

Consistency with Comprehensive Plan

The City of Saint Paul Comprehensive Plan is the City's blueprint for guiding future development. It is designed to respond to existing and anticipated trends in markets and the built environment. It contains six city-wide subject-based plans, one of which is Housing. While all actions of the Housing Division of PED are designed to ultimately implement the Comprehensive Plan, certain actions target various parts of the overall strategy. The disposition of properties of HRA-owned property addresses two of the Major Strategies: Preserve and Promote Established Neighborhoods and Ensure the Availability of Affordable Housing Across the City.

Specific Comprehensive Plan goals addressed by this program include:

2.1. Maintain the vitality and high quality of life in existing stable neighborhoods by engaging in a variety of actions

g. Support private investment in the existing housing stock by using city loans as a leverage. Preserve properties designated historic;

h. Promote new construction of mixed-income housing to build upon existing neighborhood vitality and to improve the fiscal health of the City;

2.13. Continue to assess vacant housing conditions with City/HRA partners such as community development corporations, nonprofit organizations, private developers, district councils, and block groups, and prioritize City/HRA revitalization assistance to areas with less vibrant housing markets.

2.15. Engage the investor and lender communities to revitalize areas with high concentrations of vacant housing and foreclosures.

a. Engage vacant property owners with a stake in the foreclosure issue in Saint Paul, potentially as an opportunity to recover some of their losses by selling some of their properties at a discount to City/HRA partners working to rehabilitate vacant housing;

b. Make use of all available City/HRA tools to ensure that owners of vacant properties maintain their properties to City standards.

3.1. Support the preservation of publicly-assisted and private affordable housing.

d. Support the preservation of other low-income housing units under private ownership and management. The City/HRA should actively work with private owners to ensure the long-term affordability of such units, particularly in neighborhoods where there are fewer housing choices for low-income people;

3.2. Support new housing opportunities for low-income households throughout the city.

b. Encourage the acquisition of privately-owned affordable housing and land for affordable housing by nonprofit organizations, land trusts, community development corporations, religious institutions, tenants, or private sector actors committed to affordable housing, thereby protecting it from upward pressure on prices and rents. This is a priority in areas expected to experience gentrification;

c. Require all district councils and City-appointed citizen task forces to plan for the production and preservation of affordable housing in their area, through district plans, small area plans, station area plans, or other neighborhood planning processes. These plans should show how each neighborhood or planning area will contribute to citywide goals, by identifying key vacant or under-utilized sites for new mixed-income housing and sites that would provide residents of new housing access to transit and active lifestyles;

Section 3.2.c provides the official charge to Saint Paul District Councils to address the production and preservation of affordable housing in their District Plans. The Disposition Strategy focuses in three neighborhoods: Dayton's Bluff (District 4), Payne-Phalen (District 5), and Thomas-Dale (District 7). Responsively, the City's Disposition Strategy works to meet the following goals of those plans.

District 4 Plan Summary

Vision

(Make) improvements in the appearance of housing and its character, including retaining single family residential units and preserving their historic architecture.

H3. Identify problem properties and, in collaboration with District 4 and applicable neighborhood block clubs, develop strategies for addressing issues associated with them.

H4. Provide District 4 with information about Invest Saint Paul, the City's neighborhood improvement and maintenance strategy. This includes information about rehabilitation of vacant buildings and construction of new buildings on vacant sites, as well as the criteria used to determine whether vacant buildings should be rehabilitated or demolished. Seek input from District 4, as appropriate.

H5. Continue to provide District 4 with information about pending actions against vacant properties under the City's nuisance ordinance so that the district council may comment regarding proposed actions for the property.

H6. The District Council will work with developers to identify possible sites within the neighborhood to which a structure could be moved if the structure cannot be reused or cannot be incorporated into a proposed development. If demolition or rehabilitation of a structure is unavoidable, the District Council encourages "deconstruction" techniques to be used to salvage whatever materials possible for reuse.