

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

The housing projects in this document, listed alphabetically, 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) 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. 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. 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. 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 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. 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. 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. 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 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 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 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 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 \$1,151,625. 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 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 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.