



Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota:
Redevelopment project files

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REDEVELOPMENT PLAN
for the
UPPER LEVEE RENEWAL PROJECT,
MINN. R-3
June, 1958

I. Items included in the Redevelopment Plan.

The Redevelopment Plan for the Upper Levee Renewal Project, Minn. R-3, consists of and only of the following items all of which are dated June 1, 1958, except as noted.

A. The Narrative.

Attachment 1: "Legal Description."

B. The following maps dated March, 1958.

Map A: "Project Area Plan"

Map B: "Street and Highway Adjustments Plan"

Map C: "Sewer Plan"

Map D: "Water System Plan"

Map E: "Private Utility Adjustments"

Map F: "Zoning Plan"

C. Relocation Plan - Upper Levee Renewal Project.

II. Outline of the Narrative.

The Narrative contains discussions of the following:

A. Definitions.

B. Location and Description of Project Area.

C. Plan Proposals.

1. General

a. Relationship to General Plan.

b. Relationship to Local Community Objectives.

2. Specific Plan Proposals

- a. Building Requirements and Land Use Controls.
 - i. Major Building Requirements.
 - ii. Duration and Interpretation of Building Requirements.
 - iii. Time for Building.
- b. Rights-of-way and Streets.
- c. Site Preparation.
 - i. Major Streets.
 - ii. Internal Streets.
 - iii. Sewer and Water.
 - iv. Lighting.
 - v. Private Utilities.
 - vi. Access to Mississippi River.
 - vii. Access to railroads and trackage.
- d. Zoning Plan.

- D. Relocation Plan.
- E. Official and Related Actions Required.
- F. Discrimination and Segregation.
- G. Plan Administration.

III. Narrative.

- A. Definitions:

As used in this Narrative Statement, these terms shall be defined as follows:

1. City: The term "City" shall mean that Minnesota Municipal Corporation, The City of Saint Paul, Minnesota, or the physical area of the City of Saint Paul, depending on the context.
2. Authority: The term "Authority" shall mean the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota.
3. State: The term "State" shall mean the Sovereign State of Minnesota, including its duly created administrative departments and agencies.
4. Code(s): The term "Code(s)" shall mean codes, ordinances, laws, resolutions and administrative regulations of the City or State and their duly created administrative departments and agencies.
5. Plan: The term "Plan" shall mean this Redevelopment Plan for the Upper Levee Renewal Project, Minn. R-3.
6. Project or Project Area: The terms "Project" and "Project Area" shall mean the area within the "Project Boundary" as indicated on the "Project Area Plan" Map A and as described in the legal descriptions, "Attachment 1."

B. Location and Description of the Project Area:

The Project Area lies on the left bank of the Mississippi River and is bounded by Shepard Road on the southeast,

Wilkin Street on the west, Spring Street on the northwest and Washington and Elm Streets on the north and east. These boundaries are specifically indicated on Map A, the "Project Area Plan." Its precise legal description is attached hereto as "Attachment 1." For all official purposes the project boundaries as described in "Attachment 1" shall be binding.

C. Plan Proposals:

1. General:

This Plan provides for the redevelopment and renewal of the Project Area in accordance with the provisions of the Minnesota Municipal Housing and Redevelopment Act as amended. It includes, the acquisition of property within the Project, site clearance, including the demolition or removal of all of the buildings in the Project, vacation and abandonment of street areas, dedication and widening of other street areas and the adjustment of street and utility rights-of-way. It further provides for the consolidation of certain existing blocks and parts of blocks into larger areas, replatting and rezoning of the land for its disposition by sale, lease, dedication or exchange under suitable safeguards, restrictions, covenants and conditions. Land not to be used for street widening and other public purposes is designated for commercial and/or in-

dustrial use. All of this is more specifically described and delineated in the narrative below and in the maps which constitute a part of this Plan.

a. Relationship to the General Plan:

The Redevelopment Plan conforms to the General Plan of the City of Saint Paul as to land use, community facilities, transportation and circulation. It is coordinated with the City's public improvements program and with the zoning and subdivision regulations.

The recognized Preliminary Guide Plan for the within district/which the Project Area lies calls for it to be developed for industrial purposes. It calls further for the widening and improvement of Shepard Road and the provision of a flood control levee between the Project Area and the Mississippi River. The plan for the Project Area is in full accord with these proposals.

b. Relationship to Local Community Objectives:

This Plan is in conformity with long-standing local community objectives. It is part of a coordinated program for the removal of slums and blight and the renewal of residential, commercial and industrial areas within the City. Expressions of this program are included in the City's official Workable Program Statement entitled "New Life in Saint Paul" and reports

of the City Planning Board including "Housing, Part I", "Selecting Urban Renewal Projects," "Proposed Planning Districts" and "Proposed Renewal Areas." Other Projects, such as the Authority's three Public Housing Projects, contemplate clearance activities such as those proposed by this Plan.

Specifically the Plan and adjacent related projects provide for the following:

- (1) They provide for the clearance, replanning, reconstruction and modernization of a substandard area.
- (2) They provide opportunity for private enterprises in the achievement of the Plan by returning cleared land to productive private use.
- (3) They permit the benefits of public improvements, including the construction of Shepard Road and the flood control levee to extend over a wide area.
- (4) They permit the highest and best use of the area's strategic location, adjacent to an industrial service road and surrounded by railroad trackage to be realized.
- (5) They contribute to the provision of a safe, economical and adequate street system in the City.

- (6) By making land available for new industrial development, they contribute to the strengthening of the financial structure of the community.
- (7) Through Building Requirements and through the elimination of a mixture of industrial and residential uses they help to raise the standard of protection of the public health, safety and welfare.
- (8) They are in accord with and help to carry out the General Plan of the community as recorded by the "Zoning Map" and the "Preliminary Guide Plan for Saint Paul."

2. Specific Plan Proposals:

a. Building Requirements and Land Use Controls

The purpose of these Building Requirements and Land Use Controls is to insure that the land uses will be harmonious; to provide for the proper arrangement of buildings, adequate open space for parking; to insure that the structures are well designed and in harmony with the character of the entire Project; and to prevent an adverse effect on the present and future development of the surrounding area.

1. Major Building Requirements:

The major building requirements for the renewal of the area within the project are stated as follows:

(a) Use: The area shall be used for the development of a levee and for industry, as shown on the "Project Area Plan" and as hereinafter further defined:

(1) An Area "A" of about 9 acres, as designated on the "Project Area Plan" shall be used for industry of an intensive, non-noxious type. It is intended that, insofar as possible, the types of industries permitted in this area will be those which require and will use the transportation facilities available. More specifically, the following criteria will be employed by the Authority in restricting the use of the Project Area,

a. To be considered as a permitted use, any proposal for re-use must demonstrate that it will not produce a nuisance in the form of water

pollution, dust, fumes, smoke, vibration or fire or explosion danger, which will be of significant import to adjacent or nearby uses or the Levee or Shepard Road.

b. To be considered as a permitted industrial use, any proposal for re-use must include the provision of substantial structures or employment within the Project Area or must demonstrate that the land in the Project Area will be used in conjunction with and to supplement activities which directly support substantial investments and/or employment elsewhere within the City. Open storage will not be considered a permitted use except as it may be incidental to a manufacturing or processing industry located within or adjacent to the Project Area.

(2) The area labeled "B" on the "Project Area Plan", totaling about

1.6 acres, shall be used for the widening of Shepard Road and for the construction of a flood control levee.

- (b) Coverage: No limitation on coverage is placed on the Project by this Plan, except that adequate space shall be allowed for set-backs, service drives and off-street parking and loading where these are provided in the open.
- (c) Setbacks: No structure, driveway or storage area shall be built nearer than fifteen (15) feet to the right-of-way lines of Shepard Road, Elm Street or Wilkin Street.
- (d) Off-Street Parking: Not less than one space for the parking of a car shall be provided for every two employees anticipated to be working during the main shift of employment. If the use is such as to attract customers or visitors to the establishment, additional spaces shall be provided for them as required by the

Authority. In any event, the adequacy of off-street parking shall be subject to the approval of the City Traffic Engineer.

- (e) Off-Street Loading: For any storage, warehousing, or manufacturing or other activity involving the receipt or distribution of merchandise or materials by automotive vehicles, there shall be provided and maintained on the parcel with such activity, adequate space for standing, loading and unloading in such manner as to prevent any undue interference with public use of any boundary street. A space, adequate to accommodate one vehicle, shall be provided for every 20,000 square feet or fraction thereof in excess of 3,000 square feet of floor area used for the above mentioned activities. This requirement may be modified by the Authority only if and after it has been conclusively demonstrated that the movement of goods or materials by automotive vehicles constitutes a minor portion of all such movements and such modification has been approved by the City Traffic Engineer.

(f) Access to Streets: The location and design of all access drives into the Project will be subject to the approval of the Authority and of the City Traffic Engineer. In any event, no more than two such drives will be permitted between the Project Area and Shepard Road exclusive of Wilkin and Elm Streets.

(g) Height: The maximum height of any structure permitted shall be no greater than 150 feet except for chimneys and like appurtenances.

ii. Duration and Interpretation of Building Requirements:

(a) These requirements are to be considered minimum and may be adapted by the Authority to apply to specific tracts or parcels of land within the project through the adoption of appropriate resolutions prior to the formal offering of land for sale. Such adaptation, if any, will be made part of the disposition contract documents. The requirements shall be effective for a period of 40 years from the date on which this Plan is approved by the Saint Paul City Council.

- (b) In order to determine that the Building Requirements will be complied with, the Authority will require prospective developers to submit such plans, specifications, drawings and other information as it deems necessary or desirable prior to the sale of project land. When approved, these plans may be incorporated in contract agreements and other sales documents. After sale of the land, the Authority may require the developer to submit such plans, drawings, specifications and other information as it may find necessary in order to determine that the Building Requirements are being observed in the development of the parcels. Representatives of the Authority, the City and appropriate State and Federal Agencies shall be permitted to inspect the work of the developer at any reasonable time.
- (c) When due to special conditions, a variance from the Building Requirements is found by the Authority to be necessary or desirable and the resulting change will result in an equal or higher standard being achieved, the Authority may authorize such

variances. Such authorization, if any, shall be made by resolution of the Authority. Where there is conflict between any code and these Building Requirements, the higher standard shall prevail.

iii. Time for Building:

Each developer shall be obligated by the Authority to commence and complete the building of improvements on the land within a reasonable period of time. After consultation with the developer, a specific period shall be determined by the Authority for each type of use and parcel offered for sale.

b. Rights-of-Way and Streets

- i. A portion of one principal transportation route will be built within the Project. The route to be built consists of a widening of Shepard Road. This road will be built by the City, as a four-lane public thoroughfare with additional lanes for emergency parking and turning, on a right-of-way approximately 150 feet in width. Of the total right-of-way width, approximately 40 feet will be provided within the Project Area. The physical reconstruction and widening of this road will provide a pavement and geometric design capable of handling the heaviest commonly used commercial and industrial vehicles. Extensions of this road and its connections with other routes will permit traffic to move from this site to a number of interstate highways without passing through areas of urban congestion.

ii. Local Streets:

In order to assemble the small, odd-shaped blocks, which constitute the Project Area,

into parcels which will be of a size suitable for industrial use, all of the internal streets and alleys will be vacated. A limited section of Wilkin Street will be left open as a means of access to the Project Area and to adjacent property. Washington Street will be widened and improved adjacent to the Project to better accommodate industrial traffic. Connections of the local streets to Shepard Road will be controlled in such a manner as to provide a maximum of safety and a minimum of interference commensurate with ease of access. The adjustments in street right-of-way which are needed to effect the above described street changes are shown on Map B "Street Adjustments."

c. Site Preparation.

1. Major Streets:

As a part and as a continuation of improvements already constructed, a new, heavy-duty street will be built, by the City, along one side of the Project between it and the Mississippi River. If needed, at least two access points between parcels in the Project and this street will be provided.

11. Internal Streets:

Other portions of streets within the Project, as shown on the "Project Area Plan" will be built or rebuilt to City specifications for industrial streets.

iii. Sewer and Water:

The general location of easements for sewer and water lines, including those existing and to be abandoned or provided, are shown on the Maps C and D, respectively.

iv. Lighting:

Existing facilities and easements for street lighting will be eliminated and new facilities and easements created to provide adequate lighting of public areas, particularly at intersections of public streets.

v. Private Utilities:

Proposed adjustments to be made in private utilities and utility easements are shown on Map E, "Private Utility Adjustments." These adjustments will be made without cost to the Authority, the City, or to developers by the utility companies involved. If any additional utility easements are desired, developers may negotiate them with the appropriate utility company.

vi. Access to Mississippi River:

Rights of access and necessary easements for conveyor belts, chutes, pipe lines or other means of transporting of bulk materials will be granted to developers of parcels within the project provided that said developers guarantee to pay all costs incident to the provision of such facilities and for any inconvenience or damage to the public resulting therefrom. The type, location and design of any such facilities shall be subject to the approval of all affected departments of City, State and Federal Governments and of the Authority.

vii. Access to Railroad:

For the purpose of providing rail sidings into the Project, rights-of-access in crossing over any adjacent public streets and easements, except for Shepard Road, will be granted to developers and/or the railroad companies provided said developers and/or companies guarantee to assume all of the costs of providing such rail facilities and for the cost of any resultant inconvenience and damage to the public. The type, location and design of any such facilities shall be subject to the approval of all affected de-

partments of City, State and Federal Government and of the Authority.

d. Zoning Plan.

The zone classifications and plan proposed for the Project are shown on Map F. The zone classifications and Plan may be changed at such time as a comprehensive revision of the City's Building Zone Ordinances is made, provided that the new zoning controls do not thwart the objectives of this Plan. The zoning proposed for the Project is the same as that now in existence.

D. Relocation Resources and Plan.

The findings and proposals of the Relocation Plan for the Upper Levee Redevelopment Project are included herein by reference. The Authority accepts its responsibility under the State and Federal law for the relocation of displaced families. Assistance will be provided to these families in order that they might find decent, safe and sanitary housing at rents they can afford. No family will be required to leave the Project Area until such assistance is offered in accordance with the Relocation Plan.

E. Official Actions.

1. Approval of this Plan by the City Council indicates acceptance by the City of Saint Paul of its responsibility for carrying out those elements of the Plan requiring official City action. Primary among these elements are the following:

- a. Vacation, acceptance and modification of certain streets as shown on Map B.
 - b. Construction and/or reconstruction of the street known as Shepard Road in such manner as to serve as a major route for commercial and industrial traffic and to serve the Project Area.
 - c. Construction of a flood control levee between the Project Area and the Mississippi River.
 - d. Provision of public utilities, including sewage, water supply and storm drainage, adequate to the needs of the Project Area and of the uses to be placed therein.
 - e. Acquisition of lands from the Authority which will be needed for the widening and improvement of Shepard Road and the construction of a flood control levee.
2. Among other things, the Authority will take the following actions to accomplish this Plan,
- a. Acquire lands necessary to carry out this Redevelopment Plan.
 - b. Relocate residents of the Project in accordance with the Relocation Plan as necessary to accomplish this Plan.
 - c. Remove and/or demolish structures in the Project as necessary to accomplish this Plan.
 - d. Remove or cap existing public utility lines which are to be abandoned in accordance with this Plan.

- e. Build new public utility lines in accordance with this Plan.
- f. Make agreements and covenants with land purchasers and others, as necessary to accomplish the purposes of this Plan.
- g. Sell, donate or dedicate lands for use in accordance with this Plan.
- h. Build or rebuild streets designated to remain within the Project, except for Shepard Road.

F. Discrimination and Segregation.

All conveyances and leases by the Authority shall contain a covenant running with the land and forever binding on the grantee or lessee, his successors, heirs, representatives and assigns, that no discrimination and/or segregation against any persons or groups of persons on account of race, creed, religion, national origin or ancestry, shall be practiced or tolerated in connection with the sale, lease, sublease, transfer, use or occupancy of such land and/or its development, and that, in the event of any breach of such covenant, a legal or equitable action to enforce such covenant or to obtain damages for its breach may be brought by the Authority or its successor or successors or any person or persons segregated and/or discriminated against in violation of the covenant.

G. Plan Administration.

- 1. This Plan will be administered by the Authority. Determinations as to Project boundaries, use boundaries and street, utility and easement locations, shown on

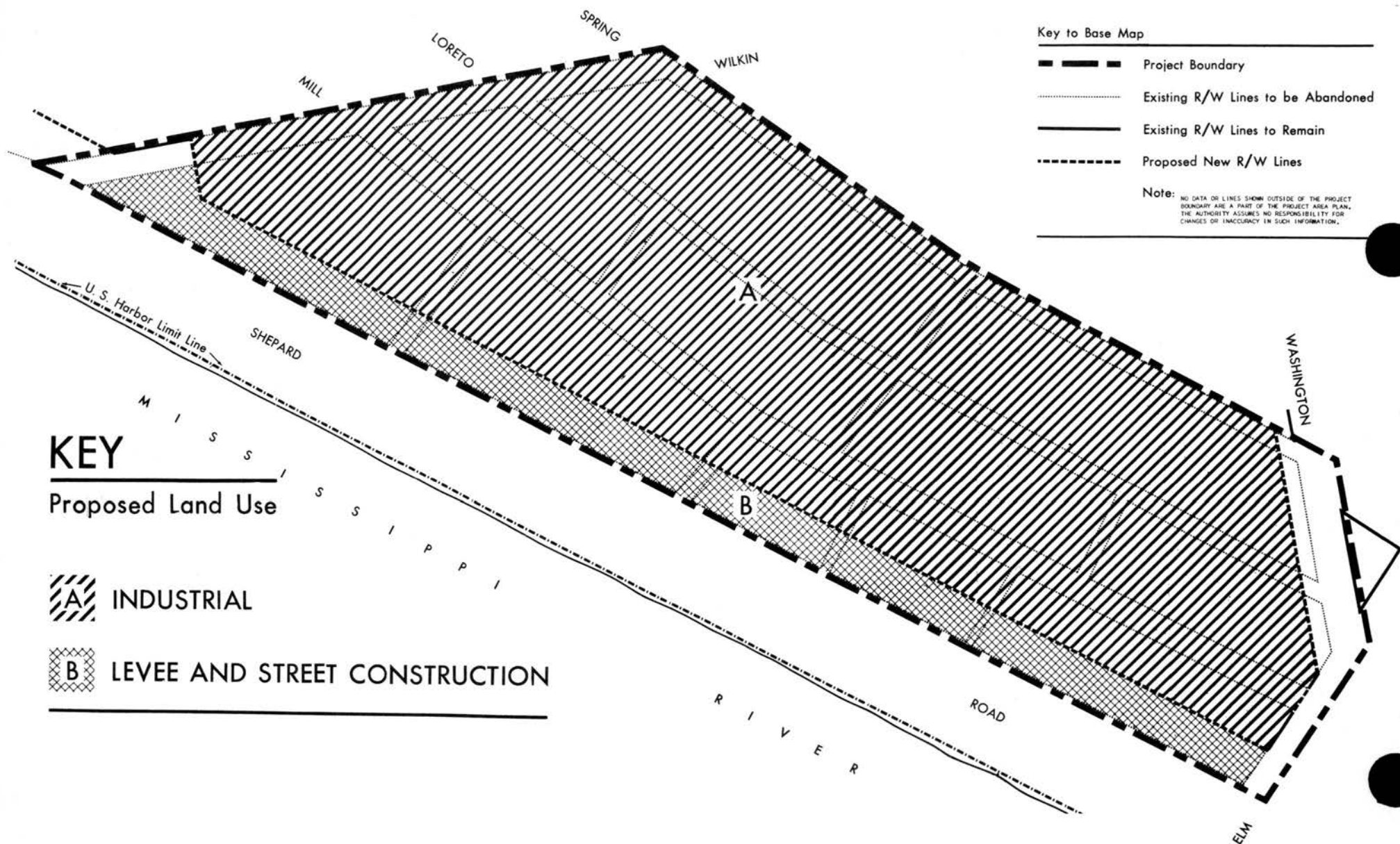
Maps A through F, are approximate. When exact and accurate descriptions and data are available, they may be substituted for the approximate data without further reference to the Authority or City for approval.

2. The provisions of this Plan specifying the land uses for the Project and the Building Requirements applying thereto shall be in effect for a period of 40 years following the date of approval of this Plan by the Saint Paul City Council. They may be modified, amended or relaxed only as permitted by State law.
3. In case of an inconsistency between this Narrative and the Maps which constitute a part of this Plan, this Narrative shall govern.

Attachment 1 to UPPER LEVEE RENEWAL PLAN

BOUNDARY DESCRIPTION
UPPER LEVEE RENEWAL AREA

Beginning at the intersection of the centerline of Elm Street and the North right-of-way line of Shepard Road (Upper Levee Road), proceed from there in a Northwesterly direction along the centerline of Elm Street to its intersection with the North right-of-way line of Washington Street extended East to said centerline, then along the said extended North right-of-way line of Washington Street and the North right-of-way line of Washington Street in a Westerly direction to its intersection with the Northwesterly right-of-way line of Spring Street; Southwesterly along the Northwesterly right-of-way line of Spring Street to its intersection with the West right-of-way line of Wilkin Street, which is thirty feet (30.0') West of the dividing line between Sec. 1 - T. 28 N - R.23 W and Sec. 6 - T. 28 N - R.22 W of the 4th Principal Meridian in Ramsey County, then in a Southerly direction along the West side of Wilkin Street to its intersection with the North right-of-way line of Shepard Road (Upper Levee Road); then in a Northeasterly direction along the North right-of-way line of Shepard Road (Upper Levee Road) to the point of beginning at the centerline of Elm Street.

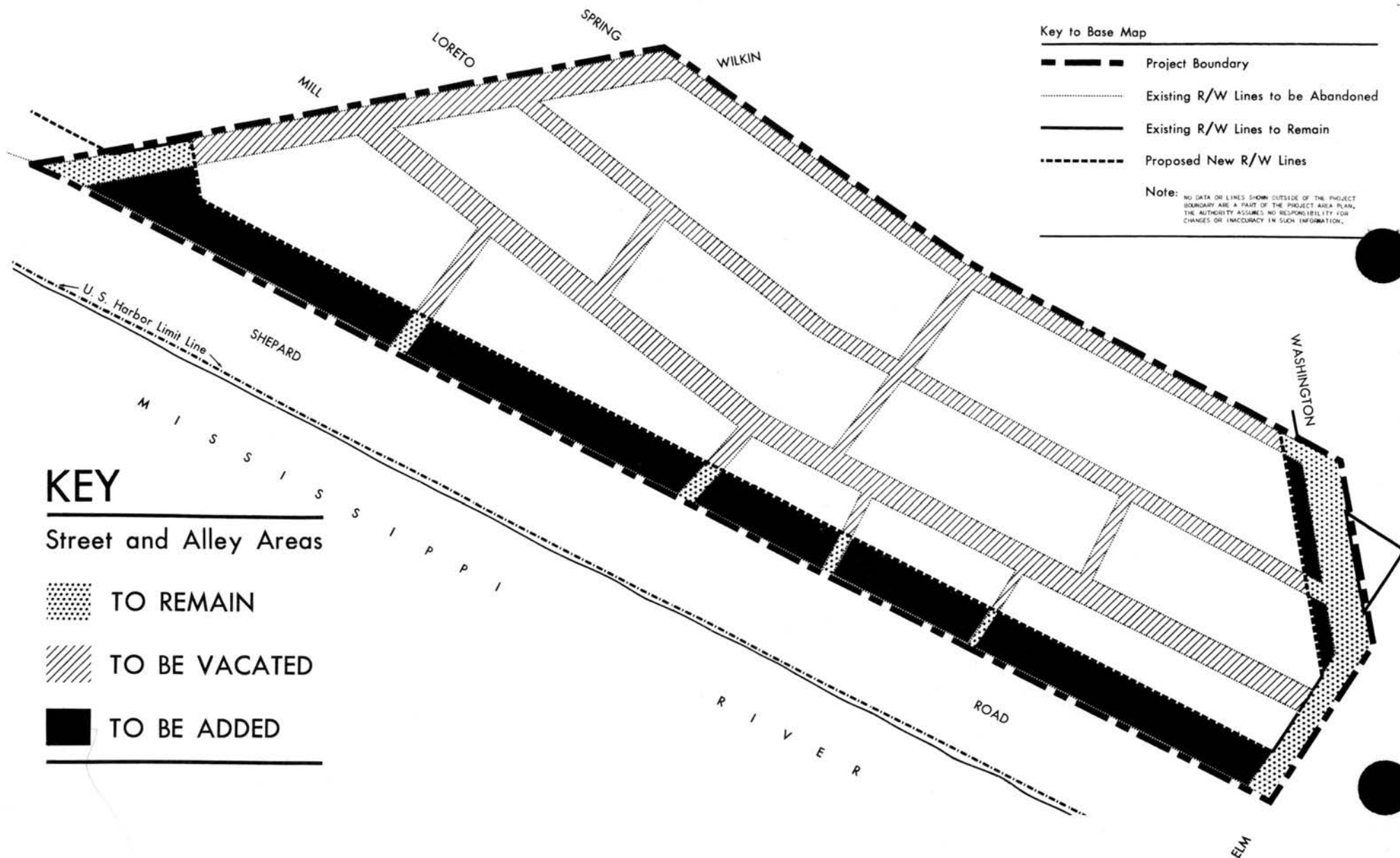


PROJECT AREA PLAN MAP A MARCH 1958 UPPER LEVEE RENEWAL PROJECT, MINNESOTA R-3 SAINT PAUL MINNESOTA



NORTH

HOUSING AND REDEVELOPMENT AUTHORITY
1745 CITY HALL AND COURT HOUSE, SAINT PAUL 2, MINN.
0 50 100 200 300 FEET
completed 2-27-58 official revisions S.R.A. code file R3E11



STREET ADJUSTMENT PLAN MAP B MARCH 1958

UPPER LEVEE RENEWAL PROJECT, MINNESOTA R-3 SAINT PAUL MINNESOTA



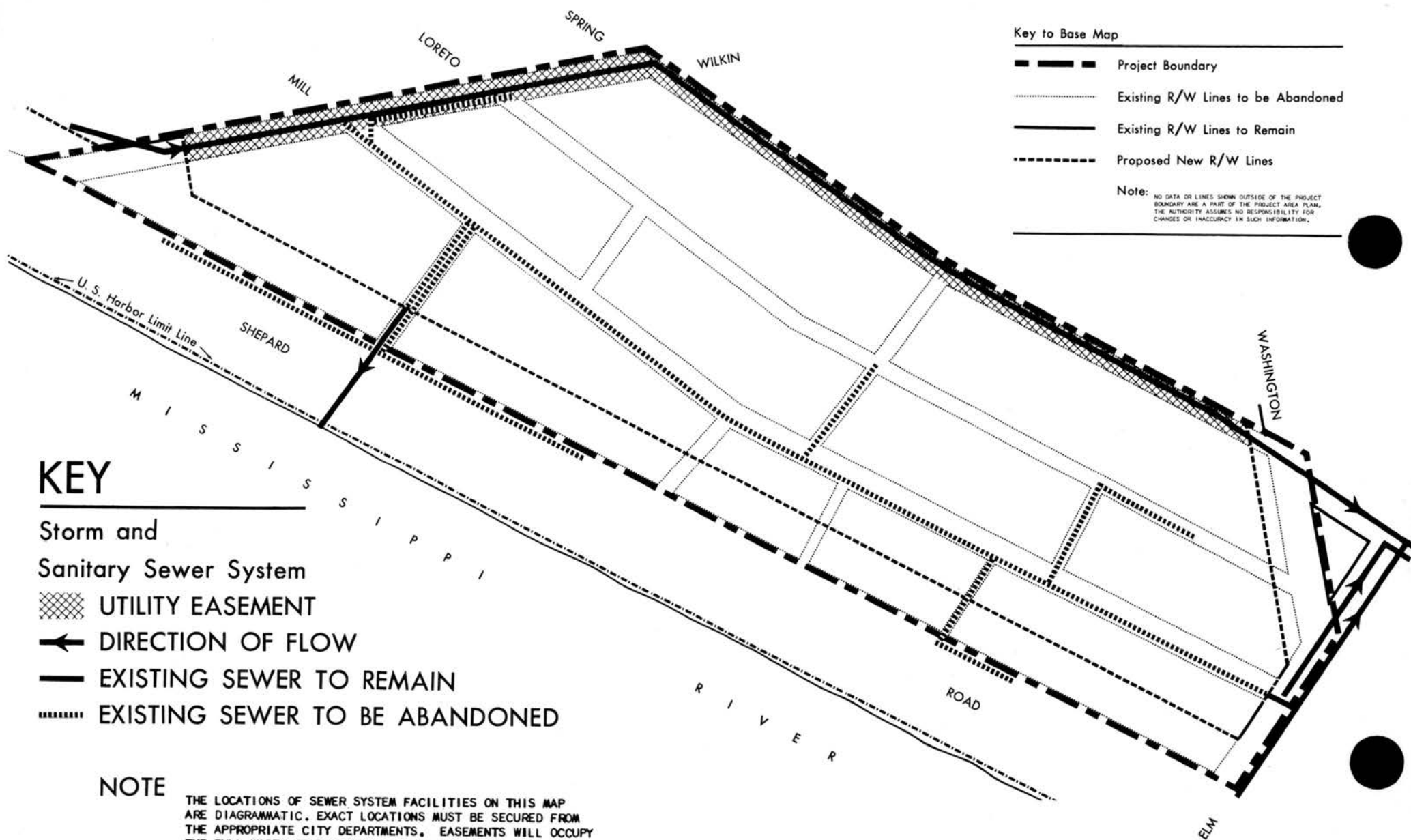
NORTH

HOUSING AND REDEVELOPMENT AUTHORITY

1745 CITY HALL AND COURT HOUSE, SAINT. PAUL 2, MINN.

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completed 2-27-58 official revisions SRA code file R3E12



SEWER PLAN MAP C MARCH 1958

UPPER LEVEE RENEWAL PROJECT, MINNESOTA R-3 SAINT PAUL MINNESOTA



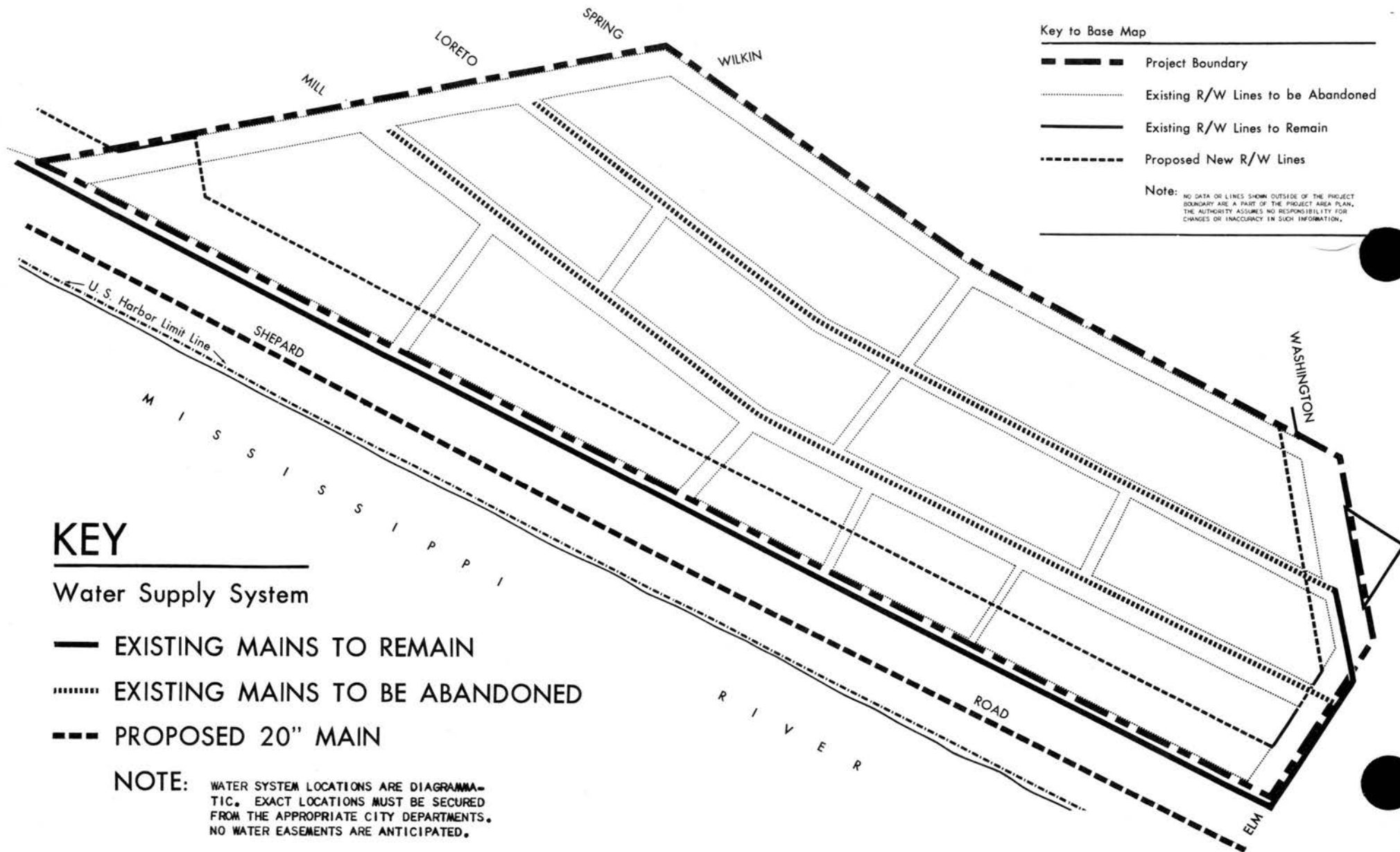
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HOUSING AND REDEVELOPMENT AUTHORITY

1745 CITY HALL AND COURT HOUSE, SAINT PAUL 2, MINN.

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completed 3-3-58 official revisions SRA code file R3E13

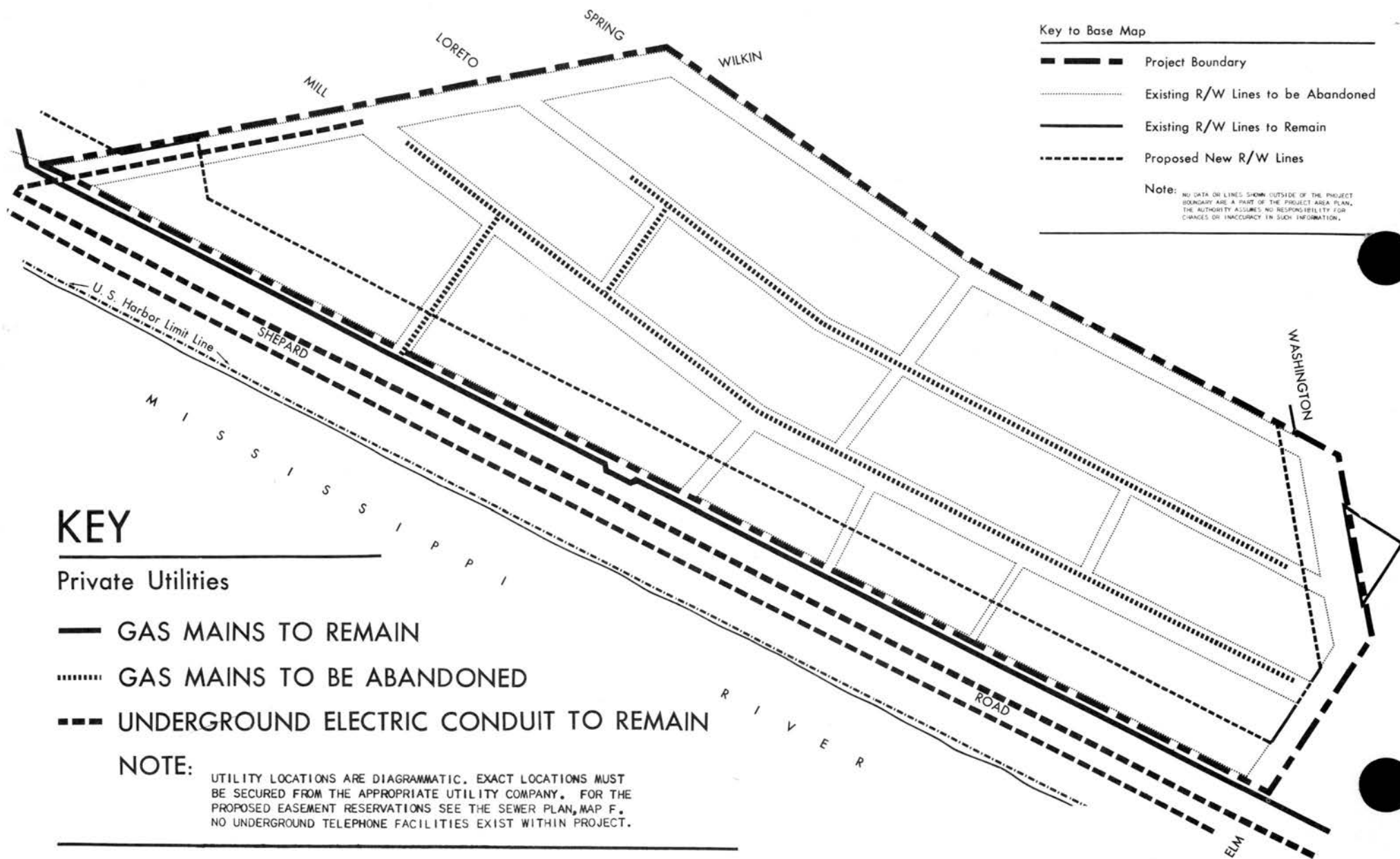


WATER SYSTEM PLAN MAP D MARCH 1958 UPPER LEVEE RENEWAL PROJECT, MINNESOTA R-3 SAINT PAUL MINNESOTA



NORTH

HOUSING AND REDEVELOPMENT AUTHORITY
 1745 CITY HALL AND COURT HOUSE, SAINT PAUL 2, MINN.
 0 50 100 200 300 FEET
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MAP E MARCH 1958

PRIVATE UTILITY ADJUSTMENTS PLAN

UPPER LEVEE RENEWAL PROJECT, MINNESOTA R-3 SAINT PAUL MINNESOTA



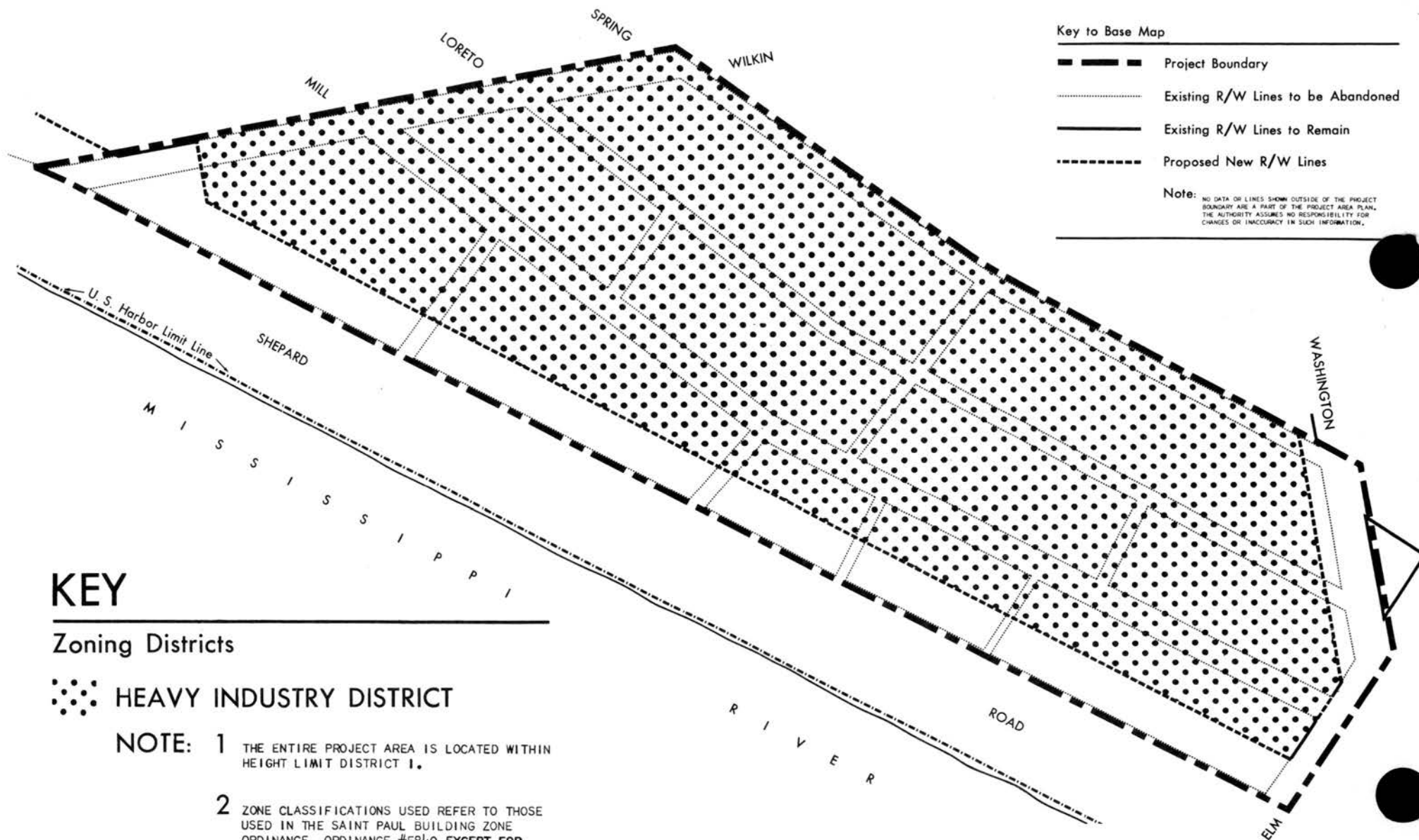
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HOUSING AND REDEVELOPMENT AUTHORITY

1745 CITY HALL AND COURT HOUSE, SAINT PAUL 2, MINN.

0 50 100 200 300 FEET

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ZONING PLAN MAP F MARCH 1958

UPPER LEVEE RENEWAL PROJECT, MINNESOTA R-3 SAINT PAUL MINNESOTA



NORTH

HOUSING AND REDEVELOPMENT AUTHORITY

1745 CITY HALL AND COURT HOUSE, SAINT PAUL 2, MINN.

0 50 100 200 300 FEET

completed 3-3-58 official revisions 5/2/4 code file R3-E16

RELOCATION PLAN

Upper Levee Renewal Project, Minn. R-3

The following relocation plan constitutes the program for effecting relocation of the sixty-five families to be displaced from the Upper Levee Project Area.

A. TYPE OF ADMINISTRATIVE ORGANIZATION

The present relocation staff consists of: A Relocation Officer, Assistant Relocation Officer, two Family Assistants, Property Manager and a Clerk-Stenographer. All of these persons have had two to four years experience in relocation. The total staff time of two family assistants, and such portions of other staff time as required will be utilized until relocation is accomplished.

B. HOUSING STANDARDS

The following standards will be followed with respect to evaluating the physical condition and suitability of housing as they relate to the minimum requirements for sanitary conditions, cooking, heating and lighting facilities, structural conditions, occupancy standards, and neighborhood environment. (It is anticipated that during the period of relocation, a Housing Code will be adopted within the City. The current draft or the adopted Code will be used as a guide in making the determinations implied by these standards.)

1. Location

The building must be so located as to provide a neighborhood environment which is healthy, safe, sanitary and not detrimental to the morale of minors.

2. Condition of Structure

- a. The structure must have adequate and safe water supply and sewage disposal.
- b. It must be free from serious daylight obstruction.
- c. Multiple dwellings must have adequate exits and public hall lighting.
- d. The structure must be free from such physical deterioration as would create health or safety hazards.
- e. The premises must be free of insanitary conditions and safety hazards.

3. Condition of Dwelling Unit

The dwelling, whether an individual house or a unit in a multiple dwelling, must meet the following criteria:

- a. Permanent, safe and reasonably efficient kitchen facilities including sink with hot and cold running water and provisions for a cook stove.
- b. A flush toilet and a bath or shower in useable condition must be available for the exclusive use of each family.
- c. Potable running water must be available within the unit.
- d. Each unit in a multiple dwelling must have a sufficient number of exits to provide a safe means of reaching outdoors at ground level.
- e. Adequate electric lighting and safe wiring must be provided.
- f. Heating facilities must be safe and adequate.

- g. Living rooms, bedrooms and kitchens must have windows. (Windows opening onto an air shaft shall not be considered as meeting standards.)
- h. Toilets and bathrooms must have some means of ventilation.

4. Occupancy Standards

In making referral to a dwelling unit, the relocation staff shall observe the following occupancy standards to insure that dwelling accommodations are in accord with objective standards of health and decency.

- a. Sufficient space must be available in relation to size and characteristics of the family so that it would be unnecessary for a family to occupy accommodations which would result in:

- (1) Bedrooms being occupied by persons of the opposite sex, except married couples and children under six years of age.
- (2) The use of living rooms in one-bedroom units for sleeping space for more than one person.
- (3) The regular use of living rooms in units larger than one bedroom units for sleeping purposes.

- b. In observing the above standards, the following considerations shall be taken into account.

- (1) The number of persons expected to occupy each bedroom shall be determined by the bedrooms capacity to provide for adequate

furniture and healthful, comfortable sleeping arrangements.

- (2) Every child will be considered a person, except that an infant under 18 months of age will not be counted as a person for occupancy standards.

c. The maximum occupancy limits are as follows:

0-1 Bedrooms	3 persons
2 "	5 "
3 "	7 "
4 "	9 "
5 "	12 "

Note: These occupancy standards may be varied provided there are special circumstances not normal to the average family and provided that such variance is approved by the Relocation Officer.

5. Location in Respect to Place of Employment

In making referrals to dwelling accommodations, the relocation staff shall make certain that no family is forced to accept housing when said housing would necessitate the head of the family commuting an unreasonable distance to and from his place of employment.

6. Ability to Pay

The following shall constitute the rent-income ratio and criteria for evaluating family ability to purchase housing.

a. Tenants

No family shall be required to accept referral to a dwelling unit if the rental charge for such unit exceeds 25% of the families monthly income. In applying this ratio, care and judgment must be exercised so that the individual needs and responsibilities of the family are considered.

Some of the factors which must be taken into consideration are size of family, and age of children; unusually high expenditures of income for medical treatment or care, excessive family debts. When any of these or other factors exist the family visitor shall discuss the circumstances with the relocation officer, and a fair and reasonable adjustment shall be made.

b. Home Buyers

It shall be the policy of the Rehousing Office to consider the following in the purchase of a home:

- (1) the cost of the house should not exceed $2\frac{1}{2}$ times the annual income.
- (2) when computing annual income, the income from all secondary wage earners should be evaluated.
- (3) sporadic income of minor children or working wives generally will not be taken into account.
- (4) income derived from working wives who are in the child-bearing years must be realistically evaluated.
- (5) the age of the purchaser shall also be considered.

C. PROCURING RELOCATION RESOURCES

Since the project consists of sixty-five white families, and since no other major public displacement is contemplated during this period, it is believed that there is no deficit in private or public housing supply. It is expected that the families in the project will be rehoused as follows:

1. Twenty-nine families are apparently eligible for low-rent public housing. It is expected that fourteen of the twenty-nine will accept and move into federally aided low-rent housing. The relocation of the families from the Upper Levee project coincides with the completion of seventy-two units in the Mt. Airy Public Housing Project. This together with normal turnover occurring at the other two low-rent projects amply fulfills the need for such units for displaced families. Priority shall be given on low-rent public housing for eligible displaced families.
2. Forty-two or sixty-four percent of all families from the project area are expected to buy homes and will have substantial down payments.
3. Nine families will seek private rental housing and will be referred to current listings for decent, safe and sanitary housing which has been certified in accordance with the above outlined standards.

D. TEMPORARY RELOCATION

It is expected that there will be little or no need for

temporary relocation. If one or more displaced families meet with lengthy delay in possession of a house which they are buying or building, suitable temporary relocation will be effected.

E. RELATIONSHIPS WITH SITE OCCUPANTS

1. The following contacts with site occupants have already been made:
 - a. The attached letter, Exhibit A, was used to inform site occupants and owners of property in the contemplated project.
 - b. A 100 percent survey has been completed since all properties in the project area will be acquired.
2. The following services will be rendered to displaced families:
 - a. A relocation office will be established within the project area.
 - b. Referrals to suitable private rentals will be given to families by the Family Assistant. Three rejections of such referrals shall be considered as refusal to accept suitable housing.
 - c. Applications for low-rent public housing will be taken by the Family Assistant and will be processed immediately by the Tenant Selection Interviewer. When it is determined that the family meets the requirements for low-rent public housing, it will be offered the first

available unit.

- d. Referral to sales housing will be made by the Family Assistant in a realistic manner, and where such assistance is needed, help will be sought for the family in obtaining mortgage financing. The City has made application for certification for 221 financing.
- e. Self-relocated families will be visited after relocation and the dwelling unit will be inspected. If the dwelling unit fails to meet the criteria listed under b, (1) and (2) above, further assistance will be offered to the family until such time as the family obtains standard housing or refuses further assistance.

3. Relocation Payments Program

Relocation payments as provided for under Section 106 (f) of Title I of the Housing Act of 1956 will be used for this project.

4. Eviction Policy

The processes of eviction will be used in the following cases only:

- a. Non-payment of rent after every effort has been made to induce payment;
- b. Refusal to accept and move to accommodations offered for permanent relocation which when offered are decent, safe, and sanitary; within the financial means of the tenants; and reasonably accessible to transportation and community facilities; and

refusal to accept and move to temporary relocations when essential to clearance of a portion of the site in accommodations at least as good in all respects as that he now occupies;

- c. Continued unauthorized or illegal occupancy or upon the creation of nuisance by the tenant.

5. Community Participation

As a result of the visits made by the relocation staff at the time of the survey, a climate of acceptance and good will toward the local public agency has been engendered in the community. A citizen's, City-wide Relocation Advisory Committee is already in existence and should the need arise the members of this committee are available for consultation with the relocation staff.

- 6. There are no additional relocation requirements imposed by State or local law.

Financing Plan

STATEMENT OF METHOD PROPOSED FOR FINANCING THE UPPER LEVEE REDEVELOPMENT PROJECT, MINN. R-3, ACCOMPANYING THE REDEVELOPMENT PLAN FOR THE UPPER LEVEE REDEVELOPMENT PROJECT, MINN. R-3, DATED JUNE, 1958.

The Upper Levee Redevelopment Project, Minn. R-3, will be financed pursuant to a Loan and Grant Contract with the Federal Government acting through the Federal Housing and Home Finance Administration. This contract will provide for temporary loans to be made or guaranteed by the Federal Government to the Authority to finance project expenditures and for a Federal grant and local grants to meet the net costs of the project.

The plan for financing for the Upper Levee Project is summarized as follows:

	<u>Estimated Amount</u>
1. Total project expenditures (not including relocation payments)	\$512,560.00
2. Local Non-Cash Grants (Including credits for construction of the flood control levee, Shepard Road, and Elm and Washington Streets, benefitting the Project)	plus \$170,890.00
3. Gross Project Cost (Item 1 plus item 2)	\$683,450.00
4. Return from Sale of Land	- <u>\$215,000.00</u>
5. Net Project Cost (Item 3 minus Item 4)	\$460,450.00
6. Federal Grant	\$297,560.00
7. Local Grants	
a. Local Non-Cash Grants by City and Authority This Project	\$170,890.00
b. Cash	None
Federal Relocation Payments Grant (Not included in gross project costs above)	\$12,175.00

CITY PLANNING BOARD OF ST. PAUL
1315 Court House

RESOLUTION CONCERNING REDEVELOPMENT PLAN FOR THE UPPER LEVEE
RENEWAL PROJECT, MINN. R-3

WHEREAS, Minnesota Statutes 1953, Section 462.515 provide that the planning agency of the municipality in which an area is to be redeveloped shall provide a written opinion as to a redevelopment plan for such an area.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY PLANNING BOARD OF THE CITY OF SAINT PAUL that having considered the plan entitled "Redevelopment Plan for the Upper Levee Renewal Project, Minn. R-3" which plan consists of and only of the following items all of which are dated June, 1958, except as noted:

- A. The Narrative
Attachment 1: Legal Description
- B. The following maps dated March, 1958
 - Map A: "Project Area Plan"
 - Map B: "Street and Highway Adjustments Plan"
 - Map C: "Sewer Plan"
 - Map D: "Water System Plan"
 - Map E: "Private Utility Adjustments"
 - Map F: "Zoning Plan"
- C. Relocation Plan - Upper Levee Renewal Project

The City Planning Board now advises the Saint Paul City Council, the Housing and Redevelopment Authority of the City of Saint Paul and all others that it is the opinion of the City Planning Board of the City of Saint Paul, Minnesota that the objectives and purposes of said Plan conform to the general plan objectives of the City of Saint Paul and that the proposed land uses, streets and transportation proposals and other provisions of the Plan are consistent with the Preliminary Guide Plan for Saint Paul prepared by the City Planning Board in 1958 and adopted by said Board on April 11, 1958.

Ayes _____

Nayes _____

Motion

C O P Y

June 16, 1958

The Honorable Mayor and City Council
City Hall and Court House
Saint Paul 2, Minnesota

Gentlemen:

This letter constitutes the application of the Housing and Redevelopment Authority of the city of Saint Paul, Minnesota for approval of the Redevelopment Plan for the Upper Levee Renewal Project, Minn. R-3, dated June, 1958, pursuant to the provisions of Section 462.521 M.S.A. In accordance with the provisions of this section the following documents are transmitted herewith:

1. The redevelopment plan entitled "Redevelopment Plan for the Upper Levee Renewal Project Minn. R-3, June, 1958" approved by the Housing and Redevelopment Authority June 16, 1958.
2. Statement of method proposed for financing the Upper Levee Renewal Project, Minn. R-3, accompanying the "Redevelopment Plan for the Upper Levee Project, Minn. R-3, June, 1958."
3. The resolution of the Planning Board of the City of Saint Paul expressing a favorable opinion on the Plan, dated June 13, 1958.

Section 462.521 M.S.A. provides in part as follows:

"Before approving any redevelopment plan, the governing body shall hold a public hearing thereon after not less than ten days published notice in a newspaper of general circulation in the municipality."

As Federal officials are attempting to include this project among those initiated during their current fiscal year, which ends June 30th, the Authority requests that the date of public hearing be set as soon as possible in the light of the time limitations which this imposes.

The Honorable Mayor and City Council

June 16, 1958

In adopting a redevelopment plan pursuant to Minnesota law and in accordance with Federal, legal, and administrative requirements, certain findings should be included in the resolution of City Council. The nature of this resolution will be discussed with Mr. Marshall Hurley, Corporation Counsel.

Any questions concerning the review of the proposed Revised Redevelopment Plan or its contents should be taken up with the undersigned.

Respectfully yours,

R. E. Engelen
Acting Executive Director

cc: Corporation Counsel
Housing Authority Commissioners
Harold Rutchick
City Council

RESOLUTION NO. 58-
JUNE 16, 1958

APPROVING THE REDEVELOPMENT PLAN FOR THE
UPPER LEVEE RENEWAL PROJECT, MINN. R-3

WHEREAS, in connection with an application of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (hereinafter called the "Local Public Agency") for financial assistance under Title I of the Housing Act of 1949, as amended, the Local Public Agency's approval of an urban renewal or redevelopment plan for the project area involved in such application is required by the Federal Government before it will enter into a contract for loan or grant with the Local Public Agency under said Title I; and

WHEREAS, there was presented to this meeting of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota for its consideration and approval, a copy of the Redevelopment Plan for said project area, dated June, 1958, which plan is entitled "Redevelopment Plan for the Upper Levee Renewal Project, Minn. R-3, June 1958" and consists of the following items:

- (a) a narrative (of 22 pages)
- (b) a boundary description (of 1 page)
- (c) six maps entitled:
 - "Project Area Plan"
 - "Street Adjustments Plan"
 - "Sewer Plan"
 - "Water System Plan"
 - "Private Utility Adjustments Plan"
 - "Zoning Plan"
- (d) a narrative entitled "RELOCATION PLAN, Upper Levee Renewal Project, Minn. R-3 (of 9 pages).

(said Plan being hereinafter called "the Plan"); and

WHEREAS, the said Planning Board of the City of Saint Paul, by Resolution adopted June 13, 1958, has expressed its opinion that the aforesaid Redevelopment Plan for the Upper Levee Project is consistent with the city planning objectives of the City of Saint Paul and with the "Preliminary Guide Plan" as prepared and adopted by said Board; and

WHEREAS, the Plan was reviewed and considered at length at said meeting;

NOW, THEREFORE, BE IT RESOLVED by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota that the Plan be and it is hereby in all respects approved; and the Acting Executive Director be and is hereby directed to file said copy of the Plan with the minutes of this meeting.

BE IT FURTHER RESOLVED that the Acting Executive Director transmit the Redevelopment Plan for the Upper Levee Redevelopment Project Minn. R-3 together with a copy of the resolution to the Council of the City of Saint Paul, Minnesota for its consideration and for the purpose of fixing a date for the holding of a public hearing on said Plan and the approval thereof.