

Exhibit 1 – Project Description

Narrative description

The Selby Milton Victoria Project (SMV) is a mixed-use residential/commercial project. There are two sites, a block and a half apart on Selby Avenue. On each site will be a new building which will combine affordable senior housing on the upper floors with ground floor space for small, local and minority-owned businesses. The residential floors will provide 34 units of affordable housing for seniors (62+) in the community. The commercial spaces will make use of the land trust model to ensure long-term affordability.

This development will intensify land use and increase the St. Paul property tax base by redeveloping two long-vacant sites that are owned by the St. Paul HRA. One of the sites, at Selby Avenue and Victoria Street, has been vacant for over 30 years. The other site has been vacant for more than 10 years.

The project will attract private investment and catalyze future development along the stretch of Selby Avenue between Dale and Lexington ("central Selby"), which has not seen the degree of recent investment activity experienced to the east and west. Central Selby has seen extensive disinvestment, with many long-vacant lots. Too much of the redevelopment that has taken place has been utilitarian - one story, concrete block buildings with few windows on the street. This project will encourage attractive redevelopment, higher density, and active street life in keeping with the character and the needs of the neighborhood.

Services/amenities

Services for the housing residents will be provided by the Neighborhood Network for Seniors (NNfS), the Living At Home/Block Nurse Program serving the Merriam Park, Summit University, Lex-Ham, Snelling Hamline and Macalester - Groveland neighborhoods. This program links seniors to neighbors and services that can help them live safely at home.

NNfS has agreed to provide the resident population with the following services:

1. **Health Care Services** - Provide the services of an Outreach Nurse for wellness services (blood pressure checks, foot care clinics, etc.).
2. Work with resident groups to identify programming needs and interests and organize **Community Building Activities**.
3. **Self - Reliance & Life Skills** - Provide programs and workshops that support the health, wellness and independence of the residents.
4. **Volunteer Opportunities** - Provide opportunities for residents to volunteer to help local seniors, to lead or assist with programs and activities.
5. **Information and Referral** - Provide access assistance, care coordination services, volunteer services, and outreach nursing visits to residents.
6. **Case Management** - Work with residents to assess current and future needs related to Health, Personal care, caregiver services and engagement.
7. **Transportation** - Coordinate transportation to health related appointments.
8. **Assist residents** in completing paperwork for public assistance programs, as requested by the individual.
9. **Collaborate to provide skilled RN and Home Health Aide services** on an affordable/sliding scale basis.
10. Assist staff with information and resources related to resident needs.

Recent photos of the site are attached. Renderings of what the site will look like when the buildings are completed are included with the architectural drawings (Exhibit 9).