

Description of Recommended Projects and Awards from the 2024 Emerging and Diverse Developers Solicitation

The housing projects in this document are recommended for 2024 funding awards. All recommended projects are applications from the 2024 EDD Solicitation. Recommended awards are funded with Housing and Redevelopment Authority (HRA) levy. HRA levy funds will be considered by the HRA Board on December 17, 2024. Statewide Affordable Housing Aid (SAHA) funds will be considered by the County Board on January 21, 2025.

Lexington Deluxe, ARRA Properties

Lexington Deluxe is a proposed new construction project of affordable rental apartments located on Lexington Parkway in the Frogtown neighborhood of Saint Paul. The units will be affordable to residents with area median income (AMI) ranging from 30% AMI to 80% AMI. The project is recommended for an award of \$401,080 of 2024 SAHA funds.

1200 Grand Acquisition-Rehab, New Verticals LLC (approved on 12/17/24)

1200 Grand is an acquisition and rehabilitation of an existing eight-unit building located on Grand Avenue in the Summit Hill neighborhood of Saint Paul. The units will be affordable to residents making less than 50% of the AMI and offered to residents receiving supportive services through various local organizations including Radian Health, Women's Advocates and Women of Nations. The project is being recommended for an award of \$500,000 of reallocated 2023 HRA levy.

1609 Saint Anthony Rehab, Midway Green Development LLC (approved on 12/17/24)

1609 Saint Anthony is a proposed rehab of an existing apartment building. The project will renovate the five existing units and create one additional unit. This project will provide a mix of affordability including one unit affordable to residents making less than 30% AMI and 5 units affordable to residents at 50% AMI. This project is in Saint Paul's Union Park neighborhood. This project is being recommended for an award of \$320,000 of 2024 HRA levy. This project was previously awarded \$230,000 in the 2024 Housing Development Solicitation for the acquisition of the building.

Aurora Revitalization, Thurmond Holdings LLC (approved on 12/17/24)

The Aurora Revitalization is a rehabilitation of a vacant duplex in the Summit-University neighborhood of Saint Paul. A third unit will be added to this now condemned and vacant multifamily property. The project will include three units: a four bedroom unit, a 3-bedroom and a one-bedroom apartment. Two units will be affordable to residents making less than 50% AMI and one unit will be affordable to residents making less than 30% AMI. The project is being recommended for an award of \$179,550 of 2024 HRA levy.

Hewitt Pre-Development, Shakir Consulting LLC (approved on 12/17/24)

Shakir Consulting plans to create three additional affordable units at an existing triplex in the Hamline-Midway neighborhood of Saint Paul. This includes retrofitting the garage and attic into apartments. The existing and future units are for residents that are served through Integrated Community Supports. The project is recommended for a \$20,000 pre-development loan to help design and plan for additional housing units.

Horace House Pre-Development, Horace Investment Group LLC (approved on 12/17/24)

Horace House is a proposed new construction of a duplex in Saint Paul's North End. Each unit of the duplex would include six single room occupancy (SRO) units with shared common spaces. 10 SRO units would be affordable at 50% AMI and 2 units would be affordable at 30% AMI. This project is recommended for an award of \$20,000 in predevelopment funding.

Merriam Park Acquisition, Goshen LLC (approved on 12/17/24)

Merriam Park Apartments is an acquisition of an existing “naturally occurring affordable housing” (NOAH) building in Saint Paul’s Union Park neighborhood. The project includes eleven 2-bedroom apartment units and rents would be affordable to residents making 50% AMI. The project is recommended for an award of \$430,000 of 2024 HRA levy funds.

Reaney Acquisition-Rehab, Noelle Vertina (approved on 12/17/24)

Located on Reaney Avenue in Saint Paul’s Eastside, this project seeks to acquire an existing duplex, restore the units and expand it into a triplex. The project includes one 4-bedroom, one 3-bedroom and a one-bedroom apartment. All units will be affordable to residents making less than 50% AMI. The project is recommended for an award of \$330,000 of 2024 HRA levy.

Taylor Acquisition, Aventus Holdings (approved on 12/17/24)

The Taylor Acquisition is the acquisition of a four-unit multifamily building in the Hamline-Midway neighborhood of Saint Paul. The building includes three, 2-bedroom units and a 1-bedroom unit. Three units will be affordable to residents at 50% AMI and one unit will be affordable to residents at 60% AMI. This project is recommended for an award of \$370,000 of 2024 HRA Levy.

University Acquisition-Rehab, T&L Partners (approved on 12/17/24)

The University Acquisition-Rehab by T&L Partners is the acquisition and rehab of a duplex located in Saint Paul’s Summit-University neighborhood. The project will rehab the two existing units and add an additional unit that will have two SROs. The SROs will be reserved for young people transitioning from the foster system. Two units, including the SROs, will be affordable at 30% AMI and one unit will be affordable at 50% AMI. This project is recommended for an award of \$330,000 of 2024 HRA Levy.

White Bear Acquisition, Bungalow Boss Holdings LLC (approved on 12/17/24)

Bungalow Boss Holdings proposes the acquisition and rehabilitation of a side-by-side duplex in the City of Maplewood. The project will expand the existing units and preserve affordable multifamily housing at 50% AMI. The project is being recommended for an award of \$397,312 of 2024 HRA levy.