

Name: 2013 Inspiring Communities RFP	Date of Update: 1/16/2014
Stage of Project: Ongoing	
Location (address): Multiple	
Project Type: New Construction	Ownership: Single Family
	Ward(s): 1 5 6 7
	District(s): 1 4 5 6 7
PED Lead Staff: Sarah Zorn and Roxanne Young	

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 October of 2013 and received 29 eligible proposals. Funding was sufficient for 27 projects. As funding becomes available, subsequent RFPs will be released until all 120 properties in the Program have been redeveloped.			
Building Type: Single Family/Duplex	Mixed Use:	0	
GSF of Site:	Total Development Cost:	\$7,654,213	
Total Parking Spaces: 0	City/HRA Direct Cost:		
Total Public Spaces: 0	Total City/HRA & Partners Cost:		
Est. Year Closing: 2014	Est. Net New Property Taxes:	\$54,000	
	In TIF District:	Yes	
	Meets PED Sustainable Policy:	Yes	
Developer/Applicant: Multiple			

Economic Development		Housing						
Jobs	Created: Retained: * Living Wage:	Units	Rent Sale Price Range	Affordability				
				<=30%	31-50%	51-60%	61-80%	>80%
	Eff/SRO							
	1 BR							
	2 BR							
	3 BR +	27	140-180k			4	11	12
New Visitors (annual):	Total	27		0	0	4	11	12
				0%	0%	15%	41%	44%

Current Activities & Next Steps
Staff is seeking approval at the January 22, 2014 HRA Board meeting for the sale and conveyance of property, authorization to enter into development agreements and authorization of expenditures for redevelopment 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.