

Name: Whitall Twinhomes: Habitat for Humanity units	Date of Update: 11/5/2012
Stage of Project:	
Location (address): Whitall, between Payne Avenue and Edgerton St	
Project Type:	Ward(s): 6 District(s): 5
PED Lead Staff: Roxanne Young	

Description			
Sherman Associates will donate one lot of the Whitall Twinhomes site to Habitat for Humanity. Habitat will construct a 2 unit twinhome on the site, which will help meet Sherman Associates 18 unit commitment for the Whitall Twinhomes site that is currently under contract with the HRA.			
Building Type:	Twinhomes	Mixed Use:	0
GSF of Site:	10,000	Total Development Cost:	\$335,400
Total Parking Spaces:	4	City/HRA Direct Cost:	\$120,000
Total Public Spaces:	0	Total City/HRA & Partners Cost:	\$335,400
Est. Year Closing:	0	Est. Net New Property Taxes:	\$4,200
		In TIF District:	No
		Meets PED Sustainable Policy:	Yes
Developer/Applicant:	Twin Cities Habitat for Humanity		

Economic Development		Housing						
Jobs	Units	Rent Sale Price Range	Affordability					
			<=30%	31-50%	51-60%	61-80%	>80%	
Created:	Eff/SRO							
Retained:	1 BR							
* Living Wage:	2 BR							
	3 BR +	2		2				
New Visitors (annual):	Total	2	0	2	0	0	0	0
			0%	100%	0%	0%	0%	

Current Activities & Next Steps
Request to obligate \$60,000 of NSP 3 funds or the development of 2 units to benefit households at or below 50% AMI.

City/HRA Budget Implications
None - NSP 3 funds have already been budgeted.

*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.
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