



# Properties Available for Purchase

## Housing Replacement Program - July 2022



**630 Ely Street\***

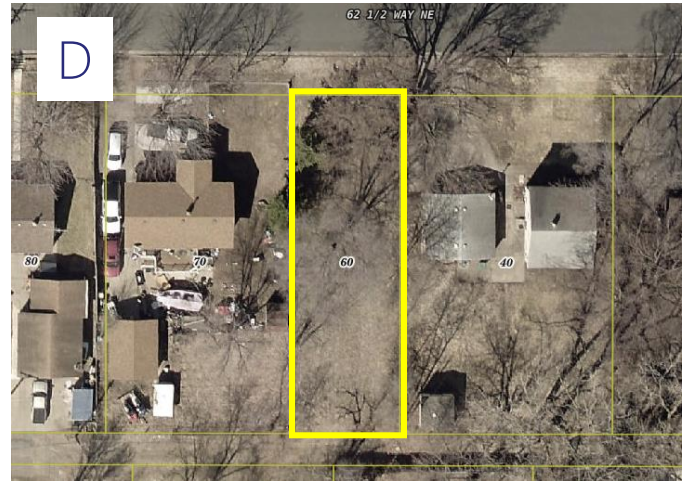
*\*Must be engineered to meet FEMA floodproofing requirements*



**5845 2 ½ Street NE**



**5813 2 ½ STREET NE**



**60 62 ½ WAY NE**

Site	Address	PIN	Size	Area (Sq Ft)	Price
A	630 ELY ST NE*	03-30-24-32-0106	50 x 110	5,500	\$20,000
B	5845 2 1/2 ST NE	23-30-24-23-0071	40 x 130	5,200	\$55,000
C	5813 2 1/2 ST NE	23-30-24-23-0064	40 x 130	5,200	\$55,000
D	60 62 1/2 WAY NE	15-30-24-44-0014	40 x 130	5,200	\$55,000

# Fridley Housing & Redevelopment Authority

## Housing Replacement Program Overview

### Housing Design and Development Overview:

Home to be constructed should respond to these guidelines.

1. Homes must meet or exceed all applicable building code standards.
2. Homes must meet all City of Fridley zoning code requirements.
3. Homes must be new construction. Conventional, stick-built construction is required.
4. Homes must be single-family, detached dwellings.
5. A minimum of two bedrooms is required. Three- and four-bedroom homes are desirable.
6. A minimum of one full bath and one-half bath is required.
7. A two-car garage is required. A hard surfaced driveway (i.e., asphalt or concrete) is also required.
8. Exterior materials should be low maintenance, such as steel, cement board or aluminum siding. Cedar siding is also acceptable. Brick facing and other architectural ornamentation is desirable.
9. The house building lines, roof lines, door and window placement shall be used to minimize blank wall mass, and orientation to the street must present a balanced and pleasing view from all sides.
10. All sites must be fully landscaped upon completion of the project and should include both sod installation and placement of plants and shrubs.
11. Utility meters shall be screened from street view. Locations must be specified on plans. All air conditioning units must be in the rear yard or screened in the side-yard.
12. Designs that emphasize front porches, covered entries, brick facing, architectural ornamentation or unique garage orientation are strongly encouraged.

### Development Process Overview

<b>Step</b>	<b>Activity</b>	<b>Time Frame</b>
Step 1:	<b>Lot Reservation</b>	
Step 2:	<b>Confirm plans &amp; financing.</b> Builder/Buyer works on preparing plans, arranging financing and executing a purchase agreement. Must be submitted to HRA within this time frame.	Up to 60 days
Step 3:	<b>Staff review.</b> HRA staff review of plans and related project documents.	Up to 30 days
Step 4:	<b>HRA review.</b> HRA meeting to review and approve the project. Builder can submit application and plans to City for building permit.	Up to 30 days
Step 5:	<b>Contract execution.</b> Developer and HRA execute the development contract.	No later than 30 days after HRA approval
Step 6:	<b>Closing.</b> HRA sells lot to builder and conveys title.	No later than 60 days after HRA approval
Step 7:	<b>Construction.</b>	Maximum of 120 days, weather permitting

For more detail, please refer to:

[Fridley Housing Replacement Program Guide](#)

[Fridley Housing Replacement Program: A Patternbook for New Homes](#)

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