

ATTACHMENT B - BACKGROUND

According to the Tax Forfeit list sent for 2010, fifty properties were forfeited. Eleven of the properties have structures on them (2 commercial use, 9 housing structures with one occupied). Listed below are 14 properties identified by PED staff for acquisition. Each property includes some background information and context as to the recommendation. All of the 14 properties are located within Targeted Communities Designation areas. We have prioritized these properties to move forward for acquisition under direct purchase from the County for their established value rather than under the targeted communities acquisition process. (When we have purchased the property outright for the County's appraised market value in the past, they have basically allowed the purchase with no issues; when proceeding under the targeted communities' acquisition process (getting the property for \$1.00) the County has been more likely to decide to not sell us the properties.)

694 E. 4th Street – located within the 4th Street Preservation Project area. HRA owns eight properties in the block faces where property is located. Commissioner Lantry has been waiting to acquire this property as part of the 4th Street undertaking. Anticipated that property will be rehabilitated as a duplex. *(Eligible funding under NSP1 or 2.)* **Located in Targeted Communities Designation 34500 (Contiguous)**

683 North Street – located directly behind the Swede Hollow Cafe building on East 7th. House was demolished by DSI. Lot is 5,850 sq/ft and could provide 14-20 parking spaces. Commissioner Lantry wants to have this property acquired to provide the needed off-street parking for the businesses and tenants located in the Swede Hollow Cafe building. Community has also pushed for this lot. HRA/City has invested in this building several times. *(The property is anticipated to be for business parking, so funding is proposed from the ISP Parking Improvement Fund.)* **Located in Targeted Communities Designation 33100 (Contiguous)**

901 Conway Street – vacant single family house located one block east of the Dayton's Bluff Elementary School; located within the ISP/NSP 1 & 2 area; HRA owns a number of properties surrounding the school in an effort to address deteriorated properties, increase homeownership and offer stability to families around the school. *(Eligible funding under NSP 1 or 2.)* **Located in Targeted Communities Designation 34500**

963 Burr Street – acquired property at 477 Case under NSP/ISP (which was the back part of this lot). We knew this property was going tax forfeit in 2010 and looked to acquire it at that time. 963 Burr would be combined with HRA owned 477 Case to create a buildable lot. Property is one block from the Bruce Vento Elementary School. Located within the area in which Habitat addressed six houses (2 new builds, 4 rehab) in 2010. Habitat has already built two new homes this year in adjacent blocks. Hmong American Partnership and BB Housing will be rehabilitating three duplex structures in adjacent blocks. Habitat also implements Brush with Kindness activities in this area. *(Eligible funding under NSP 1 or 2.)* **Located in Targeted Communities Designation 30900.**

655 Reaney Avenue – located directly to the back of two properties 648 Bush and 656 Bush purchased under NSP 2. House was pushed by Railroad Island Task Force to be demolished by DSI and we would wait for the property to go tax forfeit. Site is also part of the Phalen Blvd/Railroad Island Mainstreet Redevelopment Plan which encompasses all four corners at the intersection of Payne and Phalen Blvd. This property allows for continued site assembly for housing and provides for more favorable access to the Reaney Avenue site. (*Eligible funding under NSP 1 or 2.*) **Located in Targeted Communities Designation 31500**

614 Wells Street – located directly behind the Whitall Townhome Project. House was pushed by District 5 District Council to be demolished by DSI. We would wait for the property to go tax forfeit. Site is part of the Phalen Blvd/Railroad Island Mainstreet Redevelopment Plan which encompasses all four corners at the intersection of Payne and Phalen Blvd. The Whitall Townhome Project was to encompass the total block between Whitall and Wells except the commercial on Payne. HRA acquired $\frac{3}{4}$ of the site initially and wanted to address the remaining properties over time as they became available. Another house was torn down next to this property and lot is also vacant. The property alone is unbuildable. This property allows for continued site assembly in accordance with Redevelopment Plan. (*Eligible under CDBG.*) **Located in Targeted Communities Designation 31500**

501 Whitall Street – vacant lot located within the Jimmy Carter Habitat work area. Property is located around the corner from the duplexes that Hmong American Partnership and BB Housing will be rehabilitating this year. Is a site Habitat could be interested in building a home, they just completed and sold a home at 433 Whitall. Large ISP/NSP investment in the area. (*Eligible funding under NSP 1 or 2.*) **Located in Targeted Communities Designation 31500**

667 Sims Avenue – located within the ISP/NSP and NSP 3 designated areas. Located across the street from 652 Sims which is a vacant lot owned by HRA. Both lots offer potential for new single family homes to be built. ESNDNC and District 5 have indicated a desire for site control for future reuse. (*Eligible under funding NSP 1, 2, & 3.*) **Located in Targeted Communities Designation 31000**

754 Case Avenue – vacant single family house located on a buildable lot with off-street parking. Located within the designated NSP 3 area which is also within the ISP, NSP 1 & 2 area. ESNDNC has indicated it is in a fairly good block, and that addressing the property will help the adjacent residents. It is located one block from J. A. Johnson Elementary and one block from Cleveland Jr. High. (*Eligible funding under NSP 1, 2 & 3.*) **Located in Targeted Communities Designation 31000**

617 Virginia Street – vacant duplex located within the Promise Neighborhood area. One block east of Jackson School. Located on a larger lot 43' x 139' with off-street parking. Property may be considered for rehabilitation or, if demolished, offer an opportunity for new housing. Area identified by Commissioner Carter for site control to improve neighborhood conditions. (*Eligible funding under NSP 1 & 2.*) **Located in Targeted Communities Designation 32600**

547 Charles Avenue – vacant lot located within the Promise Neighborhood area. Two blocks to the west of Jackson Elementary School. Buildable lot for future single family ownership

opportunity. HRA owns four other properties in the adjacent blocks. Area identified by Commissioner Carter for site control to improve neighborhood conditions. (*Eligible funding under NSP 1 & 2.*) **Located in Targeted Communities Designation 32600**

766 Fuller Avenue – buildable vacant lot with off-street parking; located within the Promise Neighborhood area; one block from Maxfield Elementary school; lot for future single family ownership opportunity. Commissioner Carter has indicated the need to improve neighborhood opportunities both in rehabilitation and new construction housing. (*Eligible funding under NSP 1 & 2.*) **Located in Targeted Communities Designation 33500 (Contiguous)**

1187 Payne Avenue – Payne Phalen District 5. Vacant lot needed for site assembly to provide parking for area buildings. This is located in NSP 1,2 and 3 area with local new library investment, County and City investment in the Maryland Street widening and significant investment in infrastructure of sidewalks and lighting. **Located in Targeted Communities Designation 30900.**

123 Atwater Street – North End District 6. 123 Atwater Street is a vacant lot that is located across the alley from the Caron Fabre Building (842 Rice Street). The City of Saint Paul has been encouraging the redevelopment of the Caron Fabre Building as this large historic building is a priority for renovation for CM Helgen and the neighborhood. Developers have looked at this building but, their redevelopment plans are hindered by the lack of off-street parking. The acquisition of 123 Atwater along with the HRA owned property located at 126 Winnipeg Avenue would help in the development of off-street parking. **Located within Targeted Communities Designation 31400.**