

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

REPORT TO THE COMMISSIONERS

DATE: JANUARY 8, 2025

**REGARDING: HAMM'S RESOLUTION OF SURPLUS PROPERTY, 680 and 694
MINNEHAHA AVENUE, DISTRICT 4, WARD 7**

Requested Board Action

Approval of a resolution is requested that determines the Hamm's property at 680 and 694 Minnehaha is no longer needed by the HRA.

Background

In 2012, the Minnesota Department of Employment and Economic Development (DEED) awarded the City a \$403,000 redevelopment grant, funded with state general obligation (GO) bond proceeds for improvements at the Hamm's site. Portions of the land were encumbered with GO bond restrictions. The purpose of this official action is to comply with the requirements under Minnesota Statutes Section 16A.695 (Subd. 3) and the GO Bond Grant to release the subject land from the GO Bond Grant restrictions.

The proposed surplus property resolution is consistent with HRA plans for redevelopment of the property, HRA issuance of an RFP and the JB Vang tentative developer designation. The redevelopment of the property will provide opportunities for affordable housing of a mix of unit types and affordability, along with wealth building opportunities for small entrepreneurs through the creation of a marketplace.

Budget Action

NA

Future Action

It is anticipated there will be future HRA action regarding issuance of 4% low-income housing tax credit conduit revenue bonds, gap financing and final land sale approval.

Financing Structure

NA

PED Credit Committee Review

NA

Compliance

NA

Green/Sustainable Development

NA

Environmental Impact Disclosure

NA

Historic Preservation

NA

Public Purpose/Comprehensive Plan Conformance:

The proposed Hamm's redevelopment aligns with the Saint Paul 2040 Comprehensive Plan by meeting the following goals:

- Policy H-7. Reduce overcrowding within housing units, caused by doubling up of households and inadequate space for large families, through the production of small and family-sized affordable housing options.
- Policy H-15. Accommodate a wide variety of culturally appropriate housing types throughout the city to support residents at all stages of life and levels of ability.
- Policy H-31. Support the development of new affordable housing units throughout the city.
- 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.
- Policy PR-31. Encourage and support private landowners and developers to create and maintain privately-owned public space (POPS) and green infrastructure, especially as land use intensity and activity levels increase.

- Policy HP-6. Maintain and preserve designated and determined eligible historic and cultural resources.
- Policy HP-9. Prioritize the preservation of properties and districts designated for heritage preservation from destruction or alteration that would compromise the integrity of their character-defining features.
- Policy LU-6. Foster equitable and sustainable economic growth by supporting business, real estate and financial models that keep more money locally, such as locally owned businesses, local-prioritized employment, employee-owned businesses, and commercial land trusts.
- Policy HP-7. Be proactive in the identification, evaluation, survey, and designation of historic and cultural resources to ensure a consistent and equitable approach to preservation that is time-sensitive and responsive to community needs.
- Policy HP-15. Utilize historic and cultural resources to:
 - improve pedestrian safety, mobility, and visibility;
 - foster economic development;
 - support neighborhood revitalization and reinvestment, focusing increased density along transit corridors;
 - prevent or minimize displacement of area residents and businesses;
 - provide affordable housing; and
 - celebrate Saint Paul's rich and diverse cultures and heritage.

The project is consistent with the 2009 Dayton's Bluff District Plan, the 2012 Near East Side Roadmap, and the 2019 Swede Hollow Master Plan.

Recommendation: Staff recommends approval of the attached resolution.

Sponsored by: Councilmember Cheniqua Johnson

Staff: Marie Franchett, 651-266-6702 and Laura Haynssen 651-266-6597

Attachments

- Resolution
- Neighborhood Profile