

2018 RFP – Consistency with City’s Comprehensive Plan

The City of Saint Paul Comprehensive Plan establishes the strategy that will guide future urban development in the City. It is designed to help City staff, decision-makers, and residents respond to existing and anticipated trends in markets and in the built environment. It contains seven city-wide subject-based plans, one of which is Housing. While all actions of the Housing Division of PED are designed to implement the Comprehensive Plan, certain decisions reflect specific parts of the strategy. The disposition of properties, the provision of subsidies, and compliance with national, regional and local affordable housing development obligations address three of the key goals: A supportive environment for homeownership (4), Improved access to affordable housing (6), and Strong neighborhoods that support lifelong housing needs (7).

Specific Comprehensive Plan goals addressed by this program include:

Policy H-22. Consider a City or HRA sponsored down-payment assistance program and support partner organizations’ down payment assistance and first time homebuyer mortgage programs to help homebuyers invest in Saint Paul.

Policy H-24. Encourage homeowner education through continued support of organizations that provide services, such as financial counseling and pre-and post-purchase training, to help potential and new homeowners make well-informed financial and maintenance decisions.

Policy H-31. Support the development of new affordable housing units throughout the city.

Policy H-34. Support the development of new affordable ownership opportunities through the Inspiring Communities program, including selling vacant HRA-owned single-family lots and identifying sites appropriate for new ownership housing.

Policy H-37. Encourage the development of affordable housing in areas well-served by transit and/or in proximity to employment center.

Policy H-46. Support the development of new housing, particularly in areas identified as Mixed Use, Urban Neighborhoods, and/or in areas with the highest existing or planned transit service, to meet market demand for living in walkable, transit-accessible, urban neighborhoods.

The City's Disposition Strategy works to meet the following goals of the District Council plans.

District 4 Plan Summary

Vision

(Make) improvements in the appearance of housing and its character, including retaining single family residential units and preserving their historic architecture.

H3. Identify problem properties and, in collaboration with District 4 and applicable neighborhood block clubs, develop strategies for addressing issues associated with them.

H4. Provide District 4 with information about Invest Saint Paul, the City's neighborhood improvement and maintenance strategy. This includes information about rehabilitation of vacant buildings and construction of new buildings on vacant sites, as well as the criteria used to determine whether vacant buildings should be rehabilitated or demolished. Seek input from District 4, as appropriate.

H5. Continue to provide District 4 with information about pending actions against vacant properties under the City's nuisance ordinance so that the district council may comment regarding proposed actions for the property.

H6. The District Council will work with developers to identify possible sites within the neighborhood to which a structure could be moved if the structure cannot be reused or cannot be incorporated into a proposed development. If demolition or rehabilitation of a structure is unavoidable, the District Council encourages "deconstruction" techniques to be used to salvage whatever materials possible for reuse.

Railroad Island Plan (District 5)

3. Encourage new housing in the community with city grants and revolving funds.
4. Preserve the affordability of housing in the area by creating new ownership opportunities for a range of income levels.
5. Encourage new single-family housing to be built on lots that are at least 40 feet in width and 5,000 square feet in lot area; discourage lot splits that create lots that do not meet the minimum standard for the zoning district.
6. Promote the rehabilitation of existing housing with the assistance of City sponsored programs. (PED, East Side Neighborhood Development Corporation, Dayton's Bluff Neighborhood Housing Services)

North End (District 6) Plan

H1. Promote the development of housing units that cater to empty nesters and seniors and that increase the range of affordability in the community.

H4. Stabilize existing residential neighborhoods beset with high numbers of vacant and foreclosed housing units.

Thomas – Dale (District 7) Plan (SMAPL)

1. Quality housing that serves Frogtowners from all walks of life.
2. Housing that creates and nurtures community.

Solution 2: Slickly designed affordable and/or subsidized social housing.

West 7th/Fort Road Plan (District 9)

1. Maintain a diversity of households in regard to income, age, and race/ethnicity.
2. Maintain existing housing stock while developing new housing to meet the diversity of household's needs.
3. New construction should respect and complement the character of existing housing in the community.
4. Housing stock, both new and refurbished, should continue to provide a mix of incomes with affordable places to live.