

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

REPORT TO THE COMMISSIONERS

DATE: DECEMBER 13, 2023

REGARDING: RESOLUTION APPROVING AND AUTHORIZING (i) THE EXPANSION OF THE SAINT PAUL NEIGHBORHOOD REDEVELOPMENT PROJECT AREA, AND (ii) AN AMENDMENT TO THE REDEVELOPMENT PLAN THEREFOR, DISTRICT 2, WARD 6

Requested Board Action

The HRA Board will consider a resolution approving an expansion of the Saint Paul Neighborhood Redevelopment Project Area, to add The Heights, and approving an Eighth Amendment to the Redevelopment Plan.

Background

In 2019, the 112-acre former Hillcrest Golf Course site was purchased by the Saint Paul Port Authority (SPPA) using bonding authorized by the Saint Paul City Council via Ordinance 19-39. Ordinance 19-39 established the framework for the arrangement between the City and the SPPA. A requirement of the ordinance was to develop a Master Plan to guide future development of the site. On June 1, 2022, the Saint Paul City Council approved the Hillcrest Master Plan and associated actions (rezoning, zoning code amendments, and Comprehensive Plan amendment). The Master Plan outlines future land uses and a new street network for the site. The City worked alongside community members, consultants and the SPPA to develop the Master Plan, and engaged residents throughout the process to determine how to build opportunity and community wealth on the site, now known as The Heights.

The overall site priorities for both the housing and light industrial, production and modern manufacturing include:

- 1,000 jobs
- 1,000 households
- 20 acres of parks, trails, and open space
- Neighborhood Node

The HRA has received three applications from the developers proposing affordable housing projects at The Heights, seeking financial assistance in the form of tax increment financing

assistance. The planned projects are all located within The Heights Master Plan area. In order to advance assistance through tax increment financing, the HRA desires to amend the Saint Paul Neighborhood Redevelopment Plan to add The Heights area and the proposed redevelopment activities.

The HRA has prepared an Eighth Amendment to the Redevelopment Plan for the Saint Paul Neighborhood Redevelopment Project Area (the “8th Amendment to Redevelopment Plan”).

The 8th Amendment to Redevelopment Plan outlines the activities to occur within the Project Area which include the redevelopment of the 112-acre former Hillcrest Golf Course (referred to as “The Heights”) at the intersection of Larpenteur Avenue and McKnight Road. The site is contaminated and lacks infrastructure to support vertical development. The vision of the Master Plan adopted for the redevelopment will facilitate the potential for more than 1,000 housing units with a mix of ownership and rental and a mix of income restricted and market rate within the newly added area of the Project Area.

On November 17, 2023, the Saint Paul Planning Commission reviewed the 8th Amendment to Redevelopment Plan and adopted a resolution confirming conformity with the Saint Paul Comprehensive Plan and the general plan for the development and redevelopment of the City as a whole.

Separate HRA action will follow this item regarding the proposed three new TIF districts.

Future Action:

The City Council will hold a public hearing on December 20, 2023, and consider a resolution approving the 8th Amendment to Redevelopment Plan.

Public Purpose/Comprehensive Plan Conformance

The 8th Amendment to Redevelopment Plan describes a mixed use development on the site that is consistent with the 2040 Comprehensive Plan and policies, including LU-30 (growth at Neighborhood Nodes), LU-2 (pursuing redevelopment of Opportunity Sites as employment centers), LU-32 (establishing open space at Neighborhood Nodes), LU-6 (facilitating business creation/attraction, supporting family-sustaining jobs, and growing the tax base), LU-34

(providing medium-density housing in Urban Neighborhoods), and H-16 (increase housing choice to maximize housing and locational choices for residents of all income levels).

Recommendation:

The Executive Director recommends approval of the resolution expanding the Saint Paul Neighborhood Redevelopment Project Area, to add the Heights, and approving an Eighth Amendment to the Redevelopment Plan.

Sponsored by: Commissioner Nelsie Yang

Staff: Jenny Wolfe (266-6680)

Attachment

- Eighth Amendment to Redevelopment Plan