



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

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

ND 507

RELOCATION ACTIVITY REPORT

ND 507  
January - 1970

RELOCATION ACTIVITY REPORT

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The LPA has completed surveys for approximately 50% of the residential occupants to be displaced. The remaining occupants will be surveyed prior to the beginning of the second year. However, the residential properties consist of primarily transient accommodations. Non-residential surveys will be conducted prior to the start of the second year.

(f.) Seven Corners

No displacement is anticipated for NDP Year II.

(g.) West Seventh

The LPA has conducted an 85% survey of those businesses, families and individuals to be relocated during the action year. Interviews for hardship cases have not been conducted, since these families or individuals have not as yet been identified. Data for these displacees has been extrapolated from existing survey information.

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.

2. Services to be provided for all areas

To maintain effective relationships between the relocation staff and displacees, and to facilitate the process of relocation, the following services will be provided for all project areas:

(a.) Information Program

The Authority's relocation staff will attempt to contact in person, each household identified to be displaced, and the relocation workers will provide information to describe project activities and to explain the relocation procedures and benefits.

In addition to these initial personal contacts, and as a supplement to personal communication, graphic and written

materials will be sent to displacees in order to further clarify program objectives and policies. This information program will be further supplemented in community meetings and workshops to be set up by the Authority in conjunction with the Project Area Committees.

(b.) Office Locations

Relocation offices are established in all the project areas. These offices presently serve as the planning and administrative offices for the respective project areas and will continue to serve this function while accommodating the relocation staff. The Authority's Central Office also serves as the project office for the Seven Corners and Central Core areas.

(c.) Relocation Housing Standards

1.) Physical and Occupancy Standards

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

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

(a) Renters

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.)

Factors which are taken into consideration when analysing ability to pay include size of family, age

of children, unusually high expenditures for medical treatment or care, and excessive family debts.

(b) 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  $2\frac{1}{2}$  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.

(c) 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.

3.) 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 accommodations and commercial facilities than the area in which the household currently resides.

(d) Authority Listings of Rehousing Supply

(1) Private Housing

The Authority maintains continually up-dated records of all published rentals and sales of private housing in the City of Saint Paul. These listings are garnered from local newspapers, windshield surveys, telephone inquiries, public and private appeals, and personal contacts with realtors and landlords. 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 and VA 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 obtained the cooperation of members of this organization who 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.

(2) Demonstration Rehabilitation

An important element of the present acquisition program for Summit-University and that proposed for the other areas is the Demonstration Rehabilitation Program involving the acquisition, rehabilitation and resale by the Authority of 140 large, single-family homes (three or more bedrooms) in the project areas. This program will continue to perform a major function during the second year of the Neighborhood Development Program.

Criteria for the selection of the owner-occupants whose homes will be purchased through negotiation are geared toward solving the problems of "captive owners," particularly the elderly, whose homes are too large for their present and future needs, and who are financially incapable of providing the level of maintenance required on their properties.

In offering a solution to the problem of the "over-housed," the Authority at the same time seeks to provide an answer to the persistent problem of housing availability to meet the needs of large, low- and moderate-income families to be displaced in the projects. Through the combination of the demonstration project (including a write-down provision) and FHA subsidized interest rate financing (Section 235), the Authority hopes to overcome the traditional obstacles to ownership of adequate housing for large, low- and moderate-income families.

As an adjunct to the demonstration program, provision has also been made for the development of a job-opportunity program in connection with the rehabilitation activity, and a contract for coordinated social services to prepare families for homeownership. The social services contractor will assist in the screening of potential homeowners, the identification of social problems, the development of plans to resolve identified problems,

and the provision of necessary counseling to insure a successful transition for the participating families.

(3) 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. If a household appears to qualify by virtue of income and family size, the relocation staff will refer those expressing interest 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, renewal 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.

Eligibility criteria for public housing are attached as Exhibit "D".

(e) Referrals

(1) Private Rentals and Sales

The Authority will make every effort 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.

(2) 221 (d) (2) Financing

The city of Saint Paul has received certification for 221 (d) (2) financing. The Authority, through the project relocation office, will make financing data available to anyone interested, and will provide a certificate of eligibility to assist families in obtaining such financing.

(3) 221 (d) (3) and 236

Low- and moderate-income families and individuals who are eligible will be referred to 221 (d) (3) projects such as Liberty Plaza and Hanover Apartments. Four additional moderate-income projects are programmed for development within the Summit-University project. Construction will begin on these sites during 1970. (See Part II Description of Housing Supply) The Authority is providing for the development of additional moderate income projects in the other NDP areas and will continue to encourage and assist potential sponsors in obtaining sites, and to work in close cooperation with FHA and the interim financing institutions.

(4) 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 dwellings at scattered locations throughout the City.

The Authority has initiated this latter program to broaden the choice of accommodations available to families requiring public low-rent housing. A total of 210 dwelling units has been authorized for acquisition and use



as low-rent housing. These units consist of existing properties in scattered locations, to be acquired through negotiation. Some of these units eventually may be purchased by the low-income occupants. (See Part II, Description of Housing Supply)

(f) Inspection of Relocation Housing

The relocation office maintains records of approved standard housing in order to facilitate the verification of housing acceptability. The relocation worker will inspect, whenever possible, every self-located unit in advance of move-in. If the dwelling unit is found to be inadequate, the relocation worker will encourage the family to seek standard housing. The Authority will offer continuing assistance in securing these standard accommodations.

If the family or individual declines an offer of a standard dwelling unit and the off-site 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.

(g) Tracing of Families

The Authority will persistently strive to locate families that move without notifying the relocation office of their new address. While tracing these families, the relocation worker will maintain detailed record of the investigation. Many sources of information on the family are checked by the relocation staff 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 usually establish a harmonious, cooperative relationship with site occupants, and thereby minimizing the problem of lost relocatees.

(h) Referrals to Social Agencies

In order to supplement the rehousing procedure discussed above, the Authority, in conjunction with the Community Health and Welfare Planning Council, has encouraged the development of a team approach for the distribution of social services to project residents. The program will be administered through existing or new neighborhood service centers in order to assure immediate attention to the problems of the people in the community. The agencies which agree to participate may be asked to contribute funds toward the operation of the center. The Community Health and Welfare Planning Council will provide coordination and planning for the neighborhood service center through consultation with the administrative staff of participating agencies.

The administrative functions of the neighborhood centers, and the respective roles of the case work teams, team captains, and case work coordinators have been explained in Code ND 508, **Citizen Participation Activity Report. (Year I)**. This social service team approach has been utilized in the Demonstration Rehabilitation Program (as described in "Referrals" section) as a Pilot Program to establish effective referral procedures for project residents.

In addition to the project-oriented team approach, 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 & 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:

- (i) To develop and, through their individual organizations, help to implement programs to secure maximum housing opportunities for minority group families being displaced.
- (ii) To review overall relocation progress and assist in the solution of individual relocation problems as they arise.
- (iii) 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.

(i) Mortgage and Rental Housing 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 and 235 housing and tenants of 221(d)(3) and 236 projects. 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.



The special fund established by the insurance industry to provide mortgages for core city residents has been made available in Saint Paul. A total of \$850,000 was allocated for use under the ~~FHA~~ Section 221(d)(2) Program. Among those assisted, 70% were nonwhite families. The program is expected to continue with additional funding. The relocation staff of the Authority has worked closely with the local lending institutions responsible for processing of loans under this program.

The analysis of housing supply and demand (Section II of this Report) indicates that private and public dwelling units in Saint Paul (existing and programmed) should provide ample housing resources to meet the needs of the relocation program.

In the event that unanticipated demand requires a larger range of rehousing options than those available under present programs, the need for any additional assistance will be determined, and a means of providing such supplementary assistance will be sought.

(j) Temporary Relocation

The Authority does not anticipate a need for the temporary relocation of displacees. However, because of the substandard condition of a large number of the properties involved, there remains a potential demand for temporary rehousing. The Authority will attempt to hold temporary relocation to a minimum in both extent and duration.

In order to qualify as suitable temporary accommodations, housing units must be in safe and habitable condition and be not less desirable than present accommodations.

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 "A" and "B" attached.



Temporary relocation does not diminish the obligation 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 consider suitable offerings.

(k) 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 "C" 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).

(l) Services Provided to Business Concerns

(1) Administrative Organization

The Housing and Redevelopment Authority has experienced business relocation staff which provides relocation services for all non-residential site occupants. The business relocation staff functions under the general supervision of the Project Administrator and consists of two Business Relocation Specialists, a Business Advisor and a Clerk-Stenographer. The Business Advisor acts as a referral specialist and provides assistance to business displacees in locating new facilities.

(2) Relocation Standards - Non-Residential Occupants

While there are no specific standards which apply to the relocation of non-residential site occupants, the Authority will, as in the past, provide every possible assistance to

F. RELOCATION POLICIES AND PROCEDURES

The policies and procedures outlined in Part I of the Loan and Grant Application for Minn. R-47, submitted previously, are still applicable.

III. ESTIMATED NUMBER AND AMOUNT OF RELOCATION GRANTS TO BE MADE BY AREA AND AGGREGATE, AND BY TYPE OF GRANT

Number and amount of relocation grants by type of grant and by area is estimated as follows:

SUMMIT-UNIVERSITY  
Minn. A-1-1

1. ESTIMATED NUMBER AND AMOUNT OF RELOCATION GRANTS TO BE MADE, BY TYPE OF GRANT

FAMILIES

ACTION YEAR ESTIMATE

Replacement Payments:

25 homeowners @ \$4700.00 . . . . . 117,500

Moving Expenses:

273 @ \$140.00 . . . . . 38,220

Settlement Costs:

25 homeowners @ \$50.00 . . . . . 1,250

Additional payments:

107 @ \$850.000. . . . . 90,950

TOTAL 247,920

INDIVIDUALS

ACTION YEAR ESTIMATE

Replacement Payments:

4 homeowners @ \$4700.00 . . . . . 18,800

Moving Expenses:

298 @ \$140.00 . . . . . 41,720

Settlement Costs:

4 homeowners @ \$50.00 . . . . . 200

Additional Payments:

15 @ \$850.00 . . . . . 12,750

TOTAL 73,470

OVERALL TOTAL 321,390

WEST MIDWAY  
MINN. A-1-2

2. ESTIMATED NUMBER AND AMOUNT OF RELOCATION GRANTS TO BE MADE, BY TYPE OF GRANT

FAMILIES

ACTION YEAR ESTIMATE

Replacement Payments:

0 homeowners @ \$4700.00 . . . . . 0

Moving Expenses:

2 @ \$140.00 . . . . . 280

Settlement Costs:

0 homeowners @ \$50.00 . . . . . 0

Additional Payments:

2 @ \$850.00 . . . . . 1,700

TOTAL 1,980

INDIVIDUALS - None

ACTION YEAR ESTIMATE

Replacement Payments

homeowners @ \$4700.00 . . . . . 0

Moving Expenses:

@ \$140.00 . . . . . 0



those firms and organizations to be displaced, so that they can successfully accomplish their relocation plans with a minimum of difficulty and interruption. The Authority will also attempt to avoid temporary relocation for any firm to be moved. However, in the event of hardship or in emergency situations, the Authority will relocate businesses temporarily within the project area if suitable facilities are available. No relocation payment will be made until the firms move to a permanent location.

In carrying out the Relocation Program, the following standards will be applied:

- (i) Occupants will be encouraged and assisted in becoming tenants or owners in new space made available through new development in the urban renewal project area whenever economically feasible and consistent with land use objectives in the project.
- (ii) Occupants whose needs require space at lesser rentals than charged in the redeveloped areas of the project, will be given every assistance to relocate within the project (where feasible) in areas which optimize their economic potential.
- (iii) Every effort will be made to avoid temporary relocation, particularly for businesses or other uses which are oriented to walk-in trade or for which moving is seriously disruptive to the interest of the displacee.
- (iv) Full information as to progress of the renewal program has been and will continue to be provided to business occupants in order to achieve maximum cooperation in carrying out project plans.
- (v) The Authority maintains an advisory service for non-residential occupants in all project areas. Information is provided regarding available resources, and effective communication links are



maintained with members of the real estate profession and the local Chamber of Commerce. This service will be extended to occupants in the NDP project areas. The functions of the Business Relocation Advisory Committee are described in detail in Section (5) below.

- (vi) The Authority will stage its acquisition, property management and disposition functions so that firms can successfully accomplish their relocation plans with a minimum of difficulty and business interruption. Details of project staging will be documented as more specific redevelopment objectives and priorities can be defined.

(3) Relationship with Non-Residential Site Occupants

(a) Informational Program

During the initial period of the action program, informational meetings will be held with the businesses in the projects and with related commercial associations, to explain the procedures for acquisition and relocation and the tentative time schedule of project activities. Additionally, the Authority will distribute information to all non-residential occupants advising them of the relocation services and benefits available. When acquisition occurs, a pamphlet of a more technical nature will be made available to the businesses which explains the procedures for preparing claims for relocation payments and loss of property.

(b) Interviews with Business Concerns

The Authority will complete a 100% survey of all business concerns to be displaced in the project areas. Information obtained by the Authority includes commercial classification, type of ownership, tenure, rental and space requirements and tentative relocation plans.

(4) Procedures for Locating Resources

(a) Business Advisory Service

The Business Advisor working in the Authority's Business Relocation section, is a retired executive of the Saint Paul Area Chamber of Commerce. His sole responsibility is to assist businessmen in their selection of suitable relocation sites. As a result of his wide experience in dealing with the problems of businessmen and many and varied contacts in the business community in Saint Paul, he is particularly well qualified to assist businessmen in their relocation efforts. He is in constant communication with local realtors and property managers and maintains an inventory of all suitable office, commercial, and industrial real estate listed for rent or sale in the local newspapers. Realtors and property managers are asked to fill out forms giving all of the particulars on available properties. These are kept on file in the Authority's office and are referred by our relocation staff to those businessmen who wish to avail themselves of this service. The Business Advisor conducts a quarterly review of available vacant buildings or sites for non-residential use. This evaluation of relocation resources is divided into four major categories, which adequately encompass all of the firms to be displaced.

(5) Coordination with Business Community

The Business Relocation Advisory Committee, which was initially established for the Downtown Urban Renewal Project, Minn. R-20, has been continued for all subsequent urban renewal projects. It is composed of members of the Authority's Business Relocation staff, members of the Chamber of Commerce, and local realtors. The Committee meets to discuss both the overall problems of relocation and individual cases. The Authority brings individual cases before the Committee and the entire resources of the Committee are used to bring a satisfactory solution to any problems affecting the relocation of the site occupants.

(6) Liaison with the Small Business Administration

The Authority will continue to work closely with the Small Business Administration on behalf of those site occupants in the project who may wish to apply for SBA Loans and/or technical assistance. The Authority will furnish the local Small Business Administration office with a listing of all the business concerns to be displaced.

(m) 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 the rental 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 accommodations meeting the relocation standards adopted for the program.
  - 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.



3. Staff and Consultant Man-Years and CostsOrganization of Relocation Staff:

The Authority's administrative structure has been designed to enable the staff at the project site office level to devote optimum attention to the vital task of providing the highly personalized services that must be rendered to the project residents. This results from the centralization of the more routine recording, reporting and processing functions which are administered in the Authority's Central Office.

The Project Administrator functions as the relocation and property management officer for his specific project. A relocation and property management staff is permanently assigned to the project, working directly under his supervision, with periodic performance evaluation and consultation by the Director of Community Services. The Administrator has at his disposal all the services required to carry out the day-to-day administration of the program. A Community Organization Specialist is assigned to the project for the purpose of promoting citizen participation and community organization and to disseminate information. Additional community organization staff are assigned to the project as required by ongoing project activities.

Staff man-years and related costs for activities undertaken during the action year are shown on the table below.

No contract services for relocation activities are anticipated during the action year.

<u>Position</u>	<u>Salary</u>	<u>Percentage of Time Per Year</u>	<u>Amount of Salary Changeable</u>
Director of Community Services	18,004	10	1,800
Project Administrator	15,972	50	7,986
Project Administrator	7,920	50	3,960



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<u>Position</u>	<u>Salary</u>	<u>Percentage of Time Per Year</u>	<u>Amount of Salary Changeable</u>
Project Administrator	9,781	50	4,891
Project Administrator	9,253	50	4,627
Project Administrator	11,576	50	5,788
Supervisor Business Relocation	11,260	100	11,260
Relocation Counselor I	9,781	100	9,781
Relocation Counselor I	8,989	100	8,989
Business Relocation Counselor	9,518	100	9,518
Business Advisor	8,996	100	8,996
Relocation Counselor	8,091	100	8,091
Clerk Stenographer	5,689	100	5,689
Relocation Counselor I	8,158	100	8,158
Relocation Counselor	10,309	100	10,309
Relocation Counselor II	8,452	100	8,452
Relocation Counselor	8,989	100	8,989
Clerk Stenographer	6,296	100	6,296
Clerk Stenographer	5,557	100	5,557
Senior Stenographer (Part time)	1,980	100	1,980
Office Supervisor	8,422	100	8,422
Clerk Typist	5,016	100	5,016
Clerk Typist	5,187	40	2,075
4 Relocation Counselor I @ 8,158	32,632	100	32,632
4 Clerk Typists @ 5,016	20,064	100	20,064
Relocation Counselor II	9,781	50	4,891
Relocation Counselor I	9,518	100	9,518
Business Relocation Specialists II	9,320	100	9,320
Business Relocation Specialists I	8,870	50	4,435
Business Relocation Officer	9,781	25	2,445
Clerk Steno	5,359	100	5,359
Clerk Steno	<u>5,220</u>	<u>50</u>	<u>2,610</u>
		31.75 Man-Years	247,904

B. Estimate of Anticipated Displacement During Action Year for Each Area and Aggregate

1. Summit-University

(a) Families and Individuals

Estimates of anticipated displacement are documented for families and individuals as follows:

Schedule A: Summary Total Displacement to End of Second NDP Action Year

This summary represents the displacement of families and individuals from the beginning of the first NDP action year to the end of the second NDP action year.

Schedule B: Current Year - Actual Displacement

This segment of NDP activities corresponds to that portion of the present displacement of families and individuals that has occurred from May 1, 1969 to December 31, 1969.

Schedule C: Current Year - Estimated Displacement

This segment of NDP activities corresponds to that portion of the present displacement activity that will occur from January 1, 1970 to April 30, 1970.

Schedule D: Action Year - Estimated Displacement

The action year of the NDP will extend from May 1, 1970 to April 30, 1971.

- (1) The table attached on page 31 of ND 507 2. (a) in last year's application indicated a total relocation workload completion of 694 families and individuals from the date of commencement of Early Land Acquisition activities in Summit University to the end of the first NDP year.
- (2) As of December 31, 1969, a total of 636 families and individuals had been relocated.
- (3) In addition to the above, the remaining workload as of December 31, 1969 was 280 families and individuals.
- (4) Therefore, Land Acquisition activities up to the conclusion of NDP Year I, will have generated a total relocation workload of 916 families and individuals.
- (5) The discrepancy between the estimated workload contained in last year's application and the above workload that has accrued may be attributed to a variety of factors:
  - a. When the original table was prepared, the Authority had programmed a time schedule that anticipated the commencement of NDP Year I on April 1, 1969. However, the first action year did not actually commence until May 1, 1969 thus providing an additional month of relocation activities prior to the conclusion of the first action year. (ie. 4/30/70)
  - b. A number of individual dwelling units contained multiple family situations and relocation activities in these cases resulted accordingly in two or more separate relocation cases.
  - c. A significant number of families and individuals residing in properties identified for eventual acquisition requested and received relocation assistance prior to actual taking of the property in order to take advantage of new rehousing resources;



(eg., Liberty Plaza, Hanover Apartments and Section 23,  
Leased Housing.)

- d. Finally, during the period between the time of the original relocation surveys in 1967 and the 1969 Property Acquisition Program, there was a marked decline in the vacancy rate of the properties which tended to inflate the relocation workload.
- (6) In addition to the 636 families and individuals who were relocated between commencement of Early Land Acquisition activities and December 31, 1969, the Authority anticipates that approximately 160 additional families and individuals will be relocated during the period January 1, 1970 through April 30, 1970 -- the conclusion of the first NDP Year. This projection of the next four months' activity was arrived at by taking the average relocation progress per month (40 cases) and multiply by four months.
- (7) Thus, it can be noted that, although there will be a small residual NDP Year I relocation workload (120 cases) carried into the second year, the progress demonstrated up to the end of the first year far exceeded the Authority's own original estimate of its capability to carry out a high volume relocation program, with 796 cases now programmed for completion during NDP Year I as opposed to our original estimate of 694 cases completed.
- (8) Displacement estimates are summarized in Exhibit "E-1" attached

2. All other NDP Areas:

a) Families and Individuals:

Anticipated displacement of families and individuals for the rest of the NDP project areas for the Second Year is summarized in Exhibit "E-2" through "E-9" attached.

b) Business Concerns:

See Exhibit "E-10" attached.

3. Total Displacement from all Project Areas:

a) Families and Individuals:

See Exhibit "E-8" and "E-9" attached

b) Business Concerns

See Exhibit "E-10" attached, which describes anticipated business displacement for each of the NDP areas and for the entire NDP program for the II Action Year.

c) Description of General Characteristics of Families and Individuals to be Displaced for All NDP Areas:

The general characteristics of displacees for all NDP areas have been documented in Exhibit "E-8" attached (Form HUD-6122).

d) Description of Surveys and Other Activities to be Conducted to Develop Relocation Resources for All Areas:

1. Referral Mechanism

Project displacees are relocated on an individual basis through the referral mechanism described in Section A. 2. (e) and Section A. 2. (h) of this Code. Referrals are based on updated Authority listings of available housing resources (see Section A. 2. (d), and ongoing relationships with active social agencies.

2. Rehousing Resource Studies

The Authority listings mentioned above have been derived from a general analysis of available housing resources. The findings of rehousing resource study are documented under Section II of this code. The Authority also analyses the housing market in the City of Saint Paul periodically in order to gauge the housing situation.



II. Description of Housing Supply and Demand and Relationship to Relocation Resources for all Areas

A. Description of Available Standard Housing Units

In order to complete Exhibit "F" attached (Form HUD-6122, Block VII), three types of rehousing resources have been considered which are standard private rental housing, standard sales housing and Federally aided housing.

1. Standard Private Rental Housing

Estimates of the availability for standard private rental housing are based on the following:

- a. The extent to which mass media and other public advertising reflects the availability of such housing at one time. This was based on dwelling units advertised in three Sunday issues of the Saint Paul Dispatch-Pioneer Press.
- b. New private housing units scheduled for construction and completion during the second NDP action year.

2. Standard Sales Housing

Estimates of the availability for standard sales housing were arrived at using the same procedure as the standard private rental housing.

3. Federally Aided Housing

Estimates of the Federally aided housing resources are based on the following factors:

1. Units available to displacees through turnover in existing public housing under the management of the Authority and FHA BMIR housing. Actual turnover rate of the current year (by unit size) was utilized in arriving at these estimates.

2. Public housing units programmed for acquisition, construction or leasing during the action year (May 1, 1970 - April 30, 1971).
3. Federally assisted moderate income housing to be provided through FHA, BMIR programs. Sections 235 and 236.

In arriving at the estimates of private housing resources, the figures were adjusted to reflect the current rates of substandardness in the housing stock.

The estimates of the housing resources are summarized as follows:

ESTIMATED HOUSING RESOURCES FOR THE SECOND YEAR NDP  
(May 1, 1970 to April 30, 1971)

<u>Private Rental and Sales Housing<sup>1/</sup></u>	<u>Number of Dwelling Units</u>
Units available at any one time on the private market <sup>2/</sup>	617
St. Paul-Mpls. Development Corporation (In the Summit-University NDP area)	34
Christ Temple Church (In the Summit-University NDP area)	70
New construction expected to be added during the action year on the private market <sup>3/</sup>	<u>825</u>
Total Private Housing	1,546
<u>Federally Assisted Housing</u>	
<u>Existing (Turnover)</u>	
Units available to displacees through turnover in existing public housing under the management of the Authority	667
Units available to displacees through turnover in existing FHA 221(d)(3) housing	9

<sup>1/</sup> Breakdown by rental and sales housing shown in Exhibit "F" attached (Form HUD-6122, Block VII).

<sup>2/</sup> Based on dwelling units (rental and sales) advertised in three Sunday issues of the Saint Paul Dispatch-Pioneer Press newspaper (4/6/69, 9/14/69 and 12/7/69). This reflects resources at any one time during the period.

<sup>3/</sup> The estimates show the net new construction (difference of expected new construction and demolitions). Based on the average net new construction during the last five years, it was conservatively estimated that at least 825 new housing units will be added to the Saint Paul housing inventory during the second NDP year. Of these, 118 were estimated to be in the sale market (at least 100 of these will be made available through spot clearance and demolition).

Units Programmed for Action Year

Minn. 1-12 (Leased Public Housing)	160
Minn. 1-13 (Public Housing) 1743 East Iowa Street	148
Minn. 1-21 - Direct Acquisition (Scattered sites Public Housing)	50
Scattered single family housing to be built (Public Housing)	30
Demonstration-Rehabilitation (FHA 235 Housing)	140
Site "A" - Summit-University (FHA 236 Housing)	47
Battle Creek Heights (FHA 236 Housing)	300
Summit-University - Private Rehabilitation <sup>4/</sup> (FHA 312)	38
Maryland Avenue (FHA 221(d)(3) Housing)	172
Snelling Avenue Apartments (FHA 207 Housing)	<u>45</u>
Total Federally Assisted Housing	1,806
TOTAL HOUSING RESOURCES (1 and 2)	3,352

B. Description of Competing Demand for Standard Housing Units which will Result From Other Governmental Actions in the Area During the Second NDP Action Year

1. Description of Competing Demand

The rehousing demand generated by other governmental programs in Saint Paul has been documented in the table following:

ESTIMATE OF COMPETING DISPLACEMENT BY OTHER  
GOVERNMENTAL ACTIVITIES DURING NDP YEAR II

May 1, 1970 to April 30, 1971

<u>Displacing Activity</u>	<u>Family</u>	<u>Individual</u>	<u>Business</u>
<u>Urban Renewal (Other than NDP)</u>			
Concord Terrace	35	15	--
Downtown	12	--	--

<sup>4/</sup> A total of 88 rehabilitated units will actually be provided representing a net increase of 38 over the 50 existing units (no displacement involved).



<u>State Highway Programs</u>	<u>Family</u>	<u>Individual</u>	<u>Business</u>
Highway 5: West 7th, Duke to St. Clair	25	15	10
Highway I-94: Kellogg Blve. to White Bear	55	28	--
Trunk Highway 212 (alternate proposals indefinite)	--	--	--
Relocate Highway 61	--	--	--
Upgrade Snelling Avenue near fairgrounds (questionable)	--	--	--
<u>Code Enforcement</u>			
Federally assisted code enforcement (CT's 9-10)	35	23	--
City Code enforcement	68	46	--
<u>Public Housing</u>			
Site Acquisition	22	14	--
Over Income	29	18	--
<u>Public Works</u>			
Straighten Lexington Ave., Van Slyke to Larpenteur through Como Park (questionable)	3	2	--
Widen Edgerton, Wheelock Parkway to Larpenteur	--	--	--
Kasota Ave., Raymond to Prior (3 or 4 alternate proposals)	--	--	--
Prior Ave.-Kasoto to Como (indefinite)	--	--	--
Shepard Road connection to Kellogg Blvd. (indefinite-alternate proposals)	--	--	--
Etna St., Trunk Hwy. 212 to Johnson Parkway	--	--	--
<u>Recreation and Parks</u>			
Loeb Lake Park - Minn. OSA81 (DL)	18	5	1
Frost Lake Recreation Area OSA 42	2	1	--
Scheffer Recreation Center	4	3	--
Arlington Recreation Center	--	--	--
Griggs Recreation Center	--	--	--
Wilder Recreation Center	--	--	--
Prosperity Heights Recreation Center	--	--	--
Orchard Recreation Center	--	--	--
Mounds Parkway	--	--	--
Johnson Parkway	--	--	--
<u>Library Department</u>			
Hayden Heights Library Expansion	1	1	--
<u>Displacing Activity</u>			
<u>Recap of Estimated Displacement</u>			
Urban Renewal - Other than NDP	47	15	--
State Highway Programs	80	43	10
Code Enforcement Activities	103	69	--
Public Housing Activities	51	32	--
Public Works - City of Saint Paul	3	2	--
Recreation and Parks	24	9	1
Library Expansion - City of Saint Paul	<u>1</u>	<u>1</u>	<u>--</u>
TOTAL ESTIMATED DISPLACEMENT	309	171	11

2. Relationship of Total Demand and Total Relocation Resources

The total anticipated displacement from all NDP areas during the second NDP action year has been documented in Exhibit "E-8" and "E-9" attached. The anticipated displacement due to other governmental activities is listed in Section II. B. 1. of this code. The total displacement (i.e., displacement generated due to NDP activities and other governmental activities), has been matched with the projected rehousing resources (see Section II. A. of this code). The results are summarized in Exhibit "F" attached. As can be seen from the exhibit, sufficient resources will be available to relocate displacees from the NDP areas and from other government activity areas. In fact, a surplus in resources can be noticed in Exhibit "F".

D. 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

1. Relocation Standards

Section 1. A. 2. (c), Services to be Provided, describes the various standards utilized by the Authority to determine acceptable housing resources.

2. Non-Discrimination in Locating Private Housing Resources

The State Department of Human Rights is responsible for the elimination of unfair discriminatory practices in all types of housing, employment and public accommodations throughout the City. The Department may issue, receive and investigate complaints alleging discrimination because of race, color, creed, religion, sex, or national origin. If a finding is made that an unfair discriminatory practice has occurred, and compliance is not obtained, court proceedings are instituted. The Department conducts a continuing program of research and develops and recommends programs designed to eliminate discriminatory practices. The Saint Paul Department of Human Rights is responsible for the protection of human and civil rights of all citizens in the City. The agency receives citizens complaints involving discrimination in employment, housing and public accommodations, as well as instances of unfair labor practices. The agency investigates the complaints and may

either refer them to the Corporation Counsel for criminal prosecution or may commence civil enforcement action by means of hearing to determine appropriate measures for satisfaction of the complaints. If incidents of discrimination in housing are found by the Authority, they will be referred to both the City and the State agencies for Human Rights.

E. Fair Housing Information

Information submitted previously, as Exhibit "N" of Part I Application for Loan and Grant for Minn. R-47, submitted November 22, 1968, is still applicable.



Settlement Costs

homeowners @ \$50.00 . . . . . 0

Additional Payments:

65% of tenants = @ \$850.00 . . . . . 0

TOTAL 0

OVERALL TOTAL 1,980

THOMAS-DALE  
MINN. A-1-3

3. ESTIMATED NUMBER AND AMOUNT OF RELOCATION GRANTS TO BE MADE, BY TYPE OF GRANT

FAMILIES

ACTION YEAR ESTIMATE

Replacement Payments:

11 homeowners @ \$4700.00 . . . . . 51,700

Moving Expenses:

8 @ \$140.00 . . . . . 1,120

Settlement Costs:

11 homeowners @ \$50.00 . . . . . 550

Additional Payments:

1 @ \$850.00 . . . . . 850

TOTAL 54,220

INDIVIDUALS

ACTION YEAR ESTIMATE

Replacement Payments:

0 homeowners @ \$4700.00 . . . . . 0

Moving Expenses:

6 @ \$140.00 . . . . . 840

ND 507

EXHIBIT "A"

MINIMUM HOUSING STANDARDS FOR DISPLACED  
INDIVIDUAL NON-HOUSEHOLDERS

MINIMUM HOUSING STANDARDS FOR DISPLACED  
INDIVIDUAL NON-HOUSEHOLDERS

1. Physical Standards

The following standards should be followed with respect to evaluating the physical condition and suitability of housing as they relate to the minimum requirements for sanitary conditions, heating and lighting facilities, structural condition, occupancy standards, and neighborhood environment:

a. Location

The building must be so located as to provide a neighborhood environment which is healthy, safe and sanitary.

b. Structural Condition

(1) Condition of Structure

- (a) The structure must have adequate and safe water supply and sewage disposal.
- (b) It must be free from serious daylight obstruction.
- (c) Multiple dwellings must have adequate exits and public hall lighting.
- (d) The structure must be free from such physical deterioration as would create health or safety hazards.
- (e) The premises must be free of unsanitary conditions and safety hazards.

(2) The Condition of Sleeping Room

The room, whether in an individual house or a unit in a multiple dwelling, must meet the following criteria:

- (a) A flush toilet and a bath or shower in usable condition must be available for use by the roomer(s). No more than four sleeping rooms or eight roomers to share each facility.
- (b) Each sleeping room unit must have a sufficient exit to provide a safe means of reaching outdoors at ground level.
- (c) Adequate electrical lighting and safe wiring must be provided.
- (d) Heating facilities must be safe and adequate.
- (e) Sleeping rooms must have windows. (Windows opening into an air shaft shall not be considered as meeting standards.)



(f) Toilets and bathrooms must have some means of ventilation.

(c) Occupancy Standards

Sufficient space must be available so that it would be unnecessary to occupy accommodations which would result in:

- (1) The regular use of living rooms for sleeping purposes.
- (2) The number of persons expected to occupy each bedroom shall be determined by the bedroom's capacity to provide for adequate furniture and healthful, comfortable sleeping arrangements.