

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

REPORT TO THE COMMISSIONERS

DATE: JANUARY 25, 2016

REGARDING: RESOLUTION APPROVING AND AUTHORIZING ACCEPTANCE OF \$400,000 FROM THE MINNESOTA HOUSING FINANCE AGENCY AND \$160,000 FROM THE METROPOLITAN COUNCIL AND AMENDING THE BUDGET OF THE HRA DISPOSITION PLAN FUND.

Requested Board Action

Specific actions being requested of the HRA Board are as follows:

1. Authorization to accept a \$400,000 grant for new construction from the Minnesota Housing Finance Agency Community Housing Impact Fund.
2. Authorization to accept a \$160,000 grant from the Metropolitan Council Local Housing Incentives Account.
3. Amendment to increase the HRA Disposition Plan Fund by \$560,000.

Background

In the spring of 2013, staff analyzed all property in the HRA inventory in an effort to make informed recommendations regarding the retention and disposition of properties, and create a disposition strategy (Strategy) and budget to advance redevelopment plans for the sites analyzed. The resulting Strategy was designed to address parcels in the HRA inventory and was approved by the HRA Board of Commissioners on July 24, 2013 by Resolution 13-1097. All related activities were branded as Inspiring Communities, which prioritizes subsidy to address property with an outcome prescribed by the Department of Housing and Urban Development (HUD).

Significant progress has been made to implement the goals of the Inspiring Communities program. To assist in maintaining this momentum, with authorization granted via Resolution 16-962, staff applied for \$560,000 through the 2016 Single Family Request for Proposal. The grant application was fully funded and staff is now seeking HRA Board approval to accept \$400,000 and \$160,000 from MHFA and the Metropolitan Council respectively.

Budget Action

The current Board action is to accept a grant award of \$400,000 from the MHFA and \$160,000 from the Metropolitan Council, and approve a budget amendment to increase the Disposition Plan fund by \$560,000.

Future Action

Consistent with Resolution 13-1097, all Disposition Plan expenditures will be authorized through future Board actions.

Financing Structure

Not applicable

PED Credit Committee Review

Not applicable

Compliance

Development under the Inspiring Communities program will comply with all applicable requirements, which may include the following:

1. Affirmative Action/Equal Employment Opportunity
2. Vendor Outreach
3. Section 3
4. Limited English Proficiency
5. Affordability Covenants
6. Fair Housing Opportunities
7. Two Bid Policy

Green/Sustainable Development

All Inspiring Communities projects will be in compliance with the approved Design Criteria, which meets both the Saint Paul Sustainable Development Policy and the Saint Paul/HRA Sustainability Initiative. All projects will meet the Home Performance for ENERGY STAR or ENERGY STAR for New Home standards, and be certified by Enterprise Green Communities.

Environmental Impact Disclosure

The Tier I environmental review determined that all activities were either exempt or categorically excluded.

Historic Preservation

All projects located in the Dayton's Bluff Historic District will comply with the appropriate historic guidelines and regulations.

Comprehensive Plan Conformance

Comprehensive Plan Conformance for the Disposition Plan was detailed in Resolution 13-1097 and is attached for reference.

Recommendation:

The Executive Director recommends approval of the authorization to accept funding from the Minnesota Housing Finance agency and the Metropolitan Council, and a Disposition Plan budget amendment increase of \$560,000.

Sponsored by: Commissioner Brendmoen

Staff: Sarah Zorn, 651-266-6570

Attachments

- **Attachment – Budget Amendment**
- **Attachment – Comprehensive Plan Conformance**