

Description of Recommended Projects and Awards from the 2025 Housing Development Solicitation

The housing projects in this document, listed by funding source, are recommended for 2025 funding awards. All recommended projects are applications from the 2025 Housing Development Solicitation. Funding sources include State Affordable Housing Aid (SAHA), Local Affordable Housing Aid (LAHA) and Housing and Redevelopment Authority (HRA) Levy. HRA levy funds will be considered by the HRA Board on July 1, 2025. SAHA funds will be considered by the County Board on July 1, 2025. LAHA funds will be considered by the County Board on July 22, 2025. Additional award recommendations from the 2025 Housing Development Solicitation will occur at a later date.

1036 Marshall Townhomes (SAHA)

1036 Marshall Townhomes by The Rondo Community Land Trust is a proposed new construction 6-unit affordable homeownership townhomes project in Saint Paul's Summit-University neighborhood and within District 4. The townhomes will be sold to households earning 80% of the area median income (AMI) and below, with an emphasis on households earning at or below 60% AMI. This housing project is recommended for an award of \$338,397. The recommended award represents 5.1% of the total development cost. Construction is anticipated to break ground in late fall of 2025 or early spring of 2026. All homes are expected to be sold by winter of 2026.

Serenity Townhomes (SAHA)

Serenity Townhomes by Amani Construction & Development is a proposed new construction 19-unit affordable homeownership townhomes project in the Dayton's Bluff neighborhood of Saint Paul and within District 5. The townhomes will include 15 three-bedroom and 4 four-bedroom units and will be sold to low-to-moderate income families earning between 60% to 80% AMI. This housing project is recommended for an award of \$401,081. The recommended award represents 3.1% of the total development cost.

Duluth Street New Construction (HRA Levy)

Duluth Street New Construction is a proposed new construction project consisting of two twin-home units in Maplewood, District 7, by Twin Cities Habitat for Humanity. The two units will be the first in an eventual five-unit development. The homes will be sold to homebuyers with incomes up to 80% AMI. This housing project is recommended for an award of \$200,000. The recommended award represents 17.8% of the total development cost.

Roseville Land Trust (HRA Levy)

The Roseville Land Trust project by the Roseville Economic Development Authority is a proposed construction of three single family homes in addition to the acquisition and rehab of four homes in partnership with Twin Cities Habitat for Humanity. This project will occur in Roseville, within District 2. Along with the three new construction homes, the four single family homes will be rehabilitated and sold to homeowners making less than 80% AMI. The sale price will be structured to ensure households only pay 30% of their income for the mortgage. This housing project is recommended for an award of \$620,000. The recommended award represents 16.7% of the total development cost.

Rondo CLT Homeowner Initiated Program (HRA Levy)

Rondo CLT Homebuyer Initiated Program by the Rondo Community Land Trust is a proposed acquisition and rehabilitation of four existing single-family homes across suburban Ramsey County within Districts 1, 2, 3, and 7. The homes will be sold to households earning 80% AMI and below, with an emphasis on households earning at or below 60% AMI. The Rondo Community Land Trust will use its Homebuyer Initiated Program (HIP) to connect buyers with the homes, HIP currently has 47 approved income-qualified homebuyers on its waiting list. This housing project is recommended for an award of \$360,000. The recommended award represents 25.3% of the total development cost. The developer anticipates that it will take 18 to 24 months to complete work on the four properties.

VEER (HRA Levy)

VEER by GRO LLC is a proposed new construction housing development consisting of 36 co-living, single-room occupancy units spanning two vacant residential lots in Saint Paul's Fort Road and West Seventh neighborhood within District 5. Of the 36 units, 32 will be rent restricted to 50% AMI and the remaining four will be restricted at 30% AMI. This housing project is recommended for an award of \$1,000,000. The recommended award represents 18.7% of the total development cost. Construction is anticipated to begin in April of 2026 and finish by July of 2027.

University 40 Apartments (HRA Levy)

University 40 Apartments by Outlaw Development is a proposed new construction multifamily project consisting of 39 affordable rental units in District 4 within the Hamline-Midway neighborhood of Saint Paul. Of the 39 units, 8 will be rent restricted at 30% AMI with the remaining 31 restricted at 50% AMI. The proposed development consists of a mix of efficiency and one-bedroom units. This housing project is recommended for an award of \$400,000. The recommended award represents 2.6% of the total development cost.

Rice Line Crossing (HRA Levy)

Rice Line Crossing by 651 Sustainable LLC is a proposed new construction project consisting of 17 affordable rental units in District 3 within the North End neighborhood of Saint Paul. Of the 17 units, three will be rent restricted at 30% AMI, nine will be rent restricted at 50% AMI, and the remaining five will be rent restricted at 80% AMI. The unit mix includes one, two, and three-

bedroom units as well as first floor commercial space. This housing project is recommended for an award of \$400,000. The recommended award represents 5.9% of the total development cost. Construction is anticipated to finish by April of 2027.

The Aragon (HRA Levy)

The Aragon by Beacon Interfaith Housing Collaborative is a proposed 53-unit multifamily new construction in District 6 within the Eastview-Conway-Battle Creek-Highwood Hills neighborhood of Saint Paul. Of the 53 units, 13 will be rent restricted at 30% AMI, 21 will be restricted at 50% AMI, and the remaining 19 will be restricted at 60% AMI. The unit mix includes one, two, three, and four-bedroom units. This housing project is recommended for an award of \$450,400. The recommended award represents 1.5% of the total development cost. Construction is anticipated to begin in late 2026 and finish by late 2027.

Hamm's Brewery East End Apartments (HRA Levy)

Hamm's Brewery East End Apartments by JB Vang partners is a proposed 110-unit affordable multifamily new construction in District 5 within Saint Paul's Dayton Bluff neighborhood. Of the 110 units, 32 will be restricted at 60% AMI, 72 will be rent restricted at 50% AMI, and the remaining six units will be restricted at 30% AMI. The unit mix includes one, two, and three-bedroom units. This housing project is recommended for an award of \$1,151,600. The recommended award represents 2.4% of the total development cost.

F2F@Arcade (HRA Levy)

F2F@Arcade by Face to Face Health and Counseling Services is a proposed 24-unit affordable multifamily new construction in District 6 within the Payne-Phalen neighborhood of Saint Paul. Of the 24 units, 4 will be rent restricted at 30% AMI, with the remaining 20 units being restricted at 50% AMI. All 24 units will be reserved for youth experiencing homelessness between the ages of 18 and 24 years old. The unit mix includes efficiency, one, and two-bedroom units. This housing project is recommended for an award of \$500,000. The recommended award represents 3.9% of the total development cost.

Larpenteur Ave Senior (HRA Levy)

Larpenteur Ave Senior by MWF Properties is a proposed 110-unit, age-restricted, affordable multifamily new construction in District 3 within Falcon Heights. Of the 110 units, 12 will be rent restricted at 30% AMI, 4 will be rent restricted at 50% AMI, 48 will be rent restricted at 60% AMI and the remaining 40 units will be restricted at 70% AMI. All units are reserved for individuals who are 55 years of age or older. This housing project is recommended for an award of \$1,070,000. The recommended award represents 2.5% of the total development cost.

Bellaire Apartments (LAHA)

Bellaire apartments by 612 651 Properties, LLC is an existing 18-unit multifamily building located in District 7 within White Bear Lake. Of the 18 units, 3 will be rent and income restricted at 30% AMI and the remaining 15 will be restricted at 50% AMI. The proposed rehabilitation consists of

renovations that will update the kitchens, bathrooms, flooring, and common areas of the building. This housing project is recommended for an award of \$785,000. The recommended award represents 29% of the total development cost.

Selby Grotto Apartments (LAHA)

Selby Grotto Apartments, by Selby Grotto Limited Partnership, is an existing 40-unit multifamily building in District 4 within the Summit-University neighborhood of St. Paul. Of the 40 units, 5 units will be reserved for families at or below 30% AMI, 31 units will be rent restricted at 50% AMI and the remaining four units will remain market rate. The proposed rehabilitation would include elevator, roof, window, entryway, and exterior building work. This housing project is recommended for an award of \$700,000. The recommended award represents 72% of the total development cost.

232 Aurora Rehabilitation (LAHA)

232 Aurora, by Thurmond Real Estate Holdings, is an existing 5-unit multifamily building in District 4 within the Summit-University neighborhood of St. Paul. The scope of rehabilitation work includes increasing the unit count from five to seven, updating existing units with appliance updates, window replacement, and the addition of an outdoor playground. Upon completion two units will be rent restricted at 30% AMI, four will be rent restricted at 50% AMI, and one unit will be rent restricted at 60% AMI. This housing project is recommended for an award of \$340,000. The recommended award represents 37% of the total development cost.

Magnolia Duplex Rehabilitation (LAHA)

The Magnolia Development, by The Movement Property Enterprise LLC, is a duplex located in District 3 within St. Paul's East Side. The proposed rehabilitation includes replacement of the buildings boiler system as well as structural and cosmetic upgrades. Upon completion, one unit will be rent restricted at 30% AMI and the other unit will be rent restricted at 50% AMI. This housing project is recommended for an award of \$75,000. The recommended award represents 31% of the total development cost.

Mt. Airy Hi-Rise Rehabilitation (LAHA)

Mt. Airy Hi-Rise, operated by the St. Paul Public Housing Agency is a 10-story, 153-unit multifamily building located in District 4 within St. Paul's Thomas-Dale neighborhood. Of the 153 units, all but one are prioritized for individuals and families with incomes under 30% AMI. The proposed rehabilitation will encompass modernization of the structures plumbing and heating systems, which are original to the 1959 building. This housing project is recommended for an award of \$1,573,000. The recommended award represents 11% of the total development cost.

Payne Ave Rehabilitation (LAHA)

The Payne Avenue project, proposed by Bungalow Boss Holdings LLC, is the acquisition and rehabilitation of an existing 6-unit multifamily building located in District 6 within the Payne-Phalen neighborhood of St. Paul. The proposed rehabilitation work includes in-unit upgrades as well as exterior building work. Upon completion all six units will be rent restricted at 50% AMI. This housing project is recommended for an award of \$427,000. The recommended award represents 47% of the total development cost.

Minnesota Park Rehabilitation (LAHA)

Minnesota Park LLC owns and operates a condo unit within the Minnesota Building in District 5 within downtown St. Paul. Minnesota Park LLC's property includes six rental units and first floor commercial space. Proposed rehabilitation work includes converting the commercial space into 4 new rental units. Of the 10 units, two will be rent restricted at 30% AMI, six will be rent restricted at 50% AMI, and the remaining two units will be rented at market rate. This housing project is recommended for an award of \$900,000. The recommended award represents 47% of the total development cost.

1380 Hewitt Rehabilitation (LAHA)

1380 Hewitt Avenue, owned by Shakir Consulting Services LLC, is an existing triplex located in District 3 within the Hamline-Midway neighborhood of St. Paul. The proposed rehabilitation entails the construction of two new accessory dwelling units, the conversion of attic space into a studio unit, as well as repairs to the existing triplex. Upon completion, the project will include five units rent restricted at 50% AMI and one unit rent restricted at 60% AMI. This housing project is recommended for an award of \$540,000. The recommended award represents 65% of the total development cost.

Prosperity Heights Acquisition-Rehabilitation (LAHA)

The Prosperity Heights project by Goshen Estate LLC is the proposed acquisition and rehabilitation of a 29-unit multifamily building located in District 6 within St. Paul's East Side neighborhood. Rehabilitation work will include energy efficiency improvements, mechanical updates to the building's boilers and water heaters, and other minor improvements include the addition of bicycle racks. Upon completion one unit will be rent and income restricted at 30% AMI and the remaining 28 units will be rent and income restricted at 50% AMI. This housing project is recommended for an award of \$1,200,000. The recommended award represents 28% of the total development cost.

Shields 10 Acquisition-Rehabilitation (LAHA)

Shields 10, by New Verticals Development, is a proposed acquisition and rehabilitation of an 8-unit multifamily building in District 3 within St. Paul's Union Park neighborhood. The proposed rehabilitation work includes the addition of two new units. Upon completion all 10 units will be

rent restricted at 50% AMI. This housing project is recommended for an award of \$700,000. The recommended award represents 53% of the total development cost.

Torre De San Miguel Rehabilitation (LAHA)

Torre De San Miguel, by CommonBond Communities, is an existing 142-unit multifamily townhome development located in District 5 within St. Paul's West Side neighborhood. All units are rent restricted at 60% AMI. The proposed scope of rehabilitation work includes new roofs, energy efficiency improvements, in-unit upgrades, and other site improvements. This housing project is recommended for an award of \$400,000. This project also received an award of \$600,000 in the 2024 Housing Development Solicitation. The recommended award represents 0.66% of the total development cost.

434 Lafond Acquisition-Rehabilitation (LAHA)

434 LaFond Avenue is a 15-unit multifamily rental building located in District 4 within St. Paul's Frogtown neighborhood. YO Holdings is proposing the acquisition and rehabilitation of this property. The proposed scope of rehabilitation work includes energy efficiency improvements and in-unit upgrades. Upon completion, all units will be rent restricted and income restricted at 50% AMI. This project is recommended for an award of \$700,000. The recommended award represents 35% of the total development cost.

Douglas Street Acquisition-Rehabilitation (LAHA)

The Douglas Street project by Aventus Holdings LLC, is an acquisition and rehabilitation of an 8-unit existing building in District 5 within the West 7th-Fort Road neighborhood of St. Paul. The proposed scope of work includes the addition of two units, exterior improvements including window and door work, and energy efficiency upgrades. Upon completion all units will be restricted at 50% AMI. This housing project is recommended for an award of \$700,000. The recommended award represents 23% of the total development cost.

University Dale Rehabilitation (LAHA)

University Dale Apartments, owned and operated by University Dale Apartments Limited Partnership, is an existing 98-unit multifamily rental property located in District 4 within the Summit-University neighborhood of St. Paul. The scope of the proposed rehabilitation work includes roof repairs, window repairs, security upgrades, and the reduction of rents for certain units. Upon completion, 20 of the 98 units will be rent restricted at 60% AMI, 69 will be rent restricted at 50% AMI, 2 will be rent restricted at 30% AMI, and 9 units will be rented at market rate. This housing project is recommended for an award of \$700,000. The recommended award represents 37% of the total development cost.

Ramsey Hill Rehabilitation (LAHA)

Ramsey Hill, by Trellis, is a six building scattered site portfolio of affordable multifamily rental property located in District 4 within St. Paul's Summit-University neighborhood. The portfolio

consists of a total of 54 units with every unit being rent restricted at 50% AMI and income restricted at 60% AMI. The proposed rehabilitation consists of in-unit and common space improvements as well as exterior work. This housing project is recommended for an award of \$660,000. The recommended award represents 3.8% of the total development cost.

Presshouse Apartments Preservation (LAHA)

Presshouse Apartments is an existing 144-unit multifamily rental building in District 5 within downtown St. Paul operated by Real Estate Equities. All units in the building are rent restricted at 60% AMI. Requested funds will go towards the stabilization of building operations and improvements to building security. This housing project is recommended for an award of \$650,000. The recommended award represents 50% of the total development cost.

McCarrons View Apartments Preservation (LAHA)

McCarrons View Apartments, by Summit Acquisitions LLC, is a 277-unit multifamily development spanning multiple buildings in District 2 within Roseville. Requested funds will go towards preserving 110 units at 60% AMI, with the remaining 167 units to be reserved at 80% AMI. This housing project is recommended for an award of \$850,000. The recommended award represents 70% of the total development cost.