

Critical Corridors Funding Recommendations Fall 2025

The Critical Corridors programs are Community & Economic Development (CED) department programs funded by the Housing and Redevelopment Authority (HRA) levy. There are three programs under the umbrella of Critical Corridors, and each program grants awards annually. The spring solicitations are for two programs, Planning and Commercial Corridor Initiative, and the fall solicitation is for one program, Development & Infrastructure.

In the fall Development & Infrastructure solicitation, 23 applications for funding assistance were eligible totaling \$10,099,000 in requests. 5 applications were deemed ineligible after review. An interdepartmental review team evaluated applications and included representatives from Community & Economic Development, Public Works, Food Security, Climate & Health and external reviewers from the Metropolitan Council and Baker Tilly.

Approximately \$1.9 million in funding is available through this Development & Infrastructure solicitation. These recommendations comprise a total of \$1,900,000 in funding to four projects.

Development & Infrastructure

Conway Park Expansion Project

Applicant: The Sanneh Foundation

Location: 2090 Conway St.

City: Saint Paul

County Commissioner District: 6

Funding Recommendation: \$500,000

The Sanneh Foundation is expanding its current campus in Conway Park by developing a new food shelf, clinical support and older adult service family center in the East Side of Saint Paul. This expansion of social services are targeted to serve low-income communities on the East Side to create a one-stop and accessible location for families to obtain the resources they need to thrive. This site is nearby multiple transit lines like the Gold Line Bus Rapid Transit (BRT) and other neighborhood amenities like the Sun Ray library and shopping center. This is expected to be the first phase of development, and this award will help fund site preparation and stormwater management of the site.

Larpenteur Avenue Senior

Applicant: Velair Development Company

Location: 1644 Larpenteur Ave W.

City: Falcon Heights

County Commissioner District: 3

Funding Recommendation: \$500,000

Velair Development Company is converting an underused surface parking lot into 110 units of housing for older adults (age 55+), serving households from 30% to 80% AMI in Falcon Heights. It is within walking distance of multiple transit options like the A Line BRT that provide routes to several nearby employment, retail, entertainment, and educational nodes. The developer plans

to create an Affirmative Fair Housing Marketing Plan that will target diverse resident populations like American Indian, Asian, African American, Hispanic and Persons with Disabilities who may be least likely to apply for this housing. This will include targeted marketing efforts to reach the Minneapolis American Indian Center, Hmong Cultural Center, NAACP Minneapolis Chapter and AccessAbility Incorporation to ensure diverse populations have an equal and fair shot at applying for and living at this development. This award will help fund the demolition of the existing parking lot, site preparation, stormwater management and public realm improvements along Larpenteur Avenue.

The Heights

Applicant: Saint Paul Port Authority
Location: 2200 Larpenteur Ave E
City: Saint Paul
County Commissioner District: 6
Funding Recommendation: \$500,000

Saint Paul Port Authority is redeveloping the 112-acre former Hillcrest Golf Course in the East Side of Saint Paul, which will have over 1,000 units of housing, including a mix of multifamily and single family, affordable and market rate units, ranging from 30%-100% AMI. It will also include over 1,000,000 square feet of light industrial use to advance their goal of having 1,000 high-quality, living wage, permanent job positions. The Port Authority has a Community Benefits Agreement in place to promote equitable redevelopment and business practices by developers and end users of the site to meet workforce, diversity and sustainability goals. This award will help fund the hardscape and utility infrastructure like the roads, water main, sewer, stormwater, sidewalks and paved trails of the site.

VEER

Applicant: GRO LLC
Location: 750 Chatsworth St S
City: Saint Paul
County Commissioner District: 5
Funding Recommendation: \$400,000

GRO LLC is transforming a vacant lot in the West Seventh neighborhood of Saint Paul into 36 affordable coliving housing units, each consisting of a private bedroom and bathroom, designed around a shared living and kitchen space at 30% to 42% AMI. This innovative housing model will more than double the number of available housing units at these deep affordability levels within the neighborhood, and it is located within walking distance of a busy transit and commercial corridor. GRO also plans to partner with HourCar, a local car-sharing company whom they have successfully partnered with in the past for another development, to provide all-electric car-sharing vehicles and chargers to their residents. This award will help fund the site preparation and stormwater management of the site.