

Name: TC Habitat For Humanity 2012 3 SF homes	Date of Update: 4/27/2012
	Stage of Project: Pre-Development
Location (address): 736 Rose, 803 Lawson, 585 Cook	
Project Type: New Construction Ownership Single Family	Ward(s): 6
	District(s): 5
PED Lead Staff: Roxanne Young	

Description			
Rehabilitation of 1 single family home and new construction on 2 vacant lots by Twin Cities Habitat for Humanity under the Neighborhood Stabilization Program. Homes will be sold to households that income qualify at or below 50% of area median income for homeowner occupancy. Project proposal has been reviewed and approved by the District 5 Planning Council on April 3, 2012.			
Building Type:	Single Family/Duplex	Mixed Use:	0
GSF of Site:	14,400	Total Development Cost:	\$510,600
Total Parking Spaces:	5	City/HRA Direct Cost:	
Total Public Spaces:	0	Total City/HRA & Partners Cost:	
Est. Year Closing:	2012	Est. Net New Property Taxes:	\$0
		In TIF District:	
		Meets PED Sustainable Policy:	
Developer/Applicant:	Twin Cities Habitat For Humanity, Inc.		

Economic Development		Housing						
Jobs	Units	Rent Sale Price Range	Affordability					
			<=30%	31-50%	51-60%	61-80%	>80%	
Created:	Eff/SRO							
Retained:	1 BR							
* Living Wage:	2 BR							
	3 BR +	3		3				
New Visitors (annual):	Total	3	0	3	0	0	0	0
			0%	100%	0%	0%	0%	

Current Activities & Next Steps
HRA will hold a public hearing on May 9th 2012 and consider approval of sale for the three subject parcels. The action being considered is a write-down of the land price to \$1,00 each Parcel and obligation of \$50,000 per parcel to achieve rehabilitation or new construction plans. The completed single family holes will be sold to qualified home owners and be affordable to families at 50% of area median income.

City/HRA Budget Implications
HRA acquired 736 Rose, 585 Cook, and 803 Lawson for a total of \$85,500. This amount was expended from the \$30.0 million in NSP funds that have been received by the City through this program. The additional \$150,000 to be provided to Habitat for rehabilitation/new construction is also available through NSP funding. There are no other budget implications for HRA/City because the funds have already been approved and set-aside for these uses in previous resolutions.

*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.