



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

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ND 507

EXHIBIT G

ESTIMATED HOUSING INVENTORY
OF SAINT PAUL

TABLE 3
ESTIMATED HOUSING INVENTORY
IN SAINT PAUL, NOVEMBER 1, 1969

HOUSING SUPPLY AS OF JAN. 1, 1967	TOTAL	OWNER	RENTER	OTHER VACANT
1. Occupied Housing Units	104,000	61,550	42,450	
2. Vacant Units Available	2,000	250	1,750	
3. Other Vacant Units	(1,600)			1,600
4. Total Vacant Units	(3,600)			
5. Total Housing Supply	107,600	61,800	44,200	1,600
CHANGES IN HOUSING SUPPLY TO NOVEMBER 1, 1969				
6. Additions	5,516	453	5,063	
7. Less Demolitions	1,758	411	1,347	
8. Estimated Housing Supply	111,358	61,842	47,916	1,600
9. Estimated Vacancies as of Nov. 1, 1969	2,776			
10. Estimated Available Vacancies	1,555	202	1,353	
11. Other Vacant Units	1,221			1,221
12. Estimated Occupied Housing Supply (unadjusted)	108,582	61,640	46,563	+379
13. Adjustment Factor		+49	+330	
14. Estimated Occupied Housing Supply (adjusted)	108,582	61,689 (56.8%)	46,893 (43.2%)	
15. Effective Available Vacancy Ratio (per cent)	1.4	0.3	2.8	

1/ The decrease of 379 units in the number of "other vacant" units from 1,600 as of Jan. 1, 1967 to 1,221 as of Nov. 1, 1969 is excluded from the owner and renter housing supply. Therefore, the owner and rental supply is understated by 379 (1,600 minus 1,221) units.

2/ The owner and rental supply is proportionately increased by 379 units.

RELOCATION ACTIVITY REPORT

A. RELOCATION ACTIVITY PROGRAM

It is anticipated that during the first action year in the Thomas-Dale area, 13 families and 4 businesses will be relocated. Twelve family relocations will involve occupants of substandard or blighted structures whose owners have requested acquisition of the structures by the Authority. The other displacee involves an elderly male currently residing on the Berchem St. Paul Cement Company property, which is scheduled for relocation. At this time, 3 of the 12 displacees have already been determined, and the remainder will be selected on the basis of the condition of the dwelling and the hardship situation of the particular owner-occupants. It is anticipated that requests for purchase will be numerous.

The businesses scheduled for relocation have been contacted and are in general agreement that Relocation is necessary to effectively develop the overall plans for the area. All four businesses are located in the Northwest section of the project area. Residential housing developments are proposed for these parcels to conform to the existing land use that surrounds these industries.

1. General Description of Relocation Activities

(a) Surveys

Businesses scheduled for relocation have been contacted periodically and informed about the various types of relocation assistance available. The occupants of 4 residence were interviewed and have been informed as to the relocation benefits of the program.

Interviews for the 9 hardship cases have not been completed. Data for these displacees is extrapolated from survey information available from those displacees already selected.

While in the execution stage of the project, the Relocation Staff will maintain continued contacts with all displacees in order to allow periodic updating of survey information.

(b) Services to be provided

(1) Office Location

A relocation office will be established in the project area

that will be conveniently located and accessible to those who require relocation benefits and services. In addition, Project Area Committee maintains a separate office that is open daily to area residents seeking information and assistance. It is anticipated that the office of the PAC will become involved in structuring additional relocation services.

(See 1 (b) (7) for details)

2. Relocation Housing Standards

The Authority has explicit standards that regulate its course of action when executing a relocation program.

(i) Physical and Occupancy Standards

Standards pertaining to residential site occupants and their immediate environment are documented in Exhibits "B" and "C" attached.

(ii) Ability of Payment

The following shall constitute the rent-income ratio and criteria for evaluating family ability to purchase housing:

Tenants

No family shall be referred to a dwelling unit if the gross rental charges for such unit exceed 25% of the family's gross monthly income. (In applying the ratio, care and judgment will be exercised so that the individual needs and responsibilities of the family are considered.)

Some factors which must be taken into consideration when computing family income, are size of family, age of children, unusually high expenditures of income for medical treatment or care, and excessive family debts.

Home Buyers

It will be the policy of the Authority to apply the following guidelines for consideration of a home purchase: The cost of the house should not exceed 2½ times the gross annual income. When computing annual income, the income for all secondary wage earners should be evaluated. Sporadic income of minor children or working wives generally will not be taken into account. Income derived

from working wives who are in the childbearing years must be realistically evaluated. In addition, the age of the purchaser will be taken into account.

Individuals

The evaluative criteria described above for families will be applicable to individual householders and nonhouseholders. Generally, however, individuals can afford to spend a somewhat larger percentage of their income on housing. Consideration will be given to the individual's obligations, any unusually high expenditures for such things as medical care or treatment, and the degree of stability of the individual's income in determining the amount that can be allotted for housing expenditures.

(iii) Location with Respect to Place of Employment

The relocation staff is required to substantiate the fact that referrals to dwelling accommodations do not result in unreasonable commuting distances to and from place of employment on the part of the primary household wage earners.

In addition, the household unit must be located in an area not less desirable from the standpoint of public utilities and commercial facilities than the area in which the household currently resides.

3. Authority Listings of Rehousing Supply

(1) Private Housing

The Authority maintains up-to-date records of all published rentals and sales of private housing in the City of Saint Paul. These listings are garnered from local newspapers, house-to-house calls, telephone calls, public and private appeals, and personal contacts. The Authority keeps records of these dwelling units as to size, rent, condition, and other pertinent information usually requested by displacees.

Another source of rehousing utilized by the Authority is the FHA repossessed housing in the area. These listings of homes are maintained on file and recommended as a possible solution to the rehousing problem.

Still another resource is the Multiple Listing Service of Saint Paul. The Authority has approached certain real estate member of this organization, and they have agreed to send the Authority periodic listings that completely describe available sales housing.

The Authority's listings include the names and addresses of real estate agencies, brokers and boards, in/or near the project area, which deal in property that may be appropriate as a relocation resource and which is available on a nondiscriminatory basis. The Authority's listings do not include housing units which are scheduled for clearance under a Title I project in planning or execution, or housing units potentially affected by other governmental activity. Under recent State and Federal legislation, all private dwelling units are available to minority families and individuals. The Authority will not accept listings nor will it refer families to property which has restrictions because of race, color or creed. The Authority has and will continue to refer such cases of apparent discrimination to the State Department of Human Rights and the Saint Paul Department of Human Rights for appropriate action.

(ii) Public Housing

The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, is the local Housing Authority, in addition to being the Local Public Agency for urban renewal.

Public housing is available for the families and individuals displaced from the project area. All eligible displacees interested in public housing accommodations have priority to relocate into vacant and/or newly constructed public housing units. These units are available based on an initial index of of income and family size. If a household qualifies under these critieria, the relocation staff will refer those parties interested in public housing to the Housing Rental Office to verify eligibility. If the location of available units is acceptable to an eligible applicant, the Housing Rental Office will then notify

the applicant as vacancies occur. The Authority has created a Housing Assignment Committee for the purpose of effectively coordinating the placement of applicants in available units according to priority of displacement and general suitability of housing accommodations. The Committee is composed of members of the public housing staff, project administrators, and other staff members involved in the relocation process. This system has proven to be most effective in relating the needs of site occupants and the priorities of programs creating displacement throughout the City.

(4) Referrals

(i) Private Rentals and Sales

The Authority will take all action possible to relocate site occupants into standard housing. After consulting updated files of private rentals and sales, the relocation counselor will make suitable referrals to project displacees based on their relocation needs. These site occupants will have access to the rental listing vacancies at the relocation office.

The Authority has established good rapport with local real estate firms and property owners who mail or telephone all available dwelling unit listings to the office of the Authority.

(ii) Demonstration-Rehabilitation

The Demonstration-Rehabilitation Program will provide housing for low-income families who have been displaced in the project. Through the combination of the Demonstration project (including a write-down provision) and various Federal programs that subsidize interest rate financing, the Authority hopes to overcome traditional obstacles to ownership of adequate housing for low-income families.

(iii) 221(d)(3) Financing

The City of Saint Paul has received certification for 221(d)(3) financing. The Authority, through the project relocation office, will make financing data available to anyone interested, and will provide certificate of eligibility to assist families in obtaining such financing.

(iv) 236 Projects

The Authority will also encourage the development of 236 projects by assisting potential sponsors in obtaining sites, and by working in close cooperation with FHA and the interim financing institutions.

(v) Low-Rent Public Housing

Families and individuals expressing interest in low-rent public housing will receive immediate processing by a housing rental officer operating in conjunction with the project site office. They will be informed of their eligibility and the availability of units in conventional public housing projects, Section 23 Leased Housing, and accommodations provided by the acquisition of existing single-family dwellings at scattered locations through the City.

The Authority has initiated this latter program to broaden the choice of accommodations available to families requiring public low-rent housing.

(vi) Proposed New Housing in Project to Serve as Possible Relocation Source

The acquisition of industrial land in the northwest section of the project area is scheduled to provide a return of the land to residential use. The proposed sites for development would include both low and moderate-income housing. The sites now occupied by the Lange Brothers Building Materials Company and

Berchem St. Paul Cement Company (Block 14 - Parcels 1, 2, 3, 7, 8, 9, six acres) are planned for development by a non-profit sponsor under the Section 236 housing program for moderate-income families. The site now occupied by the Moun Concrete Products Company (Block 11-A, Parcel 1 and Block 11-B, Parcel 1) would be developed privately with the provision that some units would be made available under the Leased Housing Program for low-income families. These new housing sites would provide an additional 400-500 dwelling units within the project area.

(5) Inspection of Relocation Housing

With regard to inspection of relocation housing, the relocation office maintains an up-to-date listing of approved standard housing in addition to listings of public housing, FHA, or VA housing. The relocation worker will inspect, whenever possible, every self-located unit in advance of move-in. If the dwelling unit is found to be unsatisfactory, the relocation worker will encourage the family to seek standard housing. The Authority will offer assistance in securing these standard accommodations.

If the family or individual declines an offer of a standard dwelling unit and its present dwelling unit does not meet local code requirements, the Authority will refer the matter to the local code enforcement agency with the objective of bringing the unit into conformity with local codes.

When a family or individual is moved to a standard unit, the relocation worker will prepare a certification form which documents the family as permanently relocated and removes the family from the relocation workload.

(6) Tracing of Families

The Authority will persistently strive to locate families that move without leaving a forwarding address. While tracing these families, the relocation worker keeps a detailed record of the investigation.

Many sources of information on the family are checked by the Authority, including neighbors, relatives, social case workers, neighborhood center workers, utility companies, employers and schools. By regular and frequent visits to displacees, the relocation worker can obtain a harmonious, cooperative relationship with site occupants, allowing the Authority to minimize the problem of lost relocatees.

(7) Referrals to Social Agencies

In order to supplement the rehousing procedure described above, individual contact would be enhanced through the expanded role of the Project Area Committee in community affairs. The PAC will hire a staff of "Neighborhood Aides" to assist in dissemination information to area residents. Through the establishment of a community services program, the Neighborhood Aide will receive training at regularly scheduled sessions, utilizing the resources of all city, county and state agencies. In order to obtain greater awareness of the availability of community and governmental resources, the Neighborhood Aide will be equipped to assist a resident with immediate problems, such as a displacement, and the numerous related problems that relocation can precipitate. The Aide, through observation and contact, will be able to furnish the Authority with data concerning the effects of relocation and alternative relocation procedures can be explored. In addition, the Project Area Committee has approved the establishment of a Relocation Committee under its direction to serve as an additional source to which displacees can go to register complaints or question practices. The Relocation Committee would operate in close contact with the Authority's Relocation staff. The PAC, in establishing such a Committee, felt that a displacee who is displeased or confused about relocation procedure would perhaps more willingly seek the assistance and advice of another area resident before they accept the opinion of the Authority's staff.

In addition to the community services program, the Authority has established a Rehousing Policy Committee which is composed of staff

representatives of the following organizations:

St. Paul Urban League
St. Paul NAACP
St. Paul Department of Human and Civil Rights
North Central Voters League
Greater Saint Paul United Fund and Council, Inc.
Ramsey County Welfare Board
Summit-University Federation Relocation Committee
Department of Human Rights of the State of Minnesota
The Mayor's Minority Housing Committee
St. Paul Council of Human Relations

The Authority's Director of Community Services is a permanent representative to the Committee, which meets on a regularly scheduled basis at least twice a month, and in special session as required. Among the functions of the Rehousing Policy Committee are the following:

- (1) To develop and, through their individual organizations, help to implement programs to secure maximum housing opportunities for minority group families being displaced.
- (11) To review overall relocation progress and assist in the solution of individual relocation problems as they arise.
- (111) To function as a grievance committee to rule on complaints of relocatees.

When site occupants need assistance in some particular situation, the social service teams and the relocation staff of the Authority will refer these cases to the Rehousing Policy Committee for appropriate direction. It is felt that the combined resources of the participating agencies should insure freedom of choice in the selection of rehousing resources.

(8) Mortgage Assistance

The relocation office will certify the eligibility of families by issuing Form No. 3476, Certificate of Eligibility under Section 221 of the National Housing Act of 1949, as amended, to prospective buyers of 221 housing. In addition, the relocation office will provide assistance to prospective home buyers in obtaining mortgage financing, and to others in obtaining priority for admission to housing provided under Sections 235 and 236 of the National Housing Act of 1968.

(9) Temporary Relocation

Due to the limits of relocation activity during the first action year, the Authority does not anticipate a need for the temporary relocation of displacees. Most of the businesses scheduled for relocation have already selected new sites for operation. However, if temporary relocation is necessary, the Authority will regard any relocatee as temporarily housed when the household is moved to a dwelling unit which does not meet the standards established in Exhibits "B" and "C" attached. Temporary relocation does not diminish the obligations of the Authority with respect to a continuing relationship with displaced project residents. The Authority will continue its relocation responsibility in these cases until the displacees are housed in standard accommodations or until they refuse to accept suitable offerings.

(10) Relocation Payments Program - Families and Individuals

The Authority will make relocation payments to eligible project displacees under the provisions of Title I of the Housing Act of 1949, as amended. The proposed fixed relocation payment schedule is shown in Exhibit "F" attached. Over and above this fixed relocation payment, the Authority will provide for a reimbursement of actual moving expenses and actual direct loss of property up to a maximum of \$200.00 (in accordance with Sections 3.103 and 3.109 of the Regulations Governing Relocation Payments under Title I of the Housing Act of 1949, as amended).

(11) Services Provided for Business Concerns

The following business properties are scheduled for relocation during the first action year:

- (i) Molin Concrete Products Company
885 West Minnehaha Avenue
- (ii) Lange Bros. Building Materials Company
868 West Minnehaha Avenue
- (iii) Minnesota Pre-cast Concrete Step Company
874 West Minnehaha Avenue
- (iv) Berchem St. Paul Cement Works
965 LaFond Avenue

Three of these companies involved in relocation have either selected sites for the future operation of their plants or are in the process of doing so at the present time. The fourth owner is considering retirement from business entirely. The Authority has been in close contact with these companies throughout the planning process, and this contact will be maintained throughout relocation in order to provide each company with all the available professional and financial assistance that the relocation program provides. There is no acquisition of non-profit organizations scheduled.

(12) Eviction Policy - Notice to Vacate

The policy of the Authority with regard to forced eviction of residents who enter into a rental agreement with the Authority shall be as follows:

- (i) Eviction shall be used only as a last resort.
- (ii) All cases will be referred to the Rehousing Policy Committee for relocation assistance prior to eviction.
- (iii) Eviction shall be used only for one or more of the following circumstances:
 - 1. Failure to pay rent according to terms of said agreement.
 - 2. Maintenance of a nuisance or the use of the premises for an illegal purpose.
 - 3. A material breach of the rental agreement.
 - 4. Refusal to admit a member of the Authority to enter into a dwelling at a reasonable hour, upon a parcel acquired by the Authority.
 - 5. Complete refusal to consider an accommodation meeting the relocation standards set forth in this plan.
 - 6. Situations requiring eviction under city or Minnesota law.

The delivery of a legal notice to vacate shall be restricted to site occupants whom the Authority intends to evict in accordance with the policy stated above.

(c) Staff and Consultant Man Years and Costs

2. Estimate of Anticipated Displacement During Action Year

(a) Families and Individuals

It is anticipated that 13 families and/or individuals will be displaced during the current action year. Acquisition will be determined on the basis of the individual hardship presented by the occupants, and the condition of the structure. Currently, three cases have been determined on the basis of the substandardness and blight of the structure and the owners' request to be purchased. These, together with the individual to be relocated from one of the industrial sites scheduled for acquisition, are classified as follows:

<u>Schedule</u>	<u>White</u>	<u>Negro</u>	<u>Other Minority</u>	<u>Total</u>
Families				
Elderly				
Handicapped	1			
Other	1			
Individuals				
Elderly	2			
Handicapped				
Other				
Families and Individuals				
Total	4	1		

Nine additional cases will be included during the current action year to total 13, the anticipated number of families and individuals scheduled for relocation.

2. (b) Business Concerns

<u>Type of Business</u>	<u>Anticipated Displacement</u>
Retail Service	-
Other Service	-
Wholesale	-
Manufacturing	4
Other	-
	<hr/>
Total	4
Non-Profit Organizations	-

3. Description of General Characteristics of Families and Individuals to be Displaced

4. Information on Small Business Concerns to be Displaced

The businesses anticipated for relocation are described in Section A. (1)

(b). (ii).

5. Description of Surveys and other Activities to be Conducted to Develop Relocation Resources

6. Staff and Consultant Man-Years and Costs Attributable to Relocation by Activity

B. DESCRIPTION OF HOUSING SUPPLY AND DEMAND AND RELATIONSHIP TO RELOCATION RESOURCES

1. Number of Available Standard Housing Units

2. Description of Vacancy Rates in Relocation Resources

(a) Number and Description of Units Available or Planned and Proposed Structures

(1) Demonstration-Rehabilitation

Although the program for the Thomas-Dale Area only includes five structures, it is anticipated that they will be dispersed throughout the Project Area and by means of various Federal programs, financing can be arranged to attract low-income purchasers

(2) Conventional Rehabilitation

An extensive program for the private rehabilitation of structures in the Project Area has been described in Code ND 505 of this submission.

(3) Proposed Development of Housing Sites

The acquisition of the industries, described in Section A. (1) (b) (ii) above, is scheduled to provide for the construction of new housing that will conform to the residential land uses that surround the area. On the Lange Brothers property site, which includes Block 14, Parcels 1, 2 and 3, and the Berchem-St. Paul Cement Co. property site, which includes Block 14, Parcels 7, 8 and 9, it is proposed that non-profit sponsors be encouraged to construct moderate income housing units under the 236 program.

Redevelopment of the Moun property site, which includes Block 11A, Parcel 1 and Block 11B, Parcel 1, will be a private housing redevelopment with the provision that a number of units be made available to low-income families under the leased housing program.

Redevelopment of these three sites would yield a total of 400-500 additional dwelling units in the Project Area.

(4) ADDITIONAL UNITS AVAILABLE OR PLANNED AND PROPOSED

When buildable lots occur as a result of the hardship acquisition of 9 parcels and these parcels are not needed for any other element of the Redevelopment Plan, these will be sold for the construction of single and two-family homes.

(b) Description of Competing Demand for Standard Housing Which
Will Result From Other Governmental Action in the Locality
During the Action Year

3. Statement of Assurance That All Displacees Shall Have the Full Opportunity to Relocate in Housing That is Decent, Safe, and Sanitary and That is Available on a Non-discriminatory Basis

(a) Relationship of Estimated Displacement to Other Renewal Activities

(1) Relationship of Estimated Displacement to Vacancy Rates in Standard Low and Moderate Cost Housing Accommodations

The acquisitions scheduled for the first Action Year include two sites for potential Section 236 development and one large site for private development that will include units for low-income families. (See the description of these developments under B. 2. (a). (3) above. It is estimated that these new low and moderate income units will result in higher vacancy rates throughout the project and immediate vicinity.

(ii) The Extent to Which Rehabilitation or New Housing Construction Will Provide Relocation Housing

The Demonstration-Rehabilitation Program involves only five structures during the first Action Year. but through various federal programs financing is available to make these units available to low-income families and provide housing relocation resources. Since relocation activity for the first Action Year is small, no major problems of providing relocation housing is anticipated. The Demonstration-Rehabilitation Program is described in greater detail in Code No. 505 of this submission.

(iii) Displacement Under Other Government Programs and Availability of Relocation Resources for All Programs Causing Displacement in St. Paul

- (b) Description of Relocation Resources When Estimated Displacement is not Significant and if Vacancy Rates Are Above the Three-Percent Minimum

Not applicable.

- (c) Fair Housing Information

- (d) Relocation Policies and Procedures

(e) Estimated Number and Amount of Relocation Grants to be Made
(By Type of Grant)

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN RENEWAL PROGRAM ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR DISPLACED FAMILIES				PROJECT LOCALITY		
				PROJECT NAME		
				PROJECT NUMBER		
INSTRUCTIONS: Place original and one copy in Binder No. 1, and one copy each in other binders.				ESTIMATED LENGTH OF DISPLACEMENT PERIOD: _____ MOS.		DATE OF SUBMISSION

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED				
FAMILIES	TOTAL	WHITE	NONWHITE	
a. Estimated number of families in project area				
b. Estimated number to be displaced from property to be acquired by LPA				
c. Estimated number to be displaced from property to be acquired by other public bodies				
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired				

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA						
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL						
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES						
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL						
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED						
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL						
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE						
PROPOSED REHOUSING	WHITE			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
a. TOTAL FAMILIES						
b. Private rental housing						
c. Private sales housing						
d. Federally aided public housing						
e. Other public housing						