

Name: 2016 Inspiring Communities RFP		Date of Update: 6/8/2016	
		Stage of Project: DevelopmentOngoing	
Location (address):	Multiple		
Project Type:	RehabOwnership Single Family	Ward(s):	7
		District(s):	4
PED Lead Staff:	Joe Musolf		

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 March of 2016 and received 14 eligible proposals.			
Building Type:	Single Family/Duplex	Mixed Use:	0
GSF of Site:		Total Development Cost:	\$1,830,531
Total Parking Spaces:	0	City/HRA Direct Cost:	\$1,010,533
Total Public Spaces:	0	Total City/HRA & Partners Cost:	\$1,010,533
		Est. Net New Property Taxes:	\$12,000
Est. Year Closing:	2016	In TIF District:	No
		Meets PED Sustainable Policy:	Yes
Developer/Applicant:	Multiple		

Economic Development		Housing						
Jobs Created: Retained: * Living Wage: New Visitors (annual):	Units		Rent Sale Price Range	Affordability				
				<=30%	31-50%	51-60%	61-80%	>80%
	Eff/SRO							
	1 BR							
	2 BR							
	3 BR +	5	140-180k			1		4
	Total	5		0	0	1	0	4
			0%	0%	20%	0%	80%	

Current Activities & Next Steps
Staff is seeking approval at the June 8, 2016 HRA Board meeting for the sale and conveyance of property, authorization to enter into development agreements, authorization of expenditures for redevelopment and waiver of the subsidy cap, all 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.