

# HRA Agenda Item



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Originator Housing and Redevelopment Authority	Item <b>Public Hearing - Approval of Contract for Private Development and Sale of 8346 Wentworth Ave. S. to Twin Cities Habitat for Humanity, Inc.</b>
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Date  
8/25/2015

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Description

As required by Minnesota Statute, the HRA must conduct a public hearing in order to enter into a Contract for Private Development. Staff is proposing to enter into a Contract for Private Development with Twin Cities Habitat for Humanity, Incorporated, for the HRA owned lot at 8346 Wentworth Avenue South. The sales price is \$15,000.00.

Habitat for Humanity is proposing to build a four-bedroom single-family home on the site with a minimum assessed value of \$175,000.00 (structure & land). Habitat for Humanity and its' volunteers will construct the new home. The new homeowner must provide a sweat-equity investment to participate in the program and purchase the home. The HRA acquired the property in 2011 and removed the existing substandard structure.

Purchase Price	\$50,000
Demo Cost	16,370
Legal and Miscellaneous Holding Costs, Assessments, 1 <sup>st</sup> Year Property Taxes, etc.	5,981
<b>Total</b>	<b>\$ 72,711</b>
Sales Price	\$ 15,000
Loss to HRA	\$ 57,711
2015 Lot Assessed Value	\$ 62,300
Lot Size	8,100 (Sqft)

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Requested Action

Approval of the Contract for Private Development for 8346 Wentworth Avenue South with Twin Cities Habitat for Humanity, Inc. in the Amount of \$15,000.00.

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Attachments:

Contract for Private Development with Twin Cities Habitat for Humanity, Inc. for 8346 Wentworth Ave. S.  
Plans for 8346 Wentworth Ave. S.