



# City of Saint Paul

## 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*

City Hall and Court House  
15 West Kellogg  
Boulevard  
Council Chambers - 3rd  
Floor  
651-266-8560

Wednesday, February 4, 2026

2:00 PM

Council Chambers, City Hall

#### ROLL CALL

#### APPROVAL OF MINUTES

1 [Min 26-7](#) Approval of the January 2026 HRA Meeting Minutes

Sponsors: Jost

Attachments: [JAN 7](#)

[JAN 14](#)

[JAN 21](#)

[JAN 28](#)

#### PUBLIC HEARING

2 [RES PH 26-33](#) Resolution Authorizing the Issuance and Sale of Conduit Health Care Revenue Bonds under Minnesota Statutes, Sections 469.152 through 469.1655, for the Episcopal Homes Obligated Group (The Willows Project), 80 Mackubin Street and Approving Related Documents; District 8, Ward 1

Sponsors: Bowie

Attachments: [Board Report](#)

[Neighborhood Profile](#)

[Map](#)

#### ADJOURNMENT

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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.**

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<https://stpaul.legistar.com/Calendar.aspx> or on local cable Channel 18.**

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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 26-7**

**File ID:** Min 26-7

**Type:** Approval of Minutes

**Status:** Agenda Ready

**Version:** 1

**Contact Number:** 266-6604

**In Control:** Housing & Redevelopment Authority

**File Created:** 01/29/2026

**File Name:** January 2026 HRA Meeting Minutes

**Final Action:**

**Title:** Approval of the January 2026 HRA Meeting Minutes

**Notes:**

**Sponsors:** Jost

**Enactment Date:**

**Attachments:** JAN 7, JAN 14, JAN 21, JAN 28

**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 26-7

Approval of the January 2026 HRA Meeting Minutes



# City of Saint Paul

## Meeting Minutes - Final

City Hall and Court House  
15 West Kellogg Boulevard  
Council Chambers - 3rd  
Floor  
651-266-8560

### Housing & Redevelopment Authority

*Chair Cheniqua Johnson  
Commissioner Anika Bowie  
Commissioner Molly Coleman  
Commissioner Saura Jost  
Commissioner HwaJeong Kim  
Commissioner Rebecca Noecker  
Commissioner Nelsie Yang*

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Wednesday, January 7, 2026

2:00 PM

Council Chambers, City Hall

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#### ROLL CALL

*Vice Chair Jost called the meeting to order at 2:01 p.m.  
Commissioners Johnson, Yang and Kim were excused.*

**Present** 4 - Commissioner Rebecca Noecker, Commissioner Anika Bowie, Commissioner Saura Jost, and Commissioner Molly Coleman

**Absent** 3 - Commissioner Nelsie Yang, Commissioner Cheniqua Johnson, and Commissioner HwaJeong Kim

#### APPROVAL OF MINUTES

1 [Min 26-2](#) Approval of the December 2025 HRA Meeting Minutes

Sponsors: Jost

Attachments: [DEC 3](#)  
[DEC 10](#)  
[DEC 17](#)

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

**Yea:** 4 - Commissioner Noecker, Commissioner Bowie, Commissioner Jost, and Commissioner Coleman

**Nay:** 0

**Absent:** 3 - Commissioner Yang, Commissioner Johnson, and Commissioner Kim

#### DISCUSSION

*Commissioner Kim arrived at 2:02 p.m.*

2 [RES 26-32](#) Resolution Authorizing the Issuance and Sale of Conduit Multifamily Housing Revenue Bonds; and Approving the Execution of Related Documents; 200 Wilkin Street, Joseph's Pointe at Upper Landing

Project, District 9, Ward 2

Sponsors: Noecker

Attachments: [Board Report](#)

[Neighborhood Profile](#)

[Map](#)

*Interim Executive Director Melanie McMahon gave a description of the project and recommended approval.*

*Commissioner Bowie thanked staff and supported the project.*

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

**Yea:** 5 - Commissioner Noecker, Commissioner Bowie, Commissioner Jost, Commissioner Kim, and Commissioner Coleman

**Nay:** 0

**Absent:** 2 - Commissioner Yang, and Commissioner Johnson

## STAFF REPORT

3 [SR 26-1](#) Introduction to 652 Sherburne Avenue Loan Extension Request

Sponsors: Bowie

Attachments: [Presentation](#)

*Senior Project Manager, Hannah Chong gave a presentation.*

**Received and Filed**

4 [SR 26-2](#) Introduction to the Inspiring Communities Project at 560 Brunson Street, District 5, Ward 2

Sponsors: Noecker

Attachments: [Presentation](#)

*Principle Project Manager, Joe Musolf gave a presentation and answered questions from the board.*

**Received and Filed**

## ADJOURNMENT

*The HRA meeting was adjourned at 2:23 p.m.*

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*Chair Cheniqua Johnson  
Commissioner Anika Bowie  
Commissioner Molly Coleman  
Commissioner Saura Jost  
Commissioner Hwajeong Kim  
Commissioner Rebecca Noecker  
Commissioner Nelsie Yang*

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Wednesday, January 14, 2026

2:00 PM

Council Chambers, City Hall

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#### ROLL CALL

*Vice Chair Jost called the meeting to order at 2:00 p.m.  
Commissioner Johnson was excused.*

**Present** 5 - Commissioner Rebecca Noecker, Commissioner Nelsie Yang,  
Commissioner Anika Bowie, Commissioner Saura Jost, and Commissioner  
Molly Coleman  
**Absent** 2 - Commissioner Cheniqua Johnson, and Commissioner Hwajeong Kim

#### DISCUSSION

1 [RES 26-52](#) Approving and Authorizing the Spending Plan TIF Loan Extension for the 652 Sherburne Project, District 7, Ward 1

Sponsors: Bowie

Attachments: [Board Report](#)  
[D07 Neighborhood Profile](#)

*Vice Chair Jost moved approval of version 2.*

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

**Yea:** 5 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie,  
Commissioner Jost, and Commissioner Coleman

**Nay:** 0

**Absent:** 2 - Commissioner Johnson, and Commissioner Kim

2 [RES 26-63](#) Resolution Approving and Authorizing Additional Expenditures for Redevelopment of 560 Brunson Street under the Housing and Redevelopment Authority's Inspiring Communities Program. District 5, Ward 2

Sponsors: Noecker

Attachments: [Board Report](#)

[D5 Profile](#)

[Map](#)

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

**Yea:** 5 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie, Commissioner Jost, and Commissioner Coleman

**Nay:** 0

**Absent:** 2 - Commissioner Johnson, and Commissioner Kim

#### **ADJOURNMENT**

*The meeting was adjourned at 2:03 p.m.*

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# City of Saint Paul

## Meeting Minutes - Final

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### Housing & Redevelopment Authority

*Chair Cheniqua Johnson  
Commissioner Anika Bowie  
Commissioner Molly Coleman  
Commissioner Saura Jost  
Commissioner HwaJeong Kim  
Commissioner Rebecca Noecker  
Commissioner Nelsie Yang*

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Wednesday, January 21, 2026

2:00 PM

Council Chambers, City Hall

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#### ROLL CALL

*Vice Chair Jost called the meeting to order at 2:00 p.m.  
Commissioner Coleman and Chair Johnson were excused.*

**Present** 5 - Commissioner Rebecca Noecker, Commissioner Nelsie Yang, Commissioner Anika Bowie, Commissioner Saura Jost, and Commissioner HwaJeong Kim

**Absent** 2 - Commissioner Cheniqua Johnson, and Commissioner Molly Coleman

#### DISCUSSION

1 [RES 26-125](#) Authorizing the Executive Director of the Saint Paul Housing and Redevelopment Authority to Consent to and Execute, without prior HRA Board Approval, any Environmental Covenants and Easements Concerning Projects for which the HRA is a Lender, Citywide

Sponsors: Jost

Attachments: [Board Report](#)

*Interim Executive Director Melanie McMahon gave an explanation of the item and answered questions from the Board. Staff is recommending approval.*

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

**Yea:** 5 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie, Commissioner Jost, and Commissioner Kim

**Nay:** 0

**Absent:** 2 - Commissioner Johnson, and Commissioner Coleman

#### STAFF REPORT

2 [SR 26-8](#) Saint Paul Commercial Corridors Updated Program Guidelines

Sponsors: Jost

Attachments: [Presentation](#)

*Senior Project Manager, Annie Byrne gave a presentation and answered questions from the Board.*

**Received and Filed**

**ADJOURNMENT**

*The meeting was adjourned at 2:33 p.m.*

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Commissioner Anika Bowie  
Commissioner Molly Coleman  
Commissioner Saura Jost  
Commissioner Hwajeong Kim  
Commissioner Rebecca Noecker  
Commissioner Nelsie Yang*

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Wednesday, January 28, 2026

2:00 PM

Council Chambers, City Hall

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**HRA Chair Cheniqua Johnson will be participating remotely.**

#### ROLL CALL

*Vice Chair Jost called the meeting to order at 2:01 p.m.*

**Present** 6 - Commissioner Rebecca Noecker, Commissioner Nelsie Yang, Commissioner Anika Bowie, Commissioner Cheniqua Johnson, Commissioner Saura Jost, and Commissioner Molly Coleman

**Absent** 1 - Commissioner Hwajeong Kim

#### DISCUSSION

*Commissioner Kim arrived at 2:02 p.m.*

1 [RES 26-156](#) Resolution Amending the 2026 Housing Trust Fund Project Budgets to Reflect the 2026 Adopted Budget Including Contingencies, Citywide

**Sponsors:** Jost and Johnson

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

[Financial Analysis](#)

[Tenant Protections Presentation](#)

*Office of Financial Empowerment Fair Housing Coordinator, Faith Dietz; Department of Safety Inspection (DSI) Management Assistant, Lynne Ferkinhoff; and DSI Director, Angie Wiese gave a presentation and answered questions from the Board.*

**Adopted**

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

**Nay:** 0

#### STAFF REPORT

2      [SR 26-13](#)      Introduction to Conduit Bonds for Episcopal Homes Project

Sponsors:      Bowie

Attachments:      [Presentation](#)

*Debt Administrator, Jenny Wolfe gave a presentation and answered questions from the Board.*

*CEO and President of Episcopal Homes, Tom Henry gave a summary of the history and facilities at Episcopal Homes, and thanked the Board for the support.*

**Received and Filed**

#### **ADJOURNMENT**

*The HRA meeting was adjourned at 2:53 p.m.*

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# City of Saint Paul

City Hall and Court House  
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## Master

File Number: RES PH 26-33

File ID: RES PH 26-33	Type: Resolution-Public Hearing	Status: Agenda Ready
Version: 1	Contact 266-6680 Number:	In Control: Housing & Redevelopment Authority
<b>File Created:</b> 01/27/2026		
<b>File Name:</b> Episcopal Homes Conduit Bonds		<b>Final Action:</b>
<b>Title:</b> Resolution Authorizing the Issuance and Sale of Conduit Health Care Revenue Bonds under Minnesota Statutes, Sections 469.152 through 469.1655, for the Episcopal Homes Obligated Group (The Willows Project), 80 Mackubin Street and Approving Related Documents; District 8, Ward 1		

Notes:

**Sponsors:** Bowie

**Enactment Date:**

**Attachments:** Board Report, Neighborhood Profile, Map

**Financials Included?:**

**Contact Name:** Jenny Wolfe

**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 RES PH 26-33

Resolution Authorizing the Issuance and Sale of Conduit Health Care Revenue Bonds under Minnesota Statutes, Sections 469.152 through 469.1655, for the Episcopal Homes Obligated Group (The Willows Project), 80 Mackubin Street and Approving Related Documents; District 8, Ward 1

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

**REPORT TO THE COMMISSIONERS**

**DATE: FEBRUARY 4, 2026**

**REGARDING: RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF CONDUIT  
HEALTH CARE REVENUE BONDS UNDER MINNESOTA STATUTES,  
SECTIONS 469.152 THROUGH 469.1655, FOR THE EPISCOPAL HOMES  
OBLIGATED GROUP (THE WILLOWS PROJECT), 80 MACKUBIN  
STREET AND APPROVING RELATED DOCUMENTS; DISTRICT 8,  
WARD 1**

## **Requested Board Action**

The requested action includes a public hearing and approval for the HRA to issue up to \$18,000,000 in conduit revenue bonds for the benefit of Episcopal Homes of Minnesota, a Minnesota nonprofit corporation, to acquire an existing 58-unit senior living property located at 80 Mackubin Street (the “Project”). The proceeds of the “Series 2026 Bonds” will be used to finance the Project. The proposed issuance includes a request for a waiver of our minimum bond denominations consistent with past approval for Episcopal Homes of Minnesota.

## **Background**

Episcopal Homes is a Saint Paul based not-for-profit Senior Housing and Care Provider with roots dating back to 1894. They offer a variety of services including memory care, assisted living, senior living, end of life care, and transitional care. Episcopal Homes of Minnesota and their affiliates own and operate multiple senior housing facilities at a consolidated campus located at the corner of University and Fairview Avenues. There are currently seven housing developments with various levels of care, services, and income qualifications. These seven developments include: 1) Episcopal Church Homes, an 131-unit skilled nursing facility and short-term transitional rehabilitative care; 2) Iris Park Commons, a 59-unit facility with assisted living units, which includes 10 subsidized affordable homes with services; 3) The Gardens, a 60-unit skilled nursing and memory care facility; 4) The Terrace at Iris Park, a 58-unit facility offering market rate senior housing; 5) Cornelia House, a 47-unit independent living facility blending market rate and subsidized homes; 6) Seabury, a 50-unit affordable independent living project financed with HUD 202 funding; and 7) Midway Pointe, a 59-unit affordable independent living facility financed with

HUD 202 funding. Each of the seven buildings are owned, managed, and operated by affiliates of Episcopal Homes of Minnesota.

Over the years, the HRA has issued multiple conduit revenue bonds involving Episcopal Homes of Minnesota, the following two issuances remain outstanding:

1. Series 2021A/B, \$14,800,000 issued to refund prior HRA issued bonds relating to the first two projects listed, \$12,800,000 remains outstanding (Series 2021A only)
2. Series 2013, \$26,860,000 issued to finance the 3rd and 4th projects listed, \$23,060,000 remains outstanding

The Borrower has applied to the HRA to issue conduit revenue bonds to finance the acquisition of an existing 58-unit facility located at 80 Mackubin Street (a map is attached). The Project property is zoned RM-2 in District 8 (the profile of the planning district is attached); the zoning permits the existing land uses.

The Project site is in the Cathedral Hill neighborhood of Saint Paul three blocks north of Summit Avenue. The Project known as The Willows of Ramsey Hill is a 58-unit Assisted Living and Memory Care facility that serves seniors with dementia, Alzheimer's, and other memory loss. The Willows Facility was constructed in 1896 and operated formerly as a nursing home with an adjacent hotel, which were completely renovated in 2014 and received a certificate of occupancy in April 2015. Residents of the Willows require a physician's order to receive memory care and reside at the Willows Facility. Episcopal Homes desired to acquire this facility to expand their presence in the city and add memory care units to their continuum of care. The current Episcopal Homes waitlist for memory care services is approximately 100 individuals, with 45 of those ready to move within the next year.

The requested financing for The Willows of Ramsey Hill acquisition will occur under the existing Master Trust Indenture (MTI) established in 2021 and the Project will be the third Obligated Group Member under the MTI. The Series 2026 Bonds will be secured on a parity with the Series 2021A Bonds.

## **Budget Action**

**This is a conduit bond issue.** The Series 2026 Bonds shall not constitute an indebtedness, liability, general or moral obligation, or pledge of the faith or credit or taxing power of the HRA, City of Saint Paul, or any agency or political subdivision thereof, and shall not constitute indebtedness of any of the foregoing within the meaning of any constitutional, statutory, or charter provision, nor be a charge against their respective general assets, credit or taxing powers, and do not grant the owners or holders of the bonds any right to have the HRA, City of Saint Paul or any agency or political subdivision thereof to levy any taxes or appropriate any funds for the payment of the principal thereof or interest thereon. Principal and interest on the Series 2026 Bonds are payable solely out of the revenues and other sources pledged to the payment thereof as described in the bond documents.

## **Future Action**

The City Council will be considering a companion resolution on this same date.

## **Financing Structure**

The Series 2026 Bonds will be underwritten by Colliers Securities LLC, will be unrated, fixed rate obligations, and will be sold through a negotiated public offering to a mix of high net worth, middle market and institutional investors.

The underwriter, on behalf of the Borrower, has requested a waiver of our minimum bond denomination policy for unrated bonds. Our conduit bond policy would require the unrated bonds to be sold in \$100,000 minimum denominations, and they are requesting \$25,000 minimum denominations. The Series 2026 Bonds will be secured on a parity with the 2021A Bonds, which were issued with \$25,000 minimum denomination, requiring Investors Letters.

The minimum denominations are set by the PED Credit Committee, to ensure that only sophisticated investors hold any conduit revenue bond issued by the HRA and that they understand that neither the City nor HRA is backing the repayment. The underwriter has represented to the HRA that the ability to sell the bonds with the lower denominations will result in lower interest rates and lower financing costs strengthening the organization. Staff supports the requested waiver

and considers the request reasonable to benefit the City of Saint Paul through the acquisition of the existing senior living facility into an organization with a deep history and commitment to offering housing and care to seniors for over 130 years.

The estimated interest rate is 6% with a proposed final maturity of 11/1/2057 (31.5-year term). The projected annual principal and interest payments are \$1.07 million. The proposed sources and uses are shown below.

<b>Sources of Funds</b>	<b>Amount</b>
Proceeds of Series 2026 Bonds	\$15,430,000
Borrower Equity	\$1,500,000
<b>Total Sources of Funds</b>	<b>\$16,930,000</b>

<b>Uses of Funds</b>	<b>Amount</b>
Purchase Price	\$15,000,000
Bond Costs of Issuance & Real Estate Costs	\$567,525
Working Capital Fund	\$250,000
Debt Service Reserve Fund	\$1,110,400
Miscellaneous	2,075
<b>Total Uses of Funds</b>	<b>\$16,930,000</b>

### **PED Credit Committee Review**

The PED Credit Committee reviewed and approved the proposal for conduit bonds on January 20, 2026, including the requested waiver of the minimum bond denominations for unrated bonds.

### **Compliance**

Episcopal Homes of Minnesota, on behalf of the Borrowers has acknowledged receiving notice of the City/HRA compliance requirements that may be applicable to the proposed financing. There is no construction associated with the Project and therefore the only compliance required is Affirmative Action, Chapter 183.04 for the Borrowers.

## **Green/Sustainable Development**

N/A

## **Environmental Impact Disclosure**

N/A

## **Historic Preservation**

The Project is in the locally designated Historic Hill District. The proposed HRA financing only includes acquisition, however, any future exterior work, including construction or demolition, must be reviewed prior to release of a building permit.

## **Public Purpose/Comprehensive Plan Conformance:**

The public purpose is providing continued access to 58 housing units for seniors. Episcopal Homes of Minnesota employs over 630 persons in their Saint Paul facilities. The Project site currently employs 33 FTE employees and Episcopal Homes will invite all existing staff members to continue with their organization.

The Project site is zone RM-2 and the existing land uses conform to the City's 2040 Comprehensive Plan.

## **Statement of Chairman (for Public Hearing)**

“Being duly authorized by the Board of Commissioners to conduct this Public Hearing, the hearing is now open. This is a Public Hearing called for the purpose of approving the issuance of approximately \$18,000,000 in conduit revenue bonds by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA) for Episcopal Homes of Minnesota. Notice of time, place, and purpose of this hearing was published in the Pioneer Press, the official newspaper of the Authority on the 24<sup>th</sup> of January 2026. The Affidavit of Publication of the Notice of Public Hearing will be made a part of these proceedings. Is there anyone who wishes to be heard on this matter? If not, the Chair will declare this Public Hearing adjourned.”

**Recommendation:**

The HRA Executive Director recommends approval of the resolution which authorizes the issuance of up to \$18,000,000 in conduit revenue bonds for Episcopal Homes of Minnesota and the execution of related documents.

**Sponsored by: Commissioner Bowie**

**Staff:** Jenny Wolfe, 266-6680

**Attachment**

- **Map**
- **District Profile**

# Summit- University 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.](#)



# Summit-University Neighborhood, population data

## Decennial Census

2020

17,935

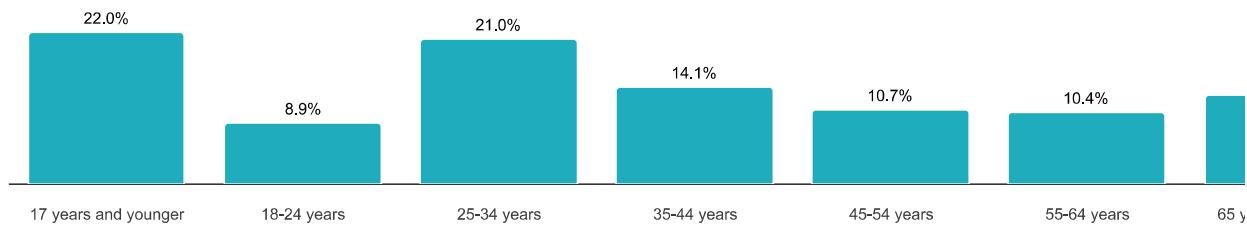
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# Summit-University neighborhood, population by age group

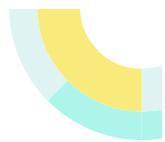
## Summit-University Neighborhood, population by age group

2017-2021



### Age (2017-2021)

Under 5 years	1,097	6.1%
5-9 years	841	4.7%
10-14 years	1,233	6.9%
15-17 years	766	4.3%
18-24 years	1,595	8.9%
25-34 years	3,753	21.0%
35-44 years	2,528	14.1%
45-54 years	1,918	10.7%
55-64 years	1,855	10.4%
65-74 years	1,624	9.1%
75-84 years	514	2.9%
85 years and older	164	0.9%



# Summit-University neighborhood, population by sex

## Sex (2017-2021)

Male	8,818	49.3%
Female	9,072	50.7%

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# Summit-University neighborhood, population by race/ethnicity

## Race & Ethnicity (2017-2021)

White	8,979	50.2%
Of Color	8,684	48.5%
Black or African American alone	5,992	33.5%
American Indian and Alaskan Native alone	suppressed	
Asian or Pacific Islander alone	1,169	6.5%
Other alone	suppressed	
Two or more races alone	911	5.1%
Hispanic or Latino (of any race)	576	3.2%

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# Summit-University neighborhood, population by language

## Language spoken (2017-2021)

Population (5 years and older)	16,792	100.0%
English only	12,984	77.3%
Language other than English	3,809	22.7%
Speaks English less than "very well"	1,618	9.6%

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# Summit-University neighborhood, population by disability status

## Disability status (2017-2021)

Total population for whom disability status is determined	17,663	100.0%
Population with a disability	2,210	12.5%

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# Summit-University neighborhood, population by nativity

## Nativity (2017-2021)

Foreign-born residents	2,351	13.1%
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# Summit-University neighborhood, population by residency

## Residence one year ago (2017-2021)

Population (1 year and over in US)	17,699	100.0%
Same residence	14,499	81.9%
Different residence in the U.S.	3,132	17.7%
Different residence outside the U.S.	suppressed	

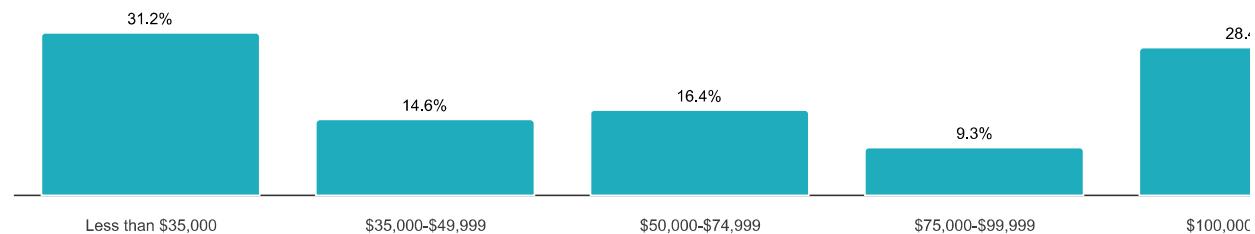
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# Summit-University neighborhood, household by income

## Summit-University Neighborhood, households by income (2021 dollars)

2017-2021



### Household income (2021 dollars) (2017-2021)

Total households	8,058	100.0%
Less than \$35,000	2,518	31.2%
\$35,000-\$49,999	1,180	14.6%
\$50,000-\$74,999	1,322	16.4%
\$75,000-\$99,999	747	9.3%
\$100,000 or more	2,292	28.4%
Median household income (2021 dollars)	\$ suppressed	

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# Summit-University neighborhood, poverty status

## Poverty (2017-2021)

All people for whom poverty status is determined	17,658	100.0%
With income below poverty	3,059	17.3%
With income 100-149 of poverty	1,799	10.2%
With income 150-199 of poverty	1,419	8.0%
With income 200 of poverty or higher	11,381	64.5%
17 years and younger (percent of people under age 18)	1,110	28.3%
18-24 (percent of people age 18-24)	286	17.9%
25-34 (percent of people age 25-34)	453	12.1%
35-44 (percent of people age 35-44)	405	16.1%
45-54 (percent of people age 45-54)	285	14.9%
55-64 (percent of people age 55-64)	316	17.4%
18-64 (percent of people 18-64)	1,744	15.1%
65 years and older (percent of people age 65+)	205	9.5%

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# Summit-University neighborhood, health coverage among population

## Health coverage (2017-2021)

Total population age 65 and under for whom health insurance coverage status is determined	15,497	87.7%
Population 65 and under without health insurance coverage	969	6.3%

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# Summit-University neighborhood, housing units

## Total housing units (2017-2021)

Total housing units	8,612	100.0%
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## Owned and Rental Housing (2017-2021)

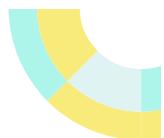
Vacant housing units (seasonal units included)	554	6.4%
Occupied housing units	8,058	93.6%
Average household size	2.0	100.0%
Owner-occupied	3,278	38.1%
Average household size	2.2	100.0%
Renter-occupied	4,780	55.5%
Average household size	1.9	100.0%

## Year built (2017-2021)

2010 or later	suppressed	
2000-2009	423	4.9%
1970-1999	1,446	16.8%
1940-1969	1,985	23.1%
1939 or earlier	4,669	54.2%

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# Summit-University neighborhood, household data

## Households (2017-2021)

Total households	8,058	100.0%
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## Households by type (2017-2021)

Family households	3,508	43.5%
With children under 18 years	1,743	21.6%
Married-couple family households	2,187	27.1%
With children under 18 years	967	12.0%
Single-person family households	1,321	16.4%
With children under 18 years	776	9.6%
Nonfamily households	4,550	56.5%
Householder living alone	3,686	45.7%
65 years and over	851	10.6%
Households with one or more children under 18 years	1,743	21.6%
Households with one or more people 65 years and over	1,693	21.0%

## Year householder moved into unit (2017-2021)

Moved in 2010 or later	5,566	69.1%
Moved in 2000-2009	1,197	14.9%
Moved in 1990-1999	622	7.7%
Moved in 1989 or earlier	672	8.3%

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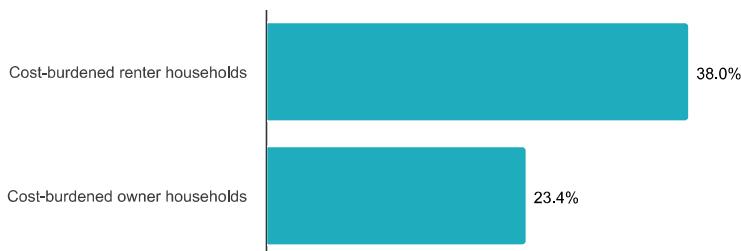
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# Summit-University neighborhood, cost-burdened households by type

## Summit-University Neighborhood, cost-burdened households by type

2017-2021



### Cost-burdened households (2017-2021)

All households for which cost burden is calculated	7,698	100.0%
Cost-burdened households	2,446	31.8%
Owner households for which cost burden is calculated	3,271	100.0%
Cost-burdened owner households	766	23.4%
Renter households for which cost burden is calculated	4,428	100.0%
Cost-burdened renter households	1,681	38.0%

### Rent paid (2017-2021)

Households paying rent	4,575	100.0%
Median rent paid (2021 dollars)	\$ 978	100.0%

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# Summit-University neighborhood, transportation data

## **Vehicles per household (2017-2021)**

No vehicles	1,546	19.2%
1 vehicle available	3,433	42.6%
2 vehicles available	2,406	29.9%
3 or more vehicles available	673	8.3%

## **Transportation to work (2017-2021)**

Workers (16 years and older)	9,661	100.0%
Car, truck, or van (including passengers)	6,240	64.6%
Public transportation	1,244	12.9%
Walked, biked, worked at home, or other	2,177	22.5%

## **Travel time to work (2017-2021)**

Total workers age 16+ (not home based)	8,147	100.0%
Less than 10 minutes	758	9.3%
10-19 minutes	3,048	37.4%
20-29 minutes	1,991	24.4%
30 minutes or longer	2,351	28.9%

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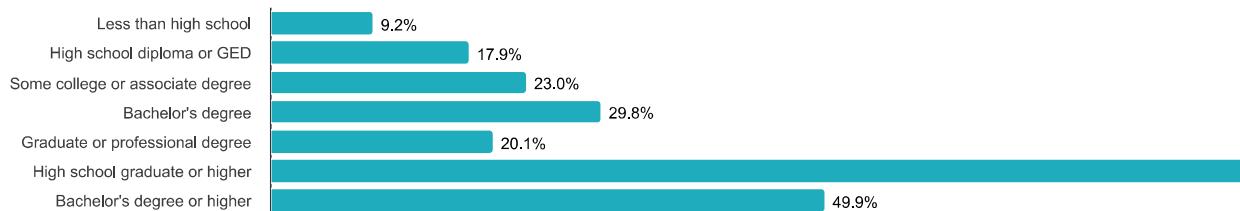
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# Summit-University neighborhood, educational attainment among adults

## Summit-University Neighborhood, educational attainment among adults 25 older

2017-2021



### Educational attainment (2017-2021)

Population (25 years and older)	12,357	100.0%
Less than high school	1,134	9.2%
High school diploma or GED	2,213	17.9%
Some college or associate's degree	2,838	23.0%
Bachelor's Degree	3,685	29.8%
Graduate or professional degree	2,487	20.1%
High school graduate or higher	11,223	90.8%
Bachelor's degree or higher	6,172	49.9%

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# Summit-University neighborhood, workforce data



## Working Adults (2017-2021)

Total civilian non-institutionalized population, age 18-64	11,568	100.0%
Working age adults who are employed	9,190	79.4%
Civilian labor force	9,605	100.0%
Unemployed	415	4.3%

## Total employed workers (LEHD) (2020)

Total employed workers	6,086	100.0%
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## Worker age (2020)

Age 29 or younger	1,790	29.4%
Age 30 to 54	3,176	52.2%
Age 55 or older	1,119	18.4%

## Workers by earnings (2020)

\$15,000 per year or less	1,573	25.8%
\$15,001 to \$39,999 per year	1,791	29.4%
\$40,000 or more per year	2,722	44.7%

## Workers by industry of employment (2020)

Accommodation and food services	505	8.3%
Administration & support, waste management, and remediation	suppressed	
Agriculture, forestry, fishing and hunting	380	6.2%
Arts, entertainment, and recreation	139	2.3%
Construction	148	2.4%
Educational services	260	4.3%
Finance and insurance	408	6.7%
Health care and social assistance	1,391	22.9%
Information	146	2.4%
Management of companies and enterprises	318	5.2%
Manufacturing	458	7.5%
Mining, quarrying, and oil and gas extraction	suppressed	
Other services (excluding public administration)	294	4.8%
Professional, scientific, and technical services	484	8.0%
Public administration	suppressed	

Real estate and rental and leasing	102	1.7%
Retail trade	568	9.3%
Transportation and warehousing	220	3.6%
Utilities	12	0.2%
Wholesale trade	236	3.9%

**Workers by race (2020)**

White alone	3,879	63.7%
Black or African American alone	1,518	24.9%
American Indian or Alaska Native alone	34	0.6%
Asian alone	460	7.6%
Native Hawaiian or Other Pacific Islander alone	suppressed	
Two or more race groups	191	3.1%
Hispanic or Latino (of any race)	320	5.3%

**Workers by educational attainment (2020)**

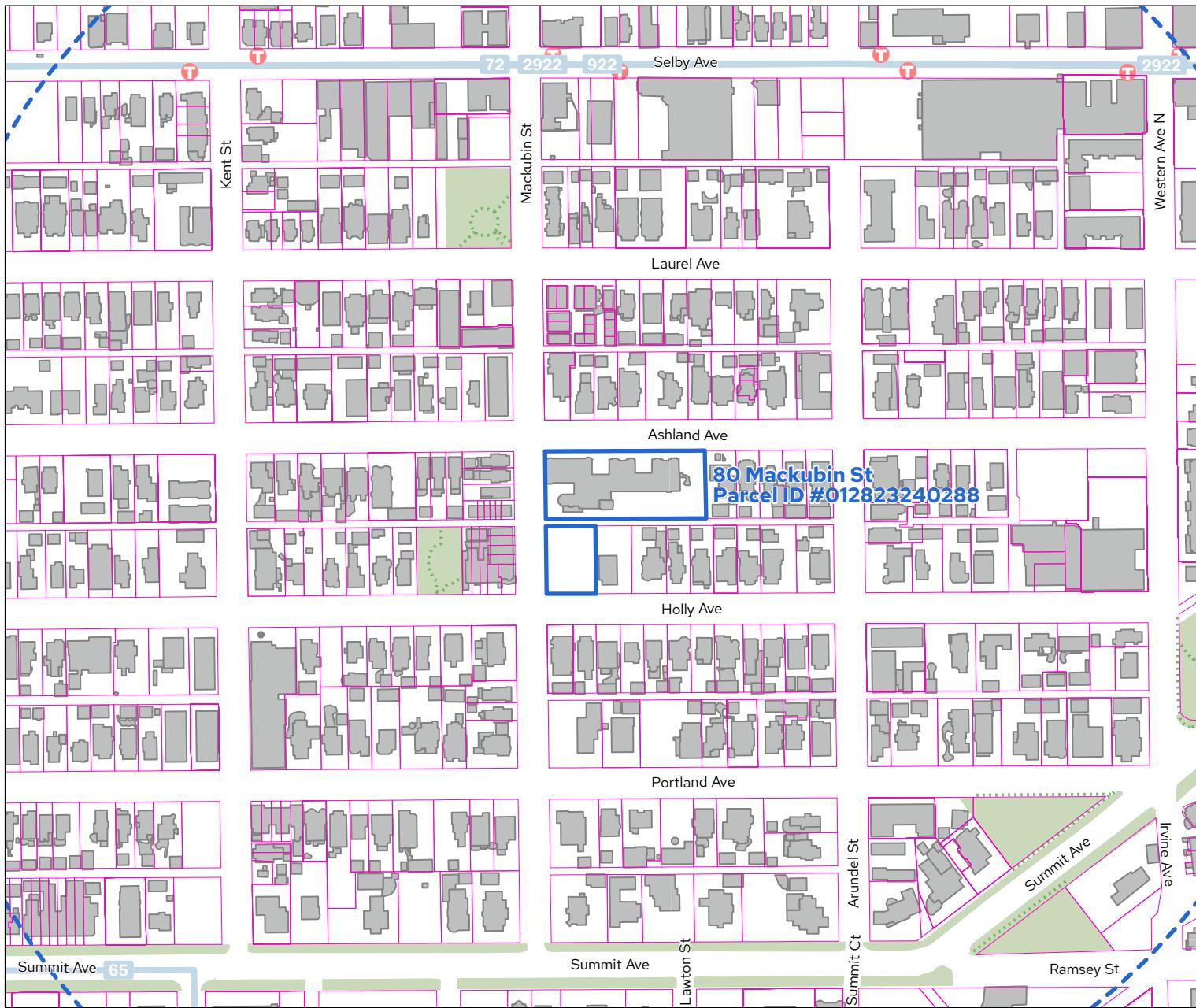
Less than high school	506	8.3%
High school or equivalent, no college	1,045	17.2%
Some college or associate degree	1,357	22.3%
Bachelor's degree or advanced degree	1,388	22.8%

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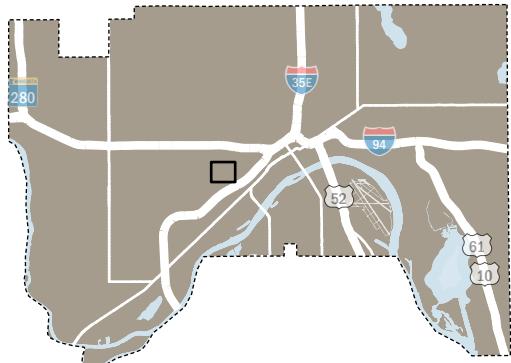
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# Episcopal Homes Conduit Bond Project

HRA Board Report Map • Wednesday, January 21, 2026



 Subject Property  
 Quarter Mile Distance



-  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: 1/21/2026 11:01 AM • DOCUMENT PATH: C:\Users\j131\City of Saint Paul\PED - Data, Research & Mapping - Documents\Projects\HRA Board Reports\2025\2026-01-21 - Episcopal Homes for Jenny Wolf\4 - GIS\Episcopal Homes.aprx