

Project Title: **Custom House**

Location (address): **180 Kellogg Blve**

Project Type: New Const., Ownership (except SF) New Const., SF Ownership Extended Life, SF Ownership
 New Construction, Rental Extended Life, Rental

Description: **The redevelopment plan consists of up to 202 market rate rental housing units using the upper floors of the main building and the lower three floor will be sold to a hotel operator for a 150 room hotel. The first floor will have a lobby that serves both the housing and the hotel, and an area for another commercial use such as a restaurant. There will be ample space for interior parking stalls for both the housing and hotel. The immediate plan for the lower levels of the annex space is for individual rental storage units.**

PED Project Manager: **Diane Nordquist** Date Form Completed: **6/17/2014**
 Stage of project: **Pre-Development** Est. date of closing: **8/31/2014**
 Ward & District: **Ward 1, Disitrc 17** Date of closing:

Developer: **Ironton Custon House, LLC**

	No.	Rent/Sale Price Range	Affordability					
			<=30%	31-50%	51-60%	61-80%	>80%	
Building Type: High-rise multifamily								
Eff/SRO	28	950 -1080						28
Number of Units: 202								
1 BR	109	1125 - 1815						109
Number of Parking Spaces: 202								
2 BR	58	1175 - 2965						58
GSF of Site: 72,745								
3 BR +	7	3095 - 4375						7
GSF of Livable Area:								
Total	202		0	0	0	0	0	202
%	100%		0%	0%	0%	0%	0%	100%

Total Development Cost: **\$9,832,389** Public Improvements:
 Value after Development: **\$8,650,000** Redevelopment activities:
 Total Public/Other Partner Cost: **\$1,575,000** Extraordinary housing cost items:
 Total City/HRA Direct Cost:

OUTSTANDING ISSUES (E.G., DEVELOPER, NEIGHBORHOOD, GOVERNMENT, FINANCING, ETC.)

Developer in process of putting together financing and submitting for site plan review. Historic review underway as well.

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.