
RICE STREET
GARDENS
CONCEPT PLAN

RONDO
COMMUNITY
LAND TRUST

APRIL 2023



RICE STREET GARDENS DEVELOPMENT PARTNERS

Development partners, Rondo CLT and Twin Cities Habitat for Humanity were recruited by the Rice Street Gardens and RLA to participate in the redevelopment because of their stated commitments to affordable housing, building community wealth through shared equity ownership, and commitment to building the quality of life, health, and economic prosperity for local communities.

All partners are dedicated to building a project that meets the stated needs of residents and future tenants; the community will be involved in the design of the redevelopment, the open space, and pedestrian environment.



MIKEYA GRIFFIN, RONDO CLT

- Rondo Community Land Trust (CLT) is a community based affordable housing and commercial community land **trust serving the City of St. Paul, MN and Suburban Ramsey County**
- Founded in 1993, **Rondo CLT was the first residential community land trust in Minnesota** (*started in Rondo Community grew to all of St. Paul and Ramsey county 2003*); Became the **first commercial community land trust in the state in 2019**
- Named after Rondo Avenue, a main commercial corridor in the historic Rondo neighborhood that was renamed Concordia Avenue during the construction of Interstate 94
- Rondo CLT builds community wealth through the creation of permanently affordable homeownership opportunities, commercial space, rental and the stewardship of community assets.



Mikeya Griffin, Rondo CLT
Executive Director

WHAT IS A COMMUNITY LAND TRUST?



- A Community Based nonprofit organization, governed by a board of CLT leaseholders (homeowners, renters, and commercial tenants), community residents and public/private sector representatives
 - Over 250 Community Land Trusts across the united states. There are 12 CLT's in Minnesota
 - The very first CLT was New Communities Inc.— a collective farm formed by Black families in Albany, Georgia
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WHO WE SERVE

- Rondo CLT Programs serve low to moderate income earning families and individuals.
- In St. Paul, only 28.5% of homes are owned by BIPOC families. About 65,000 households in Ramsey County pay more than 30% of their income on housing, while nearly 30,000 pay more than half.
- Rondo CLT believes we provide a mechanism that not only solves for the lack of affordability and the racial homeownership gap, but we do so for generations.
- The land trust model removes land from the for profit, speculative market and places it into a shared equity model that guarantees perpetually affordable homeownership.



CHAD DIPMAN, TC HABITAT FOR HUMANITY

Twin Cities Habitat for Humanity is committed to building the quality of life, health, and economic prosperity of the seven-county metro region by producing, preserving, and advocating for affordable homeownership – because homes and families are the foundation of successful communities.



Chad Dipman, TC
Habitat for Humanity,
Director of Land
Development



Community is the heart of Habitat for Humanity's work.

People come together through volunteering, global engagement, community partnerships, affordable housing advocacy, signature events, and at our two ReStore Home Improvement Outlets.



Homeownership is a building block for strong families and communities.

Twin Cities families partner with us to prepare for a mortgage; buy stable, affordable homes; and preserve homeownership through repairs, modifications, and foreclosure prevention.



We are committed to expanding equitable access to homeownership.

Racist housing policies led to Minnesota's shameful racial gap in homeownership. We must create access for those who've historically been denied it, especially Foundational Black Americans (descendants of enslaved Africans).

ERIN HEELAN, PLATFORM COMMERCIAL REAL ESTATE



commercial real estate.

- The only Minnesota brokerage organized as a social benefit corporation. Our social purpose is “to democratize access to real estate development as a driver of community power.” We are a values driven company by design.
- 100% women/POC owned
- Unique background of our team includes diverse leadership roles in multiple levels of government, philanthropy, lending, economic development, small business, and community development in the Twin Cities Metro over the past 20+ years
- Brokerage services focus on tenant and buyer representation for nonprofits, small businesses and emerging developers
- Development consulting and fundraising services available in addition to traditional brokerage to support partnership development, government relations and private and public capital raise efforts.

DEVELOPMENT CONCEPT

Rondo CLT is proposing the acquisition and development of 1958 Rice Street, Maplewood, MN. Rondo CLT will be the landowner and will work with partners to develop and implement the community vision set forth in the Rice Larpenteur Alliance Vision plan.

1. Land Trust Ownership
2. 28 Home Ownership Townhomes
3. 40-50 Unit Multi-family Units
4. 80-110 Unit Multi-family Units
5. 170 Garden Plots
6. Play Area/Stormwater Management



CONCEPTUAL SITE PLAN

- 28 Townhomes
- 40-50 Unit Multi-family
- 80-110 Unit Multi-family
- 170 Garden Plots
- Play Area/Stormwater Management



DENSITY EXAMPLE





TOWNHOME EXAMPLES

- Project Name: Mississippi Dunes Location: Cottage Grove, MN # of Units: 12 Completion Date: January 2016
- Developer: TC Habitat
- Typical Unit Specs Design: 2-story, basement Total SF: 2,286 # Bedrooms/Baths: 3 bdrm, 1.75 bath

TOWNHOME EXAMPLES

- Project Name: Red Oak Preserve Location: Oakdale, MN # of Units: 20 Completion Date: November 2010
- Developer: TC Habitat
- Example Unit Specs Design: 2-story, basement Total SF: 1,722 # Bedrooms/Baths: 3 bdrm, 1.5 bath



PARK + STORMWATER MANAGEMENT EXAMPLE

Rodney Cook Senior Park, Vine City, Atlanta

FEASIBILITY RISKS

Buildable Area	Slopes	Wetlands
Site Minimums	Site Assembly	Project Financing
Tax Credits – Non-qualified Census Tract	High Acquisition Price	Affordable Housing Financing



BENEFITS OF PARTNERSHIP

Innovative
Community
Vision

Partner
Experience &
Dedication

High
Fundraising
Potential

PROPOSED TIMELINE



PAST PROJECTS





THE SELBY MILTON VICTORIA PROJECT (SMV) – THE FIRST COMMERCIAL CLT IN MN

- Mixed-use development (in partnership with Trellis co.)
 - **9,300 square feet** of long-term affordable commercial space for small locally owned businesses
 - Commercial tenants include: In Black Ink; The Black Gate; Peaces 'N Puzsouls: Journies Thru Healing; The D. A. Neal Shoe Shine; Dispute Resolution Center and last but not least, Golden Thyme Coffee and Cafe, a neighborhood anchor and cultural gem in operation for 21 years.
 - **34 units** of affordable senior housing (30% AMI)
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