

Name: 605-617 Stryker Avenue	Date of Update: 3/5/2019
Stage of Project: Pre-Development	
Location (address):	605-617 Stryker Avenue & 604, 610 & 612 Winslow Avenue
Project Type:	New Construction Senior Rental
	Ward(s): 2
	District(s): 3
PED Lead Staff:	Daniel Bayers

Description			
HRA plans to give NeDA tentative developer status for the properties located at 605-617 Stryker and 604-612 Winslow for the development of a 57 unit affordable senior housing development.			
Building Type:	Apartments/Condos	Mixed Use:	No
GSF of Site:		Total Development Cost:	\$12,600,000
Total Parking Spaces:	23	City/HRA Direct Cost:	\$264,632
Total Public Spaces:	0	Total City/HRA & Partners Cost:	\$12,600,000
Est. Year Closing:	2020	Est. Net New Property Taxes:	unknown at this time
		In TIF District:	No
		Meets PED Sustainable Policy:	Yes
Developer/Applicant:	NeDA		

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	49		42	7		
		2 BR	8		1	7		
		3 BR +						
New Visitors (annual):		Total	57	0	43	14	0	0
				0%	75%	25%	0%	0%

Current Activities & Next Steps
PED Staff will be going to the HRA Board on March 27, 2019 to recommenrd NeDA as tentative developer for the HRA owned properties located at 605 & 617 Stryker and 604-612 Winslow

City/HRA Budget Implications
No budget implications at this time

*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.