

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

REPORT TO THE COMMISSIONERS

DATE: NOVEMBER 28, 2012

REGARDING: RESOLUTION APPROVING BIG PICTURE PROJECT AND ENDORSING ITS
RECOMMENDATIONS

Requested Board Action

The purpose of this report is to request the Housing and Redevelopment Authority (HRA) Board of Commissioners consider approval of the attached Resolution endorsing the recommendations presented in the Big Picture Project report dated January 2012.

Background

HRA Commissioner Russ Stark and Deputy Mayor Paul Williams along with City staff recently had the opportunity to work with a large cross-section of partners and stakeholders on the Big Picture Project -- an effort to create goals around the preservation and production of affordable housing opportunities along the Green Line Light Rail Corridor. The final report of this effort provides the City, nonprofit and philanthropic partners, and other stakeholders with a great tool for moving forward with our mutual goals around making the corridor a vibrant mixed-income community that improves quality of life and economic opportunity for area residents.

This effort was undertaken under the assumption that the nearly \$1 billion Green Line will help attract private investment along the corridor, which over time is likely to increase land costs and make housing affordability even more of a challenge than it is today. This is an action plan focused on preserving existing affordable housing, helping current residents stay in place, and ensuring that a reasonable share of new units are affordable to residents of all incomes.

The Big Picture Project Recommendations are summarized in **Attachment B** the Executive Summary, however the three primary objectives include: 1) invest in the production and preservation of long-term affordable housing; 2) stabilize the neighborhood and invest in activities that help low-income people stay in their homes; and 3) strengthen families through coordinated investments.

Budget Action

N/A

Future Action

N/A

PED Credit Committee Review

N/A

Compliance

Any construction project funded with City/HRA funds will comply with appropriate compliance regulations that apply such as Vendor Outreach, Affirmative Action, Federal Davis Bacon, Local/State Wage Rates, Section 3, 2-Bid Policy, and Living Wage.

Green/Sustainable Development

Any new construction funded with City/HRA funding will comply with the Saint Paul Sustainable Development Policy.

Environmental Impact Disclosure

N/A

Historic Preservation

N/A

Public Purpose/Comprehensive Plan Conformance

The primary public purpose of these recommendations is to produce and preserve affordable housing and stabilize the existing neighborhoods along the Green Line Rail Corridor.

Recommendation:

With the understanding that the goals outlined in the Big Picture Project report cannot be realized without significant investment by additional public and private partners, the Executive

Director recommends and requests the HRA Board of Commissioners approval of the attached resolution which endorses and approves the recommendations presented by the Big Picture Project.

Sponsored by: Commissioner Russ Stark

Staff: Al Carlson, 651-266-6616

Attachments

- **Attachment A -- Resolution**
- **Attachment B – Executive Summary The Big Picture Project**
- **Attachment C – Letter from Commissioner Stark and Deputy Mayor Williams**