



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.

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 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:

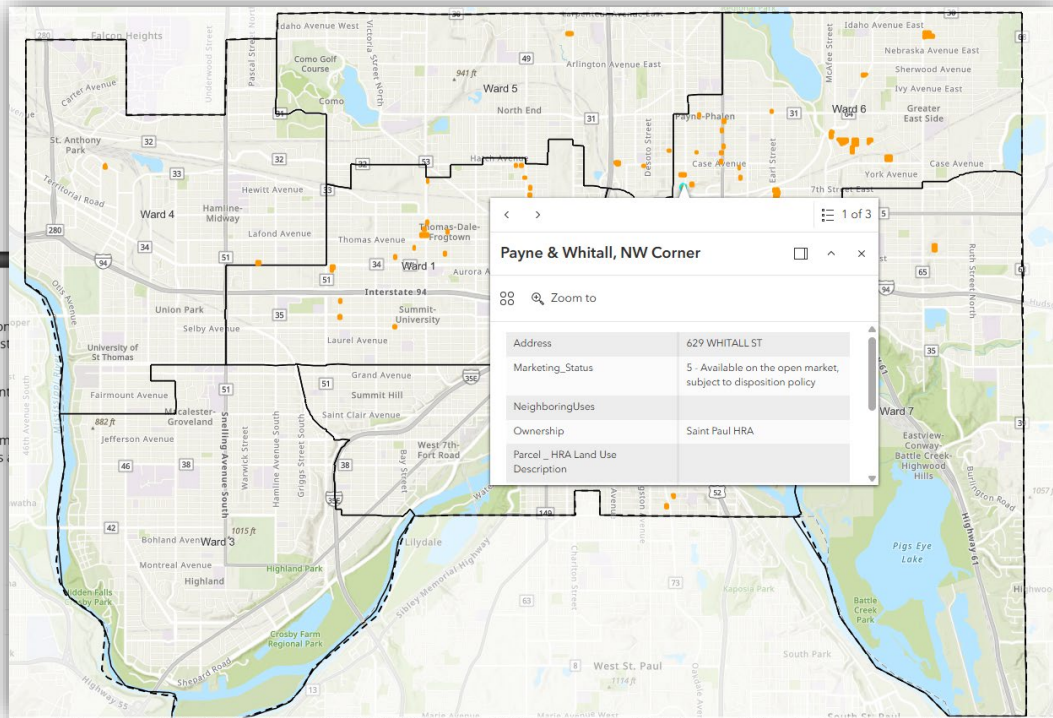
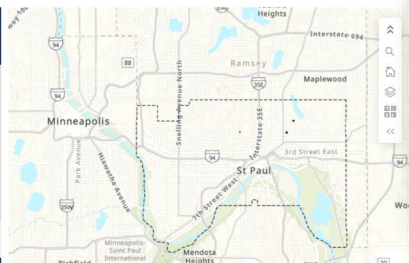
\$8,000 - \$84,800

Filter by Site Acreage:

0.07 acres - 0.19 acres

Filter by Planning District:

All



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