



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, April 1, 2026

2:00 PM

Council Chambers, City Hall

ROLL CALL

APPROVAL OF MINUTES

- 1 [Min 26-11](#) Approval of the March 2026 HRA Meeting Minutes

Sponsors: Johnson

Attachments: [MAR 4](#)

[MAR 11](#)

[MAR 25](#)

DISCUSSION

- 2 [RES 26-515](#) Authorization of CDBG Loan Agreement by and between the City of Saint Paul and JRDM Investments, LLC for 202 Cesar Chavez Street, District 3, Ward 2.

Sponsors: Noecker

Attachments: [Board Report](#)

[Map](#)

[Sources & Uses](#)

[Neighborhood Profile](#)

- 3 [RES 26-516](#) Authorization to Designate Reuter Walton Development, LLC, a Minnesota Limited Liability Company, or Another Entity that is Affiliated with and Controlled by Reuter Walton Development, LLC (“Developer”), Tentative Developer of 0 Robert Street South (Fox Lot properties, between Fairfield Ave and Plato Blvd), District 3, Ward 2

Sponsors: Noecker

Attachments: [Board Report](#)

[Map](#)

[D3 Neighborhood Profile](#)

[Legal Description](#)

STAFF REPORT

- 4 [SR 26-59](#) Healthy Homes and Power of Home Programs Update

Sponsors: Johnson

Attachments: [Presentation](#)

- 5 [SR 26-60](#) HRA Owned Land Disposition or Development Plan for 2026

Attachments: [Presentation](#)

- 6 [SR 26-61](#) Update on the HRA Small Scale Development Goals and 2026 Plan

Attachments: [Presentation](#)

NEXT MEETING DATE

April 22, 2026

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:

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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

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City of Saint Paul

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

Master

File Number: Min 26-11

File ID: Min 26-11

Type: Approval of Minutes

Status: Agenda Ready

Version: 1

Contact Number: 266-6604

In Control: Housing &
Redevelopment
Authority

File Created: 03/23/2026

File Name: March 2026 HRA Meeting Minutes

Final Action:

Title:

Approval of the March 2026 HRA Meeting Minutes

Notes:

Sponsors: Johnson

Enactment Date:

Attachments: MAR 4, MAR 11, MAR 25

Financials Included?:

Contact Name: Kelly Bauer

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:
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Text of Legislative File Min 26-11

Approval of the March 2026 HRA Meeting Minutes



City of Saint Paul

City Hall and Court House
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Meeting Minutes - Draft

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, March 4, 2026

2:00 PM

Council Chambers, City Hall

HRA Chair Cheniqua Johnson will be participating remotely.

ROLL CALL

Vice Chair Jost called the meeting to order at 2:03

APPROVAL OF MINUTES

- 1 [Min 26-10](#) Approval of the February 2026 HRA Meeting Minutes

Sponsors: Johnson

Attachments: [FEB 4](#)

[FEB 11](#)

[FEB 25](#)

Moved by Commissioner Coleman, Approval of Minutes is Adopted. The motion carried by the following vote:

Yea: 6 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie, Commissioner Johnson, Commissioner Jost, and Commissioner Coleman

Nay: 0

Absent: 1 - Commissioner Kim

STAFF REPORT

Commissioner Kim arrived.

- 2 [SR 26-33](#) Saint Paul Commercial Corridors: Updated Program Guidelines Presentation

Sponsors: Johnson and Noecker

Attachments: [Presentation](#)

Interim Executive Director Melanie McMahon answered questions from the Board.

Economic Development Supervisor, Daniela Lorenz gave a presentation and answered questions from the Board.

Research Analyst, Bob Spaulding gave explanation of the data in the presentation.

Received and Filed

3 [SR 26-34](#) Downtown Vitality Fund Presentation

Sponsors: Noecker

Attachments: [Presentation](#)

Interim Executive Director McMahon, Housing Director Jules Atangana and Economic Development Director Jimmy Loyd gave a presentation and answered questions from the Board.

ADJOURNMENT

The meeting was adjourned at 3:22 p.m.

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Meeting Minutes - Final

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, March 11, 2026

2:00 PM

Council Chambers, City Hall

ROLL CALL

Chair Johnson called the meeting to order at 2:00 p.m.

Present 7 - Commissioner Rebecca Noecker, Commissioner Nelsie Yang, Commissioner Anika Bowie, Commissioner Cheniqua Johnson, Commissioner Saura Jost, Commissioner HwaJeong Kim, and Commissioner Molly Coleman

DISCUSSION

- 1 [RES 26-405](#) Approving the Commercial Corridor Program Guidelines, Citywide.

Sponsors: Johnson and Noecker

Attachments: [Board Report](#)
[Guidelines](#)
[Funding Options Request from Commissioners](#)

Moved by Commissioner Noecker, Resolution is Laid Over to the Housing & Redevelopment Authority, due back on 3/25/2026. The motion carried by the following vote:

Yea: 7 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie, Commissioner Johnson, Commissioner Jost, Commissioner Kim, and Commissioner Coleman

Nay: 0

- 2 [RES 26-407](#) Resolution Amending the Downpayment Assistance (DPA) Program Guidelines, Citywide

Sponsors: Johnson

Attachments: [Board Report](#)
[Guidelines](#)

Moved by Commissioner Johnson, Resolution is Laid Over to the Housing & Redevelopment Authority, due back on 3/25/2026. The motion carried by the following vote:

Yea: 7 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie, Commissioner Johnson, Commissioner Jost, Commissioner Kim, and Commissioner Coleman

Nay: 0

3 [RES 26-408](#)

Resolution Amending the Emergency Rental Assistance / Eviction Prevention Program (ERA) Guidelines, Citywide

Sponsors: Johnson

Attachments: [Board Report](#)
 [Guidelines](#)

Moved by Commissioner Kim, Resolution is Adopted. The motion carried by the following vote:

Yea: 7 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie, Commissioner Johnson, Commissioner Jost, Commissioner Kim, and Commissioner Coleman

Nay: 0

4 [RES 26-409](#)

Resolution Approving Updated Guidelines for the HRA Business Assistance Fund

Sponsors: Noecker

Attachments: [Board Report](#)
 [Guidelines DTV Included](#)

Moved by Commissioner Noecker, Resolution is Laid Over to the Housing & Redevelopment Authority, due back on 3/25/2026. The motion carried by the following vote:

Yea: 7 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie, Commissioner Johnson, Commissioner Jost, Commissioner Kim, and Commissioner Coleman

Nay: 0

STAFF REPORT

5 [SR 26-38](#)

Update on Familiar Families Pilot

Sponsors: Johnson

Attachments: [Presentation](#)

Director of Office of Neighborhood Safety, Cedrick Baker gave a presentation.

Received and Filed

- 6 [SR 26-39](#) Update on LAHA Funding or Emergency Shelter Providers

Sponsors: Johnson

Chair Johnson made the motion to withdraw this item.

The motion carried by the following vote:

Yea: 7 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie,
Commissioner Johnson, Commissioner Jost, Commissioner Kim, and
Commissioner Coleman

Nay: 0

NEXT MEETING DATE

March 25, 2026

ADJOURNMENT

The meeting was adjourned at 3:21 p.m.

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Meeting Minutes - Draft

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, March 25, 2026

2:00 PM

Council Chambers, City Hall

ROLL CALL

Chair Johnson called the meeting to order at 2:06 p.m.

Present 7 - Commissioner Rebecca Noecker, Commissioner Nelsie Yang, Commissioner Anika Bowie, Commissioner Cheniqua Johnson, Commissioner Saura Jost, Commissioner HwaJeong Kim, and Commissioner Molly Coleman

DISCUSSION

1 [RES 26-405](#) Approving the Commercial Corridor Program Guidelines, Citywide.

Sponsors: Johnson and Noecker

Attachments: [Board Report](#)
[Guidelines](#)
[Funding Options Request from Commissioners](#)
[Commercial Corridors Program Guidelines V2 \(2026 QCT sub NENO\)](#)
[CC Funding Index V2 \(2026 QCT sub NENO\)](#)

Commissioner Kim moved version 2.

Moved by Commissioner Kim, Resolution is Adopted As Amended. The motion carried by the following vote:

Yea: 7 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie, Commissioner Johnson, Commissioner Jost, Commissioner Kim, and Commissioner Coleman

Nay: 0

2 [RES 26-407](#) Resolution Amending the Downpayment Assistance (DPA) Program Guidelines, Citywide

Sponsors: Johnson

- Attachments:** [Board Report](#)
[Guidelines](#)
[DPA Guidelines 2026 V2 \(add renters and Rondo urban renewal projects\)jk](#)
[Model Cities Letter of Support](#)
[Frank White Letter of Support](#)
[Rondo Center of Diverse Expressions Letter of Support](#)

Commissioner Bowie moved version 2.

Moved by Commissioner Bowie, Resolution is Adopted As Amended. The motion carried by the following vote:

Yea: 7 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie, Commissioner Johnson, Commissioner Jost, Commissioner Kim, and Commissioner Coleman

Nay: 0

3 [RES 26-409](#) Resolution Approving Updated Guidelines for the HRA Business Assistance Fund

Sponsors: Noecker

- Attachments:** [Board Report](#)
[Guidelines 3.18.26](#)

Moved by Commissioner Noecker, Resolution is Adopted. The motion carried by the following vote:

Yea: 7 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie, Commissioner Johnson, Commissioner Jost, Commissioner Kim, and Commissioner Coleman

Nay: 0

STAFF REPORT

4 [SR 26-54](#) Staff Report on Authorization of CDBG Loan Agreement by and between the City of Saint Paul and JRDM Investments, LLC for 202 Cesar Chavez Street, District 3, Ward 2

Sponsors: Noecker

- Attachments:** [Presentation](#)

Interim Executive Director Melanie McMahon introduced the project. Senior Project Manager Nicholas Wolff gave a presentation and answered questions from the Board.

Received and Filed

5 [SR 26-51](#) Staff Report on the Authorization to Designate Reuter Walton

Development, LLC as the tentative Developer of the Fox Lot, District 3, Ward 2

Sponsors: Noecker

Attachments: [Presentation](#)

Ms. McMahon introduced the project.

Principal Project Manager Hannah Chong gave a presentation and answered questions from the Board.

Reuter Walton Vice President of Development, Paul Keenan explained the project and timeline.

Received and Filed

ADJOURNMENT

The meeting was adjourned at 2:43 p.m.

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City of Saint Paul

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

Master

File Number: RES 26-515

File ID: RES 26-515

Type: Resolution

Status: Agenda Ready

Version: 1

Contact Number: 266-6645

In Control: Housing & Redevelopment Authority

File Created: 03/20/2026

File Name: CDBG Loan Agreement for 202 Cesar Chavez

Final Action:

Title:

Authorization of CDBG Loan Agreement by and between the City of Saint Paul and JRDM Investments, LLC for 202 Cesar Chavez Street, District 3, Ward 2.

Notes:

Sponsors: Noecker

Enactment Date:

Attachments: Board Report, Map, Sources & Uses, Neighborhood Profile

Financials Included?:

Contact Name: Nick Wolff

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:
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Text of Legislative File RES 26-515

Authorization of CDBG Loan Agreement by and between the City of Saint Paul and JRDM Investments, LLC for 202 Cesar Chavez Street, District 3, Ward 2.

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

REPORT TO THE COMMISSIONERS

DATE: April 1, 2026

**REGARDING: AUTHORIZATION OF CDBG LOAN AGREEMENT BY AND BETWEEN
THE CITY OF SAINT PAUL AND JRDM INVESTMENTS, LLC for 202
CESAR CHAVEZ STREET, DISTRICT 3, WARD 2.**

Requested Board Action

Authorization to enter into a Community Development Block Grant (CDBG) Loan Agreement with JRDM Investments, LLC for a project at 202 Cesar Chavez Street.

Background

In fall of 2025, JRDM Investments, LLC (JRDM) acquired the commercial space located at 202 Cesar Chavez Street, on the City's West Side. The property was acquired from the property's appointed receiver that was assigned after the prior business, Papa Legba closed in summer 2025. The business owner, Judy Lopez, plans to utilize the space to operate a new bar concept called, La Oficina. Ms. Lopez also owns and operates La Costa Mexican Bar and Grill (194 Cesar Chavez St.) which is located on the same block as the future La Oficina space. This proximity will allow both establishments to complement one another while serving slightly different audiences.

The requested CDBG funds will be used to reimburse JRDM for costs to acquire the property located at 202 Cesar Chavez Street. To allow CDBG to be used for acquisition, the required Environmental Review for the property was completed on 10/1/2025. After being turned down by Cherokee Bank, the Ms. Lopez purchased 202 Cesar Chavez St. with proceeds from a LEDC loan in the amount of \$250,000 and \$25,000 in equity on November 25, 2025. Approval of the CDBG loan for acquisition will allow the business to utilize LEDC's dollars for other non-CDBG eligible start-up costs such as payroll, inventory, and working capital.

Budget Action

This loan will be funded by the Citywide Economic Development Program for economic development projects, adopted in the Capital Improvement Budget for 2024/2025. No further budget action is needed as a result of this action.

Future Action

N/A

Financing Structure

- Loan Profile & Repayment:
 - (CDBG) Principal: \$70,000
 - Term: 9-year, interest only payments in year one, and 8-years amortizing payments
 - Rate: 3%
 - Job Goals: 3 low- to moderate-income jobs created and maintained for the 5 years starting from the loan execution date.

PED Credit Committee Review

PED Credit Committee recommended approval of this loan on February 3, 2026.

Compliance

The following compliance requirements will apply to this project: Affirmative Action, Business Subsidy, and Two Bid Policy.

Green/Sustainable Development

N/A

Environmental Impact Disclosure

N/A

Historic Preservation

N/A

Public Purpose/Comprehensive Plan Conformance:

This project addresses the following policy goals outlined in the Land Use chapter.

Goal #1. Economic and population growth focused around transit – Policy LU-1, Policy LU-4.

Goal #2. Neighborhood Nodes that support daily needs within walking distance – Policy LU-30,
Policy LU-31

Goal #7. Quality full-time jobs and livable wages – Policy LU-6,

Recommendation:

Approval of the \$70,000 Community Development Block Grant Fund (CDBG) loan with the terms of 9 years, interest only payments in year 1, 8-year amortizing with a 3% interest rate.

Sponsored by: Commissioner Noecker

Staff: Nick Wolff, 651-266-6645

Attachments

- **Map**
- **Sources and Uses**
- **District 3 Neighborhood Profile**

SOURCES & USES TABLE

SOURCES	AMOUNT
LEDC LOAN	\$250,000
CI-STP CDBG	\$70,000
OWNER EQUITY	\$25,000
TOTAL	\$345,000

USES	AMOUNT
ACQUISITION	\$275,000
WORKING CAPITAL (STARTUP COSTS)	\$40,000
PAYROLL	\$22,000
PROFESSIONAL FEES	\$5,500
FURNITURE FIXTURES & EQUIPMENT	\$2,500
TOTAL	\$345,000

West Side neighborhood data



City: [Saint Paul](#)

About the data

At-a-glance facts about residents, households, and workforce. Data are largely derived from the U.S. Census Bureau. When a data point is missing or considered unreliable, it will not display or be labeled suppressed. [See information about geographic profile sources.](#)



West Side Neighborhood, population data

Decennial Census

2020

15,582

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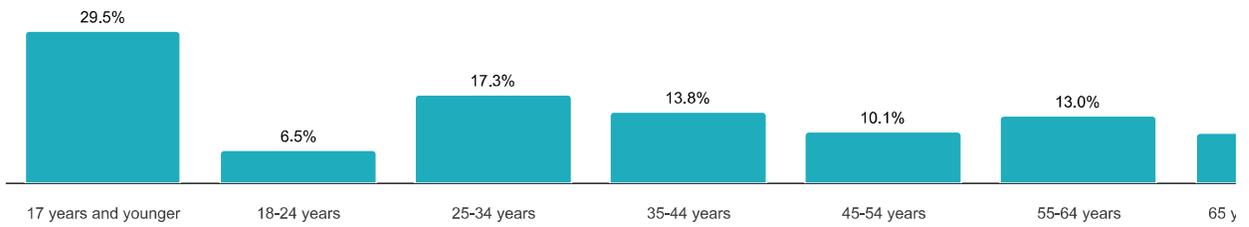
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West Side neighborhood, population by age group

West Side Neighborhood, population by age group

2017-2021



Age (2017-2021)

Under 5 years	1,172	7.9%
5-9 years	1,317	8.9%
10-14 years	1,184	8.0%
15-17 years	723	4.9%
18-24 years	963	6.5%
25-34 years	2,581	17.3%
35-44 years	2,058	13.8%
45-54 years	1,504	10.1%
55-64 years	1,931	13.0%
65-74 years	919	6.2%
75-84 years	364	2.4%
85 years and older	164	1.1%



West Side neighborhood, population by sex

Sex (2017-2021)

Male	7,358	49.4%
Female	7,522	50.6%

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West Side neighborhood, population by race/ethnicity

Race & Ethnicity (2017-2021)

White	6,576	44.2%
Of Color	6,769	45.5%
Black or African American alone	2,235	15.0%
American Indian and Alaskan Native alone	suppressed	
Asian or Pacific Islander alone	945	6.4%
Other alone	suppressed	
Two or more races alone	856	5.8%
Hispanic or Latino (of any race)	4,011	27.0%

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West Side neighborhood, population by language

Language spoken (2017-2021)

Population (5 years and older)	13,708	100.0%
English only	9,490	69.2%
Language other than English	4,218	30.8%
Speaks English less than "very well"	1,518	11.1%

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West Side neighborhood, population by disability status

Disability status (2017-2021)

Total population for whom disability status is determined	14,741	100.0%
Population with a disability	2,019	13.7%

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West Side neighborhood, population by nativity

Nativity (2017-2021)

Foreign-born residents	2,573	17.3%
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West Side neighborhood, population by residency

Residence one year ago (2017-2021)

Population (1 year and over in US)	14,678	100.0%
Same residence	12,457	84.9%
Different residence in the U.S.	2,209	15.0%
Different residence outside the U.S.	suppressed	

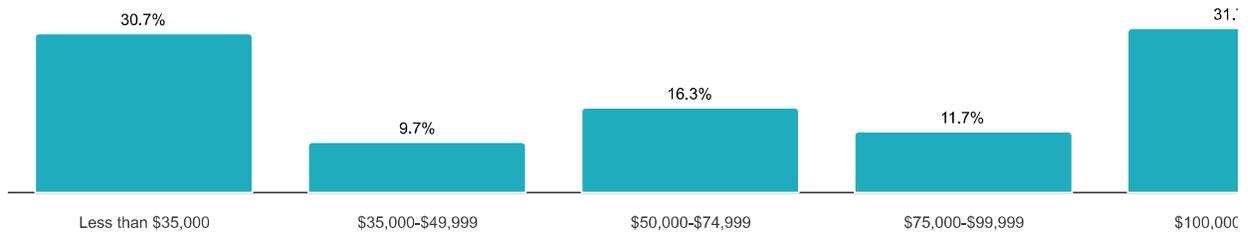
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West Side neighborhood, household by income

West Side Neighborhood, households by income (2021 dollars)

2017-2021



Household income (2021 dollars) (2017-2021)

Total households	5,571	100.0%
Less than \$35,000	1,708	30.7%
\$35,000-\$49,999	538	9.7%
\$50,000-\$74,999	908	16.3%
\$75,000-\$99,999	650	11.7%
\$100,000 or more	1,767	31.7%
Median household income (2021 dollars)	\$ 59,510	100.0%

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West Side neighborhood, poverty status



Poverty (2017-2021)

All people for whom poverty status is determined	14,705	100.0%
With income below poverty	2,777	18.9%
With income 100-149 of poverty	1,629	11.1%
With income 150-199 of poverty	1,445	9.8%
With income 200 of poverty or higher	8,854	60.2%
17 years and younger (percent of people under age 18)	1,287	29.5%
18-24 (percent of people age 18-24)	178	18.5%
25-34 (percent of people age 25-34)	430	16.7%
35-44 (percent of people age 35-44)	373	18.1%
45-54 (percent of people age 45-54)	124	8.3%
55-64 (percent of people age 55-64)	229	12.0%
18-64 (percent of people 18-64)	1,334	14.8%
65 years and older (percent of people age 65+)	156	11.6%

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West Side neighborhood, health coverage among population

Health coverage (2017-2021)

Total population age 65 and under for whom health insurance coverage status is determined	13,394	90.9%
Population 65 and under without health insurance coverage	1,122	8.4%

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West Side neighborhood, housing units



Total housing units (2017-2021)

Total housing units	5,970	100.0%
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Owned and Rental Housing (2017-2021)

Vacant housing units (seasonal units included)	399	6.7%
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Occupied housing units	5,571	93.3%
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Average household size	2.7	100.0%
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Owner-occupied	3,057	51.2%
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Average household size	2.9	100.0%
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Renter-occupied	2,514	42.1%
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Average household size	2.6	100.0%
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Year built (2017-2021)

2010 or later	144	2.4%
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2000-2009	258	4.3%
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1970-1999	1,270	21.3%
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1940-1969	1,264	21.2%
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1939 or earlier	3,034	50.8%
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West Side neighborhood, household data



Households (2017-2021)

Total households	5,571	100.0%
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Households by type (2017-2021)

Family households	3,292	59.1%
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With children under 18 years	1,998	35.9%
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Married-couple family households	2,046	36.7%
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With children under 18 years	965	17.3%
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Householder living alone	1,721	30.9%
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Households with one or more people 65 years and over	1,117	20.1%
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Year householder moved into unit (2017-2021)

Moved in 2010 or later	3,358	60.3%
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Moved in 2000-2009	880	15.8%
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Moved in 1990-1999	744	13.4%
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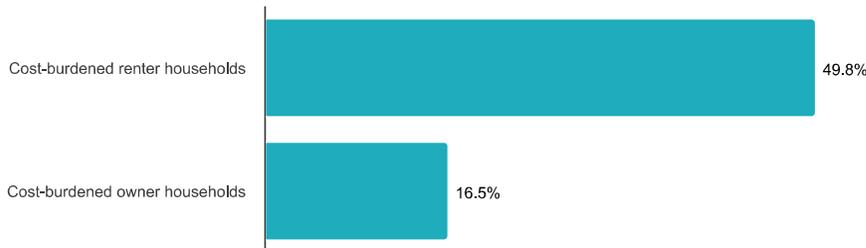
Moved in 1989 or earlier	589	10.6%
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West Side neighborhood, cost-burdened households by type

West Side Neighborhood, cost-burdened households by type

2017-2021



Cost-burdened households (2017-2021)

All households for which cost burden is calculated	5,484	100.0%
Cost-burdened households	1,714	31.3%
Owner households for which cost burden is calculated	3,050	100.0%
Cost-burdened owner households	503	16.5%
Renter households for which cost burden is calculated	2,434	100.0%
Cost-burdened renter households	1,211	49.8%

Rent paid (2017-2021)

Households paying rent	2,474	100.0%
Median rent paid (2021 dollars)	\$ 992	100.0%

West Side neighborhood, transportation data



Vehicles per household (2017-2021)

No vehicles	719	12.9%
1 vehicle available	2,082	37.4%
2 vehicles available	1,863	33.4%
3 or more vehicles available	907	16.3%

Transportation to work (2017-2021)

Workers (16 years and older)	7,220	100.0%
Car, truck, or van (including passengers)	5,768	79.9%
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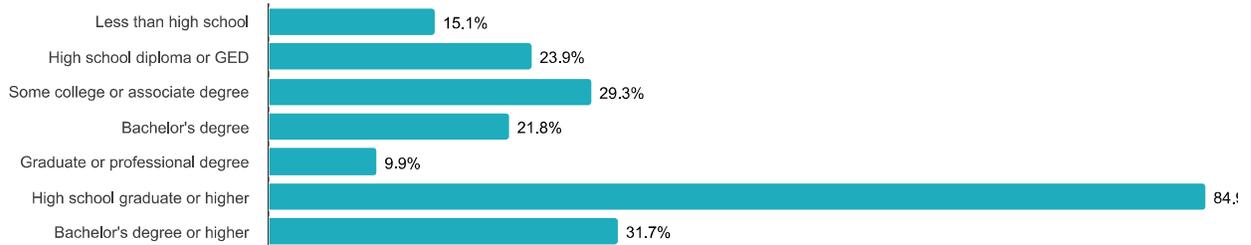
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West Side neighborhood, educational attainment among adults

West Side Neighborhood, educational attainment among adults 25 and older
2017-2021



Educational attainment (2017-2021)

Population (25 years and older)	9,521	100.0%
Less than high school	1,439	15.1%
High school diploma or GED	2,271	23.9%
Some college or associate's degree	2,791	29.3%
Bachelor's Degree	2,073	21.8%
Graduate or professional degree	947	9.9%
High school graduate or higher	8,082	84.9%
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Working Adults (2017-2021)

Total civilian non-institutionalized population, age 18-64	9,002	100.0%
Working age adults who are employed	6,849	76.1%
Civilian labor force	7,142	100.0%
Unemployed	293	4.1%

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Total employed workers	5,025	100.0%
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Age 29 or younger	1,438	28.6%
Age 30 to 54	2,672	53.2%
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Transportation and warehousing	193	3.8%
Utilities	suppressed	
Wholesale trade	221	4.4%
Workers by race (2020)		
White alone	3,712	73.9%
Black or African American alone	692	13.8%
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Native Hawaiian or Other Pacific Islander alone	suppressed	
Two or more race groups	179	3.6%
Hispanic or Latino (of any race)	1,026	20.4%
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Some college or associate degree	1,144	22.8%
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City of Saint Paul

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

Master

File Number: RES 26-516

File ID: RES 26-516

Type: Resolution

Status: Agenda Ready

Version: 1

Contact Number: 266-6552

In Control: Housing & Redevelopment Authority

File Created: 03/20/2026

File Name: Fox Lot Tentative Developer 0 Robert Street

Final Action:

Title:

Authorization to Designate Reuter Walton Development, LLC, a Minnesota Limited Liability Company, or Another Entity that is Affiliated with and Controlled by Reuter Walton Development, LLC ("Developer"), Tentative Developer of 0 Robert Street South (Fox Lot properties, between Fairfield Ave and Plato Blvd), District 3, Ward 2

Notes:

Sponsors: Noecker

Enactment Date:

Attachments: Board Report, Map, D3 Neighborhood Profile, Legal Description

Financials Included?:

Contact Name: Hannah Chong

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:
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Text of Legislative File RES 26-516

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

REPORT TO THE COMMISSIONERS

DATE: APRIL 1, 2026

REGARDING: AUTHORIZATION TO DESIGNATE REUTER WALTON DEVELOPMENT, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, OR ANOTHER ENTITY THAT IS AFFILIATED WITH AND CONTROLLED BY REUTER WALTON DEVELOPMENT, LLC, AS TENTATIVE DEVELOPER OF 0 ROBERT STREET SOUTH (FOX LOT PROPERTIES, BETWEEN FAIRFIELD AVE AND PLATO BLVD), DISTRICT 3, WARD 2

Requested Board Action

Staff is requesting that the Board of Commissioners of the Housing and Redevelopment Authority of the City of Saint Paul (“HRA”) approve the designation of Reuter Walton Development, LLC, a Minnesota limited liability company, or another entity that is affiliated with and controlled by Reuter Walton Development, LLC (“Developer”), as tentative developer of the HRA-owned property located at 0 Robert Street South (aka Fox Lots, located between E. Fairfield Avenue and Plato Blvd) for a period of 24 months, until April 15, 2028, in order to finalize financing, construction costs, and obtain approvals needed to redevelop the site.

Background

The Fox Lot is 0.97 acres of HRA-owned land located at approximately 137-149 Robert Street South (the “Property”). The lots consist of two parcels: 137 Robert S (PID 05.28.22.32.0041) and 149 Robert S (PID 05.28.22.32.0042). The Property was owned by Fox Chemical Properties between 1981 and 1991. The buildings were then subleased to Converter Tech between 1991 and 1993. Both parcels were acquired with Community Development Block Grant (CDBG) funds in December 1994, for a purchase price of \$100,000 each. The deteriorating buildings were demolished in June 1997.

On November 14, 2025, the Developer submitted a Letter of Intent to purchase the parcels known as the Fox Lots, for \$295,800 (equivalent to the County Assessor’s estimated market value) with the purpose of constructing 300 units of affordable housing on the parcels.

The Developer proposes to assemble the Properties with adjoining properties on Fairfield, Robert, Plato, and Livingston to construct two (2) buildings consisting of 150 units each. The units will be two-, three-, and four- bedrooms. Thirty (30) units will be affordable at 30% of Area Median Income (AMI) and the remaining 270 units will be affordable at 60% of AMI. Amenities include a fitness room, community room, resident office space, 15,000 square feet green space, covered parking, and surface parking. Final unit count and design is subject to applicable zoning regulations, and any existing entitlements that may be uncovered during the due diligence process.

In accordance with the HRA policy for the disposition of HRA-owned real estate (adopted by the HRA Board on June 11, 2003), an early notification was issued on December 10, 2025. Interested parties were given forty-five (45) days to submit competing proposals. No proposals were received within the notice period. Staff supports granting Tentative Developer Status to the Developer because:

1. The Developer has the experience and qualifications necessary to successfully redevelop the site.
2. The Properties are currently vacant, and disposition and redevelopment of the property will increase the tax-base.
3. Property disposition maximizes opportunities and resources for affordable housing development.
4. The proposal includes a variety of unit sizes to accommodate larger families.

Budget Action

N/A

Future Action

Future possible actions by the HRA Board would include approval of a Development Agreement and holding a public hearing for the sale of the Properties.

Financing Structure

Tentative developer status will allow the Developer time to pursue financing for the project, including securing equity investors for Low-Income Housing Tax Credits. Securing Low-Income Housing Tax Credits is a lengthy process, and without the tax credits, the proposed project may not be feasible. The estimated total development cost for this project is \$117,400,000. The Developer will be requesting financial assistance from the HRA, Metropolitan Council, Ramsey County, and other funding partners to help fill the gap.

Until 2026, the Property was located in a HUD-defined Qualified Census Tract, a designation which provides a 30% “boost” in the amount of tax credit equity a project can receive. To preserve this opportunity, the Developer preemptively submitted an application for tax exempt housing revenue bonds at the end of 2025 and must close within two years of application.

PED Credit Committee Review

PED Credit Committee will review this project prior to any HRA Board action for financial assistance from the HRA.

Compliance

The following compliance requirements may apply to this project: Vendor Outreach Program, Affirmative Action, Davis Bacon Labor Standards, Affirmative Fair Housing Plan, Two-Bid Policy, Project Labor Agreement, Living Wage Ordinance, Sustainability Policy, Business Subsidy and Section 3.

Green/Sustainable Development

As applicable, this project will comply with the Saint Paul Sustainable Building Ordinance.

Environmental Impact Disclosure

N/A

Historic Preservation

N/A

Public Purpose/Comprehensive Plan Conformance

The proposal conforms to the 2040 Saint Paul Comprehensive Plan (Comp Plan). The proposal meets the following goals:

- Land Use:
 - Goal 1: Economic and population growth focused around transit - Policy LU-1, Policy H-37
 - Goal 3: Housing Choice - Policy LU-33
 - Goal 4: Strong connections to the Mississippi River, parks & trails - Policy LU-6
- Housing:
 - Goal 1: Decent, safe, and healthy housing for all Saint Paul residents - Policy H-31, Policy H-36
 - Goal 3: Fair and equitable access to housing for all city residents - Policy H-19, Policy H-26, Policy H-31
 - Goal 5: stable rental housing - Policy H-47
 - Goal 6: improved access to affordable housing - Policy H-7, Policy H-18, Policy H-32

Recommendation

The Executive Director recommends approval of the resolution designating Reuter Walton Development LLC, a Minnesota limited liability company, or another entity that is affiliated with and controlled by Reuter Walton Development LLC, as tentative developer of HRA-owned parcels at 0 Robert Street South until April 15, 2028.

Sponsored by: Commissioner Noecker

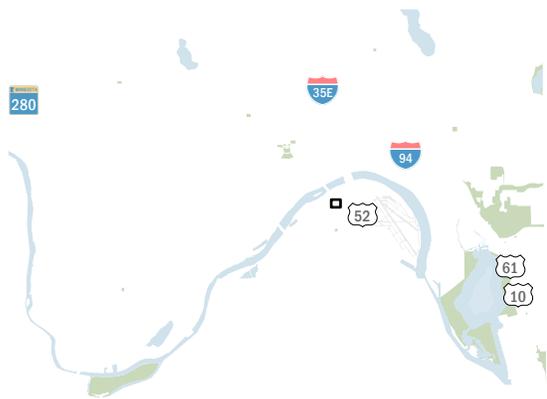
Staff: Hannah Chong, 266-6552

Attachments

- Map
- Legal Description
- D3 West Side Neighborhood Profile

Fox Lot

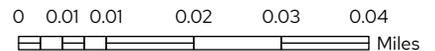
HRA Board Report Map • Wednesday, November 26, 2025



 Subject Property

-  Fire Stations
-  Library Locations
-  Police Stations
-  Recreation Facilities
-  Schools
-  Trails
-  Transit Routes
-  Transit Stops

DATA CREDITS: St. Paul Enterprise GIS; Parcel Polygons: current Ramsey County data via Minnesota Geospatial Commons; Road and Building Polygons: 2017 impervious surface dataset, Ramsey County; Water bodies via Minnesota DNR. - LIMITATIONS ON USE: This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. • DATE: 11/26/2025 12:06 PM • DOCUMENT PATH: C:\Users\y51131\City of Saint Paul\VPED - Data, Research & Mapping - Documents\Projects\HRA Board Reports\2025\2025-11-26 - Fox Lot for Marie Franchetti\4 - GIS\Fox Lot.aprx



West Side neighborhood data



City: [Saint Paul](#)

About the data

At-a-glance facts about residents, households, and workforce. Data are largely derived from the U.S. Census Bureau. When a data point is missing or considered unreliable, it will not display or be labeled suppressed. [See information about geographic profile sources.](#)



West Side Neighborhood, population data

Decennial Census

2020

15,582

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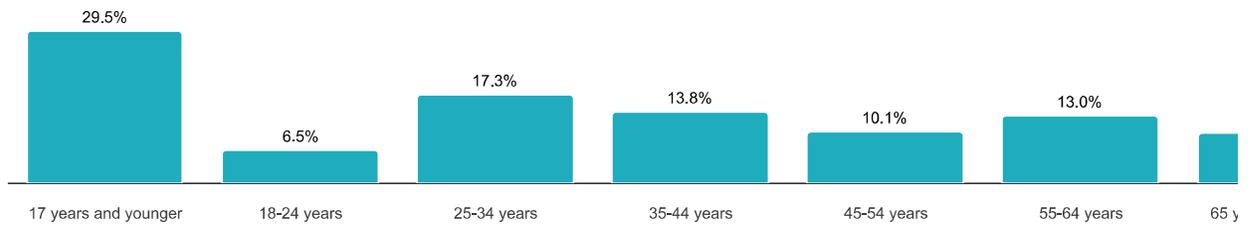
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West Side neighborhood, population by age group

West Side Neighborhood, population by age group

2017-2021



Age (2017-2021)

Under 5 years	1,172	7.9%
5-9 years	1,317	8.9%
10-14 years	1,184	8.0%
15-17 years	723	4.9%
18-24 years	963	6.5%
25-34 years	2,581	17.3%
35-44 years	2,058	13.8%
45-54 years	1,504	10.1%
55-64 years	1,931	13.0%
65-74 years	919	6.2%
75-84 years	364	2.4%
85 years and older	164	1.1%



West Side neighborhood, population by sex

Sex (2017-2021)

Male	7,358	49.4%
Female	7,522	50.6%

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West Side neighborhood, population by race/ethnicity

Race & Ethnicity (2017-2021)

White	6,576	44.2%
Of Color	6,769	45.5%
Black or African American alone	2,235	15.0%
American Indian and Alaskan Native alone	suppressed	
Asian or Pacific Islander alone	945	6.4%
Other alone	suppressed	
Two or more races alone	856	5.8%
Hispanic or Latino (of any race)	4,011	27.0%

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West Side neighborhood, population by language

Language spoken (2017-2021)

Population (5 years and older)	13,708	100.0%
English only	9,490	69.2%
Language other than English	4,218	30.8%
Speaks English less than "very well"	1,518	11.1%

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West Side neighborhood, population by disability status

Disability status (2017-2021)

Total population for whom disability status is determined	14,741	100.0%
Population with a disability	2,019	13.7%

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West Side neighborhood, population by nativity

Nativity (2017-2021)

Foreign-born residents

2,573

17.3%

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West Side neighborhood, population by residency

Residence one year ago (2017-2021)

Population (1 year and over in US)	14,678	100.0%
Same residence	12,457	84.9%
Different residence in the U.S.	2,209	15.0%
Different residence outside the U.S.	suppressed	

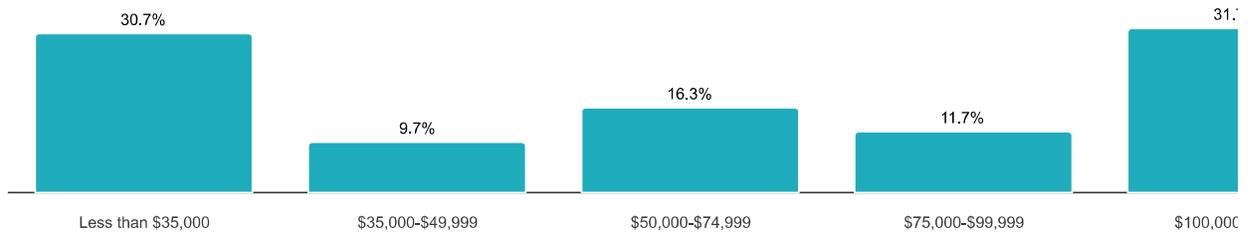
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West Side neighborhood, household by income

West Side Neighborhood, households by income (2021 dollars)

2017-2021



Household income (2021 dollars) (2017-2021)

Total households	5,571	100.0%
Less than \$35,000	1,708	30.7%
\$35,000-\$49,999	538	9.7%
\$50,000-\$74,999	908	16.3%
\$75,000-\$99,999	650	11.7%
\$100,000 or more	1,767	31.7%
Median household income (2021 dollars)	\$ 59,510	100.0%

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West Side neighborhood, poverty status

Poverty (2017-2021)

All people for whom poverty status is determined	14,705	100.0%
With income below poverty	2,777	18.9%
With income 100-149 of poverty	1,629	11.1%
With income 150-199 of poverty	1,445	9.8%
With income 200 of poverty or higher	8,854	60.2%
17 years and younger (percent of people under age 18)	1,287	29.5%
18-24 (percent of people age 18-24)	178	18.5%
25-34 (percent of people age 25-34)	430	16.7%
35-44 (percent of people age 35-44)	373	18.1%
45-54 (percent of people age 45-54)	124	8.3%
55-64 (percent of people age 55-64)	229	12.0%
18-64 (percent of people 18-64)	1,334	14.8%
65 years and older (percent of people age 65+)	156	11.6%

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West Side neighborhood, health coverage among population

Health coverage (2017-2021)

Total population age 65 and under for whom health insurance coverage status is determined	13,394	90.9%
Population 65 and under without health insurance coverage	1,122	8.4%

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West Side neighborhood, housing units

Total housing units (2017-2021)

Total housing units 5,970 100.0%

Owned and Rental Housing (2017-2021)

Vacant housing units (seasonal units included) 399 6.7%

Occupied housing units 5,571 93.3%

 Average household size 2.7 100.0%

 Owner-occupied 3,057 51.2%

 Average household size 2.9 100.0%

 Renter-occupied 2,514 42.1%

 Average household size 2.6 100.0%

Year built (2017-2021)

2010 or later 144 2.4%

2000-2009 258 4.3%

1970-1999 1,270 21.3%

1940-1969 1,264 21.2%

1939 or earlier 3,034 50.8%



West Side neighborhood, household data

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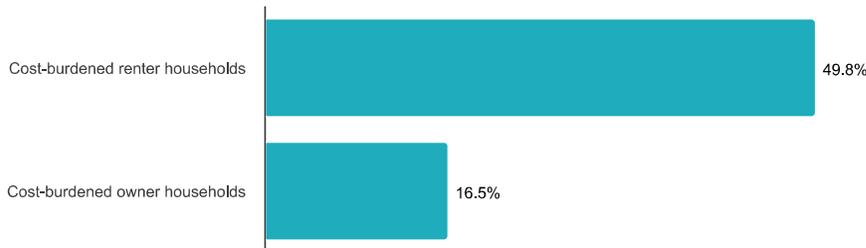
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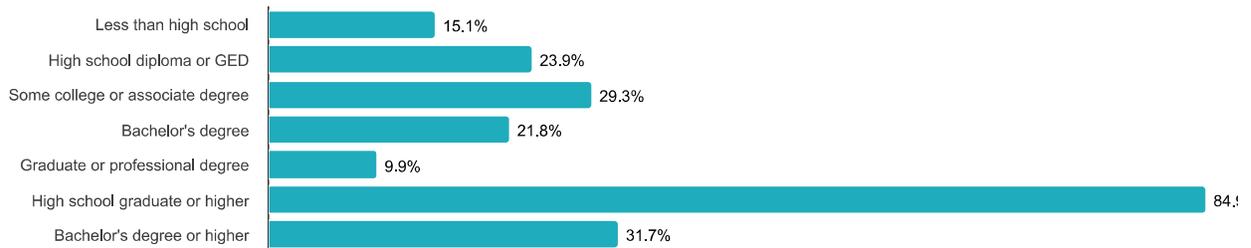
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Legal Description

Parcel No: 052822320041

Lots 1, 2, 3, 4, and 5, Block 10, Bazil and Robert's Addition to West St. Paul, Territory of Minnesota, together with vacated streets and alleys accrued thereto, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.

EXCEPTING THEREFROM Lots 1 and 2, Block 10, Bazil & Robert's Addition to West St. Paul, lying northwesterly of a line distant 120.00 feet southeasterly of and parallel with the center line of vacated Fairfield Avenue, formerly Fifth Street, together with the vacated street and alley accrued thereto by reason of the vacation thereof.

Abstract Property

Parcel No: 052822320042

Lots 1 and 2, Block 15, Bazil and Robert's Addition to West Saint Paul, Territory of Minnesota, except the West 15 feet thereof, together with that part of vacated East Indiana Avenue, which accrued to said property by reason of the vacation thereof, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.

Abstract Property

and

Lot 3, Block 15, Bazil and Robert ' s Addition to West Saint Paul, except the West 30 feet thereof, Ramsey County, Minnesota.

Torrens Property (Certificate No. 374707)



City of Saint Paul

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

Master

File Number: SR 26-59

File ID: SR 26-59

Type: Staff Report

Status: Agenda Ready

Version: 1

Contact Number: 266-8540

In Control: Housing &
Redevelopment
Authority

File Created: 03/23/2026

File Name: Healthy Homes/Power of Home Update

Final Action:

Title: Healthy Homes and Power of Home Programs Update

Notes:

Sponsors: Johnson

Enactment Date:

Attachments: Presentation

Financials Included?:

Contact Name: David Schroeder

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:
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Text of Legislative File SR 26-59

Healthy Homes and Power of Home Programs Update



Healthy Homes & Power of Home Programs Update City of Saint Paul

April 1, 2026



Healthy Homes and Power of Home Programs

I. Programs Overview

II. Programs Update



Healthy Homes Overview

Pre-weatherization & Weatherization

Eligibility

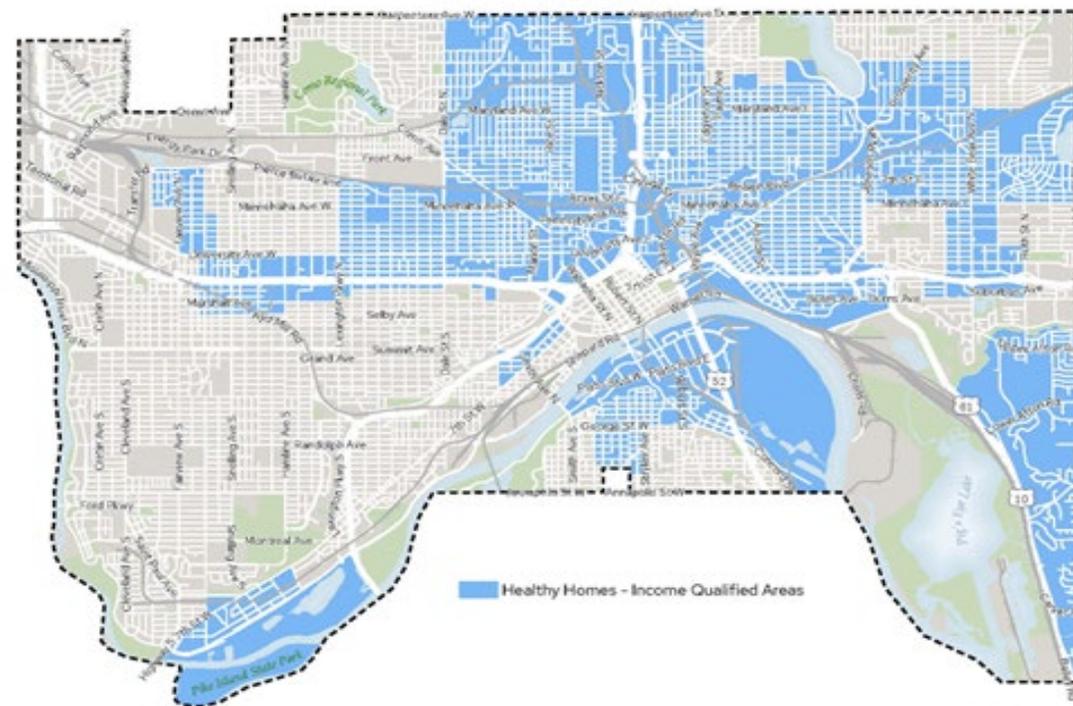
- Owner-occupied
- Located in Saint Paul
- 1-4 units
- Homes must have pre-weatherization needs preventing weatherization from taking place

Qualification methods

- 80% AMI OR,
- Participation in another income-qualified program OR,
- Pre-approved geographic map

Healthy Homes - Income Qualified Areas

Tuesday, March 18, 2025





Healthy Homes Overview

Types of Improvements:

Pre-weatherization examples

- Outdated and unsafe wiring
- Vermiculite/asbestos remediation
- Mold remediation
- leaking pipes

Weatherization

- Wall & roof insulation
- air sealing
- weatherstripping, etc.





Healthy Homes Overview

Healthy Homes Program Goals

- Mitigate costly health & safety issues preventing weatherization.
- Weatherize homes after pre-weatherization is complete.
- Focus on low-income & high energy-burdened homeowners.
- Address homes in low-income, climate-vulnerable neighborhoods.
- Reduce greenhouse gas emissions in alignment with the City's goals.
- Improve the safety and comfort of homes.
- Reduce monthly utility bills.



Power of Home Overview

Electrification & Electric-ready

Eligibility

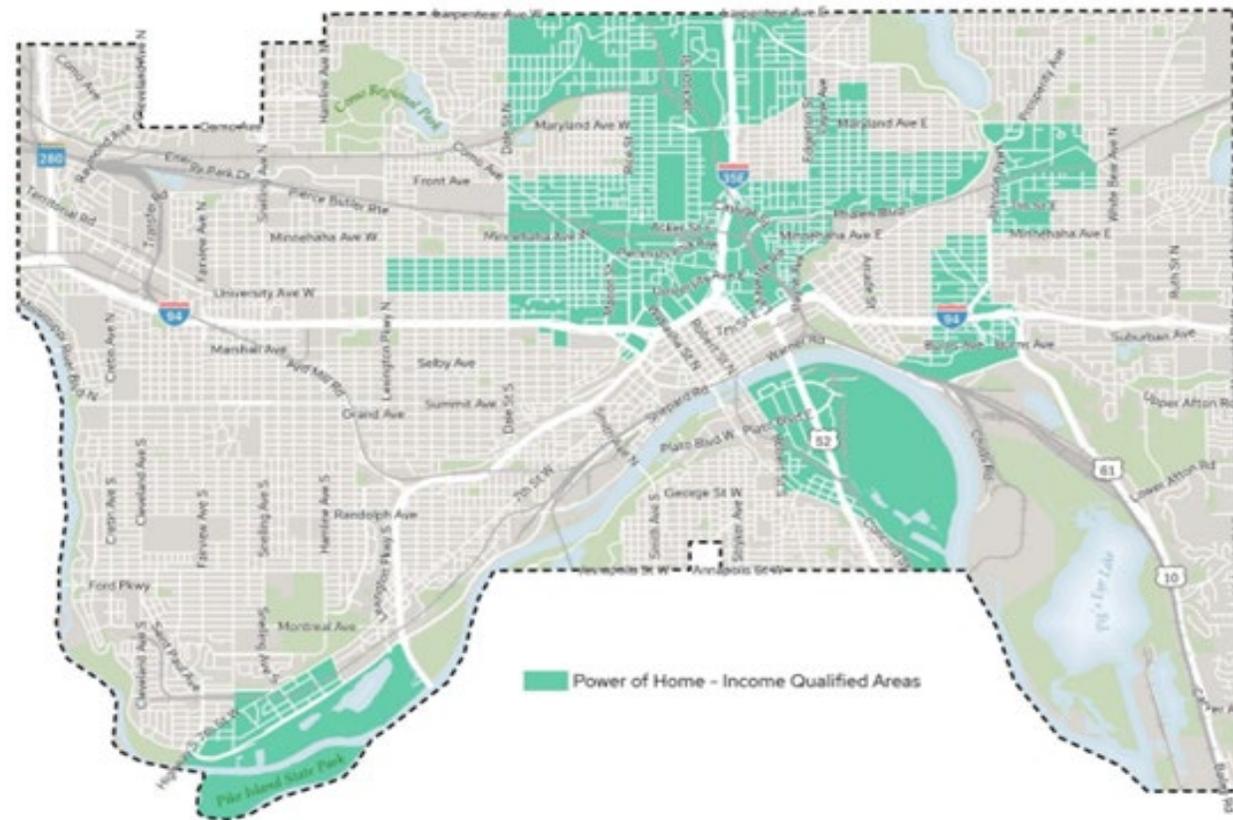
- Owner-occupied
- Located in Saint Paul
- Single-unit homes

Qualification methods

- 50% AMI OR,
- Participation in another income-qualified program OR,
- Pre-approved geographic map

Power of Home - Income Qualified Areas

Friday, January 31, 2025





Power of Home Overview

Types of Improvements:

- Cold-climate air-source heat pumps (CC-ASHP)
- ASHP water heaters
- ASHP clothes dryers
- Electric induction stoves
- Electrical upgrades & panel expansions





Power of Home Overview

Power of Home Program Goals

- Contributing to the City's climate goals.
- Reduction of greenhouse gas emissions.
- Reduce exposure to potentially dangerous pollutants
- Providing Low-income households the ability to install high-efficiency electric equipment.
- Insulate income-qualified homeowners from utility volatility (natural gas) as more homes electrify.
- Possibly lower energy burden to help create vibrant, equitable communities in Saint Paul.



Healthy Homes & Power of Home Overview

Program Funding

- Healthy Homes
 - One time funding ~\$800,000
 - Funding must be used by end of 2026
- Power of Home
 - Reoccurring ~\$300,000/year
- Enrollment permitted in both programs simultaneously.
- Up to \$50,000 grant for each program.
 - Contractors will be paid directly.
- Rebates will be reinvested.



Programs Updates



Healthy Homes & Power of Home Update

Healthy Homes

- Participants: 22
- Energy audits complete: 22
- Scopes of work pre-approved: 22

Power of Home

- Participants: 11
- Energy audits complete: 11
- Scopes of work pre-approved: 11

Healthy Homes

- Health & Safety Measures
 - Asbestos remediation
 - Mold & Radon mitigation
 - Plumbing repairs
 - Fix loose or damaged wires
 - Knob and tube replacement
 - Pest management
 - Smoke & carbon monoxide alarms
- Building Envelope Measures
 - Venting & exhaust repairs
 - Exhaust fans installation
 - Window & door reconditioning*
 - Vapor barriers
 - Caulking & weatherstripping
 - Attic insulation
 - Wall insulation
 - Air sealing

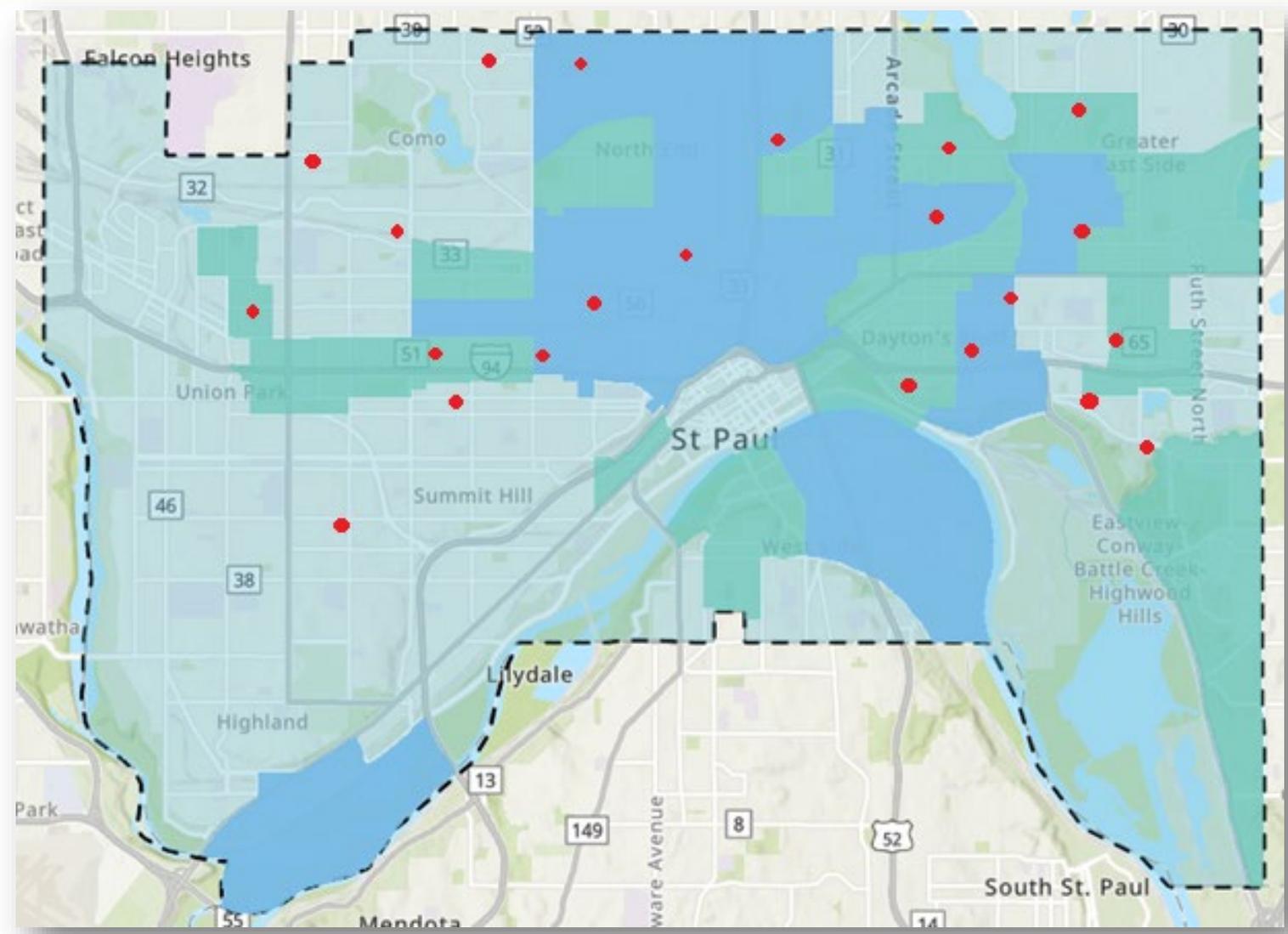
*This is not a window replacement program

SAINT PAUL
PLANNING & ECONOMIC
DEVELOPMENT

stpaul.gov/healthyhomes



Healthy Homes & Power of Home Update



Above: Approximate areas of Healthy Homes & Power of Home participants



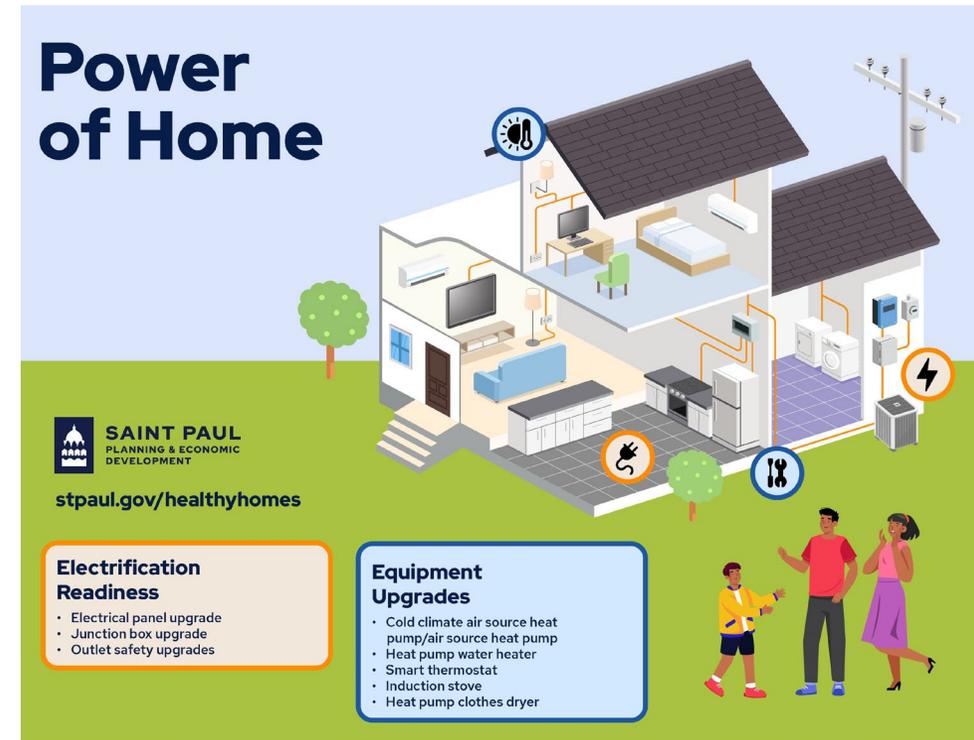
Healthy Homes & Power of Home Update

Implementation Partner

- Center for Energy and Environment (CEE)

Two-way Referrals

- Programs are meant to compliment rather than compete.
- Energy Cents Coalition (ECC) & Community Action Partnership of Ramsey & Washington County (CAPRW)
 - Homes were deferred long-term
- Homes that don't qualify:
 - If Healthy Homes/Power of Home don't fit, direct them to other programs that meet their needs.
 - ECC or CAPRW
 - CEE – Home Energy Squad/Whole Home Efficiency
 - Community Power - Energy Navigators





Healthy Homes & Power of Home Update

Energy Savings Estimates

Healthy Homes

- Estimated annual cost savings (14 homes): \$9,700.00
- Estimated annual green house gas emissions reduction (14 homes):
61.14 Mt CO₂e / year
 - Equivalent of taking 14 gas-powered cars off the road for 1 year

Power of Home

- Estimates coming soon.





Healthy Homes & Power of Home Update

Outreach

- We have not advertised these programs widely
 - Not wanting to over promise homeowners
 - Aware Healthy Homes funding must be used by the end of 2026
- Will determine in May-June if wider outreach efforts are needed.

Media team

- Working with Media team to create short videos
 - Highlighting process
 - Testimonials
 - Before and after photos



Healthy Homes & Power of Home Update

To Conclude:

- Two programs serve an unmet need in the community.
 - Homes are deferred long-term and work never gets completed.
- Lower-income homeowners cannot afford to electrify their homes with the high upfront costs.
 - Over time, people with means will electrify
 - Leaves low-income homeowners with the increasing costs.
- Both programs invest in the housing stock of Saint Paul and the health of its residents while helping to meet City climate goals.



Healthy Homes & Power of Home

Q & A

<http://stpaul.gov/healthyhomes>

David.Schroeder@ci.stpaul.mn.us



SAINT PAUL
MINNESOTA 84



City of Saint Paul

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

Master

File Number: SR 26-60

File ID: SR 26-60

Type: Staff Report

Status: Agenda Ready

Version: 1

Contact Number: 266-8498

In Control: Housing &
Redevelopment
Authority

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File Name: HRA Owned Land Plan 2026

Final Action:

Title:

HRA Owned Land Disposition or Development Plan for 2026

Notes:

Sponsors:

Enactment Date:

Attachments: Presentation

Financials Included?:

Contact Name: Jennifer Dull

Hearing Date:

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

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Text of Legislative File SR 26-60

HRA Owned Land Disposition or Development Plan for 2026



STPAUL.GOV

HRA Owned Property Update

April 1, 2026

What the HRA Owns

- The HRA currently owns over 200 parcel of property across 6 of the 7 Council Wards
- For the past several months, PED staff has been focused on the following properties:
 - Neighborhood Stabilization Program (NSP) properties
 - ~40 remaining NSP parcels to be developed or sold per NSP guidelines
 - Most NSP properties become affordable homeownership developments
 - Parcels that could be transferred to the City for City use
 - 30 properties identified to be transferred to the City to be used as
 - Public Works right of way
 - City Park property
 - Benefits of transferring property to City:
 - It benefits City infrastructure and operations
 - City is often already performing maintenance
 - Reduces HRA's need to pay assessments or manage property
 - HRA generally holds property that can be developed, transfer properties can't be developed due to size or general location



HRA Owned Property Update

Request for Proposals	Competitive process with specific goals, criteria, and timeline
Unsolicited Proposals	Can be submitted at any time, subject to criteria in disposition policy, requires 45-day ENS notice to inform public/allow for competing proposals
Garden Sites	Sites used for gardens enter into a one-year license agreement to allow the use
Side Lot Sales	Sales to adjacent properties for parcels that meeting HRA's definition of a splinter parcel or side lot
Transfer to City	Transfer to City ownership to be operated as part of a park, use for City ROW, or has another longer-term public purpose
Parking Ramps	Long term holds by the HRA to be used as parking facilities

Recent HRA Property Transactions

- 77 Congress –selling for FMV to adjacent church for programming space
- Chestnut Park Parcels – transferred to Parks to operate as part of the park system
- Ames Lake property transfer-- will be transferred to parks to operate as part of the park system– tracking for late 2026 or early 2027 transfer
- Additional plans to work with City Real Estate team to transfer most transferrable properties before end of 2026
 - Transfers generally take about 3 months
 - Staff transfers properties in groups/batches based on: geography, end use, and/or department that receives the property





HRA Owned Property Update

Updated Website and Mapping

Future development opportunities

The HRA maintains an inventory of property for future redevelopment opportunities. To receive updates on property solicitations, [subscribe to our email notification list](#). For further questions or to share your interest staff at (651) 266-6386 or StPaulHRAproperty@ci.stpaul.mn.us.

The map below allows you to search the inventory of HRA property for redevelopment. Use the + and - controls to zoom in and out of the map. Use the magnifying glass icon to search for a specific address using the magnifying glass.

HRA-owned properties are outlined in black on the map. Click on them for more details on each site. This map is best viewed on a desktop computer. A [full-screen map view](#) may be easier for intensive use and on mobile devices. These properties are downloaded as a .csv file and used as a spreadsheet in programs like Microsoft Excel.

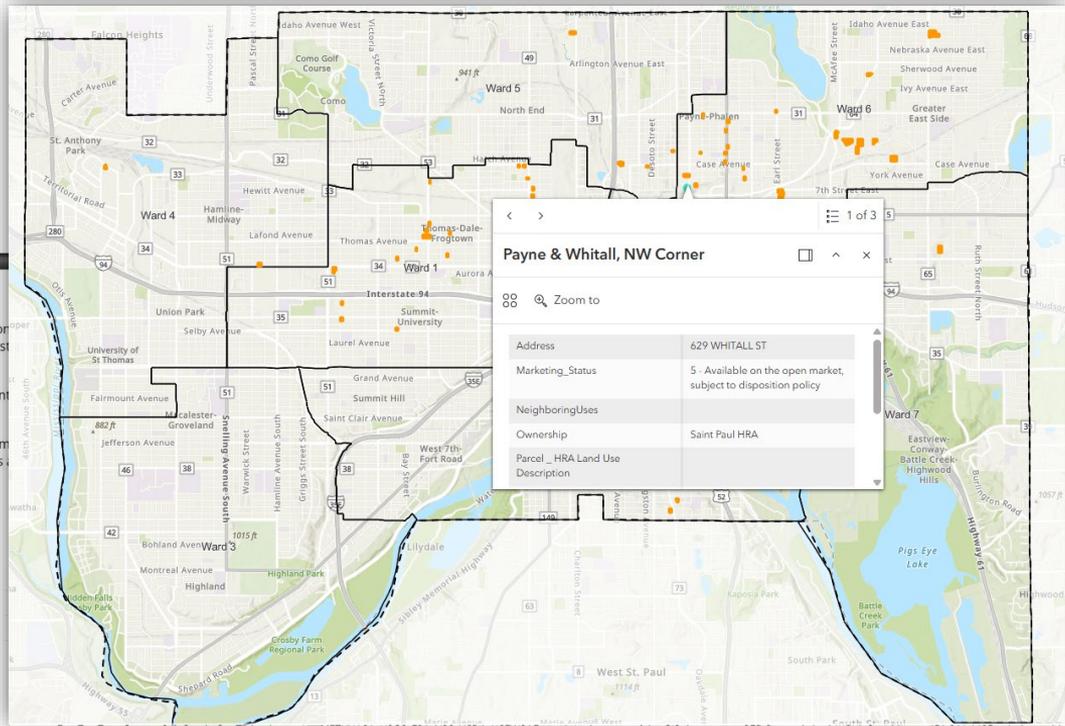
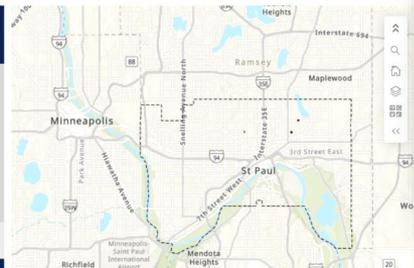
HRA Property for Redevelopment

Filter by Classification:
All

Filter by Site Estimated Value:
\$8,000 - \$84,800

Filter by Site Acreage:
0.07 acres - 0.19 acres

Filter by Planning District:
All



Payne & Whittall, NW Corner

1 of 3

Zoom to

Address	629 WHITTALL ST
Marketing_Status	5 - Available on the open market, subject to disposition policy
NeighboringUses	
Ownership	Saint Paul HRA
Parcel_HRA Land Use Description	

Updated Website, Mapping, and Communications

- Benefits of updated mapping and communications:
 - More transparent for development and broader community
 - Centralized source of information
 - Consolidated place for information
- Additional upcoming communication materials:
 - Updated development/HRA owned property applications (available online soon!)
 - Development newsletter to highlight resources, development opportunities, and more (goal to bring this online by end of 2026)

Questions?

Department of Planning and Economic Development

Daniela Lorenz
Economic Development
Daniela.Lorenz@ci.stpaul.mn.us
651-266-6595



City of Saint Paul

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

Master

File Number: SR 26-61

File ID: SR 26-61

Type: Staff Report

Status: Agenda Ready

Version: 1

Contact Number: 266-6595

In Control: Housing &
Redevelopment
Authority

File Created: 03/23/2026

File Name: HRA Small Scale Development Goals 2026

Final Action:

Title: Update on the HRA Small Scale Development Goals and 2026 Plan

Notes:

Sponsors:

Enactment Date:

Attachments: Presentation

Financials Included?:

Contact Name: Daniela Lorenz

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 SR 26-61

Update on the HRA Small Scale Development Goals and 2026 Plan



Small Scale Development Update

April 1, 2026



Small-Scale Development Update

History of Small-Scale Development

- Since 2013, PED has operated the Inspiring Communities Program
- Inspiring Communities was the mechanism used to sell, rehab, and redevelop properties acquired by the HRA with the goal of providing small scale affordable housing options
- 240 properties were designated Inspiring Communities properties
- HRA has facilitated 7 Request for Proposal (RFP) processes to attract development to specific HRA owned properties





Impact of Small-Scale Development Work

- Of the 240 properties designated as “Inspiring Communities properties” :
 - 195 properties have been rehabbed or developed into either:
 - Homes available for purchase by qualified buyers
 - Garden lots
 - Sold as splinter parcels/side yards to interested adjacent homeowners
- Along with property outcomes, PED’s Small Scale work has a strong history of working with diverse and emerging developers to reach outcomes including: affordable homeownership, neighborhood stabilization



Small-Scale Development Update

Current Small-Scale Development Work

- The HRA owns approximately 200 pieces of developable property
- In 2025, PED moved the Small-Scale Development team under the purview of the Economic Development Team to allow for a multi-disciplinary team to work with developers interested in working on HRA owned land
- Part of the work of the new team was to work closely with real estate to identify a general strategy for the use and/or sale of each property
- Traditionally, HRA owned land has been sold primarily via RFP. The Small-Scale Team is now working to sell properties through a variety of methods available via the HRA disposition policy





Small-Scale Development Update

Recently Completed Small-Scale projects

- 930 York
- 729 Burr
- 695 Cook





Small-Scale Development Update

In progress Small-Scale projects

- 560 Brunson
- 1195 Burr
- 810 Atlantic
- 47 Douglas



Future 560 Brunson



Upcoming Projects for Consideration

- Tentative Developer Status (TDS) on Wheelock/Jackson parcels
- Consideration of sale for 1087 Ross



Preview of Inspiring Communities RFP 8

- **The Small-Scale team has identified 3 properties to include in an upcoming Inspiring Communities RFP**
- **All three properties were acquired with Federal Neighborhood Stabilization Program (NSP) which has unique funding and outcome requirements**
- **An RFP is the best option to efficiently advertise and solicit proposals with clear expectations around affordability requirements and potential HRA subsidy requirements**



Questions?

Department of Planning and Economic Development

Daniela Lorenz
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651-266-6595