

Attachment A to Resolution 15-XXX
2015 Inspiring Communities RFP Award Recommendation

Developer	Address	Subsidy Award	Purchase Price	Total Value Gap Assistance	Ward	District	N/C or Rehab
Dayton's Bluff NHS	845 Conway St	\$ 117,760.00	\$ 29,525.00	\$ 147,285.00	7	4	R
Dayton's Bluff NHS	1031 Reaney Ave	\$ 121,715.00	\$ 22,000.00	\$ 143,715.00	7	4	R
Dayton's Bluff NHS	898 Wilson Ave	\$ 106,700.00	\$ 25,125.00	\$ 131,825.00	7	4	R
Dayton's Bluff NHS	914 Jessamine Ave E	\$ 85,060.00	\$ 43,000.00	\$ 128,060.00	6	5	R
		\$ 431,235.00	\$ 119,650.00	\$ 550,885.00			
Robert Engstrom Cap Mgmt LLC	47 Douglas St	\$ 49,426.51	\$ 1.00	\$ 49,427.51	2	9	R
Robert Engstrom Cap Mgmt LLC	69 Garfield St	\$ 49,494.18	\$ 49,900.00	\$ 99,394.18	2	9	R
Robert Engstrom Cap Mgmt LLC	790 Case Ave	\$ -	\$ 116,820.00	\$ 116,820.00	6	5	R
		\$ 98,920.69	\$ 166,721.00	\$ 265,641.69			
Habitat for Humanity	1282 Clarence St	\$ 77,609.03	\$ 20,825.00	\$ 98,434.03	6	2	N/C
Habitat for Humanity	295 Charles Ave	\$ 69,097.62	\$ 13,625.00	\$ 82,722.62	1	7	N/C
Habitat for Humanity	643 Elfelt St	\$ 69,097.62	\$ 12,725.00	\$ 81,822.62	1	7	N/C
Habitat for Humanity	506 Hopkins St	\$ 71,208.84	\$ 11,825.00	\$ 83,033.84	5	5	N/C
Habitat for Humanity	1059 Maryland Ave	\$ 74,431.28	\$ 19,775.00	\$ 94,206.28	6	5	N/C
Habitat for Humanity	1120 Reaney Ave	\$ 99,264.94	\$ 13,075.00	\$ 112,339.94	7	4	N/C
Habitat for Humanity	1082 Galtier St	\$ 71,208.59	\$ 10,001.00	\$ 81,209.59	5	6	N/C
Habitat for Humanity	113 Winnipeg Ave	\$ 71,208.84	\$ 10,001.00	\$ 81,209.84	5	6	N/C
		\$ 603,126.76	\$ 111,852.00	\$ 714,978.76			
Project for Pride in Living	276 Nugent St	\$ 137,596.80	\$ 1.00	\$ 137,597.80	2	9	R
Project for Pride in Living	620 Jessamine Ave	\$ 140,820.00	\$ 9,100.00	\$ 149,920.00	6	5	N/C
Project for Pride in Living	667 Lawson Ave	\$ 139,880.00	\$ 10,000.00	\$ 149,880.00	6	5	N/C
		\$ 418,296.80	\$ 19,101.00	\$ 437,397.80			
Spero Properties	963 Burr St/ 477 Case Ave	\$ 139,972.50	\$ 10,000.00	\$ 149,972.50	5	5	N/C
		\$ 139,972.50	\$ 10,000.00	\$ 149,972.50			
Urban Homeworks	952 Farrington St	\$ 140,000.00	\$ 10,000.00	\$ 150,000.00	1	6	N/C
		\$ 140,000.00	\$ 10,000.00	\$ 150,000.00			
TOTAL		\$ 1,831,551.75	\$ 437,324.00	\$ 2,268,875.75			

TDC	\$ 5,462,701.24	Summary
Construction	\$ 3,972,498.09	8 Rehabs
Land	\$ 437,324.00	12 New Construction
Soft	\$ 1,052,879.15	20 Total Units
Developer fee	\$ 429,182.95	Ward 1 (3), Ward 2 (3), Ward 5 (4)
Closing Costs	\$ 44,268.00	Ward 6 (6), Ward 7 (4)
Other	\$ 579,428.20	

DBNHS

(D4) 845 Conway Street	Lot 20, Stinson's Subdivision of Block 83 of Lyman Dayton's Addition, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.
(D4) 1031 Reaney Avenue	Lot 18, Block 12, Terry's Addition to the City of Saint Paul, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.
(D4) 898 Wilson Avenue	Lot 11, Adam Gotzian's Subdivision of Block 74, Lyman Dayton's Addition, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.
(D5) 914 Jessamine Avenue East	Lot 7, Block 15, Eastville Heights, Ramsey County, Minnesota.

Engstrom Cap Mgmt LLC

(D9) 47 Douglas Street	The North 46.2 feet of Lot 96, Whitacre, Brisbane & Mullen's Subdivision of Lots 1 and 2 of Leech's Addition of Outlots to the Town of St. Paul, Ramsey County, Minnesota.
(D9) 69 Garfield Street	The East 40 feet of Lot 2, except the North 10 feet thereof, Wm. R. Marshall's Subdivision of Northeast ¼ of Block 3, of Leech's Addition of Outlots, Ramsey County, Minnesota.
(D5) 790 Case Avenue	Lot 7, Block 21, Arlington Hills Addition to St. Paul, Ramsey County, Minnesota.

Habitat for Humanity

(D7) 295 Charles Avenue	Lot 2, Block 11, Robertson and Van Etten's Addition to Saint Paul, except the North 6 ½ feet for alley, according to the plat thereof, and situate in Ramsey County, Minnesota.
(D6) 1082 Galtier Street	Lot 15, Block 23, Auerbach and Hand's Addition to the City of Saint Paul, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.
(D6) 113 Winnipeg Avenue	Lot 20, Block 3, Lewis' Addition to St. Paul, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.
(D7) 643 Elfelt Street	Lot 10, Bacon & Coleman's Subdivision of Block 22, Lafond's Addition to St. Paul, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.

(D5) 506 Hopkins Street	Lot 3, Block 5, Brunsons Addition to the Town of St. Paul, except the East 35 feet of the South 57 feet thereof, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.
(D5) 1059 Maryland Avenue	Lots 29 and 30, except the West 10 feet of Lot 29, Block 7, J. A. and W. M. Stees' Addition to St. Paul, Ramsey County, Minnesota.
(D4) 1120 Reaney Avenue	The West 2 feet of Lot 11, all of Lot 12, Block 1, Terry's Addition to the City of Saint Paul, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.
(D2) 1282 Clarence Street	Parcel A: Commencing at the Northwest corner of the West 363 feet of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 22, Township 29, Range 22, thence South along the West line of said tract 70 feet to the point of beginning, thence continuing South along said West line 67.23 feet to a point, thence East parallel to the South line of above tract 166.5 feet, thence North 5 feet, thence East parallel to said South line 23.5 feet, thence North parallel to the West line of said tract 62.04 feet to a point, thence West parallel to the North line of said tract 190 feet to the point of beginning, Ramsey County, Minnesota. Parcel B: The South 4.6 feet of North 136.64 feet of the East 23.5 feet of the West 190 feet of the South $\frac{1}{2}$ of Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 22, Township 29, Range 22, Ramsey County, Minnesota.
PPL	
(D9) 276 Nugent Street	Lot 10, Block 3, Watson and Rice's Subdivision "C", Stinson, Brown and Ramsey's Addition to the City of St. Paul.
(D5) 620 Jessamine Avenue	Lot 12, Block 4, Joseph R. Weide's Addition to the City of Saint Paul, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.
(D5) 667 Lawson Avenue	Lot 23, Block 7, Arlington Hills Addition to St. Paul, Ramsey County, Minnesota.

Spero

(D5) 963 Burr Street	Lot 1, except the West 42 feet thereof, Block 13, Fairview Addition.
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(D5) 477 Case Avenue	The West 42 feet of Lot 1, Block 13, of Fairview Addition to the City of St. Paul, Minnesota, Ramsey County, Minnesota.
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Urban Homeworks

(D6) 952 Farrington Street	Lots 3 and 4, Block 1, Matz Subdivision of Lot 11, Wilkin and Heyward's Outlots to St. Paul, Minn. Note: There is a Maintenance Easement for the Southerly 10 feet of Lot 4, Block 1, for Lot 5, Block 1.
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