



STPAUL.GOV

CITY OF SAINT PAUL

INSPIRING COMMUNITIES

560 Brunson Street



Inspiring Communities

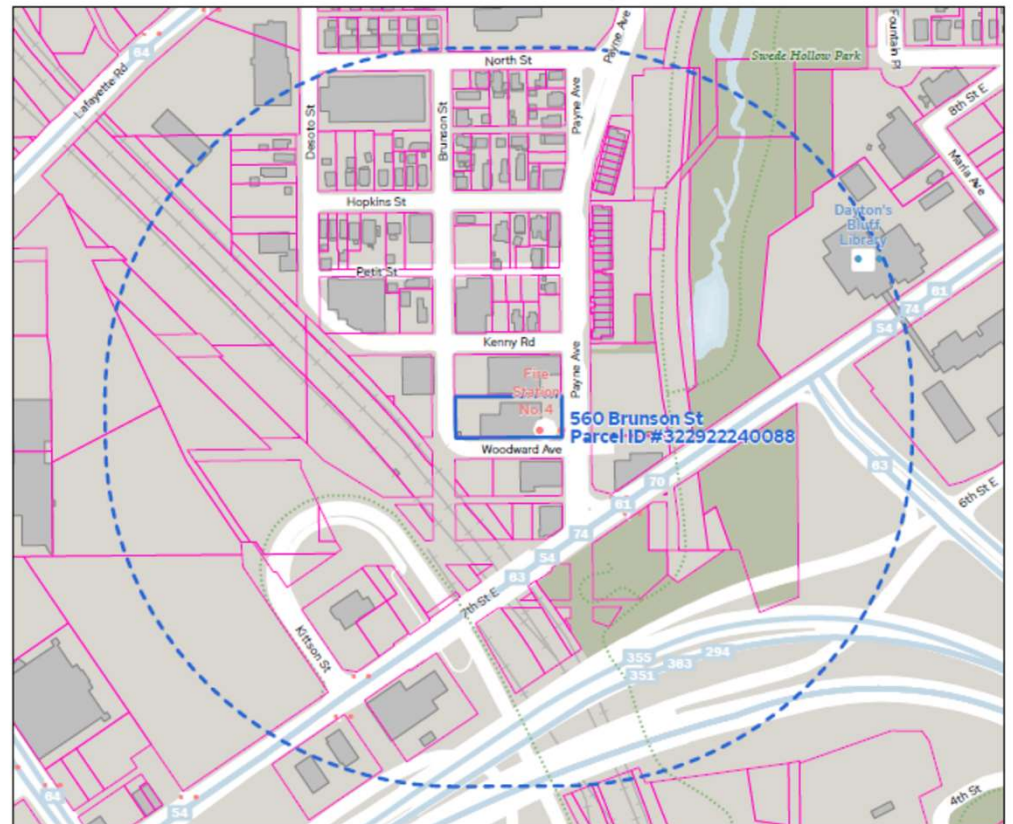
- Awarded under RFP7
- Amani Construction & Development LLC is developer
 - Completed the ULI Real Estate Diversity Initiative (REDI) program
- Will be sold to a buyer at or below 80% AMI





560 Brunson Street

- District 5
- Ward 2





560 Brunson Street

- Acquired with Neighborhood Stabilization Program Funds
- 115' x 115' (11,325 SF)





560 Brunson Street

- New construction of 4 units
 - 2 twin homes
 - 3 bedrooms, 2.5 baths
 - Approx. 1576 SF
 - Energy Efficient units, built w/ sustainable materials





560 Brunson Street

Land	\$ 96,500.00	
Construction Costs	\$ 1,827,654.05	
Soft Costs	\$ 290,177.11	
Developer Fee	\$ 210,728.00	
Total Development Costs	\$ 2,425,059.16	
<i>Estimated Sales Price</i>	<i>(\$ 1,280,000.00)</i>	<i>(\$320,000/unit)</i>
Total Development Gap (TDG)	\$ 1,145,059.16	(\$286,264.79/unit)
TDG Less Land Cost	\$ 1,048,559.16	(\$262,139.79/unit)

According to program guidelines, the buyer can access up to \$15,000 in affordability gap



Inspiring Communities

Loan Terms

- The cost of land is included in the Total Development Gap
- Note and Mortgage for Total Development Gap
- 0% interest
- Forgiven upon sale to an eligible end buyer

Source of Funds

- Housing Trust Fund



HRA Board Action

- Approve the sale of the HRA-owned parcel
- Authorize entrance into a development agreement
- Approve waiver of the \$200,000 subsidy cap
 - Current subsidy request is \$86,264.79 above the \$200,000 per unit cap
- Authorize expenditures in the amount of \$1,145,059.16



Questions?