



Housing and Redevelopment Authority  
of the City of Saint Paul, Minnesota:  
Redevelopment project files

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MEMORANDUM

RAT  
my file

TO: Casework Staff  
FROM: Mr. Robert Boyer  
DATE: September 5, 1969  
RE: Housing

The following is a list of unsuitable and condemned housing. Those addresses which are classified as unsuitable will be re-inspected 90 days after the first inspection. If the worker feels that the housing is too unsuitable for habitation or if he is able to secure information as to the owner's plans for repair, he may use his own judgement as to whether rent should be paid.

CONDEMNED

920 Albermarle  
502 Andrew  
643 Arcade  
1343 Arkwright  
1375 Arkwright  
565 Aurora  
620 Bates  
713 Bedford  
117 Blair  
118 Blair  
746-748 Capitol Heights  
479 Carroll  
570 Central  
172 Charles  
835 Clear  
1115 East Cook  
462 E. Curtice  
669 Dayton  
764 Dayton (basement apartments)  
826 Dayton (third floor)  
579-581 DeSoto  
951-953 DeSoto  
404 Dewey  
1217 Edmund  
410 Fuller  
867-869 Galtier  
480 Goodhue  
315 No. Grotto  
654 Hall  
477-479 Iglehart  
486 Iglehart  
574 Iglehart  
897 Iglehart  
49 W. Isabel (basement)  
961 Jenks  
561-563 Laurel  
572 Laurel (basement)  
832 E. Lawson  
871 East Lawson  
892 E. Lawson

CONDEMNED

43 Lyton Place  
52 Lyton Place  
211 McBoal  
144 MacKubin  
331 Magnolia  
469-471 Marshall  
592 Marshall  
637 Marshall (3rd floor)  
450 E. Minnehaha  
633 Mount Hope  
163 Nina  
1999 Nokomis  
878 Park  
726 Pelham Boulevard  
913½ Rice  
107 North St. Albans  
441 Saint Anthony  
875 St. Anthony  
2196 St. Anthony  
360 Selby Avenue  
605 Selby  
761 Selby  
381½ W. Seventh  
416-420 W. Seventh  
429-439 W. Seventh  
209-211 Sherburne  
282 Stinson  
478 South Wabasha  
224 Walnut (second floor)  
704-706 Wells  
68 Wilkin (apt. 10)  
276 E. Winifred  
1588 Woodbridge  
116 York Street

UNSUITABLE

99 East Acker  
567 Central  
687½ Central  
203 Charles  
166 W. College  
425-27 Dayton  
584 Dayton  
537-539 Iglehart  
1012 Iglehart  
553 Jenks  
886 Laurel  
686 Marshall  
1899 Marshall  
249 Milford  
823 E. Minnehaha  
333 Ramsey  
337 Ramsey  
341 Ramsey  
138 East Robie  
889 Thomas Avenue  
691 University  
695 Wells  
387 Winslow



[illegible]



7	4	2	1	7	4	2	1	7	4	2	1	7	4	2	1	7	4	2	1
TENS				UNITS				HUNDREDS				TENS				UNITS			
REAL ESTATE LOCATIONS								OPEN "C"											

PRIVATE RENTAL	SALES HOUSING	PUBLIC HOUSING	LPA-REFERRED	SELF-RELOCATED	OUT OF CITY	TRACING ABANDON	FAM. STATUS LOST	EVICTED	OTHER	UNDER \$5,000	\$5,000-\$9,999	\$10,000-\$19,999	\$20,000-\$29,999	\$30,000-\$39,999	\$40,000-\$49,999	\$50,000-\$59,999	\$60,000-\$69,999	\$70,000-\$79,999	\$80,000-\$89,999	\$90,000-\$99,999	\$100,000 AND OVER	UNDER \$40	\$40-\$49	\$50-\$59	\$60-\$69	\$70-\$79	\$80-\$89	\$90 AND OVER	STANDARD	SUBSTANDARD	DILAPIDATION	OCCUPANCY	BATH & TOILET	COOKING FACIL.	LIGHTING	EXITS	SANITATION	HEAT	ELECTRICAL	LOCATION
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DATE	ADDRESS	RENT	COMMENTS
Meeting at Neighborhood House by J. Sigler and me DD 1/3 attended. See below. Meeting at NH - no progress.			
1/4 - Conf. with case wk. (Chen) - Mr. C. will meet with Mrs. Langman to see if they can work out something (Bd + Rm. - move with sub. etc.)			
10-16-69	Called caseworker. He has not talked to daughter as yet - will let me know just as soon as he has a conference with her.		
1-1-69	Home visit - Mr. Z. appeared distressed. He is definitely confused. Doesn't realize he has to move. He		
7-23-69	Again called caseworker, Mr. Cohen. He still has not talked to daughter. Again promised to call me when he has.		
7-24-69	Mr. Cohen called - he has contacted Mrs. Langman and she promises to have family conference on week-end and report to him on Mon.		
7-29-69	Mr. Cohen called. He has not heard from Mrs. Z's daughter.		
8-1-69	Looked at Farrell Boarding Home. Called Mrs. Langman. She says he wouldn't stay there. She and her sisters are looking for a place. She will mention Farrell Bd. Home to Mr. Z. and let me know.		
8-8-69	Home visit - Mr. Z. said he will not go to boarding home. He is looking for a place.		

ADDRESS		
HOW RELOCATED	DATE MOVED	
RENT OR PAYMENT	PURCHASE PRICE	
HOW FINANCED		
TERMINATION		
DATE	REASON	
CLAIM NO.	DATE	
RE-ADJ. PAYMENT	CHECK NO.	AMOUNT
		\$
MOVING EXPENSE		\$
DIRECT LOSS OF PROPERTY		\$
FIXED PAYMENT		\$

TO THE HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF

THIS IS TO CERTIFY THAT I

LIVE AT \_\_\_\_\_

I HAVE PERSONALLY RECEIVED A COPY OF THE "INFORMATION NOTICE TO TENANTS" OF THE HOUSING AND REDEVELOPMENT AUTHORITY. I UNDERSTAND THAT THE REHOUSING OFFICE OF THE AUTHORITY WILL ASSIST ME WITH MY REHOUSING PROBLEM. I AM THE HEAD OF THE FAMILY OR AN ADULT REPRESENTATIVE OF THE FAMILY.

DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

(Signature applies to receipt of information notice only)

I CERTIFY THAT THIS SITE OCCUPANT, HAS BEEN RELOCATED IN HOUSING WHICH IS DECENT, SAFE, AND SANITARY AND:

(IS) (IS NOT) WITHIN THE FINANCIAL MEANS OF THE FAMILY.

(IS) (IS NOT) REASONABLY ACCESSIBLE TO PLACE OF EMPLOYMENT.

(IS) (IS NOT) WITHIN MAXIMUM OCCUPANCY LIMITS.

STANDARD SUBSTANDARD

SIGNED: \_\_\_\_\_

SALES HOUSING	PUBLIC HOUSING	LPA-REFERRED	SELF-RELOCATED	OUT OF CITY	TRACING ABANDON	FAM. STATUS LOST	EVICTED	OTHER	UNDER \$5,000	\$5,000-\$5,999	\$6,000-\$6,999	\$7,000-\$7,999	\$8,000-\$8,999	\$9,000-\$9,999	\$10,000-\$11,999	\$12,000 AND OVER	UNDER \$40	\$40-\$49	\$50-\$59	\$60-\$69	\$70-\$79	\$80-\$89	\$90 AND OVER	STANDARD	SUBSTANDARD	DILAPIDATION	OCCUPANCY	BATH & TOILET	COOKING FACIL.	LIGHTING	EXITS	SANITATION	HEAT	ELECTRICAL	LOCATION	INEL. PAYMENT																																				
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DATE           October 2, 1969

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

TO           Lori Peterson  
FROM         Dorothy Davey  
SUBJECT      Leonard Zigan

Leonard Zigan's (Apartment #3, 142 East Robie Street) 90 day notice expired on August 31, 1969. To date his relocation prospects are nil.

Mr. Zigan has a multitude of problems; he is an apparent alcoholic and his personal hygiene and housekeeping are very poor. Efforts to relocate him to decent housing have been without results.

Mr. Zigan's case was referred to the social service team at Neighborhood House in May. Mr. Seigler and I attended meetings of this team twice after referral, but no progress was made. So far as I can tell, the only thing done was a home visit which resulted in a report of the situation as we already knew it.

I have contacted Mrs. Lauzan, Mr. Zigan's daughter, and Mr. Cohen, his Ramsey County aid to disabled worker, frequently during July, August and September.

Mrs. Lauzan maintains that she and other members of the family have tried very hard to find a place for Mr. Zigan to live. I suggested that a boarding home might be the answer and referred her to Farrell Boarding Home for men at 165 Como Avenue. Mrs. Lauzan told me that she discussed this with her father, but he said he would not stay there.

Mr. Cohen attempted to talk to the daughter several times to discuss the situation. He reported no progress. He thinks some member of the family should take Mr. Zigan into their home because he needs care. None of the family is willing to do that. It is Mr. Cohen's opinion that HRA should evict in this case in order to force the family to take some action.

On one occasion I asked Mrs. Lauzan if she had ever considered committing her father to Willmar. She said she would not consider such a step. I met with Mr. Hancock, Director of Counseling Services for Alcoholics for the Wilder Foundation, to inquire if there were any help for individuals such as Mr. Zigan. He said not--unless someone is willing to have him committed. If there were no family, Mr. Hancock might sign commitment papers.

Mr. Zigan's ex-wife came into the office the first of September to ask for a 30 day extension for him. It was granted but I told her he really should move as soon as possible. Now the building at 142 East Robie is vacant except for Mr. Zigan and, in my opinion, Mr. Zigan should not be there alone. I conveyed this opinion to Mrs. Lauzan.

MEMO



Lori Peterson

-2-

October 2, 1969

Each time that I see Mr. Zigan, he appears to be confused and sometimes doesn't seem to realize he has to move. It is useless to take him to see standard housing units--one never knows what his condition will be.

Do you have any suggestions? Should we evict Mr. Zigan as Mr. Cohen suggests?

DD:km

MEMO



DATE May 15, 1969

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

TO Files -- 142 East Robie (55-2)  
463 Greenwood Avenue (35-1) ✓

FROM L. A. Peterson

SUBJECT Leonard Zigan (Tenant)

Mr. Zigan is an IHH, on Aid-to-Disabled, \$121 per month; case worker, Edwin S. Cohen; case #244737E11. He has multiple problems including alcoholism, hearing, poor personal care and "dull" mentality. His RCW check is sent to his daughter, Mrs. Fred Lauzman, 796 South Robert, St. Paul, Minnesota 55107 (# 225-4770). She pays his rent, groceries and gives him spending money.

He first came on our relocation caseload when we acquired (12-30-68) 463 Greenwood Avenue as part of the park site. As we did not feel public housing would accept him as a tenant in the elderly hi-rise, his daughter, Mrs. Lauzman, found him a private rental at 121 East Congress, Apartment #7, that was standard.

On 2-27-69 Mr. Zigan moved to 121 East Congress and we processed a moving expense claim in the amount of \$74.00. We also processed an Additional Relocation Payment claim, requesting special handling, i.e., check to be mailed to his daughter, Mrs. Lauzman.

On 4-19-69, after receiving an option on 142 East Robie (55-2), we visited for a Rent and Inspection and found that Mr. Zigan had moved in on the first of April. He was evicted from 121 East Congress after two months of residency because of his problems. We then called Kay Boyle, Operations, informing her to hold up Additional Relocation Payment claim as he had moved again to substandard building which we have acquired.

Where can we move Mr. Zigan now? Refer him to Social Service Team? There are no adequate housing facilities for individuals with his problems!

LP:km

MEMO

*May + June, 1969  
Referred to  
for Service  
Team*

COUNTY WELFARE BOARD  
EXCHANGE OF INFORMATION FORMTO: Mr. Edward Cohen  
Case WorkerName LEONARD ZIGANAddress 121 East Congress Street, St. Paul, Minnesota 55107 (Apt. #7)C.W.B.H.H.No. 244737E11

## I. FROM HOUSING AND REDEVELOPMENT AUTHORITY TO RAMSEY COUNTY WELFARE BOARD:

1. This family will move into the Housing Project on \_\_\_\_\_ Date
2. Monthly rent is \_\_\_\_\_
3. This family will move from Housing Project on \_\_\_\_\_ Date
4. Monthly rent will be changed to \_\_\_\_\_ effective \_\_\_\_\_ Date

## II. FROM COUNTY WELFARE BOARD TO HOUSING AND REDEVELOPMENT AUTHORITY:

1. A rent allowance of \$ \_\_\_\_\_ will be included in the family budget of \_\_\_\_\_  
amount total  
which includes \_\_\_\_\_ effective \_\_\_\_\_  
other income date
2. Family is no longer eligible for financial assistance and rent allowance  
will be discontinued on \_\_\_\_\_ Date

III. OTHER INFORMATION: PLEASE FURNISH MONTHLY ALLOWANCE FOR MR. ZIGAN.  
"AID TO DISABLED".

*Mr. Zigan receives a total A.D. Grant of \$121.00, consisting of \$116.00 for his basic needs and \$5.00 for transportation. His Social Security Number is 469-18-4892.*

X Signed Edwin S. Cohen Caseworker  
County Welfare Board Representative

Signed Kay L. Boyle  
Housing Authority Representative

X Date March 26, 1969

Date 3-25-69

White: Housing  
Buff: C.W.B.  
Green: Office

DATE

April 16, 1969

*my file*

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

TO

Vince Coughlin and Dave Cooper

FROM

Mel Hurlbert *MH*

SUBJECT

"Demo Rehab" - Progress Report

Transmitted herewith is current Progress Report on "Demo-Rehab"  
Program.

Copies to: John Bannigan  
Dick Buddingh  
Dick Flesher  
Warren Frost  
Joe LaRock  
Bill Mann  
Len Neary  
Roger Sjobeck  
Jay Willett

MEMO

PROGRESS REPORT - DEMO REHAB PROGRAM

April 15, 1969

As of above date there are thirty-four (34) properties in active "Demo" work load; namely:

Twenty-one (21) Properties	Owned by HRA
Seven (7) Properties	Under Option with Owner
Six (6) Properties	Option in Negotiation

The current disposition of each of the above properties is as follows:

Ten (10) Properties - Inspections, Work Write-Ups, Specification and Cost Estimates completed and transmitted to Vince Coughlin April 10, 1969, for processing through FHA, CDC, etc.

	<u>Block</u>	<u>Parcel</u>	<u>Address</u>	<u>Name</u>	
1.	153	17	909 Laurel	J. E. McKabe, Jr.	Owned by HRA
2.	198	8	718 Holly	R. Bernick	Owned by HRA
3.	203	3	1056 Portland	E. E. Robinson	Owned by HRA
4.	117	7	1024 Dayton	R. Wallace	Owned by HRA
5.	86	38	1013 Iglehart	F. Nowicki	Owned by HRA
6.	55	8	654 Central	A. E. Clethen	Owned by HRA
7.	152	6	948 Hague	J. E. Melton	Owned by HRA
8.	153	8	892 Hague	J. Minten	Owned by HRA
9.	55	9	658 Central	H. Dunson	Owned by HRA
10.	113	11	964 Marshall	R. J. Williams	Under Option

Three (3) Properties - Inspections and field work in progress - preliminary to preparing of bidding documents.  
All owned by HRA.

	<u>Block</u>	<u>Parcel</u>	<u>Address</u>	<u>Name</u>
1.	177	9	1076 Laurel	S. Shaughnessy
2.	152	4	938 Hague	P. Henry
3.	151	1	984 Hague	J. C. Petschauer



Three (3) Properties - Designated for rehab and conversion into area field offices. All owned by HRA.

	<u>Block</u>	<u>Parcel</u>	<u>Address</u>	<u>Name</u>	
1.	121	10	801 Selby	F. R. Stewart	Rehab Completed, Bldg. Occupied
2.	29	23	643 Fuller	R. H. Goins	Rehab Bidding in Progress
3.	168	1	99 Mackubin	R. Gehrke	Field work and inspection in progress

Six (6) Properties - Allocated to Relocation Office for use as interim and emergency occupancy units. All owned by HRA

	<u>Block</u>	<u>Parcel</u>	<u>Address</u>	<u>Name</u>
1.	69	7	804 Concordia	H. M. House
2.	152	25	925 Laurel	E. B. Vincent
3.	173	1	800 Laurel	S. Miller
4.	174	29	873 Ashland	L. Hurley
5.	174	8	884 Laurel	E. S. Olson
6.	30	12	724 Aurora	Q. E. Lewis

Six (6) Properties - Under option, appraisals completed, awaiting Chicago concurrence. Due to close purchase in approximately one week.

	<u>Block</u>	<u>Parcel</u>	<u>Address</u>	<u>Name</u>
1.	110	1	782 Marshall	B. Miller
2.	118	10	964 Dayton	L. G. Laurie
3.	154	14	829 Laurel	E. D. Snyder
4.	159	8	600 Laurel	E. Dufresne
5.	171	10	714 Laurel	A. Haynes
6.	175	24	935 Ashland	T. G. Miller

Note: A seventh property at 964 Marshall is under option and awaiting concurrence with this group but is included in preceding tabulation of first ten (10) to be processed through CDC.

Six (6) Properties - Options currently being negotiated with owners.

	<u>Block</u>	<u>Parcel</u>	<u>Address</u>	<u>Name</u>
1.	183	19	781 Holly	A. H. Smith
2.	48	24	531 Central	E. Thomas
3.	200	15	849 Portland	L. Donohue
4.	155	12	805 Laurel	H. K. Dyer

5.	147	26	933 Hague	E. Shanklin
6.	144	10	811 Hague	H. J. Fletcher

Current chronological list of prospective  
"Demo" properties totals 160 units.

RAT.

file  
mt  
RELOCATION  
FILE  
my file  
mt

## HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

Dr. Duane V. Ramsey  
Director of Relocation  
Renewal Assistance Administration  
360 North Michigan Avenue  
Chicago, Illinois 60601

March 21, 1969

Re: Relocation Responsibility Direct  
Acquisition HAA & RAA Housing Programs

Dear Dr. Ramsey:

The HUD Circular No. 1370.3, dated January 23, 1969, describes the benefits to be paid to owner-occupants and tenants in accordance with the Housing and Urban Development Act of 1968. We are also in receipt of a Circular from the Office of the Assistant Secretary for Renewal and Housing Assistance, dated November 15, 1968, concerning relocation responsibility in public housing acquisition programs.

We are not clear as to the applicability of certain relocation payments to specific programs which the Authority has received HUD approval to execute. The three programs and the clarifications requested are the following:

1. Direct Acquisition for Rehabilitation and Disposal

The Authority has received authorization to acquire 100 single family properties in the Summit-University Urban Renewal area for rehabilitation and resale to displaced low-income families. Many of these will be owner-occupied and some tenant occupied. However, these properties are not identified until such time as the Authority enters into negotiations for their purchase. These properties will require varying degrees of rehabilitation before they can be sold to the eventual purchasers. This program will eventually be expanded to the areas included in the Authority's NDP Application.

2. Direct Acquisition for Public Housing

This Authority will shortly submit a Development Program to the Housing Assistance Administration for the direct acquisition of 120 existing, standard single family dwellings throughout the City of Saint Paul. It is our intention to acquire properties being offered for sale by willing sellers at the time we are seeking these units to meet our relocation needs. We expect to acquire these units over a twelve month period and for this reason, the dwellings cannot be identified at this time.

Dr. Duane Ramsey

- 2 -

March 21, 1969

### 3. Residential Structure Relocation

The Authority proposes to relocate an undetermined number of sound residential structures from clearance areas in the Summit-University Urban Renewal area to development sites within the project. It is anticipated that the existing owners will agree to reassume ownership of the house at the new site under the procedures recommended to us by the Regional Office staff. (See copy of letter attached.)

We assume that eligible families and individuals are entitled to moving expenses and actual direct loss of property in accordance with existing provisions. We also assume that certain families and elderly individuals will be entitled to the "additional payment" in accordance with Circular provisions.

① We are not clear as to the applicability of the Replacement Housing Payment. We assume that if structures purchased under the direct acquisition program for public housing are standard, in good neighborhoods and are purchased at the appraised value, then no replacement housing payment would be made to the owner-occupant from whom the property is purchased. This conclusion is based upon the assumption that the acquisition payment to the owner-occupant will not be less than the average price for suitable standard sales housing adequate in size to meet the sellers needs. The Authority does not intend to purchase any substandard properties as a part of the direct acquisition program.

② We have communicated with your office previously regarding the applicability of the Replacement Housing Payment for the acquisition and rehabilitation for disposal program, and were advised that the House Replacement Payment could be paid to owners of properties acquired under this program. However, we have not received a written confirmation regarding this policy.

③ We would appreciate also an indication of the HUD policy with regard to the question of whether owner-occupants moving structures to new sites can be reimbursed by the LPA for temporary housing expenses incurred during actual relocation of their house and if so, the maximum amounts. Additionally, would these individuals be eligible for the House Replacement Payment?

Please advise us as to the policies applicable in each of these situations.

Sincerely,

Edward N. Helfeld  
Executive Director

Attachment



Mr. Thomas S. Kilbride  
Acting Assistant Regional Administrator  
Renewal Assistance Administration  
360 North Michigan Avenue  
Chicago, Illinois 60601

June 25, 1969

Re: Relocation Responsibility  
Direct Acquisition

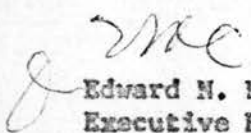
Dear Mr. Kilbride:

Enclosed for your review are copies of our letters dated March 21, 1969 and April 17, 1969, seeking a clarification of this agency's procedure in meeting the requirements of HUD Circular 1370.3 dated January 23, 1969.

We still have not received a response from the Regional Office to the questions posed in those letters. As you know, this Authority was recently authorized to make these payments and given the pace of project execution activities, a significant backlog has developed. A number of former owners who fit the categories described in the attached letters will be affected by the eventual response to the letters and we are finding it increasingly difficult to explain to them the reason for the delay for securing a determination on these matters now that payments are authorized.

We would, therefore, greatly appreciate anything that might be done to expedite a response.

Sincerely,

  
Edward N. Helfeld  
Executive Director

Enclosures

VMC:et

CC: VMC:WFM:RAT:JFB:CR

COPY

Dr. Duane V. Ramsey  
Director of Relocation  
Renewal Assistance Administration  
Department of Housing and Urban Development  
360 North Michigan Avenue  
Chicago, Illinois 60601

April 17, 1969

Re: Relocation Responsibility  
Direct Acquisition

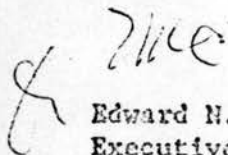
Dear Dr. Ramsey:

We wrote to you on March 21, 1969, requesting clarification on the applicability of relocation payments to the direct acquisition of properties for re-use under HAA and RAA programs and also the moving of sound structures within renewal projects.

We are most anxious to receive a response to this request, since all of the specified programs are in various stages of operation and we still are unable to advise displaced owners as to their eligibility for these payments. This has particular applicability to the house-moving program, where the decision of a property owner to participate has been hampered by our inability to give assurances of relocation assistance.

We would appreciate your giving this matter priority consideration, since it will have a substantial impact on our ability to broaden the supply of housing for low-and moderate-income families in Saint Paul.

Sincerely,

Edward N. Helfeld  
Executive Director

COPY

## HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

Dr. Duane V. Ramsey  
Director of Relocation  
Renewal Assistance Administration  
360 North Michigan Avenue  
Chicago, Illinois 60601

March 21, 1969

Re: Relocation Responsibility Direct  
Acquisition HAA & RAA Housing Programs

Dear Dr. Ramsey:

The HUD Circular No. 1370.3, dated January 23, 1969, describes the benefits to be paid to owner-occupants and tenants in accordance with the Housing and Urban Development Act of 1968. We are also in receipt of a Circular from the Office of the Assistant Secretary for Renewal and Housing Assistance, dated November 15, 1968, concerning relocation responsibility in public housing acquisition programs.

We are not clear as to the applicability of certain relocation payments to specific programs which the Authority has received HUD approval to execute. The three programs and the clarifications requested are the following:

1. Direct Acquisition for Rehabilitation and Disposal

The Authority has received authorization to acquire 100 single family properties in the Summit-University Urban Renewal area for rehabilitation and resale to displaced low-income families. Many of these will be owner-occupied and some tenant occupied. However, these properties are not identified until such time as the Authority enters into negotiations for their purchase. These properties will require varying degrees of rehabilitation before they can be sold to the eventual purchasers. This program will eventually be expanded to the areas included in the Authority's NDP Application.

2. Direct Acquisition for Public Housing

This Authority will shortly submit a Development Program to the Housing Assistance Administration for the direct acquisition of 120 existing, standard single family dwellings throughout the City of Saint Paul. It is our intention to acquire properties being offered for sale by willing sellers at the time we are seeking these units to meet our relocation needs. We expect to acquire these units over a twelve month period and for this reason, the dwellings cannot be identified at this time.



# HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

Dr. Duane Ramsey

- 2 -

March 21, 1969

### 3. Residential Structure Relocation

The Authority proposes to relocate an undetermined number of sound residential structures from clearance areas in the Summit-University Urban Renewal area to development sites within the project. It is anticipated that the existing owners will agree to reassume ownership of the house at the new site under the procedures recommended to us by the Regional Office staff. (See copy of letter attached.)

We assume that eligible families and individuals are entitled to moving expenses and actual direct loss of property in accordance with existing provisions. We also assume that certain families and elderly individuals will be entitled to the "additional payment" in accordance with Circular provisions.

We are not clear as to the applicability of the Replacement Housing Payment. We assume that if structures purchased under the direct acquisition program for public housing are standard, in good neighborhoods and are purchased at the appraised value, then no replacement housing payment would be made to the owner-occupant from whom the property is purchased. This conclusion is based upon the assumption that the acquisition payment to the owner-occupant will not be less than the average price for suitable standard sales housing adequate in size to meet the sellers needs. The Authority does not intend to purchase any substandard properties as a part of the direct acquisition program.

We have communicated with your office previously regarding the applicability of the Replacement Housing Payment for the acquisition and rehabilitation for disposal program, and were advised that the House Replacement Payment could be paid to owners of properties acquired under this program. However, we have not received a written confirmation regarding this policy.

We would appreciate also an indication of the HUD policy with regard to the question of whether owner-occupants moving structures to new sites can be reimbursed by the LPA for temporary housing expenses incurred during actual relocation of their house and if so, the maximum amounts. Additionally, would these individuals be eligible for the House Replacement Payment?

Please advise us as to the policies applicable in each of these situations.

Sincerely,

Edward N. Helfeld  
Executive Director

Attachment





DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
360 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS 60601

REGION IV

IN REPLY REFER TO:

July 12, 1968

Mr. Edward H. Helfeld  
Executive Director  
St. Paul Housing and  
Redevelopment Authority  
421 Wabasha Street  
St. Paul, Minnesota 55102



Dear Mr. Helfeld:

Subject: Project No. Minn. R-47  
Policy on Relocation of Structures

This is in response to your letter of May 28, 1968, proposing a modification of the procedures used by your agency for relocating sound structures. As Mr. Finks and Mr. Rice discussed with Mr. Coughlin on July 8, your proposal is essentially acceptable. Some relatively minor modifications, which should also simplify the procedure, are necessary. Your objectives of preserving home ownership and eliminating the bidding procedures for establishing salvage value are both preserved.

The steps proposed on page 2 of your letter state that you would acquire the property from the owner (step 1) and subsequently sell the house back to him (step 4). This sequence would require that the sale in step 4 follow all the disposition requirements of URM 14-3-1, page 4, B4 or B5 (sorry; we haven't received our Handbooks yet). A preferable arrangement is to combine steps 1 and 4 and deduct the value of the "right to remove" from the acquisition price. The timing of steps 2 and 3 would of course be somewhat different.

Determining the value of the "right to remove" is done in approximately the same way as the "purchase price to former owner" was computed in your example. The value is the market value of the structure for removal and use off site or its value for dismantlement and removal for salvage, whichever is greater. This value should be supported by an appraisal report. The appraisal may be by a qualified member of your staff; note that only one appraisal is necessary. The appraiser would have to bear in mind that a prudent buyer would consider what he would have after the move is completed, what it would cost him to move the structure to the new location and put it in condition for occupancy, and what saving or profit he would require as compensation for the risk and effort involved. The excess of the estimated value of the structure after completing the move over the estimated cost and allowances for moving and reestablishing the structure on a new site would be indicative of the value of the project structure for removal and use off site.

The estimating of value in this manner requires that the appraiser:

- a. Identify the available locations that would be appropriate for the structures and estimate the probable cost of acquiring a suitable site for the structure.
- b. Estimate the value that would be attributed to the structure if moved to a suitable site and placed in condition for occupancy, i.e., the value of the property after completion of the move, less the estimated cost (purchase price plus incidental expense) for acquisition of the site.
- c. Estimate the cost of moving the structure and placing it in condition for occupancy in accordance with required conditions and controls, considering all necessary costs, as noted earlier.
- d. Estimate the allowance for risk and profit needed to induce a typical buyer to buy the structure and undertake the moving operation.
- e. Subtract the sum of the estimates of Items c and d from the estimate of Item b; the remainder will represent the indicated value of the structure for removal intact for use off site.

Finally, an estimate must be made of the value of the structure for removal for salvage, or a determination must be made that such value would clearly be less than the value of the structure for removal intact for reuse elsewhere. In no event may the value of a structure for removal be less than its value for removal for salvage.

As was mentioned to Mr. Coughlin, we will have Mr. Ward discuss with your staff the documentation that would be acceptable in using this approach.

Sincerely yours,

*Thomas S. Kilbride*

Thomas S. Kilbride  
Acting Assistant Regional Administrator  
for Renewal Assistance

R.A. Tobin

DATE July 3, 1969

File  
Minn 1-21

## HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

TO Dick Buddingh, Don Cosgrove, Paul Lowery, Frank Gordon and Russ Harju

FROM Marshall D. Anderson

SUBJECT Project No. Minn. 1-21

Now that the Annual Contributions Contract has been approved for Project No. Minn. 1-21 we should proceed with acquisition of these 120 single family dwelling units. The objectives and controls for program are as follows:

1. Acquire as needed to meet relocation demands over the next 12 months. We expect the project offices to advise us as to the number and size of dwellings requested.
2. There are to be 76 - 3 bedroom, 32 - 4 bedroom and 12-5 bedroom units.
3. The acquisition cost for the 120 dwelling units must not exceed \$1,880,000 and was arrived at as follows:

<u>Unit Size</u>	<u>No Units</u>	<u>Average Acquisition Cost</u>	<u>Totals</u>
3 Br	76	\$15,200	\$1,155,200
4 Br	32	\$16,200	518,400
5 Br	12	\$17,200	206,400
			<u>\$1,880,000</u>

4. There is a total of \$300,000, plus contingency, available for rehabilitation work or in other words \$2,500 per dwelling unit. To the extent a structure and grounds requires less rehab work than \$2,500, more can be spent for acquisition. This evaluation will most likely have to be made periodically as the units are acquired, but not on an individual property basis. Some of the rehab costs will exceed \$2,500 per building and these costs may tend to average out at \$2,500 which then means nothing would be available for increasing the acquisition account. The rehab standard are to be those established for renewal areas.
5. The attached map indicates areas of the city which can be considered for this program.
6. Acquire from willing sellers only - those that are offering their homes for sale on the open market. There is nothing in the budget for replacement housing payments. Do not "displace by public action" any owner-occupants. Units are to be selected accordingly. Tenants will be entitled to HAO approved relocation benefits.

WORK LOAD BY BR SIZE FOR ALL PROJ.

MEMO



July 3, 1969

7. Do not acquire property in blocks where we now own property occupied by low-income families. No more than one house is to be acquired in any one block and only one house is to be purchased in the facing side of adjacent blocks.
8. Avoid purchasing properties where our limited acquisition resources would have to be spent on unnecessary improvements such as carpeting, air conditioning, fireplaces and heated attached garages.
9. Avoid neighborhood concentrations to the maximum extent possible. To the extent that cost limitations permit, we should attempt to acquire units on a broad basis throughout the city.

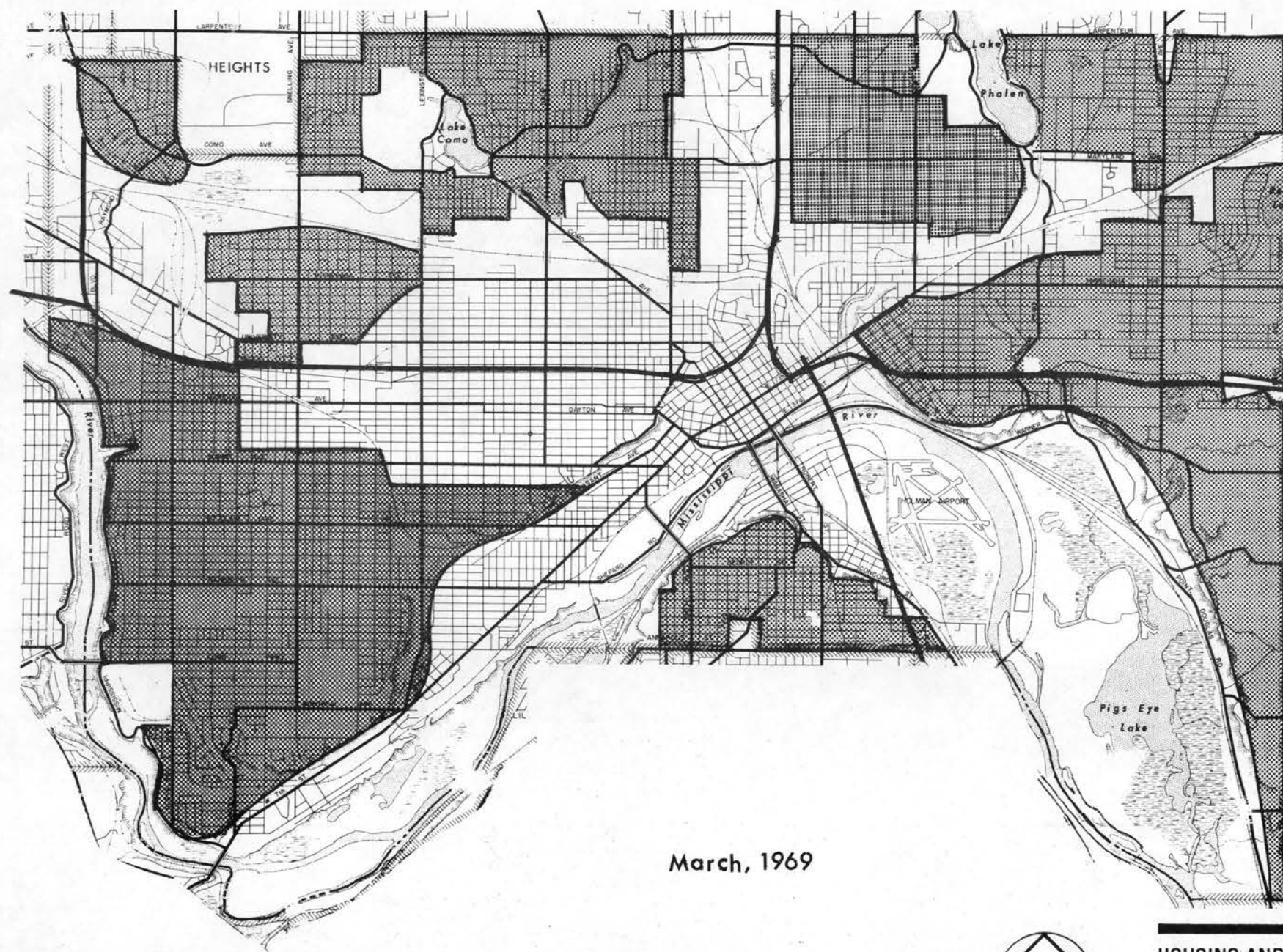
After the Land Section has made the initial screening of properties offered to us, we will collectively make an evaluation based on environment, zoning, rehab costs, maintenance requirements, acquisition cost, management concerns, etc. before arriving at a decision as to whether the property should be purchased.


Attachment

MDA/jlk

MEMO






 Additional Areas Suitable  
 for Single-Family Direct  
 Acquisition Program

## CITY MAP Exhibit A

March, 1969



HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL  
 421 North Wabasha Street, Saint Paul, Minnesota 551 02



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
360 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS 60601

REGION IV

IN REPLY REFER TO:

July 12, 1968

Mr. Edward H. Helfeld  
Executive Director  
St. Paul Housing and  
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St. Paul, Minnesota 55102



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*Thomas S. Kilbride*

Thomas S. Kilbride  
Acting Assistant Regional Administrator  
for Renewal Assistance