

<b>Name:</b>	<b>1333 University Avenue / Hamlie Station</b>		<b>Date of Update:</b>	1/18/2013
			<b>Stage of Project:</b>	Pre-Development
Location (address):	1319-1333 University Avenue			
Project Type:	New Construction	Supportive Housing/Special Needs Rental	Ward(s):	4
	General Occupancy Rental		District(s):	11
PED Lead Staff:	Eduardo Barrera			

Description			
<p>PPL is proposing a mixed-use development at the intersection of Hamline and University Avenue. The project will include 108 units of affordable housing, 14,249 sq. ft. of commercial/retail space and a public plaza in between the buildings. The site will have two buildings; on the West end of the site (at Hamline) the building will consist of first floor of commercial/retail space and three stories of housing (57 units). The building on the East end of the site (Syndicate) will have four stories of housing (51 units), a "public plaza" will be located in between the buildings at the center of the site. There project will have underground parking for the entire residential portion of the project and surface parking for the commercial in the back of the building plus an additional parking lot at the corner of Sherburne and Hamline. The development will be (literally) at the door-step of the LRT Hamline Station.</p>			
Building Type:	Apartments/Condos	Mixed Use:	Yes
GSF of Site:	75,000	Total Development Cost:	\$26,098,375
Total Parking Spaces:	137	City/HRA Direct Cost:	\$1,000,000
Total Public Spaces:	29	Total City/HRA & Partners Cost:	\$7,501,224
Est. Year Closing:	0	Est. Net New Property Taxes:	\$0
		In TIF District:	Yes
		Meets PED Sustainable Policy:	Yes
Developer/Applicant:	Project for Pride in Living Inc		

Economic Development		Housing					
Jobs	Units	Rent Sale Price Range	Affordability				
			<=30%	31-50%	51-60%	61-80%	>80%
Created:	Eff/SRO	9		9			
Retained:	1 BR	42	5	8	28	1	
* Living Wage:	2 BR	44		13	31		
	3 BR +	13	2		11		
New Visitors (annual):	Total	108	7	30	70	1	0
			6%	28%	65%	1%	0%

Current Activities & Next Steps
<p>Disbursement of the Metropolitan Council funds for site acquisition took place on March 5, 2013 in the amount of \$2,246,000.00. Currently working on the establishment of the TIF District and the allocation of HOME FUNDS for the project. We are schedule to to have a public hearing for the TIF District(s) on June 5 and HRA Board Meeting on June 12.</p>

City/HRA Budget Implications
<p>Funds have been granted to the City as pass-through for the project. The HOME funds are budgeted to be contracted by June 30, 2013. The certification of TIF District(s) would not occur before June 30th, 2013.</p>

\*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.*

Form Revised 05/17/06