

Name: 2013 Inspiring Communities RFP	Date of Update: 2/3/2014
	Stage of Project: Ongoing
Location (address): Multiple	
Project Type: New Construction	Ownership: Single Family
	Ward(s): 1 5 6 7
	District(s): 1 4 5 6 7
PED Lead Staff: Sarah Zorn and Roxanne Young	

Description			
The Inspiring Communities Program is one component of the HRA Disposition Strategy and Work Plan, which was approved by the HRA on July 24, 2013. Staff released an RFP in October of 2013 and received 29 eligible proposals. Funding is sufficient for all 29 proposals. As funding becomes available, subsequent RFPs will be released until all 120 properties in the Program have been redeveloped. Staff received approval on 1/22/14 to make awards on 27 properties. Since that time it's been determined that two properties need to be reassigned, which freed up funding for the remaining 2 eligible property applications.			
Building Type:	Single Family/Duplex	Mixed Use:	0
GSF of Site:		Total Development Cost:	\$7,927,409
Total Parking Spaces:	0	City/HRA Direct Cost:	\$3,229,143
Total Public Spaces:	0	Total City/HRA & Partners Cost:	\$3,491,643
Est. Year Closing:	2014	Est. Net New Property Taxes:	\$58,000
		In TIF District:	Yes
		Meets PED Sustainable Policy:	Yes
Developer/Applicant:	Multiple		

Economic Development		Housing						
Jobs	Created: Retained: * Living Wage:	Units	Rent Sale Price Range	Affordability				
				<=30%	31-50%	51-60%	61-80%	>80%
		Eff/SRO						
		1 BR						
		2 BR						
		3 BR +	29	140-180k			4	11
		Total	29		0	0	4	11
					0%	0%	14%	38%
								48%

Current Activities & Next Steps
Staff is seeking approval at the February 12, 2014 HRA Board meeting for the sale and conveyance of property, authorization to enter into development agreements and authorization of expenditures for redevelopment under the HRA's Disposition Strategy and Work Plan's Inspiring Communities Program.

City/HRA Budget Implications
Funds for the Inspiring Communities work will come from the Disposition Strategy Budget, which was established on July 24, 2013 through HRA Board action.

*If Living Wage does not apply, NA is indicated. If Living Wage does apply but there is an exemption, EX with a number corresponding to the exemption in the Living Wage policy will be indicated: 1-conduit bonds, 2- small business, 3-intermediaries, 4-first year for business, and 5-redevelopment.
This document is for information purposes only and is deemed reliable but not guaranteed. Information is subject to change without notice, and does not constitute a binding obligation on the part of either the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA) and the City of Saint Paul, Minnesota, nor are either parties responsible for any omissions or errors. Except for Closed Projects, all items are subject to final negotiations and approval, the sources of funds may not be an actual commitment or approval of funds by the City/HRA or any other funding partner and developers listed for projects are also subject to change.