

<b>Name:</b> 510 Edmund Street	<b>Date of Update:</b> 6/13/2013
	<b>Stage of Project:</b> Pre-Development
Location (address): 510 Edmund Street	
Project Type: New Construction Ownership Single Family	Ward(s): 1
	District(s): 7
PED Lead Staff: Roxanne Young	

<b>Description</b>	
Request for acquisition of 510 Edmund Street for the construction of a new, 3 bedroom 2 bath single family home. Property will be sold to a family at or below 50% AMI.	
Building Type:	Mixed Use: 0
GSF of Site: 4,800	Total Development Cost: \$211,180
Total Parking Spaces: 2	City/HRA Direct Cost: \$48,980
Total Public Spaces: 0	Total City/HRA & Partners Cost: \$211,180
	Est. Net New Property Taxes: \$1,500
Est. Year Closing: 2013	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 +	1		1				
New Visitors (annual):	Total	1	0	1	0	0	0	0
			0%	100%	0%	0%	0%	

<b>Current Activities &amp; Next Steps</b>
The HRA board will have a public hearing on June 26th regarding sale of the property.

<b>City/HRA Budget Implications</b>
None. Funds have already been spent through prior authorization of the NSP 1 program. No additional subsidy is being requested.

\*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.