



STPAUL.GOV

Jackson Street Apartments Tentative Developer Request

Housing and Redevelopment Authority
April 22, 2026



Jackson Street Apartments

Overview

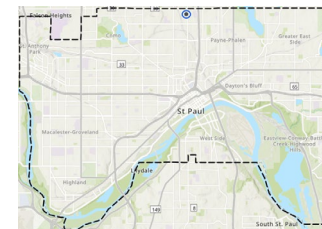
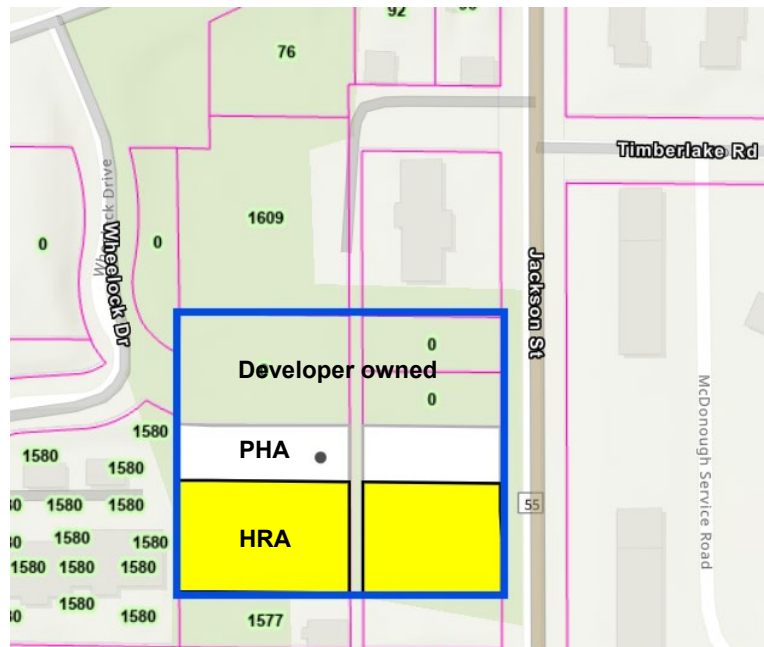
- **Developer:** DC Commercial and JB Vang as development partners
- **Request:** Tentative developer status
- **Preliminary Proposal:** Jackson Street Apartments, 60 – 80 units of affordable housing
- **Land:** 0 Jackson Street PIN 192922210112 (District 6, Ward 5)



Jackson Street Apartments

Development Site

- 1.73-acre site to be assembled
 - HRA-owned parcel
 - PHA-owned parcel (letter of intent submitted)
 - Unimproved alley to-be vacated
 - Three privately owned parcels
- HRA-owned parcel
 - 0 Jackson St. PIN 192922210112
 - 0.67-acre parcel between Jackson St and Wheelock Dr
 - Acquired in 1994 after tax forfeiture





Jackson Street Apartments

About DC Commercial and JB Vang

DC Commercial is a local emerging developer of color, pursuing affordable housing development to help contribute to making their community stronger and more resilient.

JB Vang is a local affordable housing developer with a tested history of strong, stable housing projects in the Twin Cities.

JB Vang will have a mentor role in the development team structure to support DC Commercial in building much-needed affordable housing project for families and individuals.



Jackson Street Apartments

Preliminary Proposal

- Combine HRA-owned 0 Jackson St with adjoining PHA-owned land, three privately acquired parcels, and to-be vacated right-of-way to assemble a 1.73-acre development site
- Jackson Street Apartments – new construction of 60-80 unit, affordable residential building
 - 3 stories
 - Mix of either workforce or family-friendly, 1- to 4-bedrooms units
 - 100+ surface and structured parking
 - Outdoor amenity space and playground area
- Affordable at 30%, 50%, and 60% AMI, including 12 supportive housing units with HUD Section 811 PRA and Housing Support
- \$22.3M estimated TDC



Jackson Street Apartments



* Conceptual site plan - may not reflect final development plans



Jackson Street Apartments

Request

- Designate DC Commercial and JB Vang as tentative developer of 0 Jackson Street for a period of 24-months with an option to extend

Benchmarks

- Complete architectural and construction drawings
- Complete any zoning approvals
- Vacation of unimproved alley
- Site plan review approval
- Building permit approval
- Complete any environmental studies
- Finalize a detailed development budget
- Submit a complete financing plan acceptable to HRA
- Negotiate final terms and conditions of a development agreement and land sale with HRA

Department of Planning and Economic Development

Tia Anderson
Principal Project Manager
Tia.Anderson@ci.stpaul.mn.us
651-266-6545