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Title: Authorization to Designate Twin Cities Habitat for Humanity as Tentative Developer of Willow Reserve at 389 and 425 West Maryland Avenue, Ward 5, District 6

Sponsors: Amy Brendmoen

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Attachments: 1. Board Report, 2. Attachment B - Map, 3. Attachment C - Project Summary, 4. Attachment D - Public Purpose Form, 5. Attachment E - Census Facts District 6

Date	Ver.	Action By	Action	Result
4/8/2015	1	Housing & Redevelopment Authority	Adopted	Pass

Authorization to Designate Twin Cities Habitat for Humanity as Tentative Developer of Willow Reserve at 389 and 425 West Maryland Avenue, Ward 5, District 6

WHEREAS, on August 30, 2013, pursuant to its Policy and Procedures for Disposition of HRA Owned Real Estate (the “Policy”), the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the “HRA”), issued a Request for Interest for the HRA-owned property located at 389-425 West Maryland Avenue; and

WHEREAS, after an extensive public process, staff recommends moving forward with the proposal of Twin Cities Habitat for Humanity to develop the site as 12 units of owner-occupied single-family housing (the “Project”); and

WHEREAS, of the proposals received, the Project proposed by Twin Cities Habitat for Humanity best accomplishes the objectives and goals of the Policy and best conforms with the strategies set forth in the Citywide Comprehensive Plan/Redevelopment Plan now legally in effect in the City of Saint Paul, including particularly those related to preserving and promoting established neighborhoods, ensuring the availability of affordable housing, and increasing housing choice among diverse neighborhoods in the City; and

WHEREAS, the HRA is empowered by law, including Minnesota Statutes chapter 469, to adopt and enforce this Resolution in pursuit of its mandate to engage in appropriate housing and development projects; to remove or prevent the spread of conditions of blight or deterioration; to bring substandard buildings and improvements into compliance with public standards; to dispose of land for private development; and to improve the tax base and the financial stability of the community,

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, that Twin Cities Habitat for Humanity, is designated as Tentative Developer for 389-425 West Maryland Avenue until December 31, 2016.

BE IT FURTHER RESOLVED that the Tentative Developer shall complete the following tasks, at its expense, before expiration of tentative developer designation:

1. Complete and obtain HRA approval for a formal scope of work with architectural/engineering plans and specifications, which shall be suitable for submission to the Department of Safety and Inspections to obtain the

proper building permits, shall incorporate Green/Sustainable Development guidelines, and shall include a site plan, elevations, exterior treatments/materials, and interior schematics.

2. Submit evidence of availability of construction financing for review by HRA staff for acceptability.
3. Finalize a detailed development budget for approval by HRA staff.
4. Receive all approvals for zoning, licenses and any other required City or State approval for the Project.
5. Negotiate final terms and conditions of a development agreement, which will include review of all compliance requirements, details of the bidding process, and a sworn construction cost statement from the selected contractor for the Project.

BE IT FURTHER RESOLVED that the terms and conditions of a development agreement between the HRA and the Tentative Developer shall include the following restrictions:

1. The Tentative Developer must work with affected community groups.
2. The property will be sold “as is.”

BE IT FURTHER RESOLVED that if the Tentative Developer does not timely complete the specified tasks or otherwise abide by the terms of this Resolution, its Tentative Developer status shall terminate without further action by this Board.