W
 SAINT PAUL MN 55104-4808

Customer/Account Transaction History

Trans Date	Transaction	Amount	Balance	Created By	
1/3/2011 0:00	Payment - Remittance Processor	(\$32.50)	\$0.00	GUERTINJ	
12/20/2010 0:00	Cycle Billing Due: 01/04/2011	\$32.50	\$32.50	ANDERK	
9/21/2010 0:00	Payment - Cashier	(\$1,501.11)	\$0.00	GUERTINJ	ON
9/21/2010 0:00	Cycle Billing Due: 10/06/2010	\$94.52	\$1,501.11	PAULAS	
8/23/2010 0:00	Collection Service Fee	\$40.00	\$1,406.59	SULLIVAN	off
7/21/2010 0:00	Late Charge - Quarterly	\$63.17	\$1,366.59	WEINHAND	
6/18/2010 0:00	Cycle Billing Due: 07/03/2010	\$1,263.42	\$1,303.42	TRUEJ	
6/3/2010 0:00	Payment - Cashier Credit Card	(\$1,213.24)	\$40.00	KARENSU	on
5/21/2010 0:00	Collection Service Fee	\$40.00	\$1,253.24	LAGOSH	off
4/21/2010 0:00	Late Charge - Quarterly	\$55.01	\$1,213.24	MARYM	
4/7/2010 0:00	Late Charge - Quarterly	(\$55.01)	\$1,158.23	ADVANCED	
4/7/2010 0:00	Late Charge - Quarterly	\$55.01	\$1,213.24	CIS_SCHEDULER	
3/19/2010 0:00	Cycle Billing Due: 04/03/2010	\$1,100.12	\$1,158.23	ILIARSKI	
2/19/2010 0:00	Payment - Cashier	(\$408.46)	\$58.11	CUSTSERVICE	on
2/17/2010 0:00	Collection Service Fee	\$40.00	\$466.57	SULLIVAN	off
1/19/2010 0:00	Late Charge - Quarterly	\$18.11	\$426.57	MARYM	
12/16/2009 0:00	Cycle Billing Due: 12/31/2009	\$355.86	\$408.46	ANDERK	
12/7/2009 0:00	Collection Service Fee	\$40.00	\$52.60	WEINHAND	
11/23/2009 0:00	Payment - Cashier	(\$171.64)	\$12.60	CUSTSERVICE	
10/21/2009 0:00	5% Late Charge - Converted	\$6.24	\$184.24	CONVERT	
10/1/2009 0:00	Safe Drinking Water - Converted	\$6.36	\$178.00	CONVERT	
9/18/2009 0:00	Billing - Converted	\$124.76	\$171.64	CONVERT	
9/3/2009 0:00	Payment - Converted	(\$257.32)	\$46.88	CONVERT	
8/27/2009 0:00	Collection Service Fee - Converted	\$40.00	\$304.20	CONVERT	
7/21/2009 0:00	5% Late Charge - Converted	\$6.88	\$264.20	CONVERT	
6/18/2009 0:00	Billing - Converted	\$137.66	\$257.32	CONVERT	
4/21/2009 0:00	5% Late Charge - Converted	\$5.70	\$119.66	CONVERT	
3/19/2009 0:00	Billing - Converted	\$113.96	\$113.96	CONVERT	
12/24/2008 0:00	Payment - Converted	(\$24.72)	\$0.00	CONVERT	
12/17/2008 0:00	Billing - Converted	\$18.36	\$24.72	CONVERT	
10/8/2008 0:00	Payment - Converted	(\$288.33)	\$6.36	CONVERT	
10/1/2008 0:00	Safe Drinking Water - Converted	\$6.36	\$294.69	CONVERT	
9/19/2008 0:00	Billing - Converted	\$238.37	\$288.33	CONVERT	



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220 Telephone: 651-266-8989
Saint Paul, MN 55101-1806 Fax: 651-266-8951

September 2, 2010

GREGORY RYAN
811 UNIVERSITY AVE W
ST PAUL MN 55104

CORRECTION NOTICE - COMPLAINT INSPECTION

RE: 1644 BUSH AVE
Ref. # 103811

Dear Property Representative:

An inspection was made of your building on September 2, 2010 in response to a referral. You are hereby notified that the following deficiency list must be corrected immediately. A reinspection will be made on September 8, 2010.

Failure to comply may result in a criminal citation or revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. SPLC 34.11(4), 34.34(1) SPC 4715.0200A - Provide an adequate water supply to all water closets, sinks, showers and tubs.

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8688) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: james.thomas@ci.stpaul.mn.us or call me at 651-266-8983 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

James Thomas
Fire Inspector

Ref. # 103811



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

September 8, 2010

GREGORY RYAN
811 UNIVERSITY AVE W
ST PAUL MN 55104

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES
1644 BUSH AVE

Ref. # 103811

Dear Property Representative: BUILDING VACATE DATE IS SEPTEMBER 13, 2010.

Your building was re-inspected for the Fire Certificate of Occupancy on June 30, 2010. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately. A reinspection will be made on or after June 30, 2011.

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
2. SPLC 34.11(4), 34.34(1) SPC 4715.0200A - Provide an adequate water supply to all water closets, sinks, showers and tubs.
3. SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office.
4. **SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office. NO WATER SERVICE**

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

An Equal Opportunity Employer

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8688) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at james.thomas@ci.stpaul.mn.us or call me at 651-266-8983 between 7:30 a.m - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

James Thomas
Fire Inspector
Ref. # 103811



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

September 13, 2010

GREGORY RYAN
811 UNIVERSITY AVE W
ST PAUL MN 55104

NOTICE OF CONDEMNATION UNFIT FOR HUMAN HABITATION ORDER TO VACATE

RE: 1644 BUSH AVE
Ref. # 103811

Dear Property Representative:

Your building was inspected on September 13, 2010.

The building was found to be unsafe, unfit for human habitation, a public nuisance, a hazard to the public welfare or otherwise dangerous to human life. A Condemnation Placard has been posted on the building.

The following deficiency list must be completed or the building vacated by the re-inspection date.

CONDEMNATION OF THE BUILDING REVOKES THE CERTIFICATE OF OCCUPANCY.

Failure to complete the corrections may result in a criminal citation. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy.

DEFICIENCY LIST

1. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
2. SPLC 34.11(4), 34.34(1) SPC 4715.0200A - Provide an adequate water supply to all water closets, sinks, showers and tubs.

3. SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office.
4. SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8688) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: james.thomas@ci.stpaul.mn.us or call me at 651-266-8983 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

James Thomas
Fire Inspector
Ref. # 103811

cc: Housing Resource Center
Force Unit



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-1919
Web: www.stpaul.gov/dsi

326

September 15, 2010

Gregory T Ryan
811 Univeristy Ave W
St Paul MN 55104-4808

Dear Sir or Madam:

1644 BUSH AVE is a Registered Vacant Building that requires a Code Compliance Inspection per the Vacant Building Statute (Chapter 43). This inspection can be obtained by calling Building and Inspections and Design at (651) 266-9016. **This dwelling can not be occupied without a Certificate of Code Compliance.** Call (651) 266-9016 for a permit sign-off.

THE VACANT BUILDING REGISTRATION FORM AND REGISTRATION FEE MUST BE RECEIVED BY THE VACANT BUILDING PROGRAM BEFORE DSI MAY ISSUE PERMITS.

Violation of the Vacant Building Statute (Chapter 43) will result in the issuance of a criminal citation.

Written permission from the City of Saint Paul is required before a Category 2 or Category 3 Vacant Building can be sold. Requirements that must be met for Category 2 vacant buildings include: 1. register/re-register the building, 2. Pay outstanding fees, 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use. In addition to meeting all 6(six) of these requirements a Category 3 vacant building must obtain a Certificate of Occupancy or a Certificate of Code Compliance prior to the sale of the building.

If you have any questions you can call me at the number below.

PROPERTIES THAT ARE SUSPECTED TO BE ILLEGALLY OCCUPIED ARE SUBJECT TO INSPECTIONS AT ANY HOUR OF THE DAY OR NIGHT.

Sincerely,

Dave Nelmark

651-266-1931

Vacant Buildings Code Enforcement Officer

dn

ncc60120 6/10

DEPARTMENT OF SAFETY AND INSPECTIONS

Steve Wagner, Manager of Code Enforcement



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

Nuisance Building Code Enforcement

375 Jackson Street, Suite 220

Saint Paul, MN 55101-1806

651-266-8989

651-266-1919

www.stpaul.gov/dsi

September 16, 2010

Gregory T Ryan
811 University Ave W
St Paul MN 55104-4808

VACANT BUILDING REGISTRATION NOTICE

The premises at **1644 BUSH AVE**

has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required to register this building with the Department of Safety and Inspections, Vacant Buildings Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee of **\$1,100.00**. The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.

Please return the enclosed registration form along with your payment by October 16, 2010.

Do not mail cash.

If you wish to pay in person, you may do so from 8:00 a.m. to 4:00 p.m. Monday through Friday at:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

You may file an appeal to this fee or registration requirements by contacting the Office of the City Clerk at (651) 266-8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

If the registration fee is not received in this office within 45 days of the due date the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

The Code Enforcement Officer has notified the Building Inspection And Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this Notice.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

December 07, 2010

Gregory T Ryan
811 University Ave W
St Paul MN 55104-4808

Re: 1644 Bush Ave
File#: 10 898579 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on November 17, 2010.

Please be advised that this report is accurate and correct as of the date December 07, 2010. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from December 07, 2010. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected:

BUILDING **Inspector: Jim Seeger** **Phone: 651-266-9046**

- Insure basement cellar floor is even, is cleanable, and all holes are filled.
- Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment.
- Provide complete storms and screens, in good repair for all door and window openings.
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold and weather-stripping.
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.
- Air-seal and insulate attic/access door.

Re: 1644 Bush Ave
December 7, 2010
Page 2

BUILDING

Inspector: Jim Seeger

Phone: 651-266-9046

- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around house to direct water away from foundation of garage.
- Provide general rehabilitation of garage and storage sheds.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Install roof covering on garage.
- Correct risers on front steps.
- Move storage shed on east property line in 5 feet from property line or remove.
- Remove hot tub roof and deck from east side of house.
- Repair fence to code or remove.
- Install structural slab under front section of garage to code and properly connect to main garage or remove.
- A building permit is required to correct the above deficiencies.

ELECTRICAL

Inspector: Dan Moynihan

Phone: 651-266-9036

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
- Install S type fuse adapters and proper size S fuses.
- Verify that fuse amperage matches wire size
- Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Install hard-wired, battery backup smoke detector per bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Replace all painted-over receptacles.

ELECTRICAL **Inspector: Dan Moynihan** **Phone: 651-266-9036**

- Add a receptacle in first floor middle bedroom (ARC fault).
- Properly wire and index 4 breaker subpanel next to service panel.
- Repair doorbell transformer by water meter.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING **Inspector: Denny Watters** **Phone: 651-266-9051**

- Basement - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Water Meter - corroded piping; incorrect piping (MPC 0200 0.) steel before meter.
- Basement - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1)
- Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Lavatory - faucet is missing, broken, or parts missing (MPC 0200.P.) stopper.
- Basement - Lavatory - fixture is broken or parts missing (MPC 0200 0.) corroded. Replace.
- Basement - Lavatory - unvented (MPC 0200. E)
- Basement - Toilet Facilities - incorrectly vented (MPC 2500) show vent.
- Basement - Whirlpool Tub and Shower - Provide a vacuum breaker (MPC 2000 B) spout.
- Basement - Whirlpool Tub and Shower - incorrectly vented (MPC 2500) show vent.
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)
- First Floor - Lavatory - faucet is missing, broken, or parts missing (MPC 0200.P.) stoppers.
- First Floor - Sink - faucet is missing, broken or parts missing (MPC 0200.P.) stoppers.
- First Floor - Sink - incorrectly vented (MPC 2500)
- Obtain plumbing permits prior to commencement of work.

HEATING **Inspector: Gary Stevens** **Phone: 651-266-9045**

- Install approved lever handle manual gas shutoff valve on all gas appliances and remove unapproved valve.
- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee. Unable to verify.

HEATING

Inspector: Gary Stevens

Phone: 651-266-9045

- Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
- Inspection required in attic that masonry chimney/Class B venting transition is installed according to code.
- Replace furnace flue venting to code. Install Class B venting from furnace outlet to chimney with Class B wye fitting for connection of water heater venting.
- Furnace and water heater venting to be sized according to code.
- Vent clothes dryer to code.
- Provide adequate combustion air and support duct to code.
- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines.
- Bathroom exhaust system on 1st floor and basement to be vented to outside with approved material according to code. A mechanical ventilation permit is required if an exhaust system is installed.
- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary.
- All supply/return ducts to be installed according to code.
- Provide heat in every habitable room and bathrooms.
- Mechanical GAS, WARM AIR/VENTILATION permits is/are required for the above work.

ZONING

1. This property is in a (n) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

Notes:

- See attachment for permit requirements and appeals procedure.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
- Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

Re: 1644 Bush Ave
December 7, 2010
Page 5

This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

If you have any questions regarding this inspection report, please contact Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

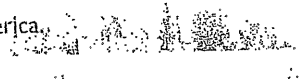
Sincerely,

James L. Seeger
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9046
Email: james.seeger@ci.stpaul.mn.us

JLS:ml
Attachments

SAINTPAULMINNESOTA

The most livable city in America



- City Projects
- I Want to
- Government
- Services
- Arts, Culture and Events

You are here: [Home](#) > [Government](#) > [Safety & Inspections](#) > [Vacant Buildings](#) > [Rehabilitation Progress](#)

- Requirements to "Winterize"
Vacant Building
- Code Compliance Reports
Vacant Building List
Rehabilitation Progress

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Rehabilitation Progress

Total Number of Vacant Buildings Declining; Rehabilitations on the Rise

[Rehabilitation Map 2008](#)

[Rehabilitation Map 2009](#)

The total number of vacant buildings in the City continues to decline largely due to the sale of Category 2 buildings that are being brought up to code in compliance with City ordinances. The latest total number of vacant buildings is 1607, down almost 400 from one year ago. The average cost to bring a vacant building up to code is \$30,000.

See our main [vacant buildings page](#) to find more about the process to purchase and rehabilitate a vacant building.

Click on [individual addresses](#) to see before and after examples of vacant building rehabilitations.

- Service Request
- Employment
- E-Subscription
Español • Hmoob
• Somali •

**Housing Assistance Payments Contract
(HAP Contract)
Section 8 Tenant-Based Assistance
Housing Choice Voucher Program**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 07/31/2007)

Part A of the HAP Contract: Contract Information

(To prepare the contract, fill out all contract information in Part A.)

1. Contents of Contract

This HAP contract has three parts:

- Part A: Contract Information
- Part B: Body of Contract
- Part C: Tenancy Addendum

2. Tenant

[REDACTED]

3. Contract Unit

1644 BUSH AVE

Saint Paul

MN

55106

4. Household

The following persons may reside in the unit. Other persons may not be added to the household without prior written approval of the owner and the PHA.

[REDACTED]

5. Initial Lease Term

The initial lease term begins on (mm/dd/yyyy): 1/22/2009

The initial lease term ends on (mm/dd/yyyy): 1/21/2010

6. Initial Rent to Owner

The initial rent to owner is: \$ 1,035.00

During the initial lease term, the owner may not raise the rent to owner.

7. Initial Housing Assistance Payment

The HAP contract term commences on the first day of the initial lease term. At the beginning of the HAP contract term, the amount of the housing assistance payment by the PHA to the owner is \$ 1,035.00 per month.

The amount of the monthly housing assistance payment by the PHA to the owner is subject to change during the HAP contract term in accordance with HUD requirements.

8. Utilities and Appliances

The owner shall provide or pay for the utilities and appliances indicated below by an "O". The tenant shall provide or pay for the utilities and appliances indicated below by a "T". Unless otherwise specified below, the owner shall pay for all utilities and appliances provided by the owner.

Item	Specify fuel type	Provided by	Paid by
Heating	<input checked="" type="checkbox"/> Natural gas <input type="checkbox"/> Bottle gas <input type="checkbox"/> Oil or Electric <input type="checkbox"/> Coal or Other	O	T
Cooking	<input checked="" type="checkbox"/> Natural gas <input type="checkbox"/> Bottle gas <input type="checkbox"/> Oil or Electric <input type="checkbox"/> Coal or Other	O	T
Water Heating	<input checked="" type="checkbox"/> Natural gas <input type="checkbox"/> Bottle gas <input type="checkbox"/> Oil or Electric <input type="checkbox"/> Coal or Other	O	T
Other Electric	[REDACTED]	O	T
Water		O	T
Sewer		O	T
Trash Collection		O	O
Air Conditioning		O	T Elec
Refrigerator		O	T Gas
Range/Microwave		O	O
Other (specify)			O

Signatures:

Public Housing Agency
Public Housing Agency of the City of St. Paul

Print or Type Name of PHA



Signature

Print or Type Name and Title of Signatory

Date (mm/dd/yyyy)

Owner
GREG RYAN

Print or Type Name of Owner

Signature

Greg Ryan owner

Print or Type Name and Title of Signatory

2-2-09
Date (mm/dd/yyyy)

Mail Payments to:

GREG RYAN

Name 811 UNIVERSITY AVE

Address (street, city, State, Zip)

Saint Paul MN 55104

**Housing Assistance Payments Contract
(HAP Contract)
Section 8 Tenant-Based Assistance
Housing Choice Voucher Program**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 07/31/2007)

Part B of HAP Contract: Body of Contract

1. Purpose

- a. This is a HAP contract between the PHA and the owner. The HAP contract is entered to provide assistance for the family under the Section 8 voucher program (see HUD program regulations at 24 Code of Federal Regulations Part 982).
- b. The HAP contract only applies to the household and contract unit specified in Part A of the HAP contract.
- c. During the HAP contract term, the PHA will pay housing assistance payments to the owner in accordance with the HAP contract.
- d. The family will reside in the contract unit with assistance under the Section 8 voucher program. The housing assistance payments by the PHA assist the tenant to lease the contract unit from the owner for occupancy by the family.

2. Lease of Contract Unit

- a. The owner has leased the contract unit to the tenant for occupancy by the family with assistance under the Section 8 voucher program.
- b. The PHA has approved leasing of the unit in accordance with requirements of the Section 8 voucher program.
- c. The lease for the contract unit must include word-for-word all provisions of the tenancy addendum required by HUD (Part C of the HAP contract).
- d. The owner certifies that:
 - (1) The owner and the tenant have entered into a lease of the contract unit that includes all provisions of the tenancy addendum.
 - (2) The lease is in a standard form that is used in the locality by the owner and that is generally used for other unassisted tenants in the premises.
 - (3) The lease is consistent with State and local law.
- e. The owner is responsible for screening the family's behavior or suitability for tenancy. The PHA is not responsible for such screening. The PHA has no liability or responsibility to the owner or other persons for the family's behavior or the family's conduct in tenancy.

3. Maintenance, Utilities, and Other Services

- a. The owner must maintain the contract unit and premises in accordance with the housing quality standards (HQS).
- b. The owner must provide all utilities needed to comply with the HQS.
- c. If the owner does not maintain the contract unit in accordance with the HQS, or fails to provide all utilities needed to comply with the HQS, the PHA may exercise any available remedies. PHA remedies

for such breach include recovery of overpayments, suspension of housing assistance payments, abatement or other reduction of housing assistance payments, termination of housing assistance payments, and termination of the HAP contract. The PHA may not exercise such remedies against the owner because of an HQS breach for which the family is responsible, and that is not caused by the owner.

- d. The PHA shall not make any housing assistance payments if the contract unit does not meet the HQS, unless the owner corrects the defect within the period specified by the PHA and the PHA verifies the correction. If a defect is life threatening, the owner must correct the defect within no more than 24 hours. For other defects, the owner must correct the defect within the period specified by the PHA.
- e. The PHA may inspect the contract unit and premises at such times as the PHA determines necessary, to ensure that the unit is in accordance with the HQS.
- f. The PHA must notify the owner of any HQS defects shown by the inspection.
- g. The owner must provide all housing services as agreed to in the lease.

4. Term of HAP Contract

- a. **Relation to lease term.** The term of the HAP contract begins on the first day of the initial term of the lease, and terminates on the last day of the term of the lease (including the initial lease term and any extensions).
- b. When HAP contract terminates.
 - (1) The HAP contract terminates automatically if the lease is terminated by the owner or the tenant.
 - (2) The PHA may terminate program assistance for the family for any grounds authorized in accordance with HUD requirements. If the PHA terminates program assistance for the family, the HAP contract terminates automatically.
 - (3) If the family moves from the contract unit, the HAP contract terminates automatically.
 - (4) The HAP contract terminates automatically 180 calendar days after the last housing assistance payment to the owner.
 - (5) The PHA may terminate the HAP contract if the PHA determines, in accordance with HUD requirements, that available program funding is not sufficient to support continued assistance for families in the program.

RESIDENTIAL LEASE



THE MINNESOTA ATTORNEY GENERAL'S OFFICE HAS
 CERTIFIED THAT THIS LEASE COMPLIES WITH THE
 MINNESOTA PLAIN LANGUAGE CONTRACT ACT

(Minnesota Statutes, Sections 325G.29-325G.36). Certification of a contract by the Attorney General under the plain language contract act is not otherwise an approval of the contract's legality or legal effect.

RESIDENTS: (List all persons who will live in the Apartment) _____

MANAGEMENT: (Enter company name if applicable) Careg Ryan

STREET ADDRESS OF PREMISES ("Apartment") 1644 Bush Ave. ST. Paul 55106

APARTMENT NO. N/A **DURATION OF LEASE** 1yr (enter number of months or month-to-month)

STARTING DATE OF LEASE 1-22-09 **DATE THIS LEASE ENDS** (if appropriate) 1-21-10

NOTICE PERIOD (The NOTICE PERIOD is one full month unless this Lease states a different notice period) _____

MONTHLY APARTMENT RENT \$ 1035.⁰⁰ **SERVICE CHARGE \$** 50.⁰⁰ if Late pmt 5 days

OTHER MONTHLY RENT CHARGES (e.g. garage) \$ _____

TOTAL MONTHLY RENT \$ 1035.⁰⁰ **SECURITY DEPOSIT \$** 1100.⁰⁰

UTILITIES INCLUDED IN RENT: Heat Hot and Cold Water Other trash

UTILITIES PAID BY RESIDENT: Electricity Telephone Other Heat, Water

The premises were constructed prior to 1978.
 See attached disclosure of information.

(The following is required by Minnesota Statutes, Section 504.22)

Authorized Manager of Apartment Careg Ryan
Address 811 UNIVERSITY AVE. ST. Paul MN 55104

An owner of the premises or an agent authorized to accept service of process and receive and give receipts for notices and demands is Careg Ryan

Address 811 UNIVERSITY Ave

*Where appropriate, singular terms used in this Lease include the plural, and pronouns of one gender include all genders.

Additional Agreements (if any): Keep yard mowed, Clean, Shovel SNOW Trim
Over growth of Shrubs etc. Fridges etc. Stone Dishwasher
are furnished By Owner. GR JK 2-9-09
PHA Contract is also part of addendum

Management (acting as agent for the owner of the premises) and Resident agree to the terms of this Lease and any attachments that may be made part of this Lease.

MANAGEMENT _____ (Resident)
 _____ (Resident)
 _____ (Resident) 2-2-09

by Owner
 Date Signed 2-2-09

Date signed _____
 Resident acknowledges receipt of the Lease by signature on this document.

TERMS OF THIS LEASE.

RENT

1. **PAYMENT:** RESIDENT will pay MANAGEMENT the full monthly rent before midnight of the first day of each month while this lease is in effect and during any extensions or renewals of this Lease. Rent will be paid as required by MANAGEMENT.

1644 BUSH AVE
Saint Paul MN 55106

1/1/2010

GREGORY RYAN
811 UNIVERSITY AVE

Saint Paul, MN 55104

Resident Entity ID: [REDACTED]
Resident Tax ID: [REDACTED]
Resident Phone: [REDACTED]

Owner Phone: [REDACTED]

Date to Inspections: 9/1/09

Pat Tepley

Unit Info	Tenant paid utilities	Inspection Info	Household Composition
Contract Rent: \$1,035.00 Unit Structure Type: Single Family Home Bedrooms: 3 Year Built: 1920 Census Tract:	Heating Gas Cooking Gas Other Electric Electric Water Heater Gas Water and Sewer Other <i>gas - 95¢</i> <i>Electric - 5¢</i>	Annual Clearance Needed Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Exterior Interior Interior & Exterior Inspection number: 127237 initial instance number: 157604	#children w/EBL Relation Age Head 32 Other Youth Under 18 16 Other Youth Under 18 11 Other Youth Under 18 7 <i>Newborn</i> (5)

Date & Time	Scheduled By	Special Instructions	Contact	Initials	Time	P/F/NOH/Other	PHA
10/21/2009 12:00 pm	Julianna Quast	<i>Owner Rpt</i>			In Out		
<i>11/2p</i>					In <i>2:05</i> Out <i>2:30</i>	<i>Fil G.M.</i>	
<i>12/2p</i>					In <i>3:05</i> Out <i>3:10</i>	<i>Pat MK</i>	
					In Out		
					In Out		
					In Out		
					In Out		

Comments: _____



Section 8 Housing Choice Voucher, Project-Based, Moderate Rehabilitation, or RAFS Program

November 3, 2009

GREGORY RYAN
811 UNIVERSITY AVE
SAINT PAUL MN 55104

Inspection of: 1644 Bush Avenue, 55106 for [REDACTED]

Inspection conducted on: November 2, 2009

Inspection conducted by: Gino N.

Type of inspection: Annual

Pass 12-2-09 MK

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for continuing rental assistance:

- OK*
- ~~1.~~ The exterior G.F.C.I. outlet by the front door did not test as working. - *Round-round*
 - ~~2.~~ The exterior, rear house light has an empty socket.
 - ~~3.~~ The kitchen right window failed to open.
 - ~~4.~~ The kitchen west-facing window screen is loose in its frame.
 - ~~5.~~ The dining room window screen is torn.
 - ~~6.~~ The rear bedroom window lacks a screen.
 - ~~7.~~ The middle bedroom window lacks a screen.
 - ~~8.~~ The front prime door allows excessive air infiltration.
 - ~~9.~~ The front bedroom lacks a heat source. - *add electric baseboard*
 - ~~10.~~ The basement has empty light sockets.
 - ~~11.~~ The laundry room electric outlet is loose in its box.
 - ~~12.~~ There is a mattress in the basement. Please remove.
 - ~~13.~~ There was no access to the basement bathroom. Provide access at reinspection. Deficiencies may be cited. - *OK*
 - ~~14.~~ Due to the condition of the unit, additional deficiencies may be cited at the reinspection.

Reinspection: December 2, 2009 between 12:30 PM and 4:30 PM.
Please have an adult (over 18) at the unit.



Section 8 Housing Choice Voucher, Project-Based, Moderate Rehabilitation, or RAFS Program

January 13, 2009

GREG RYAN
811 UNIVERSITY AVE
SAINT PAUL MN 55104

PASS
1-22-09
PC.

Inspection of: 1644 Bush Avenue, 55106 for [REDACTED]

Inspection conducted on: January 12, 2009

Inspection conducted by: Marek K.

Type of inspection: New/Mover Reinspection

The following Housing Quality Standards deficiency(ies) must be repaired for the above unit to qualify for the rent assistance program:

OK ✓ The unit lacks a trash container with a tight fitting lid.

Reinspection: The tenant or owner must call the Inspection Scheduler when the repair work has been completed. Housing Assistance Payments cannot begin before the unit has passed inspection. Payments will not be retroactive.

Inspections scheduling and questions: Call 651-298-5087.

THANK YOU FOR PARTICIPATING WITH OUR RENTAL ASSISTANCE PROGRAM.

Sincerely,

Juhanna Quast
Assistant Section 8 Programs Manager

cc: [REDACTED]

PT/sc/S8-342.REV.7/25/01





Section 8 Housing Choice Voucher, Project-Based, Moderate Rehabilitation, or RAFS Program

JANUARY 7, 2009

GREG RYAN
811 UNIVERSITY AVE
ST PAUL MN 55104

Inspection of: 1644 Bush Ave, 55106 for [REDACTED]

Inspection conducted on: January 7, 2009

Inspection conducted by: Marek K.

Fail 1-12-09 MK

Type of inspection: New/Mover Reinspection Additional Deficiencies

The following Housing Quality Standards deficiency(ies) must be repaired for the above unit to qualify for the rent assistance program:

- OK* 1. The front bedroom window lacks a screen.
- OK* 2. The unit lacks hot water.
- F* 3. The unit lacks a trash container with a tight fitting lid.

Verify on driveway.

Additional Deficiencies: The following Housing Quality Standards deficiency(ies) must also be repaired to approve the above unit for rental assistance:

- OK* 1. The egress window in the side bedroom measured 21 inches high. The minimal egress opening required is 24 inches high by 20 inches wide. Every bedroom must have at least one legal egress window. *DIC*

Reinspection: The tenant or owner must call the Inspection Scheduler when the repair work has been completed. Housing Assistance Payments cannot begin before the unit has passed inspection. Payments will not be retroactive.

Inspections scheduling and questions: Call 651-298-5087.

THANK YOU FOR PARTICIPATING WITH OUR RENTAL ASSISTANCE PROGRAM.

Sincerely,

Julianna Quast
Assistant Section 8 Programs Manager
cc: [REDACTED]

PT/cx/S8-342.REV.7/25/01





Section 8 Housing Choice Voucher, Project-Based, Moderate Rehabilitation, or RAFS Program

December 31, 2008

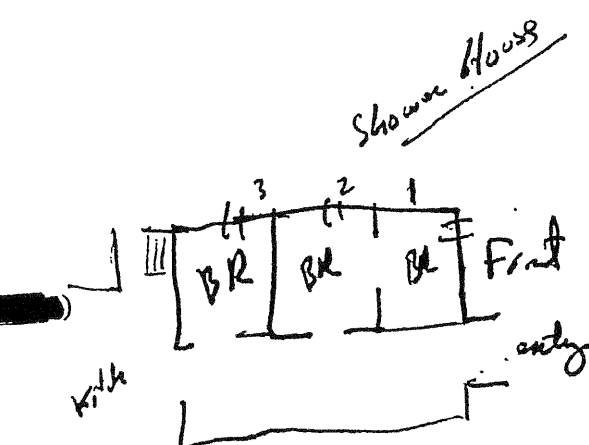
Greg Ryan
811 University Ave
St. Paul, MN 55104

Inspection of: 1644 Bush Ave, 55106 for (redacted)

Inspection conducted on: December 30, 2008

Inspection conducted by: Marek K.

Type of inspection: New/Mover Initial



Fail with addition 1-7-09 MK

The following Housing Quality Standards deficiency(ies) must be repaired for the above unit to qualify for the rent assistance program:

- 1. The front entry storm door is deteriorated. Please replace.
- 2. The front entry has a floor vent lacking a cover.
- 3. The living room electric wall plate is broken.
- 4. The front bedroom window lacks a screen.
- 5. The front bedroom smoke detector did not test as working. WARNING: All smoke detectors not operating properly must be repaired in 24 hours per fire code regulation.
- 6. The rear entry storm door screen is torn.
- 7. The dining room window lacks a screen.
- 8. The kitchen refrigerator was not plugged in.
- 9. The microwave door handle, main door and vent cover is broken.
- 10. The kitchen windows lack screens.
- 11. The east kitchen window does not open.
- 12. The main floor shower door is broken.
- 13. The window screen near the basement steps is torn.
- 14. The basement stairs lacks a grippable handrail and guardrail system. See attached.
- 15. The basement smoke detector beeps. WARNING: All smoke detectors not operating properly must be repaired in 24 hours per fire code regulation.
- 16. The basement bathtub ceiling shower head leaks water.
- 17. The unit lacks hot water.
- 18. The basement area lacks an egress window and cannot be used as a sleeping area.
- 19. The unit lacks a trash container with a tight fitting lid.
- 20. Due to the condition of the unit, additional items may be cited during the reinspection.

ADD The egress window in the side bedroom measured 21" high. The minimal egress opening required is 24" high by 20" wide. Every bedroom must have at least one legal egress window.



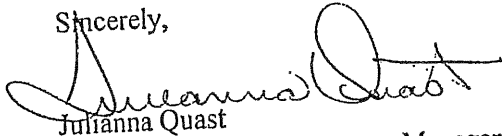
Greg Ryan
811 University Ave
St. Paul, MN 55104

Reinspection: The tenant or owner must call the Inspection Scheduler when the repair work has been completed. Housing Assistance Payments cannot begin before the unit has passed inspection. Payments will not be retroactive.

Inspections scheduling and questions: Call 651-298-5087.

THANK YOU FOR PARTICIPATING WITH OUR RENTAL ASSISTANCE PROGRAM.


Sincerely,



Julianna Quast

Assistant Section 8 Programs Manager

cc:


PT/km/S8-342.REV.7/25/01


PUBLIC HOUSING AGENCY
SAINT PAUL

555 North Wabasha Street, Suite 300
Saint Paul, Minnesota 55102
Main: 651-298-5158
Fax: 651-292-7917

August 17, 2010

GREGORY RYAN
811 UNIVERSITY AVE
Saint Paul, MN 55104

Tenant:


1644 BUSH AVE
Saint Paul, MN 55106

**NOTICE OF REINSTATEMENT
OF HOUSING ASSISTANCE PAYMENT (HAP) CONTRACT**

REASON FOR REINSTATEMENT:

1. TENANT NOT MOVING
2. TERMINATION OVERTURNED - TENANT ELIGIBLE FOR CONTINUED ASSISTANCE
3. OTHER: The rent check for August 1, 2010 will be sent to the landlord September 1, 2010.

THE HAP CONTRACT WILL BE REINSTATED EFFECTIVE: August 1, 2010



Occupancy Technician: Pat Tepley, (651) 298-5097

cc: File, Control Tech, Tenant

S8-52-REINSTATEMENT

PUBLIC HOUSING AGENCY
SAINT PAUL


555 North Wabasha Street, Suite 300
Saint Paul, Minnesota 55102
Main: 651-298-5158
Fax: 651-292-7917

September 15, 2010

GREGORY RYAN
811 UNIVERSITY AVE

Saint Paul, MN 55104

Tenant:

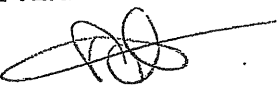

1644 BUSH AVE
Saint Paul, MN 55106

**NOTICE OF TERMINATION
OF HOUSING ASSISTANCE PAYMENT (HAP) CONTRACT**

REASON FOR TERMINATION:

1. MOVING
2. DECEASED
3. UNIT DID NOT PASS SECTION 8 INSPECTION (HAP HAS BEEN ABATED FOR 60 DAYS)
(S8-400D and E must accompany this notice)
4. TENANT NO LONGER ELIGIBLE FOR ASSISTANCE - FAILED TO COOPERATE WITH
INSPECTION PROCESS
5. TENANT NO LONGER ELIGIBLE FOR ASSISTANCE
6. GOING OFF PROGRAM VOLUNTARILY
7. CHANGING FORM OF ASSISTANCE
8. NOTICE FROM OWNER
9. EVICTED (COURT ACTION)
10. OTHER:

THE HAP CONTRACT WILL TERMINATE EFFECTIVE: December 31, 2010


Section 8 Technician: Pat Tepley, (651) 298-5097

cc: File, Control Tech, Tenant

ST PAUL

PUBLIC HOUSING AGENCY

555 N. Wabasha Street - Suite 300
Saint Paul, Minnesota 55102
651-298-5158 - Fax 651-292-7917
Hearing Impaired: (651) 292-7280

October 12, 2010

GREGORY RYAN
811 UNIVERSITY AVE

Saint Paul MN 55104

Tenant:

[REDACTED]
1644 BUSH AVE
Saint Paul MN 55106

Dear Tenant and Property Owner:

The Annual inspection is scheduled for
Tuesday, October 26, 2010 between 8:30 AM and 12:30 PM

The tenant must be at home or have an adult (18 or older) present to let the inspector in. This inspection is required.

If you must reschedule this appointment, then you must call the Inspections Department at least 24 hours in advance at 651-298-5087.

Please repair all maintenance problems before the inspection. Common causes of failed inspections are:

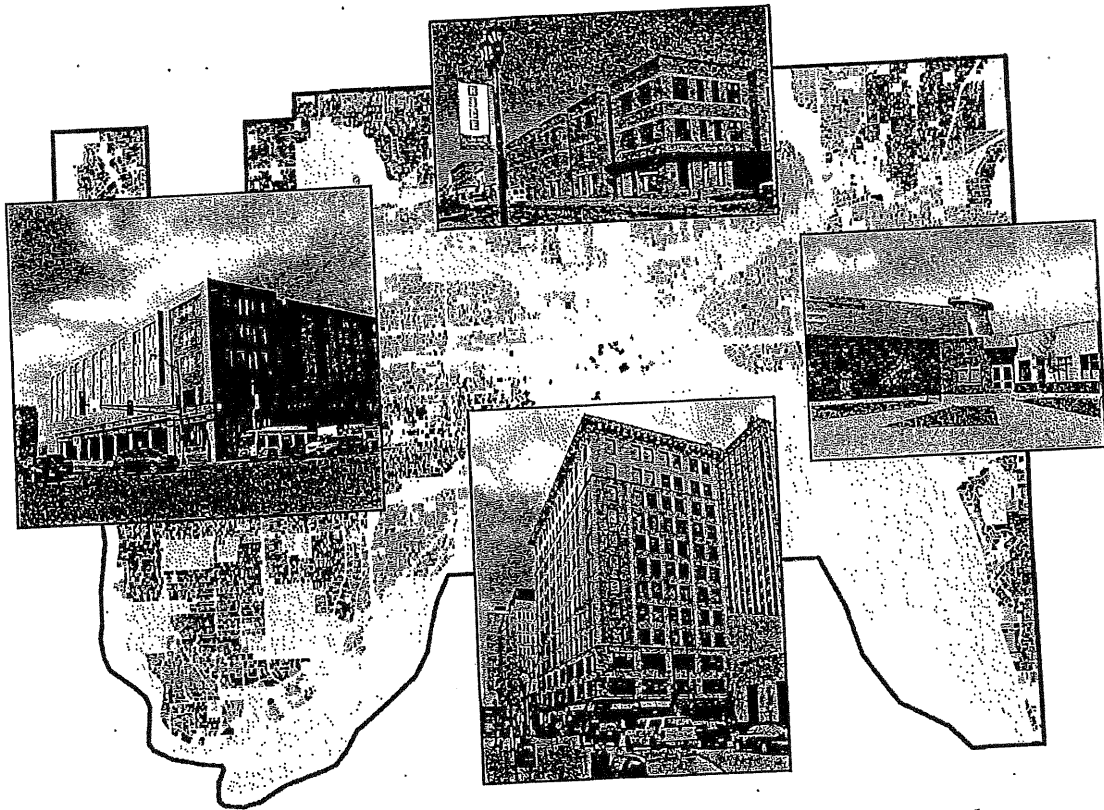
- Missing or broken outlet or light switch cover plates.
- Torn or missing screens.
- Missing, loose or non-working smoke detectors.
- Missing or broken stairway railings.
- Exposed electrical wires.
- Stove burners that do not work.

- Cracked or broken windows.
- Peeling paint (if there are children under 6).
- Loose carpet or flooring.
- Missing or broken window locks.
- Loose or deteriorated refrigerator door gaskets.
- Plumbing leaks or running faucets.

Thank you for your cooperation.

Inspections Department
651-298-5087

The City of Saint Paul, Minnesota



Consolidated Plan and Submission 2010-2014



Approved for submittal by City Council Resolution # 10-320

The Saint Paul Consolidated Plan and Submission is a five-year planning and implementation document. It was prepared in consultation with the community and in accordance with the requirements of the U.S. Department of Housing and Urban Development. Included is program information on Saint Paul's Fiscal Year 2010:

- Community Development Block Grant Program
- Home Investment Partnership Program
- Emergency Shelter Grant Program



Local Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

LOCAL GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will --
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted --
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension,

Jurisdiction

- continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
 10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

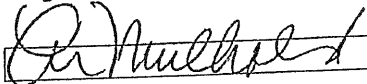
Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

4/15/2010

Signature/Authorized Official

Date



Name

CHRISTOPHER COLEMAN

Title

MAYOR

Address

15 W. KELLOGG BLVD

City/State/Zip

SAINT PAUL MN 55102

Telephone Number

651-266-8510



555 N. Wabasha Street Suite 400
651-298-5664 • Fax 651-298-5666
Hearing Impaired: 651-292-7280

MONTHLY MANAGEMENT REPORT MONTH ENDING NOVEMBER 30, 2010

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LOW INCOME HOUSING OWNED OR ADMINISTERED BY PHA

PHA-OWNED UNITS - Public Housing

HUD Proj No	Development Name or Address	Original Total Units	Present Total Units	Present Total Hi-rise	Present Total Family	Number of dwelling units by bedroom size								DOFA	
						0 BR	1 BR	2BR	3BR	4BR	5BR	6BR	Date of Initial Occupancy	BR Count	
						0	1	2	3	4	5	6			
1-1	John J McDonough Homes	520	484	0	484	0	35	258	117	66	8	0	12/31/52	1,206	
1-4	-1st Addition to McDonough	42	42	0	42	0	0	0	34	4	4	0	01/31/62	138	
1-8A	-2nd Addition to McDonough	54	54	0	54	0	0	0	18	20	16	0	12/31/64	214	
1-2	Franklin D. Roosevelt Homes	320	314	0	314	0	63	161	68	22	0	0	08/01/52	677	
1-3	Mt. Airy Homes & 200 E. Arch	448	425	153	272	0	99	86	172	48	20	0	07/01/59	1,079	
1-8B	-Addition to Mr. Airy	22	22	0	22	0	0	22	0	0	0	0	12/31/64	44	
1-10	-Mt. Airy Rehab	10	3	0	3	0	0	2	0	1	0	0	03/01/66	8	
1-39	-Replacement unit	1	1	0	1	0	0	0	0	1	0	0	1/30/1998	4	
1-5	554 Central & Duplexes	186	183	141	42	69	71	1	12	8	22	0	01/31/64	251	
1-6	261 E. University	200	159	159	0	23	135	1	0	0	0	0	09/01/63	137	
1-7	325 Laurel & W Side Duplexes	155	120	104	16	2	101	10	7	0	0	0	12/31/63	142	
1-9	469 Ada & Dunedin Terrace	233	230	142	88	0	141	17	24	36	12	0	03/01/66	451	
1-11	899 South Cleveland	144	144	144	0	0	143	1	0	0	0	0	12/31/69	145	
1-13	1743 East Iowa	148	148	148	0	0	147	1	0	0	0	0	08/01/70	149	
1-14	1300 Wilson	187	187	187	0	0	186	1	0	0	0	0	09/01/69	188	
1-15	727 Front	151	151	151	0	0	150	1	0	0	0	0	07/01/69	152	
1-16	280 Ravoux	220	220	220	0	0	219	1	0	0	0	0	01/01/70	221	
1-17	545 Wabasha	75	71	71	0	30	40	1	0	0	0	0	06/01/69	42	
1-18	1085 Montreal	187	185	185	0	0	184	1	0	0	0	0	02/01/70	186	
1-19	10 West Exchange	194	194	194	0	0	193	1	0	0	0	0	05/30/72	195	
1-20	Scattered Sites	36	12	0	12	0	0	0	8	4	0	0	12/31/68	40	
1-22	Scattered Sites	24	0	0	0								12/31/68	0	
1-23	Scattered Sites	26	24	0	24	0	0	0	17	6	1	0	02/28/77	80	
1-24	1000 Edgerton	220	219	219	0	0	218	1	0	0	0	0	01/31/74	220	
1-26	777 North Hamline	186	186	186	0	0	185	1	0	0	0	0	02/29/76	187	
1-27	825 Seal	144	144	144	0	0	143	1	0	0	0	0	05/31/76	145	
1-29	Scattered Sites	67	67	0	67	0	0	0	53	11	2	1	10/31/80	219	
1-30	Scattered Sites	25	25	0	25	0	0	0	22	3	0	0	10/31/81	78	
1-31	Scattered Sites	75	74	0	74	0	0	0	58	13	3	0	12/31/84	241	
1-32	Scattered Sites	26	26	0	26	0	0	0	18	6	2	0	03/31/89	88	
1-33	Scattered Sites	45	44	0	44	0	0	0	36	5	3	0	12/31/88	143	
1-34	Scattered Sites	50	50	0	50	0	0	0	41	5	3	1	06/30/90	164	
1-35	Scattered Sites	15	15	0	15	0	0	0	8	4	2	1	01/31/92	56	
1-37	Scattered Sites	25	24	0	24	0	0	0	6	7	9	2	05/31/93	103	
1-38	Scattered Sites HOMEWARD	35	1	0	1	0	0	0	1	0	0	0	01/31/96	3	
1-40	Scattered Site	1	1	0	1	0	0	0	1	0	0	0	08/31/06	3	
	TOTAL PUBLIC HOUSING	4,497	4,249	2,548	1,701	124	2,453	569	721	270	107	5		7,399	

SECTION 8 UNITS - Rent Subsidies for Privately-Owned Housing

Under Lease
as of 9/30/10

	Auth'd	Other*	0 BR	1 BR	2BR	3BR	4BR	5BR	6BR
Sec 8 Mod Rehab SRO's-Mary Hall	75		75	0	0	0	0	0	0
Sec 8 Mod Rehab SRO's-Booth Brown	6		2	0	0	0	0	0	0
Section 8 Vouchers Authorized	3,953	30	8	1,321	1,072	1,062	325	69	18
Disability Vouchers	117								
Family Unification Vouchers - FUP	100								
Veterans Vouchers - VASH	60								
TOTAL SECTION 8 SUBSIDIES	4,311	30	85	1,321	1,072	1,062	325	69	18

3,905

*"Other" units are newly leased but no Section 8 subsidy has been paid yet.

		Other*	0 BR	1 BR	2BR	3BR	4BR	5BR	6BR
TOTAL UNITS: Public Housing + Section 8	8,560	30	209	3,774	1,641	1,783	595	176	23

SAINT PAUL PHA - MONTHLY OCCUPANCY SUMMARY -

November 2010

Month Ending 11/30/2010

MN #	Name or Address	Present Total Hi-rise Units	Present Total Family Units	Total Non DUs	Available for Occu-pancy	Vacant at Month End	Percent Occupied at End of Month	Units Vacated During Month	Units Readied During Month	Units Leased During Month	Turn-around Time (Days)
FAMILY DEVELOPMENTS											
1-1,4,8A	John J. McDonough Homes		580	0	580	6	99.0%	6	6	7	60
1-2	Franklin D. Roosevelt Homes		314	0	314	0	100.0%	6	7	8	10
1 3,8B,10,39	Mt. Airy Homes & Rehabs		298	0	298	0	100.0%	4	4	4	14
1-9	Dunedin Terrace, including		104	0	104	1	99.0%	2	3	2	4
1-7	16 W. Side Duplexes										
SUBTOTAL DEVELOPMENTS		0	1,296	0	1,296	7	99.46%	18	20	21	27
FAMILY SCATTERED SITES											
1-20	Scattered Sites		12	0	12						
1-22	Scattered Sites		0	0	0						
1-23	Scattered Sites		24	0	24						
1-29	Scattered Sites		67	0	67						
1-30	Scattered Sites		25	0	25						
1-31	Scattered Sites		74	0	74						
1-32	Scattered Sites		26	0	26						
1-33	Scattered Sites		44	0	44						
1-34	Scattered Sites		50	0	50						
1-35	Scattered Sites		15	0	15						
1-37	Scattered Sites		24	0	24						
1-5	Central Duplexes		42	0	42						
1-38, 40	Scattered Sites		2	0	2						
SUBTOTAL SCATTERED SITES		0	405	0	405	3	99.26%	10	5	9	30
TOTAL FAMILY		0	1,701	0	1,701	10	99.41%	28	25	30	28
HI-RISES											
1 3	Mt. Airy Hi-Rise	153		1	152	0	100.00%	1	1	1	8
1 5	554 Central Hi-Rise	141		0	141	0	100.00%	2	2	2	12
1-6	261 E. University Hi-Rise	159		1	158	0	100.00%	2	2	2	12
1 7	325 Laurel Hi-Rise	104		2	102	0	100.00%	0	0	1	11
1-9	469 Ada Hi-Rise	142		0	142	0	100.00%	2	3	5	11
1-11	899 S. Cleveland Hi-Rise	144		1	143	0	100.00%	0	0	0	0
1-13	1743 East Iowa Hi-Rise	148		1	147	0	100.00%	1	1	1	30
1-14	1300 Wilson Hi-Rise	187		1	186	0	100.00%	2	2	0	0
1-15	727 Front Hi-Rise	151		1	150	0	100.00%	3	2	2	15
1-16	280 Ravoux Hi-Rise	220		0	220	0	100.00%	4	4	4	13
1-17	545 Wabasha Hi-Rise	71		0	71	0	100.00%	0	0	0	0
1-18	1085 Montreal Hi-Rise	185		2	183	0	100.00%	0	0	0	0
1 19	10 West Exchange Hi-Rise	194		1	193	0	100.00%	0	1	3	18
1-24	1000 Edgerton Hi-Rise	219		1	218	2	99.08%	4	4	3	31
1-26	777 North Hamline Hi-Rise	186		3	183	0	100.00%	0	0	0	0
1-27	825 Seal Hi-Rise	144		0	144	0	100.00%	1	0	1	28
TOTAL HI-RISES		2,548	0	15	2,533	2	99.92%	22	22	25	16
GRAND TOTALS		2,548	1,701	15	4,234	12	99.72%	50	47	55	23
1238	Vacancy Days	Present Total	Present Total	Total Non DUs	Avail'ble for Occu-pancy	Vacant at Month End	Percent Occupied at End of Month	Units Vacated During Month	Units Ready During Month	Units Leased During Month	Turn-around Time (Days)
799	Make Ready Days	Hi-rise Units	Family Units								
439	Lease Up Days										

SAINT PAUL PHA - MONTHLY OCCUPANCY SUMMARY BY AMP

AMP #	ASSET MANAGEMENT PROJECTS	Month Ending: 11/30/10										
		Present Total Hi-rise Units	Present Total Family Units	Total Non DUs	Available for Occu-pancy	Vacant at Month End	Percent Occupied at End of Month	Units Vacated During Month	Units Readied During Month	Units Leased During Month	Turn-around Time (Days)	
1	McDonough Homes	0	580	0	580	6	98.97%	6	6	7	60	
2	Front-Hamline-Seal Hi-Rises	481	0	4	477	0	100.00%	4	2	3	19	
3	Edgerton-Wilson-Iowa Hi-Rises	554	0	3	551	2	99.64%	7	7	4	31	
4	Roosevelt Homes	0	314	0	314	0	100.00%	6	7	8	10	
5	Mt Airy Homes & Hi-Rise; Valley Hi-Rise	312	298	2	608	0	100.00%	7	7	7	13	
6	Exchange & Wabasha Hi-Rises	265	0	1	264	0	100.00%	0	1	3	18	
7	Central (& duplexes)-Neill-Ravoux	465	42	2	505	0	100.00%	6	6	7	12	
8	Dunedin (WS Dup)-Cleveland-Montreal	471	104	3	572	1	99.83%	4	6	7	9	
9	Scattered Sites	0	363	0	363	3	99.17%	10	5	9	30	
	TOTALS	2,648	1,701	15	4,234	12	99.72%	50	47	55	23	
1238	VACANCY DAYS											
799	Make Ready Days											
439	Lease Up Days											

DATE: 12/06/10

WAITING LIST 11-30-10

PUBLIC HOUSING WAITING LIST

WAITING LIST ACTIVITY	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	Total
Previous Applicants	2882	991	2996	1036	385	126	6416
+ New Applicants	77	102	126	58	17	6	386
+ Reinstated	0	0	5	13	0	4	22
- App's Canceled/Withdrawn	7	44	0	0	3	0	54
- Applicants Denied	14	31	8	13	1	0	67
- Applicants Housed	1	18	3	4	3	0	29
= Applicants Pending	2937	999	3116	1090	395	136	8673

6 Hi-Rise Transfers
20 Family Transfers
26 Total Transfers
55 TOTAL LEASES SIGNED

Race and Ethnicity	0 BR		1 BR		2 BR		3 BR		4 BR		5 BR		TOTAL	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
White	391	13%	397	14%	546	19%	159	9%	36	5%	7	1%	1536	18%
African American	2234	76%	419	42%	1901	61%	636	58%	178	45%	51	38%	5419	62%
Native American	45	2%	15	2%	52	2%	12	1%	5	0%	0	0%	129	1%
Asian	192	7%	160	16%	521	17%	270	25%	175	44%	78	57%	1396	16%
Pacific Islander	3	0%	2	0%	8	0%	1	0%	0	0%	0	0%	14	0%
Multiple Races	72	2%	6	1%	88	3%	12	1%	1	0%	0	0%	179	2%
None given	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
TOTAL	2937	100%	999	100%	3116	100%	1090	100%	395	100%	136	100%	8673	100%
Hispanic	92	3%	45	5%	161	5%	57	5%	17	4%	2	1%	374	4%
Non-Hispanic	2845	97%	954	95%	2955	95%	1033	95%	378	96%	134	99%	8299	96%
None given	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%

Applicant Ages	0 BR		1 BR		2 BR		3 BR		4 BR		5+ BR		TOTAL	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
62+ ("Elderly") *	0	0%	167	17%	64	2%	23	2%	8	2%	5	4%	267	3%
50 - 61 ("Near elderly") *	3	0%	471	47%	235	8%	104	10%	53	13%	22	16%	888	10%
25 - 49	1673	57%	304	30%	1603	51%	849	78%	324	82%	109	80%	4862	56%
20 - 24	1026	35%	44	4%	1024	33%	105	10%	9	2%	0	0%	2208	25%
18 - 19	235	8%	13	1%	190	6%	9	1%	1	0%	0	0%	448	5%
All Ages	2937	100%	999	100%	3116	100%	1090	100%	395	100%	136	100%	8673	100%

*HUD terms

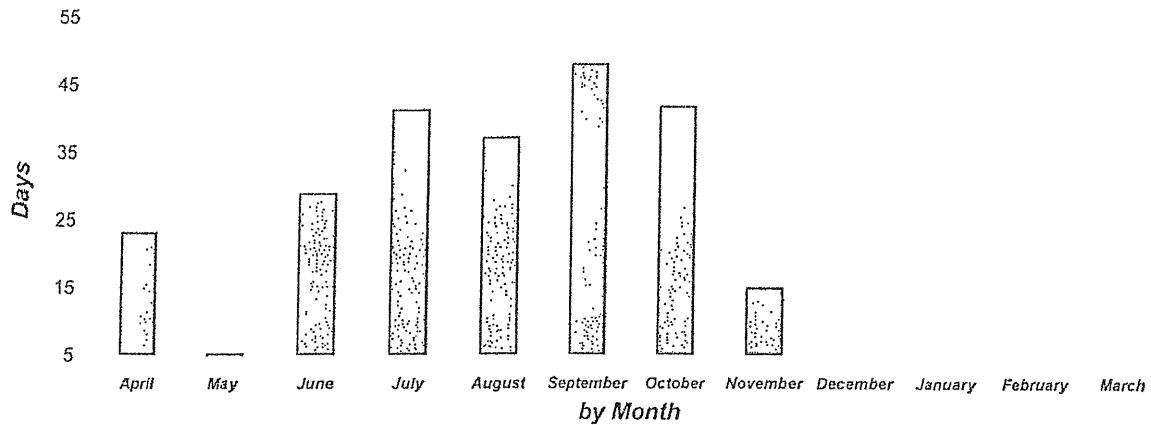
SECTION 8 WAITING LIST

Race and Ethnicity	0 BR		1 BR		2 BR		3 BR		4 BR		5+ BR		TOTAL	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
White	2	50%	414	31%	199	14%	86	11%	17	6%	1	1%	719	18%
African American	2	50%	845	64%	1161	81%	608	76%	196	69%	56	43%	2868	72%
Native American	0	0%	19	1%	14	1%	14	2%	3	1%	0	0%	50	1%
Asian	0	0%	29	2%	51	4%	79	10%	66	23%	72	56%	297	7%
Pacific Islander	0	0%	2	0%	1	0%	1	0%	0	0%	0	0%	4	0%
Multiple Races	0	0%	4	0%	11	1%	5	1%	2	1%	0	0%	22	1%
None given	0	0%	5	0%	2	0%	3	0%	0	0%	0	0%	10	0%
TOTAL	4	100%	1318	100%	1439	100%	796	100%	284	100%	129	100%	3970	100%
Hispanic	1	25%	35	3%	53	4%	31	4%	4	1%	3	2%	127	3%
Non-Hispanic	3	75%	1278	97%	1384	96%	763	96%	280	99%	126	98%	3634	97%
Blank	0	0%	5	0%	2	0%	0	0%	0	0%	0	0%	7	0%

Scattered Site Vacant Unit Turnaround

Month	Scattered Sites		
	Units Readied	Averages	
		Prep Hours	Days
April	3	62.50	23.00
May	0	0.00	0.00
June	6	43.63	28.83
July	4	42.31	41.25
August	6	43.71	37.17
September	1	24.00	48.00
October	8	44.06	41.75
November	5	30.45	14.80
December			
January			
February			
March			
Totals/Year to Date	33		
Averages/Year to Date		42.71	32.91

Scattered Site Vacant Unit Turnaround



These numbers include Maintenance staff unit prep time and mod (major) work.

| Sec. 34.21. - Notice to correct violations.

- (1) *Notification of violation.* Whenever an enforcement officer determines that there has been a violation of this chapter, notice may be provided to the owner or occupant to take the appropriate steps to correct the violations. The notice shall:
 - (a) Be in writing; and
 - (b) Include a description of the real estate sufficient for identification;
 - (c) Specify the violation which exists and the remedial action required; and
 - (d) Include a statement that the order may be appealed to the legislative hearing officer in accordance with the procedures set forth in section 34.23.
- (2) *Service of notice.* Service of an order shall be adequate if provided by:
 - (a) Personal service;
 - (b) U.S. mail; or
 - (c) If the appropriate party or address cannot be determined after reasonable effort, by posting a copy of the order in a conspicuous place on the premises. Provided, however, that in the case of rental housing, notice shall be sent by United States Mail to the address listed on the document required under Chapter 35 of this Code.
- (3) *Emergency enforcement procedures.* If an emergency situation exists which creates an imminent health or safety hazard or danger to the public that by its nature requires immediate action, an enforcement officer may issue oral orders to the owner, operator and/or occupant that immediate corrective action shall be taken. The oral order shall:
 - (a) Include a description of the premises sufficient for identification;
 - (b) Specify the violation which exists and the immediate remedial action required; and
 - (c) Specify a reasonable time for the performance of the actions required. Within twenty-four (24) hours following issuance of an oral order, the officer shall serve a written order upon the owner in the manner provided above. Failure to obey the orders shall constitute a violation subject to the penalties provided for in section 1.05 of this Code.

(C.F. No. 05-740, § 1, 9-14-05)