

Name:	Dayton's Bluff RFP 208-210 Bates		Date of Update:	10/12/2016
			Stage of Project:	Pre-Development
Location (address):	208-210 Bates			
Project Type:	RehabGeneral Occupancy Rental	Ward(s):	7	
		District(s):	4	
PED Lead Staff:	Joe Musolf			

Description				
Rehabilitation of a vacant building to 4 units of rental housing affordable for under 80% AMI households.				
Building Type:	4-plex	Mixed Use:	0	
GSF of Site:		Total Development Cost:	\$952,407	
Total Parking Spaces:	0	City/HRA Direct Cost:	\$600,000	
Total Public Spaces:	0	Total City/HRA & Partners Cost:	\$600,000	
		Est. Net New Property Taxes:	\$0	
Est. Year Closing:	2016	In TIF District:	No	
		Meets PED Sustainable Policy:	Yes	
Developer/Applicant:		Eric Foster and Historic Saint Paul		

Economic Development		Housing						
Jobs Created: Retained: * Living Wage: New Visitors (annual):	Units		Rent Sale Price Range	Affordability				
	Eff/SRO			<=30%	31-50%	51-60%	61-80%	>80%
	1 BR	2					2	
	2 BR	2					2	
	3 BR +							
	Total	4		0	0	0	4	0
				0%	0%	0%	100%	0%

Current Activities & Next Steps

City/HRA Budget Implications

*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.

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