



Sherburne Site Proposal Summary

The Sherburne Collective is a collaboration between three core organizations: Frogtown Neighborhood Association, Hope Community, Inc., and Model Cities. Other key partners in the development project will be Historic Saint Paul, the Housing Justice Center and TWP Architects.

In their proposal, The Sherburne Collective emphasized innovative anti-displacement and social responsibility in real estate development, which were central themes in the Frogtown Small Area Plan. The partnership between experienced housing developers and a non-profit directed by several leaders from the Thomas-Dale neighborhood, where the Sherburne Site is located, reflected an acknowledgement of the importance of, both, technical expertise and effective community engagement.

The Sherburne Site currently includes a two-story, eight-unit apartment building (on the western half) and a neighboring 4,000 square-foot vacant lot. The Sherburne Collective has proposed to redevelop the site for approximately \$1.9 million in total development cost; They are offering to purchase the Site from the HRA for \$485,000 and they are requesting \$300,000 in HRA cash subsidy; the net effect of these transactions to the HRA will be a gain of \$185,000.

All eight of the units in the building at 652-658 Sherburne Avenue are currently two-bedroom units; The Sherburne Collective proposes to renovate the historically significant apartment building; in the process they will decrease the number of units from eight units to six units to design two larger apartment units that can safely house relatively larger households. The renovated building will include two four-bedroom units, three two-bedroom units, and even one accessible one-bedroom unit. The Sherburne Collective has committed to reserving all units in the building for families at 50% of the Area Median Income (they plan to use Project-based Section 8 Program vouchers). After redevelopment the units will be rented for an interim period; during this time The Sherburne Collective will establish a community ownership structure with the residents (community land trust, cooperative, etc.) to which the property will be transferred for long-term ownership and management by early 2024.

The developer proposed to develop the vacant Land at 648 and 650 Sherburne Avenue into community green space, which will include a community garden and a park.

The three key collaborators that were mentioned in The Sherburne Collective's proposal were Housing Justice Center, which will assist with research and communication about resident ownership models, Historic Saint Paul, which will provide guidance related to compliance with applicable historic preservation regulations, and TWP Architects.