

Name:	Inspiring Communities Habitat 594 Edmund or 540 She		Date of Update:	5/5/2014
	Stage of Project:			Pre-Development
Location (address):	594 Edmund Avenue or 540 Sherburne Avenue			
Project Type:	New Construction	Ownership	Single Family	Ward(s): 1
				District(s): 7
PED Lead Staff:	Joe Musolf			

Description			
sale of an HRA-owned lot to Habitat for Humanity for construction of a single-family home for owner-occupancy.			
Building Type:	Single Family/Duplex	Mixed Use:	0
GSF of Site:	approximately 5,000	Total Development Cost:	\$211,975
Total Parking Spaces:	0	City/HRA Direct Cost:	\$51,975
Total Public Spaces:	0	Total City/HRA & Partners Cost:	\$86,975
Est. Year Closing:	2014	Est. Net New Property Taxes:	\$2,000
		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%	

Current Activities & Next Steps

City/HRA Budget Implications

*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.