

Resolution Approving and Authorizing Action to Implement 1) Key Terms of the Inspiring Communities Homeowner Program Manual and Rental Program Manual; 2) Scoring Criteria for Inspiring Communities RFP; 3) expenditure of \$1,050,000 to Rehabilitate 831 Carroll, 995 Carroll, 891 Arkwright, 771 Geranium, and 662 Cottage; and 4) Updated Policy and Procedures for Sale of Splinter Parcels, Citywide

**WHEREAS**, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the "HRA") is a public body corporate and politic established pursuant to the provisions of Minnesota Statutes, Section 469.001, et seq. (the "Act"); and

**WHEREAS**, the HRA has the power to engage in development or redevelopment activities under Minnesota law and the HRA is authorized to engage in activities relating to (a) housing projects and development, (b) removal and prevention of the spread of conditions of blight or deterioration, (c) bringing substandard buildings and improvements into compliance with public standards, (d) disposition of land for private redevelopment, and (e) improving the tax base and the financial stability of the community, and to engage in the aforementioned activities when these needs cannot be met through reliance solely upon private initiative and which can also be undertaken in targeted neighborhoods; and is authorized to create redevelopment projects as defined in Minn Stat Section 469.002, Subd. 14; and

**WHEREAS**, the HRA has duly adopted and there is now lawfully in effect in the City of Saint Paul, Minnesota, a City Wide Comprehensive/Redevelopment Plan ("Plan") providing for the acquisition, clearance and resale of land for redevelopment and the City Consolidated Five-Year Plan; and

**WHEREAS**, on July 24, 2013, by Resolution 13-1097 the HRA Board accepted and approved the HRA Disposition Strategy and Work Plan to address the disposition of certain parcels of real property owned by the HRA; and

**WHEREAS**, the HRA staff have researched best practices nationally for implementation of the HRA Disposition Strategy and Work Plan, including structure of request for proposals ("RFP") and splinter parcel sale programs; and

**WHEREAS**, the HRA staff have created a rental program manual and a homeownership program manual (the "Manuals") to clearly articulate acceptable underwriting criteria and expected program requirements to developers for scattered site properties of four units or less and the accompanying staff report summarizes these Manuals; and

**WHEREAS**, the HRA staff have drafted a new Splinter Parcel Policy and Procedures to replace the 1993 Splinter Parcel Disposition Policy which was adopted by Resolution 93-8/24-2 and the new Splinter Parcel Policy and Procedures includes procedures, an application, and an evaluation process; and

**NOW THEREFORE BE IT RESOLVED** that the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, hereby approves as follows:

1. The rental and homeowner programs will be operated as the “Inspiring Communities” program and the Manuals for such programs in the forms submitted to this Board are hereby approved.
2. That the allowable developer fee through Inspiring Communities is 10% of total development costs, less cost of acquisition.
3. That all projects through Inspiring Communities must comply with design guidelines and be certified through Minnesota or Enterprise Green Communities or comparable certification, as set forth in Attachment B and hereby made a part of this Resolution.
4. That all projects through Inspiring Communities must cap subsidy received from the HRA at \$150,000 per unit.
5. That all properties identified for subsidy in the HRA Disposition Strategy and Work Plan will be released through a competitive RFP process, as set forth in Attachment C and hereby made a part of this Resolution.
6. That the properties that staff began developer negotiations with prior to July 24<sup>th</sup>, 2013 or where the HRA will act as direct developer are exempt from the RFP process, which properties are listed in Attachment D and hereby made a part of this Resolution.
7. That a budget of \$1,050,000 is authorized to rehabilitate properties located at 831 Carroll Ave, 995 Carroll Ave, 662 Cottage Ave, 891 Arkwright Ave, and 771 Geranium Ave.
8. That the HRA Splinter Parcel Policy and Procedures approved through Resolution 93-8/24-2 is replaced with the new Splinter Parcel Policy and Procedures as set forth in Attachment E and hereby made a part of this Resolution.
9. That the HRA hereby authorizes and directs staff to take all actions necessary to carry out the activities authorized by this Resolution, and the Executive Director is hereby authorized and directed to execute all documents and instruments necessary to effectuate the activities to be undertaken by this Resolution. The Executive Director is further authorized to make amendments to the Manuals and Splinter Policy and Procedures that are consistent with the intent of this Resolution and are approved by the City Attorney Office.