Description of Recommended Projects and Awards from the 2026 Housing Development Solicitation

The projects listed below applied to the 2026 Housing Development Solicitation and are recommended for awards. The project description, funding source and award amount are described for each project. Each funding source will result in a separate board action for consideration by the Housing and Redevelopment Authority (HRA) and/or County Board. Projects recommended for HRA levy funds were approved on June 23, 2026, Pathways to Reducing Obstacles (PRO) to Housing funds were approved on July 7, 2026. Recommended HOME awards will go to the HRA on August 18.

LAHA Awards

1339 Sherburne Acquisition-Rehabilitation, YO Holdings

The 1339 Sherburne project is an acquisition and rehabilitation of a naturally occurring affordable housing (NOAH) asset constructed in the 1940s and located in the Hamline-Midway neighborhood in Saint Paul. The proposed project will provide nineteen (19) multifamily residential units to households with incomes at 30% and 50% of the area median income. This project is recommended for an award of $850,000 in LAHA funding. This award represents 40.7% of the total development cost.

1074 York Rehabilitation, Encephalo Investments

The 1074 York project is a preservation rehabilitation of an existing 32-unit multifamily apartment building in the Payne-Phalen/Dayton's Bluff neighborhood in Saint Paul. All 32 residential units will be leased to households with incomes at 30% and 50% of the area median income. This project is recommended for an award of $1,000,000 in LAHA funding. This award represents 100% of the total development cost.

Alfond Apartments New Construction, Outlaw Development

The Alfond Apartments project is a new construction multifamily housing development to be constructed on an underutilized vacant lot located at 1698 Lafond Avenue in Saint Paul. The proposed project will provide five new residential units to be leased to households with incomes between 30% and 50% of the area median income. This project is recommended for an award of $1,000,000 in LAHA funding for new construction. This award represents 57.4% of the total development cost.

Jamestown Apartments Exterior Rehabilitation, TCHDC

The Jamestown Homes is an existing 73-unit affordable housing development located in the Summit-University neighborhood in Saint Paul. The proposed project is a targeted rehabilitation focused on replacement of an existing pedestrian access bridge serving the development that connects residents to their parking lot and Saint Anthony Avenue. The project serves households with incomes at 60% of the area median income with rents at 30% and 60%. All residents have project-based vouchers. This project is recommended for an award of $390,000 in LAHA funding. This award represents 78.9% of the total development cost.

Crane Ordway/Renaissance Box Rehabilitation, AEON

The Crane Ordway / Renaissance Box project is a preservation rehabilitation of two properties owned by AEON related entities and located at 281 5th Street East and 200 10th Street East in downtown Saint Paul. The proposed project will aid with the modernization of the buildings to increase occupancy levels. Units in both properties are designated as Housing Support units and support households with incomes between 30-60% of the area median income. This project is recommended for an award of $500,000 in LAHA funding. This award represents 8% of the total development cost.

Wilson Hi-Rise Renovations, Saint Paul Public Housing

The Wilson Hi-Rise Apartments project is a renovation of an existing apartment building with 186 deeply affordable apartments located at 1300 Wilson Avenue in Saint Paul. The Saint Paul Public Housing Agency is proposing to modernize the building's HVAC system and replace the sliding glass doors in every unit. The boiler plant at the building and the sliding glass balcony doors are nearly 60 years old and in constant need of repair. 94% of the current residents have incomes below 30% of the area median income. This project is recommended for an award of $1,859,000 in LAHA funding. This award represents 100% of the total development cost.

Ross Acquisition-Rehab, Kizart NextGen Development

The Ross 6-Plex Project is an acquisition and rehabilitation of an existing 5-unit multifamily property located at 1024 Ross Avenue in the East Side of Saint Paul. The proposed project will include the addition of a new unit that is income- and rent-restricted at 30% area median income, and it will also include extensive rehabilitation and modernization of the building. Units will be income-restricted to households at 30%-60% area median income. This project is recommended for an award of $350,000 in LAHA funding. This award represents 44% of the total development cost.

Division Street Acquisition-Rehab, 612 651 Properties, LLC

The Division Street project is an acquisition and rehabilitation of three 7-unit buildings (21 units total) located at the following addresses: 726 17th Ave E, 2720 17th Ave E and 2633 Division St. N all in the City of North Saint Paul. The proposed project will aid with the interior modernization of the units, including upgrades to the buildings' current electrical system, boilers and hot water heaters to increase residents' standard of living and reduce utility costs by being more energy efficient. Units will be rent-restricted at either 30% or 50% area median income. This project is recommended for an award of $900,000 in LAHA funding. This award represents 41% of the total development cost.

7th Street Apartments Rehabilitation, Encephalo Investments

The 7th Street Apartments project is a preservation rehabilitation of five adjacent 11-unit buildings (55 units total) owned by Encephalo Investments and located at the following addresses: 1863-1891 7th Street East in the Greater East Side of Saint Paul. The proposed project will aid with substantial rehabilitation of the buildings to increase occupancy levels. All 55 units will be income- and rent-restricted to households at 30%-60% area median income. This project is recommended for an award of $1,000,000 in LAHA funding. This award represents 100% of the total development cost.

Maria Acquisition-Rehab, Thurmond Holdings

The Maria Renaissance project is an acquisition and rehabilitation of a 9-unit multifamily property located at 251 Maria Ave E. in the Dayton's Bluff neighborhood of the East Side of Saint Paul. The proposed project will aid with substantial rehabilitation and modernization upgrades of the building to increase occupancy levels since it is currently operating at approximately 10% occupancy due to substantial code compliance violations. All 9 units will be income- and rent-restricted to households at 30%-60% area median income. This project is recommended for an award of $345,000 in LAHA funding. This award represents 32% of the total development cost.

SAHA Awards

The Beasley, The Rondo Community Land Trust

The Beasley is a new construction, mixed use affordable homeownership development located at 642 Selby Avenue along the Selby and Dale commercial corridor in the Rondo neighborhood in Saint Paul The proposed project will create 20 for sale condominium units, affordable to households earning at or below 80% of the area median income. This project is recommended for an award of $250,175 in SAHA funding for new construction and received a $150,000 award in 2025 through the county's Environmental Response Funds solicitation. The county awards represent 2% of the total development cost for the project.

Dayton's Bluff Neighborhood Housing Services, Scattered Site Single Family

The Dayton's Bluff Scattered Site project is a new construction, single family ownership development in Saint Paul. Dayton's Bluff Neighborhood Housing Services will construct eight energy efficient scattered site homes that will be sold to households earning at or below 80% of the area median income. This project is recommended for an award of $186,300 in SAHA funding for to help write down the costs of at least two homes so that the purchase price is more affordable. This award represents approximately 4% of the total development cost.

PRO Funds Award

F2F@Arcade, Face to Face Health and Counseling

F2F@Arcade is a proposed 24-unit new construction building by Face to Face Health and Counseling located at 1170 Arcade Street on Saint Paul's Eastside. All 24 units in this development will be affordable at 30% AMI. The units will be permanent supportive units for youth between the ages of 16-24. The first floor of the building will provide space for Face to Face's health and counseling services. The project is recommended for a $1,300,000 award of Pathways to Reducing Obstacles to (PRO) Housing funding. An existing award of $432,152 of HRA Levy was awarded to this project in 2023 through the Emerging and Diverse Developers Solicitation. The awards represent 13% of the total development cost.

HRA Levy Awards

Rondo Revitalize, RME Properties

Rondo Revitalize is a proposed new construction project. The 24-unit multi-family residential building is for low to moderate income renters. The project would demolish three existing affordable units to make room for the new development. The proposed project is located at 708 Marshall Avenue in the Summit-University neighborhood in the City of Saint Paul. All units will be rented between 30-60% AMI. This project will be awarded $715,000 in Housing and Redevelopment Authority levy for construction activities. This award represents 8.7% of the total development cost.

Edison III, TTT Housing

Edison III is a new construction multifamily housing development located at 3100 Old Highway 8 in Roseville, Minnesota. The proposed project will provide 52 new residential units between 30-60% AMI- including some supportive housing. Using universal design standards, this project will be designed to create a high quality, durable, and energy efficient residential community that supports long term housing needs within the region. This project will be awarded $623,785 in Housing Redevelopment Authority funding for new construction. This award represents 2.2% of the total development cost.

Fairway Commons, Velair

Fairway Commons formerly known as Larpenteur Senior by Velair (formerly known as MWF Properties) is a proposed 110-unit, age-restricted, affordable multifamily new construction in Falcon Heights. Of the 110 units, 12 will be rent restricted at 30% AMI, 4 will be rent restricted at 50% AMI, 54 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 was awarded $1,070,000 in the 2025 Housing Development Solicitation, $500,000 in the 2025 Critical Corridors Solicitation, and it is recommended for an additional award of $1,361,215. The awards represent 7% of the total development cost. Construction is anticipated to begin in 2026.

The Aragon, Beacon Interfaith Housing Collaborative

The Aragon by Beacon Interfaith Housing Collaborative is a proposed 53-unit multifamily new construction in the Eastview-Conway-Battle Creek-Highwood Hills neighborhood of Saint Paul. Of the 53 units, 14 will be rent restricted at 30% AMI, 21 will be restricted at 50% AMI, and the remaining 18 will be restricted at 60% AMI. The unit mix includes one, two, three, and four-bedroom units. This housing project was awarded $450,400 in the 2025 Housing solicitation and it is recommended for an additional award of $1,200,000. The awards represent 5.8% of the total development cost. Construction is anticipated to begin in 2027.

GloryVille, GloryVille LLC.

Gloryville is a proposed 69-unit new construction on Saint Paul's Eastside by developer Gloria Wong. 15 units will be affordable for those making 30% AMI. 42 units will be affordable for those making 50% AMI. 12 units will be affordable for those making 60% AMI. The first floor of the building will be home to a new grocery store and serve the surrounding community. The site is currently owned by the City of Saint Paul and Gloryville received tentative developer status. This housing project was awarded $432,152 in the 2023 Emerging and Diverse Developers Solicitation and received ERF awards totaling $400,000 in 2025 and 2026. It is recommended for an additional award of $2,500,000. The recommended award represents 10% of the total development cost. Construction is proposed to begin in late 2026.

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