



March 14, 2013

Roxanne Young  
St. Paul Planning and Economic Development  
25 West Fourth Street  
City Hall Annex Suite 1100  
St. Paul, MN 55102

Dear Roxanne:

Twin Cities Habitat for Humanity (TCHFH) proposes the purchase of the St. Paul HRA property at 510 Edmund Avenue for \$1.00 and TCHFH designation as Developer. TCHFH plans to develop on the vacant lot, a new 3 bedroom, 2 bathroom single family home that includes a two stall garage.

Attached you will find a Sources and Uses statement for this project. Habitat will provide funding through a combination of TCHFH Project Sponsorships, In-Kind donations and TCHFH Annual Fund.

The property will be a part of our Affordable Home Ownership program that serves families with incomes at 30 - 50% of AML. TCHFH attended the February 26 District 7 Community Meeting and received full support from that group as the Developer of the property. Please contact me if you have questions or need additional information regarding this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Nelson".

Mike Nelson  
Land Acquisition Manager  
Twin Cities Habitat for Humanity

**Sources and Uses**  
**Twin Cities Habitat for Humanity**  
**510 Edmund Avenue, St. Paul, MN**

<b>Use Description</b>	<b>Amount</b>
Lot Value (\$1.00 HRA Sale)	\$30,000
Construction Costs	\$115,000
Contingency 10%	\$11,500
Finance & Carrying Costs	\$5,700
Soft Costs (Site Supervisors, Project Management and Family Services)	\$30,000

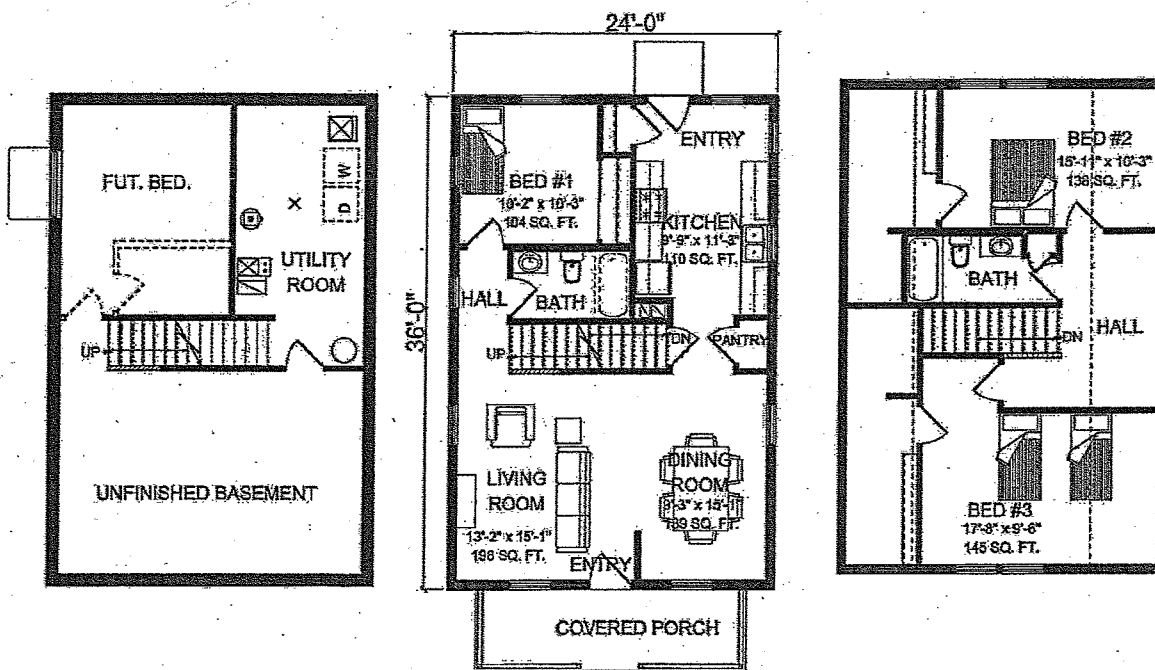
**Uses Total: \$192,200**

<b>Source Description</b>	<b>Amount</b>
HRA Land Write Down	\$30,000
TCHFH In-kind	\$18,000
TCHFH Annual Fund	\$69,200
TCHFH Sponsorships	\$75,000

**Sources Subtotal: \$192,200**



IMAGE MAY NOT REFLECT ACTUAL  
CONSTRUCTED HOUSE



FOUNDATION PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN



3001 4TH ST. SE  
MINNEAPOLIS, MN 55414-9301

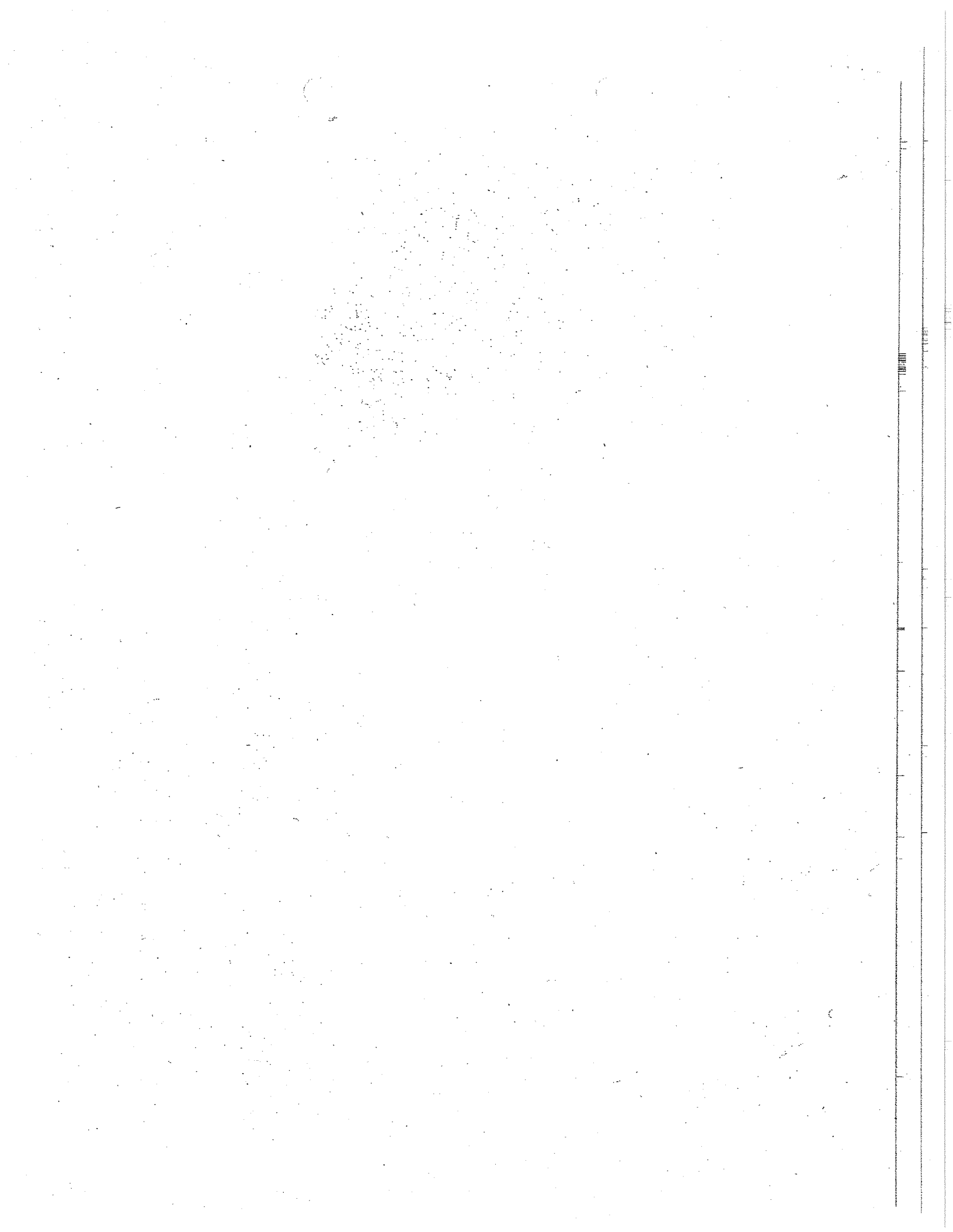
OFFICE: 612-331-4090  
FAX: 612-331-1540

MODEL: 18TS3-1.5 II

510 EDMUND AVE,  
ST. PAUL, MN

BASEMENT SQ. FT. = 864  
MAIN FLOOR SQ. FT. = 864  
SECOND FLOOR SQ. FT. = 634

TOTAL FINISHED  
SQUARE FOOTAGE = 1498





## Frogtown Neighborhood Association (District 7)

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685 Minnehaha Avenue West • Saint Paul, MN • 55104  
Tel: 651-789-7407 • Fax: 651-789-7482 • [www.frogtownmn.org](http://www.frogtownmn.org)

June 13, 2013

Dear Mr. Nelson,

On February 26, 2013 The Frogtown Neighborhood Association hosted a Frogtown Forum community meeting where Habitat for Humanity's development of single family residence at 510 Edmund was resoundingly supported.

As you know, the mission of the Frogtown Neighborhood Association (District 7) is to strive to conserve, foster and restore the well being of our neighborhoods through the promotion of positive solutions to community issues which affect the health and safety, physical environment, and economic resources of its residents, area workers, and property owners. Habitat's home builds and home repair projects are providing some very positive solutions here.

We look forward to once again partnering with Habitat to bring new and engaged neighbors to our community.

In gratitude for your work,

Caty Royce  
Executive Director

