

Description of Recommended Projects and Awards from the 2025 Emerging and Diverse Developers Solicitation

The housing projects in this document are recommended for funding awards. All recommended projects are applications from the 2025 EDD Solicitation. Recommended awards are funded with Housing and Redevelopment Authority (HRA) levy or State Affordable Housing Aid (SAHA). HRA levy funds were approved by the HRA Board on December 16, 2025. Additional recommended awards with SAHA funds will be considered by the County Board on January 13, 2026.

1002 Jessie, Better Communities, Better Communities

Better Choices Better Communities is proposing a multifamily new construction project that requires a subdivision of an existing lot located at 1002 Jessie Street in the Payne-Phalen neighborhood of Saint Paul. This mixed-use project will bring 12 rental units for families earning at or below 60% of the area median income (AMI). This project is recommended for an award of \$20,000 in State Affordable Housing Aid for predevelopment activities, which includes soft costs such as permitting, zoning, architectural and legal fees.

Aster Meadows Acquisition-Rehab, Noiro Group

Aster Meadows is an acquisition and rehabilitation of an existing three-unit building located on Foss Road in Saint Anthony Village. The units will be affordable to residents making less than 60% of the area median income. The large parcel may facilitate future affordable housing construction projects as well. The project is recommended for an award of \$400,000 of 2025 HRA Levy.

Horace House, Horace Investment LLC

Horace House is a proposed new construction duplex with 12 single room occupancy apartments located on Kent Street in Saint Paul's North End. Each apartment will have a private bedroom and private bathroom with shared common areas. The building will focus on young adults who are exiting foster care, homelessness or the judicial system. 10 of the units will be affordable to residents making 50% of the area median income (AMI) and 2 units will be affordable to those making 30% AMI. Supportive services will be provided. The project is recommended for an award of \$279,500 of 2025 HRA Levy. The project received a predevelopment grant in 2024.

Rondo Revitalize, RME Properties

This project is for the new construction of a 23-unit rental building for low to moderate income renters. The proposed project is located at 708 Marshall Ave in Saint Paul's Summit-University neighborhood. All units will be rented between 50-60% AMI. This project is recommended for an award of \$20,000 in State Affordable Housing Aid for predevelopment activities, which includes soft costs such as permitting, zoning, architectural and legal fees.

Van Buren Acquisition-Rehab, Kizart Development

Kizart Development will acquire and rehab an existing seven-unit building in Saint Paul's Frogtown neighborhood. Currently the building consists of seven large studio apartments. The apartments will be reconfigured to become three, 1-bedroom apartments and four, 2-bedroom apartments. Two units will be affordable to renters making 30% of the area median income and four units will be affordable to renters making 50% of the area median income. The project is recommended for an award of \$245,000 of 2025 HRA Levy.

Sherburne Rehabilitation, YO Holdings LLC

The proposed project is the rehabilitation of a duplex located at 391 Sherburne Avenue, in Saint Paul's Frogtown neighborhood. Originally constructed in the 1890s, the building is a two-story up/down duplex and will be rented at 50% AMI. The project is recommended for a \$20,000 award of

State Affordable Housing Aid for predevelopment activities, which includes soft costs such as permitting, zoning, architectural and legal fees.

412 Pierce Acquisition-Rehab, Bungalow Boss

Bungalow Boss will acquire and rehab an existing 5-unit building located on Pierce Street in Saint Paul's Union Park neighborhood. Once complete the units will be affordable to residents making less than 50% of the area median income. This project is also part of a larger coordinated effort across three adjacent properties that will preserve 16 affordable housing units on one block. It is being recommended for an award of \$225,000 of 2025 HRA Levy.

415 Finn Acquisition-Rehab, GD Enterprises

Developer Gabrill Betts will acquire and rehab an existing 5-unit building in Saint Paul's Union Park neighborhood. The developer will add a sixth unit to the building and all units will be affordable to residents making 60% of the area median income. The project is recommended for an award of \$400,000 of 2025 HRA levy.

418 Pierce Acquisition-Rehab, Tertle Companies

418 Pierce is an acquisition and rehabilitation of an existing 5-unit building located on Pierce Street in Saint Paul's Union Park neighborhood. Once complete the units will be affordable to residents making less than 50% of the area median income. This project is also part of a larger coordinated effort across three adjacent properties that will preserve 16 affordable housing units on one block. It is being recommended for an award of \$100,000 of 2025 HRA Levy.

422 Pierce Acquisition-Rehab, Tertle Companies

422 Pierce is an acquisition and rehabilitation of an existing 5-unit building located on Pierce Avenue in Saint Paul. Once complete, the building will increase to six units with a mix of affordability for residents making below 30% of the area median income (AMI) up to 60% of the AMI. This project is also part of a larger coordinated effort across three adjacent properties that will preserve 16 affordable housing units on one block. It is being recommended for an award of \$100,000 of 2025 HRA Levy.

583 Lincoln Acquisition-Rehab, Nurturing Developments

Nurturing Developments will acquire and rehab an existing six-unit building located on Lincoln Avenue in Saint Paul's Summit Hill neighborhood. The property will provide housing for youth ages 18 to 24 who are working to build stability in their lives. Once complete, the building will increase to seven units with a mix of affordability for residents making below 30% of the area median income (AMI) and up to 60% of the AMI. The project is recommended for an award of \$450,000 of 2025 HRA Levy.

818 Edmund Rehab, Vertina LLC

818 Edmund is the rehabilitation of an existing duplex consisting of two residential units in Saint Paul's Frogtown neighborhood. The home is currently vacant, one unit will be 50% AMI and one unit will be 60% AMI. This project is recommended for an award of \$20,000 in State Affordable Housing Aid for predevelopment activities, which includes soft costs such as permitting, zoning, architectural and legal fees.