



City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Council Chambers - 3rd
Floor
651-266-8560

Meeting Agenda

Housing & Redevelopment Authority

Chair Cheniqua Johnson
Commissioner Anika Bowie
Commissioner Molly Coleman
Commissioner Saura Jost
Commissioner HwaJeong Kim
Commissioner Rebecca Noecker
Commissioner Nelsie Yang

Wednesday, February 11, 2026

2:00 PM

Council Chambers, City Hall

ROLL CALL

DISCUSSION

- 1 [RES 26-252](#) Resolution Extending Authorization of RES 25-869 Reserving Funds for Certain Saint Paul Projects Applying for Funding from the Minnesota Housing Finance Agency

Sponsors: Jost

Attachments: [Board Report](#)

ADJOURNMENT

Housing and Redevelopment Authority Board of Commissioners (HRA) meetings are open for in person attendance, but the public may also comment on public hearing items in writing or via voicemail.

Any comments and materials submitted by 12:00 p.m. of the day before the meeting will be attached to the public record and available for review by the Board. Comments may be submitted as follows:

Written public comment on public hearing items can be submitted to: HRAHearing@ci.stpaul.mn.us or by voicemail at 651-266-6806. Live testimony will be taken in person in the Council Chambers, Third Floor City Hall.

Members of the public may view HRA meetings online at <https://stpaul.legistar.com/Calendar.aspx> or on local cable Channel 18.

HRA Meeting Information

The HRA is paperless which saves the environment and reduces expenses. The agendas and HRA files are all available on the Web (see below). Commissioners use mobile devices to review the files during the meeting. Using a mobile device greatly reduces costs since agendas, including the documents attached to files, can be over 100 pages when printed.

Web

Meetings are available on the City Council website. Email notification and web feeds (RSS) of newly released minutes, agendas, and meetings are available by subscription at <https://public.govdelivery.com/accounts/STPAULsubscriber/new>.

Visit <https://stpaul.legistar.com/Calendar.aspx> for meeting videos and updated copies of the agendas, minutes, and supporting documents.

Cable

Meetings are live on St Paul Channel 18 and replayed at various times. Check your local listings.



City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES 26-252

File ID: RES 26-252

Type: Resolution

Status: Agenda Ready

Version: 1

Contact Number: 266-6570

In Control: Housing & Redevelopment Authority

File Created: 02/03/2026

File Name: Extending Fund Reservations from the MNHFA

Final Action:

Title:

Resolution Extending Authorization of RES 25-869 Reserving Funds for Certain Saint Paul Projects Applying for Funding from the Minnesota Housing Finance Agency

Notes:

Sponsors: Jost

Enactment Date:

Attachments: Board Report

Financials Included?:

Contact Name: Sarah Zorn

Hearing Date:

Entered by: kelly.bauer@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 26-252

Resolution Extending Authorization of RES 25-869 Reserving Funds for Certain Saint Paul Projects Applying for Funding from the Minnesota Housing Finance Agency

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

REPORT TO THE COMMISSIONERS

DATE: FEBRUARY 11, 2026

**REGARDING: RESOLUTION EXTENDING AUTHORIZATION OF RES 25-869
RESERVING FUNDS FOR CERTAIN SAINT PAUL PROJECTS APPLYING
FOR FUNDING FROM THE MINNESOTA HOUSING FINANCE AGENCY**

Requested Board Action

HRA approval to extend authorization of RES 25-869 reserving funds for certain Saint Paul projects applying to the Minnesota Housing Finance Agency's 2025 Consolidated RFP through Round 2 applications.

Background

The Minnesota Housing Finance Agency (MHFA) requires that projects applying for financial assistance as part of the Agency's annual funding solicitation, the "Consolidated RFP", provide evidence of funding commitments to earn "commitment points" and provide site control letters indicating purchase prices, to earn non-capital contribution or land write down points, under the MHFA scoring criteria. Projects without substantial funding commitments and non-capital contribution points will likely not be competitive enough to obtain an award.

Following initial awards, MHFA may open a "Round 2" solicitation with remaining or returned housing tax credits or funding sources. Applications for Round 2 of the 2025 Consolidated RFP are due February 12, 2026.

RES 25-869, which approved funding reservations for six Saint Paul projects that applied for funding under Round 1, did not explicitly state that the reservations would remain in place for those projects applying for funding under Round 2. The purpose of this report and accompanying resolution is to clarify that both Round 1 and Round 2 applications are part of the 2025 Consolidated RFP and that reservations will remain in place for projects applying for funding in Round 2.

The Aragon project received a reservation of \$500,000 via RES 25-869 and was awarded 9% Low Income Housing Tax Credits by the HRA on October 15, 2025, by resolution 25-1530; the developer will be submitting an application for additional State housing tax credits in Round 2. A summary of the project is as follows:

The Aragon – 470 White Bear Avenue

The Aragon project, located in District 1, Ward 7, includes the new construction of 53 units of affordable workforce housing. Unit sizes include 12 one-bedroom, 27 two-bedroom, 9 three-bedroom, and 5 four-bedroom units. The developer, Beacon Interfaith, has received a commitment of 21 project-based vouchers from the Saint Paul Public Housing Agency, which apply a rent and income restriction that ensure residents pay no more than 30% of their income toward housing. Further, the developer intends to apply for funding through MHFA, Ramsey County, and the Metropolitan Council.

Budget Action

There is no required budget action at this time.

Future Action

Future HRA actions may include:

1. Approval of loan amounts, terms and conditions, and authorization execute development and/or loan agreements
2. Authorization to issue tax-exempt bonds and low-income housing tax credits
3. Authorization of pass-through loan agreements.

Financing Structure

Preliminary sources and uses of funds were attached to the report accompanying RES 25-869.

PED Credit Committee Review

PED Credit Committee review is not a requirement of this action.

Compliance

All projects will be required to meet City compliance requirements. Projects that receive federal funding will comply with Federal Davis Bacon and Section 3, as applicable.

Green/Sustainable Development

All projects will comply with the Sustainable Building Ordinance as applicable.

Environmental Impact Disclosure

An environmental review will be required on any project containing or receiving federal financial assistance.

Historic Preservation

Historic preservation requirements will be adhered to as applicable.

Public Purpose/Comprehensive Plan Conformance:

Public purpose and Comprehensive Plan conformance were included in the report accompanying RES 25-869.

Recommendation:

The Executive Director of the HRA recommends approval of the extension of funding reservations approved via RES 25-869 for the purpose of Round 2 applications.

This resolution will not constitute a binding or enforceable legal agreement; rather, the action taken herein is a reservation of funds that shall not become effective for each respective project until each such respective project receives its applied-for MHFA 2025 funding, and thereafter all appropriate formalities are to be followed.

Sponsored by: Commissioner Jost

Staff: Sarah Zorn, 651-266-6570

Attachments

- **Resolution**

