

October 22, 2025

Chair Cheniqua Johnson
Commissioner Anika Bowie
Commissioner Rebecca Noecker
Commissioner Saura Jost

Commissioner Molly Coleman
Commissioner Hwa Jeong Kim
Commissioner Nelsie Yang

Re: SR 25-227, Proposed Amendments to 2026-2027 Qualified Allocation Plan

Dear Chair Johnson and HRA Commissioners,

On behalf of the St. Paul Area Chamber and our 1,600+ members and affiliates, I write to express support for the proposed amendments to the 2026-2027 Qualified Allocation Plan. These amendments would allow the City of Saint Paul to use new federal housing credits to create more affordable housing, advance a downtown office-to-residential conversion, and do so without drawing on additional local tax resources such as tax-increment financing (TIF).

Saint Paul is facing a property tax crisis that is placing increased strain on the city's growth and vitality. Solutions that ease the burden on property taxpayers while sustaining housing and economic development are essential for the city's long-term success. The proposed amendments present a practical solution to attract private investment, support housing creation, and strengthen the city's tax base without placing added pressure on single-family homeowners.

The Chamber has consistently supported tools that make office-to-residential conversions financially feasible, including advocacy for the Catalyzing Underutilized Buildings (CUB) Tax Credit at the Legislature. The city's \$1 million allocation last year and the proposed \$5 million this year reinforce ongoing efforts to bring new life to underutilized properties. Adopting these amendments would provide another tool to advance that progress.

Conversions are already taking shape in downtown Saint Paul. Landmark Towers recently reopened as 187 apartments, and The Stella is expected to add 178 units along with new commercial space. While some past conversions have relied on TIF funding, the proposed Qualified Allocation Plan amendments would provide a more

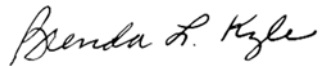


sustainable property tax approach to support similar projects, expand affordable housing, and advance downtown revitalization.

We encourage your support for these amendments and stand ready to assist in efforts that make downtown Saint Paul a more vibrant place to live, work, and play.

Thank you for your time and consideration. Please do not hesitate to reach out if you have any questions or need further information.

Sincerely,



B Kyle
President and CEO
St. Paul Area Chamber

