

Name:	Dorothy Day Opportunity Center and Residences	Date of Update:	5/9/2017
		Stage of Project:	Development
Location (address):	183 Old 6th St W		
Project Type:	New ConstructionSupportive Housing/Special Needs Rental	Ward(s):	2
		District(s):	17
PED Lead Staff:	Amy Geisler		

Description			
Dorothy Day Opportunity Center and Residences is a new mixed-use project that will replace the existing Dorothy Day facility with a new 6-story building. The first two floors will house the Opportunity Center, an integrated service delivery center with a kitchen/dining room, health clinic, and other services. The top four floors will include 171 units of affordable single-room occupancy and efficiency rental units. The 75 units of Project-Based Section 8 located at Mary Hall will be transferred to this new building. 160 units will be affordable to households earning 30% AMI and less, with the remaining 11 units affordable to households earning 50% AMI and less. There are 15 units set aside for Long-Term Homeless individuals. The entire project will have a veterans' preference.			
Building Type:	Apartments/Condos	Mixed Use:	0
GSF of Site:	94,090	Total Development Cost:	\$78,109,666
Total Parking Spaces:	22	City/HRA Direct Cost:	\$1,000,000
Total Public Spaces:	0	Total City/HRA & Partners Cost:	\$2,363,737
		Est. Net New Property Taxes:	\$102,762
Est. Year Closing:	2017	In TIF District:	Yes
		Meets PED Sustainable Policy:	Yes
Developer/Applicant:			

Economic Development		Housing						
Jobs	Units	Rent Sale Price Range	Affordability					
			<=30%	31-50%	51-60%	61-80%	>80%	
Created:	Eff/SRO 171	400-687	92	79				
Retained:	1 BR							
* Living Wage:	2 BR							
	3 BR +							
New Visitors (annual):	Total 171		92	79	0	0	0	
			54%	46%	0%	0%	0%	

Current Activities & Next Steps
The developer is Catholic Charities, with staff from Dominion providing development assistance. Catholic Charities currently owns or has site control of all parcels necessary for the project. Catholic Charities has raised \$40 million in their capital campaign for Phase I and II of the Dorothy Day redevelopment. A request for Housing Infrastructure and GO Bonds is pending at the Legislature; if approved in the 2017 session, the project is expected to begin construction in late 2017.

City/HRA Budget Implications
The Developers have requested a deferred loan in an amount not to exceed \$1,000,000, for the residential portion of the project

*If Living Wage does not apply, NA is indicated. If Living Wage does apply but there is an exemption, EX with a number corresponding to the exemption in the Living Wage policy will be indicated: 1-conduit bonds, 2- small business, 3-intermediaries, 4-first year for business, and 5-redevelopment.

This document is for information purposes only and is deemed reliable but not guaranteed. Information is subject to change without notice, and does not constitute a binding obligation on the part of either the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA) and the City of Saint Paul, Minnesota, nor are either parties responsible for any omissions or errors. Except for Closed Projects, all items are subject to final negotiations and approval, the sources of funds may not be an actual commitment or approval of funds by the City/HRA or any other funding partner and developers listed for projects are also subject to change.