

# 2008 MCASA Annual Report

In 2008, MCASA had much to celebrate. Against the backdrop of the national economic and housing crisis, MCASA launched its Phase III Homeownership Program. With funding received from the City of St. Paul, in addition to private and public financing, MCASA received more than one million in financial support to develop housing for low- to moderate-low income families.

The development and preservation of affordable housing is one of the most pressing needs facing the community. In its fourth year, MCASA addressed this need by rehabilitating vacant and foreclosed properties. Fifteen homes are targeted for completion in the Thomas-Dale and Summit University neighborhoods. Each home developed in Phase III is unique: usually 2-stories, and approximately 1,500 sq ft with 3- bedrooms and 1-1/2 to 2- baths. There is a full basement and detached garage. The Phase III MCASA uses both a Contract-for-Deed and Lease-to-Purchase financial tool. Both agreements outline the require-



910 Fuller Ave. Previous foreclosed property

ments the buyer must fulfill in order to purchase the house. Once the buyer completes those requirements, the buyer receives the legal title to the house and enjoys full ownership.

Thus far, Phase III rehabilitation development costs have ranged from \$187,097 to \$209,150, depending on the costs of acquisition and extent of rehabilitation. Sell prices are expected to range from \$115,000 to \$160,000.

Phase III began in December 2008 with rehabilitation of a 3 bedroom foreclosed property. The home was completely renovated with wood floors throughout, a built-in buffet and fireplace and new roof.

Other amenities include a completely remodeled kitchen, with energy star appliances, new energy efficient boiler and water heater as well as new energy efficient windows, and a 2- car garage. The property is approximately 1,300 sq. feet and a qualifying family will move in on a lease-to-purchase agreement. The property is located in the Invest St. Paul (ISP) target area.

## Profile of Family

MCASA recently welcomed Robert Butler and his family as the newest participants of its Homeownership Program. Mr. Butler is from Chicago, IL and his wife, Christi Butler, is from West Virginia. Having experienced a great childhood growing up in St. Paul, Robert wanted to raise his children here also. As the newest residents to the Thomas-Dale neighborhoods, Mr. Butler and his family enjoy being close to their immediate family members and the yearly activities in the community. The Butler home is within close proximity to public transportation, parks, playgrounds, and shopping centers. Their children enjoy riding bikes in the neighborhood and going to Como Park nearby.

Robert and his wife look forward to participating in the neighborhood block club and social events. The Butler understand the importance of owning a home and see it not just as a place to live, but also an investment. As a participant of the MCASA program, Robert will attend one-on-one homeownership counseling and follow-up training during his contract period. These trainings will include topics, such as financial literacy, debt management, good neighbor/community involvement, home maintenance, property taxes and insurance and step-by-step coverage of the loan application process.



Interior of 910 Fuller after rehabilitation



The Butler family

# Beyond Bricks and Mortar

Credit counseling is a service most first time home buyers rely on but don't have. It is an important tool in aiding families to become stable and successful homeowners. This type of service has been at the center of MCASA's housing program since its inception in 2004. To increase the spectrum of our service, MCASA applied for and received a grant in 2008 that allowed us to offer Home Stretch workshops and pre-purchase counseling to broader communities.

Home Stretch is recognized in Minnesota and around the country as a proven tool to prepare home buyers for successful homeownership. Individualized pre-purchase counseling provides families with an opportunity to meet one-on-one with a counselor for professional instruction on credit

remedies and various mortgage loan programs that fits their budget. This service coupled with monthly home maintenance sessions and weekly case management are part of a critical support service provided under MCASA Homes.



MCASA Board members: Brenda Bailey and Nieeta Presley

## Financial Report 2008

### STATEMENT OF FINANCIAL POSITION

#### Assets

Cash	\$ 68,534
Grants Receivable	206,795
Real Estate, less allowance to reflect sale price	<u>780,000</u>
Total Assets	<b><u>\$1,055,329</u></b>

#### Liabilities

Accounts payable	21,842
Mortgage Payable	<u>751,991</u>
Total Liabilities	<b><u>773,833</u></b>

#### Net Assets

Unrestricted	(181,496)
Temporarily Restriction	<u>100,000</u>

TOTAL LIABILITIES & NET ASSETS	<b><u>\$1,055,329</u></b>
--------------------------------	---------------------------

### STATEMENT OF ACTIVITIES

#### Revenue & Support

Foundations	\$225,000
Receipts	67,801
Interest Income	<u>272</u>
Total Revenue & Support	<b><u>\$293,073</u></b>

#### Expenses

Program and Services	\$ 113,931
Management and General	<u>7,987</u>
Total Expenses	<b><u>\$121,918</u></b>

Change in net assets	<b><u>\$ 171,155</u></b>
----------------------	--------------------------

### Past and Current Supporters

City of St. Paul ♦ HUD-HOME ♦ Federal Home Loan Bank ♦ Family Housing Fund  
 GMHC ♦ Metropolitan Council ♦ Minnesota Housing ♦ F.R. Bigelow Foundation  
 The Saint Paul Foundation ♦ House of Hope Church ♦ Local Initiatives  
 Support Corporation ♦ Otto Bremer Foundation ♦ Travelers Foundation ♦ Wells Fargo