



Legislation Text

File #: RES PH 19-384, **Version:** 1

Authorization to acquire tax-forfeited parcels located at 614 California Avenue East and 896 Cottage Avenue East and convey to Dayton's Bluff Neighborhood Housing Services for new construction and authorization to acquire tax-forfeited parcel located at 282 Wyoming Street and convey to Change, Inc., for rehabilitation of current structure for affordable housing consistent with Ramsey County HRA Resolution B2017-274 and the City St. Paul HRA Resolution 14-867, Districts 5 and 3, Wards 6 and 2.

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota ("HRA") recognizes the problems created by vacant lots and blighted properties not being maintained or being of value to the community, and it also recognizes the need to take the initiative to convert these lots and dilapidated structures into decent, safe, and sanitary housing for persons of low and moderate income; and

WHEREAS, the HRA supports increased volume in the treatment of vacant lots and dilapidated structures where possible by all developers, including for-profit and nonprofit entities, and with these objectives in mind, the HRA needs to assist other potential developers of properties and take full advantage of the opportunity to redevelop properties into housing for persons of low and moderate income; and

WHEREAS, Ramsey County has approved a policy by Resolution B2017-274, amended as B2019-202, to create incentives for development of affordable housing; and

WHEREAS, HRA has approved a policy pursuant to HRA Resolution 14-867 for properties acquired by HRA which is complementary to the Ramsey County policy and defines the process for holding and sale of tax-forfeited properties; and

WHEREAS, HRA has the power to engage in housing projects development activities under Chapter 469 of the Minnesota Statutes, Housing and Redevelopment Act; and

WHEREAS, the HRA engages in the aforementioned activities when housing projects or development needs cannot be met through reliance solely upon private initiative, and may engage in said activities in targeted communities; and

WHEREAS, the HRA was notified by the Taxation Department of Ramsey County of the availability of a certain parcel of land located in the City of Saint Paul which has been forfeited to Ramsey County because of unpaid taxes, and

WHEREAS, all tax-forfeited properties described in this resolution are being acquired for the price determined by Ramsey County, which is based on the intended developer designation and use which is necessary to provide for the redevelopment of the Parcels for affordable housing and constitutes HRA public purposes; and

WHEREAS, the developers Dayton's Bluff Neighborhood Housing Services and Change, Inc. ("Developers") have and will provide funds for the acquisition and development and have agreed to the terms and conditions of the Ramsey County Policy; and

WHEREAS, a public hearing was held on November 13, 2019 to authorize conveyance of the Parcels to the Developers.

NOW, THEREFORE, BE IT RESOLVED by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, that the properties identified as:

Tax-Forfeited parcel **614 California Avenue East** in District 5, Ward 6, (That part of Lot 27, Block 2, Ufton Grove Plat 1, lying East of the West half. Lot 28, Block 2, Ufton Grove Plat 1)

Tax-Forfeited parcel **896 Cottage Avenue East** in District 5, Ward 6, (Lot 14, Block 5, Lane's Phalen Grove Add., St. Paul, Minn.)

Tax-Forfeited parcel **282 Wyoming Street** in District 3, Ward 2, (Parcel 1: Lot 3, McClung's Subdivision of Block 69, Brown & Jackson's Addition; Parcel 2: That part of Lot 2, McClung's Subdivision of Block 69, Brown & Jackson's Addition, which lies Southeasterly of the following described line, to wit; commencing a point on the North line of said Lot 2 at a point distant 1.10 feet East of the Northwest corner of said Lot 2; run thence southwesterly in a straight line to a point on the West line of said Lot 2 distant 39 feet South of said Northwest corner)

1. That Parcel 614 California Avenue East would be acquired and conveyed to Dayton's Bluff Neighborhood Housing Services, for construction of a new house to be sold for affordable housing and for homeownership. The development will take place within 18 months from the date HRA acquires title to the Parcel. The funds for the development and acquisition price for this Parcel will come from Dayton's Bluff Neighborhood Housing Services. The acquisition meets the public purposes of Minnesota Statute Chapter 469.
2. That Parcel 896 Cottage Avenue East would be acquired and conveyed to Dayton's Bluff Neighborhood Housing Services, for construction of a new house to be sold for affordable housing and for homeownership. The development will take place within 18 months from the date HRA acquires title to the Parcel. The funds for the development and acquisition price for this Parcel will come from Dayton's Bluff Neighborhood Housing Services. The acquisition meets the public purposes of Minnesota Statute Chapter 469.
3. That Parcel 282 Wyoming Street would be acquired and conveyed to Change, Inc, for Rehabilitation of the current structure and to be sold for affordable housing and for homeownership. The development will take place within 18 months from the date HRA acquires title to the Parcel. The funds for the rehabilitation and acquisition price for this Parcel will come from Change, Inc. The acquisition meets the public purposes of Minnesota Statute Chapter 469.
4. That the HRA Executive Director and staff are hereby authorized and directed to take all actions needed to implement this Resolution, including without limitation the preparation of documents, and the HRA Executive Director is authorized to execute all documents, instruments, and agreements as are necessary and proper, and approved by the City Attorney, and do not substantially and adversely affect the rights and obligations of the HRA except that the deed of conveyance from the HRA to the Developers shall be executed by the HRA Chair.