



City of Saint Paul

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

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

Wednesday, May 6, 2026

2:00 PM

Council Chambers, City Hall

ROLL CALL

APPROVAL OF MINUTES

- 1 [Min 26-15](#) Approval of the April 2026 HRA Meeting Minutes

Sponsors: Johnson

Attachments: [APR 1](#)

[APR 22](#)

DISCUSSION

- 2 [RES 26-752](#) Authorization to Designate DC Commercial and JB Vang as Development Partners or Another Entity that is Affiliated with and Controlled by DC Commercial and JB Vang ("Developer"), Tentative Developer of 0 Jackson Street (PIN 192922210112), District 6, Ward 5

Sponsors: Kim

Attachments: [Board Report](#)

[Map](#)

[Neighborhood Profile](#)

[Legal Description](#)

STAFF REPORT

- 3 [SR 26-87](#) Permit Ready Plans

Sponsors: Johnson

Attachments: [Presentation](#)

- 4 [SR 26-88](#) 2026 Housing and Redevelopment Authority Work Plan

Sponsors: Johnson

NEXT MEETING DATE

May 13, 2026

ADJOURNMENT

Housing and Redevelopment Authority Board of Commissioners (HRA) meetings are open for in person attendance, but the public may also comment on public hearing items in writing or via voicemail. Any comments and materials submitted by 12:00 p.m. of the day before the meeting will be attached to the public record and available for review by the Board. Comments may be submitted as follows:

Written public comment on public hearing items can be submitted to

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.

Members of the public may view HRA meetings online at

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

HRA Meeting Information

The HRA is paperless which saves the environment and reduces expenses. The agendas and HRA files are all available on the Web (see below). Commissioners use mobile devices to review the files during the meeting. Using a mobile device greatly reduces costs since agendas, including the documents attached to files, can be over 100 pages when printed.

Web

Meetings are available on the City Council website. Email notification and web feeds (RSS) of newly released minutes, agendas, and meetings are available by subscription at <https://public.govdelivery.com/accounts/STPAUL/subscriber/new>.

Visit <https://stpaul.legistar.com/Calendar.aspx> for meeting videos and updated copies of the agendas, minutes and supporting documents.

Cable

Meetings are live on St Paul Channel 18 and replayed at various times. Check your local listings.



City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: Min 26-15

File ID: Min 26-15

Type: Approval of Minutes

Status: Agenda Ready

Version: 1

Contact Number: 266-6604

In Control: Housing & Redevelopment Authority

File Created: 04/28/2026

File Name: April HRA Meeting Minutes

Final Action:

Title:

Approval of the April 2026 HRA Meeting Minutes

Notes:

Sponsors: Johnson

Enactment Date:

Attachments: APR 1, APR 22

Financials Included?:

Contact Name: Kelly Bauer

Hearing Date:

Entered by: millicent.flowers@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 Min 26-15

Approval of the April 2026 HRA Meeting Minutes



City of Saint Paul

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

Meeting Minutes - Draft

Housing & Redevelopment Authority

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

Wednesday, April 1, 2026

2:00 PM

Council Chambers, City Hall

ROLL CALL

Chair Johnson called the meeting to order at 2:00 p.m.

Present 6 - Commissioner Rebecca Noecker, Commissioner Nelsie Yang, Commissioner Anika Bowie, Commissioner Cheniqua Johnson, Commissioner HwaJeong Kim, and Commissioner Molly Coleman

Absent 1 - Commissioner Saura Jost

APPROVAL OF MINUTES

- 1 [Min 26-11](#) Approval of the March 2026 HRA Meeting Minutes

Sponsors: Johnson

Attachments: [MAR 4](#)
[MAR 11](#)
[MAR 25](#)

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

Yea: 6 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie, Commissioner Johnson, Commissioner Kim, and Commissioner Coleman

Nay: 0

Absent: 1 - Commissioner Jost

DISCUSSION

Commissioner Jost arrived.

- 2 [RES 26-515](#) Authorization of CDBG Loan Agreement by and between the City of Saint Paul and JRDM Investments, LLC for 202 Cesar Chavez Street, District 3, Ward 2.

Sponsors: Noecker

Attachments: [Board Report](#)
[Map](#)
[Sources & Uses](#)
[Neighborhood Profile](#)

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

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

Nay: 0

- 3** [RES 26-516](#) Authorization to Designate Reuter Walton Development, LLC, a Minnesota Limited Liability Company, or Another Entity that is Affiliated with and Controlled by Reuter Walton Development, LLC (“Developer”), Tentative Developer of 0 Robert Street South (Fox Lot properties, between Fairfield Ave and Plato Blvd), District 3, Ward 2

Sponsors: Noecker

Attachments: [Board Report](#)
[Map](#)
[D3 Neighborhood Profile](#)
[Legal Description](#)

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

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

Nay: 0

STAFF REPORT

- 4** [SR 26-59](#) Healthy Homes and Power of Home Programs Update

Sponsors: Johnson

Attachments: [Presentation](#)

Housing Management Assistant II, David Schroeder gave a presentation and answered questions from the Board.

Received and Filed

- 5** [SR 26-60](#) HRA Owned Land Disposition or Development Plan for 2026

Attachments: [Presentation](#)

Economic Development Supervisor, Daniela Lorenz gave a presentation and answered questions from the Board.

Received and Filed

6 [SR 26-61](#) Update on the HRA Small Scale Development Goals and 2026 Plan

Attachments: [Presentation](#)

Ms. Lorenz gave a presentation and answered question from the Board.

Received and Filed

NEXT MEETING DATE

April 22, 2026

ADJOURNMENT

The HRA meeting was adjourned at 3:03 p.m.

Housing and Redevelopment Authority Board of Commissioners (HRA) meetings are open for in person attendance, but the public may also comment on public hearing items in writing or via voicemail. Any comments and materials submitted by 12:00 p.m. of the day before the meeting will be attached to the public record and available for review by the Board. Comments may be submitted as follows:

Written public comment on public hearing items can be submitted to

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.

Members of the public may view HRA meetings online at

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

HRA Meeting Information

The HRA is paperless which saves the environment and reduces expenses. The agendas and HRA files are all available on the Web (see below). Commissioners use mobile devices to review the files during the meeting. Using a mobile device greatly reduces costs since agendas, including the documents attached to files, can be over 100 pages when printed.

Web

Meetings are available on the City Council website. Email notification and web feeds (RSS) of newly released minutes, agendas, and meetings are available by subscription at

<https://public.govdelivery.com/accounts/STPAUL/subscriber/new>.

Visit <https://stpaul.legistar.com/Calendar.aspx> for meeting videos and updated copies of the agendas, minutes and supporting documents.

Cable

Meetings are live on St Paul Channel 18 and replayed at various times. Check your local listings.



City of Saint Paul

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

Meeting Minutes - Draft

Housing & Redevelopment Authority

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

Wednesday, April 22, 2026

2:00 PM

Council Chambers, City Hall

ROLL CALL

Chair Johnson called the meeting to order at 2:00 p.m.

Present 7 - Commissioner Rebecca Noecker, Commissioner Nelsie Yang, Commissioner Anika Bowie, Commissioner Cheniqua Johnson, Commissioner Saura Jost, Commissioner HwaJeong Kim, and Commissioner Molly Coleman

STAFF REPORT

- 1 [SR 26-79](#) Report on the Authorization to Designate DC Commercial and JB Vang as Development Partners as the Tentative Developer of 0 Jackson St, District 6, Ward 5

Sponsors: Kim

Attachments: [Presentation](#)

Executive Director Melanie McMahon introduced the item.

Principal Project Manager Tia Anderson gave a presentation and answered questions from the Board.

David Yang, Developer and Chief Executive of DC Commercial, thanked the Board for their support and answered questions.

Representatives from JB Vang, Ashley Bisner, Vice President of Development, answered questions from the Board and Jasmine Frias, Construction Manager, was also available for questions.

Received and Filed

- 2 [SR 26-77](#) Downtown 2050 Plan and Comprehensive Plan Update

Sponsors: Noecker

Attachments: [Presentation](#)

Planning Supervisor Anton Jerve gave a presentation on the 2050 Comprehensive Plan and answered questions from the Board.

Senior City Planner Spencer Miller-Johnson gave a presentation on Downtown and also answered questions from the Board.

Received and Filed

3 [SR 26-78](#) HRA Quarter 1 Budget to Actual

Sponsors: Johnson

Attachments: [Presentation](#)

Deputy Director and Chief Financial Officer Nicole Green gave a presentation and answered questions from the Board.

Received and Filed

NEXT MEETING DATE

May 6, 2026

ADJOURNMENT

The meeting was adjourned at 3:03 p.m.

Housing and Redevelopment Authority Board of Commissioners (HRA) meetings are open for in person attendance, but the public may also comment on public hearing items in writing or via voicemail. Any comments and materials submitted by 12:00 p.m. of the day before the meeting will be attached to the public record and available for review by the Board. Comments may be submitted as follows:

Written public comment on public hearing items can be submitted to

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.

Members of the public may view HRA meetings online at

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

HRA Meeting Information

The HRA is paperless which saves the environment and reduces expenses. The agendas and HRA files are all available on the Web (see below). Commissioners use mobile devices to review the files during the meeting. Using a mobile device greatly reduces costs since agendas, including the documents attached to files, can be over 100 pages when printed.

Web

Meetings are available on the City Council website. Email notification and web feeds (RSS) of newly released minutes, agendas, and meetings are available by subscription at

<https://public.govdelivery.com/accounts/STPAUL/subscriber/new>.

Visit <https://stpaul.legistar.com/Calendar.aspx> for meeting videos and updated copies of the agendas, minutes and supporting documents.

Cable

Meetings are live on St Paul Channel 18 and replayed at various times. Check your local listings.



City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES 26-752

File ID: RES 26-752	Type: Resolution	Status: Agenda Ready
Version: 1	Contact Number: 266-6545	In Control: Housing & Redevelopment Authority
		File Created: 04/28/2026

File Name: Tentative Developer Status for 0 Jackson Street

Final Action:

Title: Authorization to Designate DC Commercial and JB Vang as Development Partners or Another Entity that is Affiliated with and Controlled by DC Commercial and JB Vang ("Developer"), Tentative Developer of 0 Jackson Street (PIN 192922210112), District 6, Ward 5

Notes:

Sponsors: Kim

Enactment Date:

Attachments: Board Report, Map, Neighborhood Profile, Legal Description

Financials Included?:

Contact Name: Tia Anderson

Hearing Date:

Entered by: millicent.flowers@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 26-752

Authorization to Designate DC Commercial and JB Vang as Development Partners or Another Entity that is Affiliated with and Controlled by DC Commercial and JB Vang ("Developer"), Tentative Developer of 0 Jackson Street (PIN 192922210112), District 6, Ward 5

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

REPORT TO THE COMMISSIONERS

DATE: MAY 6, 2026

REGARDING: AUTHORIZATION TO DESIGNATE DC COMMERCIAL AND JB VANG AS DEVELOPMENT PARTNERS, OR ANOTHER ENTITY THAT IS AFFILIATED WITH AND CONTROLLED BY DC COMMERCIAL AND JB VANG (“DEVELOPER”), AS TENTATIVE DEVELOPER OF 0 JACKSON STREET (PIN 192922210112), DISTRICT 6, WARD 5

Requested Board Action

Staff is requesting that the Board of Commissioners of the Housing and Redevelopment Authority of the City of Saint Paul (“HRA”) approve the designation of DC Commercial and JB Vang as development partners, or another entity that is affiliated with and controlled by DC Commercial and JB Vang (“Developer”), as tentative developer of the HRA-owned property located at 0 Jackson Street (PIN 192922210112) for a period of 24 months, until May 15, 2028, in order to finalize environmental review, design, financing, construction costs, and obtain approvals needed to redevelop the site.

Background

0 Jackson Street (PIN 192922210112) is a 0.67-acre HRA-owned parcel located between Jackson Street and Wheelock Drive (“Property”). The Property was acquired in 1994 after tax forfeiture. An unimproved public alley bisects the Property, which will require vacation prior to development. The vacant land is in a RM1 multi-family residential zoning district.

The Developer is development partners, DC Commercial and JB Vang. DC Commercial is a local emerging developer of color, pursuing affordable housing development to make 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 and ensure a very strong project for dozens of families and individuals.

The Developer submitted a Letter of Intent dated January 23, 2026, to purchase the Property, for the purpose of constructing 60 - 80 units of affordable housing on the parcels.

The Developer proposes to combine the Property with adjoining PHA-owned land, three privately acquired parcels, and to be vacated right-of-way to assemble a 1.73-acre development site to construct a new three-story residential building focused on either workforce or family-friendly housing (“Project”). The one- to four- bedroom mix of 60-80 units will be at 30%, 50%, and 60% of Area Median Income (AMI) including 12 supportive housing units with HUD Section 811 PRA and Housing Support. Amenities include community room, bike storage, fitness space, outdoor amenity and playground area, and structured and surface parking. Final unit count and design are subject to market study, applicable zoning regulations, and any existing entitlements that may be uncovered during the due diligence process.

In accordance with the HRA policy for the disposition of HRA-owned real estate (adopted by the HRA Board on June 11, 2003), an early notification was issued on February 26, 2026. Interested parties were given forty-five (45) days to submit competing proposals. No proposals were received within the notice period. Staff supports granting Tentative Developer Status to the Developer because:

1. The Developer has the experience and qualifications necessary to successfully complete the Project.
2. The Property is currently vacant, and disposition and redevelopment of the Property will increase the tax-base.
3. Property disposition maximizes opportunities and resources for affordable housing development.
4. The Project includes a variety of unit sizes to accommodate larger families.

Budget Action

N/A

Future Action

Future possible actions by the HRA Board would include approval of a Development Agreement and holding a public hearing for the sale of the Property.

Financing Structure

Tentative developer status will allow the Developer time to pursue financing for the Project. The estimated total development cost for this Project is \$22,247,738. The Developer may seek financial assistance from Metropolitan Council, Ramsey County, the HRA, and other funding partners to help fill the gap.

PED Credit Committee Review

PED Credit Committee will review the Project prior to any HRA Board action for financial assistance from the HRA.

Compliance

The following compliance requirements may apply to the Project: Vendor Outreach Program, Affirmative Action, Davis Bacon Labor Standards, Affirmative Fair Housing Plan, Two-Bid Policy, Project Labor Agreement, Living Wage Ordinance, Sustainability Policy, Business Subsidy and Section 3.

Green/Sustainable Development

As applicable, the Project will comply with the Saint Paul Sustainable Building Ordinance. The Project intends to incorporate universal design, solar energy, and high-efficiency mechanical systems, with 100 parking spaces and amenities designed to meet Enterprise Green Communities standards.

Environmental Impact Disclosure

N/A

Historic Preservation

N/A

Public Purpose/Comprehensive Plan Conformance:

The Project conforms to the 2040 Saint Paul Comprehensive Plan (Comp Plan). The Project meets the following goals:

- Land Use:
 - Goal 1: Economic and population growth focused around transit - Policy LU-1
 - Goal 3: Housing Choice - Policy LU-6, Policy LU-35
- Housing:
 - Goal 1: Decent, safe, and healthy housing for all Saint Paul residents - Policy H-7
 - Goal 3: Fair and equitable access to housing for all city residents - Policy H-18
 - Goal 6: Improved access to affordable housing - Policy H-31, Policy H-32, Policy H-36, Policy H-37
 - Goal 7: Strong neighborhoods that support lifelong housing needs – Policy H-46

Recommendation:

The Executive Director recommends approval of the resolution designating DC Commercial and JB Vang as development partners, or another entity that is affiliated with and controlled by DC Commercial and JB Vang, as tentative developer of the HRA-owned property located at 0 Jackson Street (PIN 192922210112) until May 15, 2028.

Sponsored by: Commissioner Kim

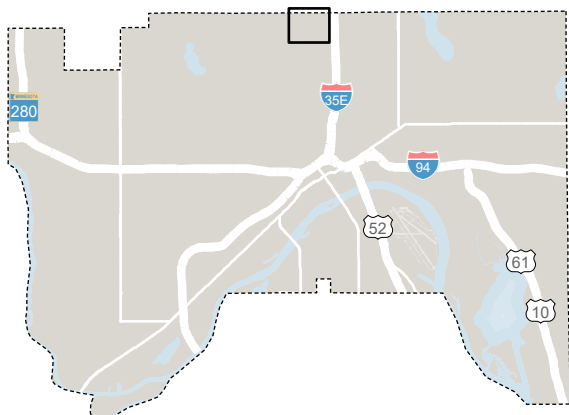
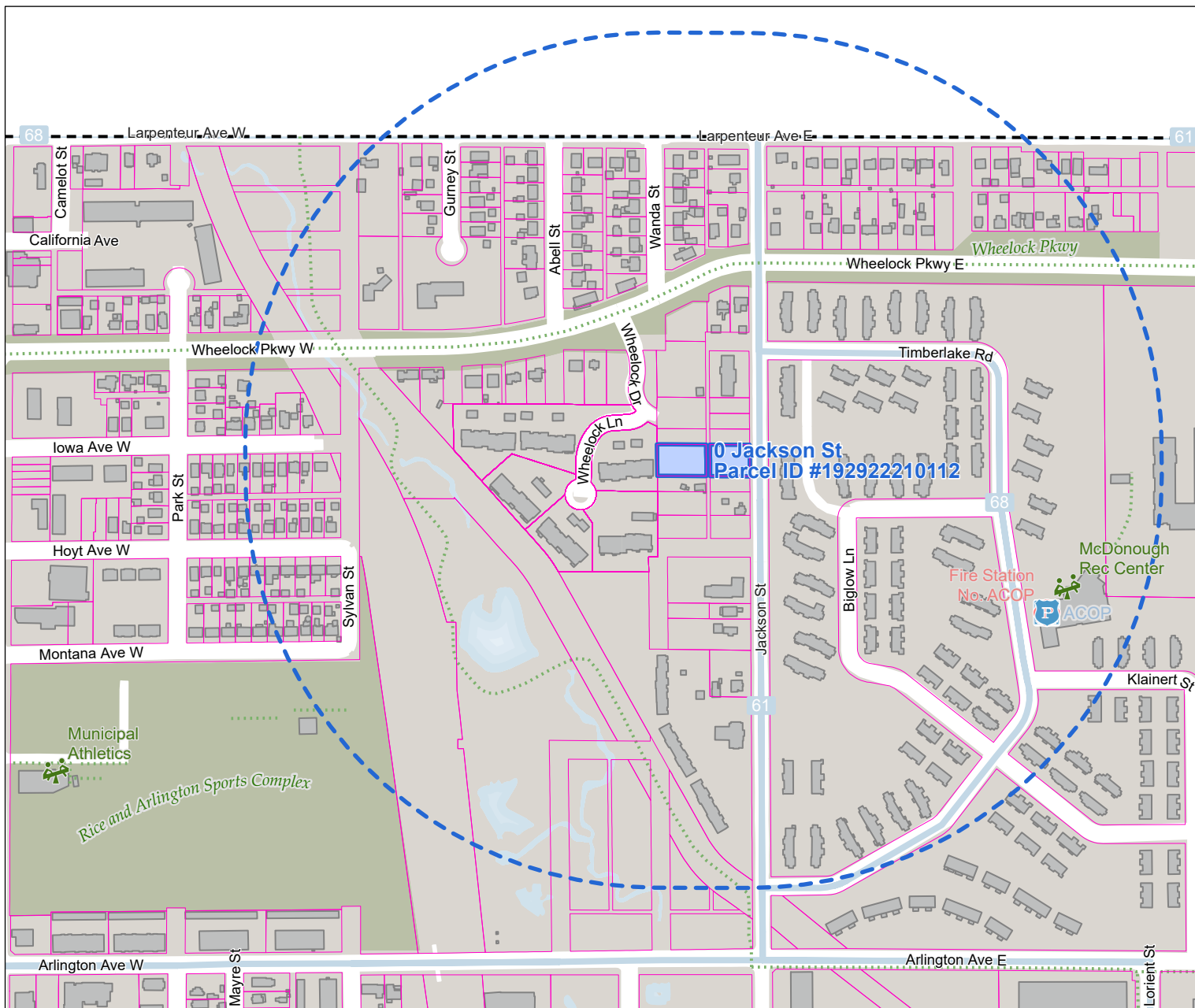
Staff: Tia Anderson, 651-266-6545

Attachments









- Map
- Legal Description
- D6 North End Neighborhood Profile

0 Jackson St

HRA Board Report Map • Tuesday, April 28, 2026



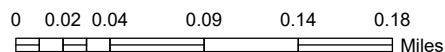
-  Subject Property
-  Quarter Mile Distance

-  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: 4/28/2026 11:59 AM • DOCUMENT PATH: C:\Users\es1131\OneDrive - City of Saint Paul\PED - Data, Research & Mapping - Documents\Projects\HRA Board Reports\2026\2026-04-28 - 0 Jackson St for Tia Anderson\4 - GIS\0 Jackson St.aprx



SAINT PAUL
PLANNING & ECONOMIC
DEVELOPMENT



North End 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.](#)

North End Neighborhood, population data

Decennial Census

2020

23,752

Minnesota Compass is a project of Wilder Research

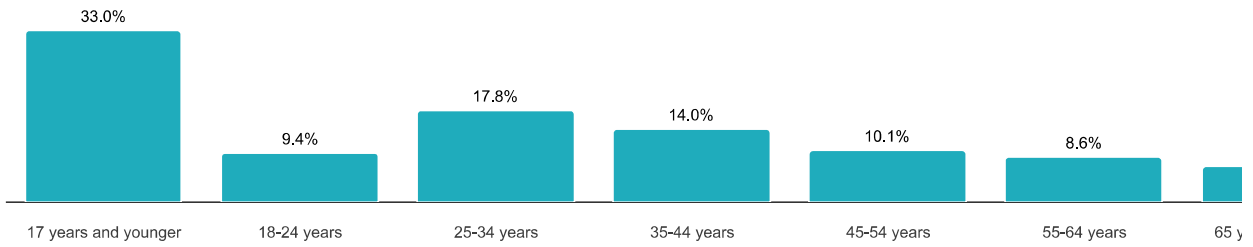
©2024. All rights reserved.



North End neighborhood, population by age group

North End Neighborhood, population by age group

2017-2021



Age (2017-2021)

Under 5 years	1,692	7.0%
5-9 years	2,367	9.8%
10-14 years	2,387	9.9%
15-17 years	1,530	6.3%
18-24 years	2,278	9.4%
25-34 years	4,315	17.8%
35-44 years	3,389	14.0%
45-54 years	2,448	10.1%
55-64 years	2,092	8.6%
65-74 years	1,238	5.1%
75-84 years	242	1.0%
85 years and older	219	0.9%



North End neighborhood, population by sex

Sex (2017-2021)

Male	11,795	48.7%
Female	12,402	51.3%

Minnesota Compass is a project of Wilder Research

©2024. All rights reserved.



North End neighborhood, population by race/ethnicity

Race & Ethnicity (2017-2021)

White	6,364	26.3%
Of Color	16,754	69.2%
Black or African American alone	5,783	23.9%
American Indian and Alaskan Native alone	suppressed	
Asian or Pacific Islander alone	8,487	35.1%
Other alone	suppressed	
Two or more races alone	1,173	4.8%
Hispanic or Latino (of any race)	2,204	9.1%

Minnesota Compass is a project of Wilder Research
 ©2024. All rights reserved.



North End neighborhood, population by language

Language spoken (2017-2021)

Population (5 years and older)	22,505	100.0%
English only	12,429	55.2%
Language other than English	10,076	44.8%
Speaks English less than "very well"	5,815	25.8%

Minnesota Compass is a project of Wilder Research
©2024. All rights reserved.



North End neighborhood, population by disability status

Disability status (2017-2021)

Total population for whom disability status is determined	24,116	100.0%
Population with a disability	3,177	13.2%

Minnesota Compass is a project of Wilder Research
©2024. All rights reserved.



North End neighborhood, population by nativity

Nativity (2017-2021)

Foreign-born residents	7,375	30.5%
------------------------	-------	-------

Minnesota Compass is a project of Wilder Research

©2024. All rights reserved.



North End neighborhood, population by residency

Residence one year ago (2017-2021)

Population (1 year and over in US)	23,827	100.0%
Same residence	19,430	81.5%
Different residence in the U.S.	4,316	18.1%
Different residence outside the U.S.	suppressed	

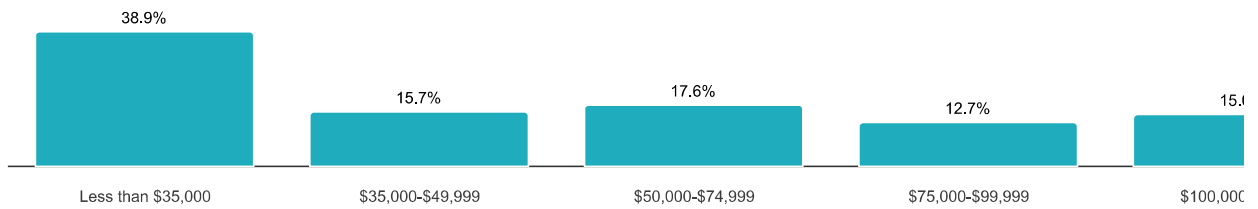
Minnesota Compass is a project of Wilder Research
 ©2024. All rights reserved.



North End neighborhood, household by income

North End Neighborhood, households by income (2021 dollars)

2017-2021



Household income (2021 dollars) (2017-2021)

Total households	8,036	100.0%
Less than \$35,000	3,129	38.9%
\$35,000-\$49,999	1,265	15.7%
\$50,000-\$74,999	1,418	17.6%
\$75,000-\$99,999	1,022	12.7%
\$100,000 or more	1,202	15.0%
Median household income (2021 dollars)	\$ 47,386	100.0%

Minnesota Compass is a project of Wilder Research

©2024. All rights reserved.



North End neighborhood, poverty status

Poverty (2017-2021)

All people for whom poverty status is determined	23,963	100.0%
With income below poverty	6,898	28.8%
With income 100-149 of poverty	3,525	14.7%
With income 150-199 of poverty	3,397	14.2%
With income 200 of poverty or higher	10,143	42.3%
17 years and younger (percent of people under age 18)	3,178	40.7%
18-24 (percent of people age 18-24)	637	28.0%
25-34 (percent of people age 25-34)	934	21.6%
35-44 (percent of people age 35-44)	952	28.1%
45-54 (percent of people age 45-54)	402	16.4%
55-64 (percent of people age 55-64)	374	17.9%
18-64 (percent of people 18-64)	3,299	22.7%
65 years and older (percent of people age 65+)	421	25.6%

Minnesota Compass is a project of Wilder Research

©2024. All rights reserved.



North End neighborhood, health coverage among population

Health coverage (2017-2021)

Total population age 65 and under for whom health insurance coverage status is determined	22,471	93.2%
Population 65 and under without health insurance coverage	1,484	6.6%

Minnesota Compass is a project of Wilder Research
©2024. All rights reserved.



North End neighborhood, housing units

Total housing units (2017-2021)

Total housing units	8,563	100.0%
---------------------	-------	--------

Owned and Rental Housing (2017-2021)

Vacant housing units (seasonal units included)	527	6.2%
--	-----	------

Occupied housing units	8,036	93.8%
------------------------	-------	-------

Average household size	3.1	100.0%
------------------------	-----	--------

Owner-occupied	3,704	43.3%
----------------	-------	-------

Average household size	3.0	100.0%
------------------------	-----	--------

Renter-occupied	4,332	50.6%
-----------------	-------	-------

Average household size	3.1	100.0%
------------------------	-----	--------

Year built (2017-2021)

2010 or later	suppressed	
---------------	------------	--

2000-2009	499	5.8%
-----------	-----	------

1970-1999	2,832	33.1%
-----------	-------	-------

1940-1969	2,668	31.2%
-----------	-------	-------

1939 or earlier	2,353	27.5%
-----------------	-------	-------



North End neighborhood, household data

Households (2017-2021)

Total households	8,036	100.0%
------------------	-------	--------

Households by type (2017-2021)

Family households	4,931	61.4%
-------------------	-------	-------

With children under 18 years	3,346	41.6%
------------------------------	-------	-------

Married-couple family households	2,575	32.0%
----------------------------------	-------	-------

With children under 18 years	1,610	20.0%
------------------------------	-------	-------

Single-person family households	2,356	29.3%
---------------------------------	-------	-------

With children under 18 years	1,736	21.6%
------------------------------	-------	-------

Nonfamily households	3,105	38.6%
----------------------	-------	-------

Householder living alone	2,274	28.3%
--------------------------	-------	-------

65 years and over	595	7.4%
-------------------	-----	------

Households with one or more children under 18 years	3,355	41.7%
---	-------	-------

Households with one or more people 65 years and over	1,353	16.8%
--	-------	-------

Year householder moved into unit (2017-2021)

Moved in 2010 or later	5,828	72.5%
------------------------	-------	-------

Moved in 2000-2009	1,038	12.9%
--------------------	-------	-------

Moved in 1990-1999	566	7.0%
--------------------	-----	------

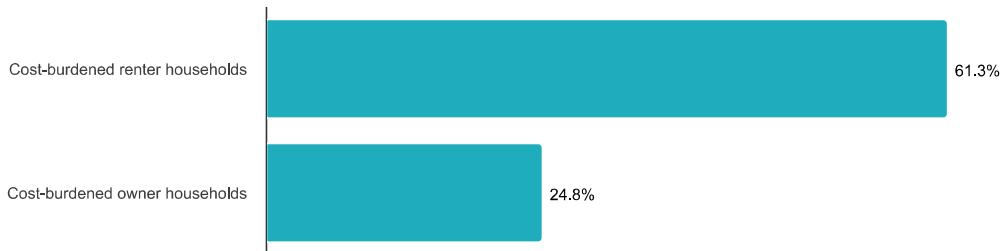
Moved in 1989 or earlier	604	7.5%
--------------------------	-----	------



North End neighborhood, cost-burdened households by type

North End Neighborhood, cost-burdened households by type

2017-2021



Cost-burdened households (2017-2021)

All households for which cost burden is calculated	7,867	100.0%
Cost-burdened households	3,481	44.2%
Owner households for which cost burden is calculated	3,682	100.0%
Cost-burdened owner households	914	24.8%
Renter households for which cost burden is calculated	4,185	100.0%
Cost-burdened renter households	2,567	61.3%

Rent paid (2017-2021)

Households paying rent	4,239	100.0%
Median rent paid (2021 dollars)	\$ 975	100.0%



North End neighborhood, transportation data

Vehicles per household (2017-2021)

No vehicles	1,503	18.7%
1 vehicle available	3,160	39.3%
2 vehicles available	2,301	28.6%
3 or more vehicles available	1,072	13.3%

Transportation to work (2017-2021)

Workers (16 years and older)	9,949	100.0%
Car, truck, or van (including passengers)	7,506	75.4%
Public transportation	1,095	11.0%
Walked, biked, worked at home, or other	1,348	13.5%

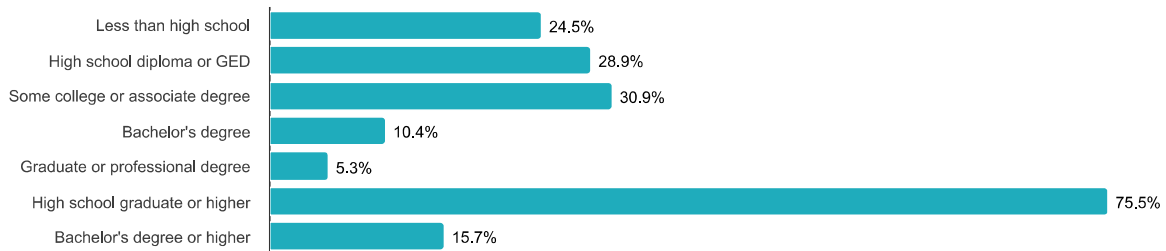
Travel time to work (2017-2021)

Total workers age 16+ (not home based)	8,976	100.0%
Less than 10 minutes	669	7.5%
10-19 minutes	3,093	34.5%
20-29 minutes	2,206	24.6%
30 minutes or longer	3,008	33.5%



North End neighborhood, educational attainment among adults

North End Neighborhood, educational attainment among adults 25 and ol
2017-2021



Educational attainment (2017-2021)

Population (25 years and older)	13,943	100.0%
Less than high school	3,415	24.5%
High school diploma or GED	4,035	28.9%
Some college or associate's degree	4,310	30.9%
Bachelor's Degree	1,448	10.4%
Graduate or professional degree	735	5.3%
High school graduate or higher	10,528	75.5%
Bachelor's degree or higher	2,183	15.7%

North End neighborhood, workforce data



Working Adults (2017-2021)

Total civilian non-institutionalized population, age 18-64	14,508	100.0%
Working age adults who are employed	9,908	68.3%
Civilian labor force	10,683	100.0%
Unemployed	775	7.3%

Total employed workers (LEHD) (2020)

Total employed workers	7,544	100.0%
------------------------	-------	--------

Worker age (2020)

Age 29 or younger	2,454	32.5%
Age 30 to 54	3,973	52.7%
Age 55 or older	1,117	14.8%

Workers by earnings (2020)

\$15,000 per year or less	1,967	26.1%
\$15,001 to \$39,999 per year	2,968	39.3%
\$40,000 or more per year	2,609	34.6%

Workers by industry of employment (2020)

Accommodation and food services	625	8.3%
Administration & support, waste management, and remediation	suppressed	
Agriculture, forestry, fishing and hunting	628	8.3%
Arts, entertainment, and recreation	99	1.3%
Construction	246	3.3%
Educational services	210	2.8%
Finance and insurance	358	4.7%
Health care and social assistance	1,771	23.5%
Information	95	1.3%
Management of companies and enterprises	255	3.4%
Manufacturing	1,119	14.8%
Mining, quarrying, and oil and gas extraction	suppressed	
Other services (excluding public administration)	305	4.0%
Professional, scientific, and technical services	384	5.1%
Public administration	suppressed	
Real estate and rental and leasing	75	1.0%

Retail trade	748	9.9%
Transportation and warehousing	230	3.0%
Utilities	suppressed	
Wholesale trade	356	4.7%
Workers by race (2020)		
White alone	3,335	44.2%
Black or African American alone	1,638	21.7%
American Indian or Alaska Native alone	50	0.7%
Asian alone	2,243	29.7%
Native Hawaiian or Other Pacific Islander alone	13	0.2%
Two or more race groups	265	3.5%
Hispanic or Latino (of any race)	613	8.1%
Workers by educational attainment (2020)		
Less than high school	758	10.0%
High school or equivalent, no college	1,278	16.9%
Some college or associate degree	1,562	20.7%
Bachelor's degree or advanced degree	1,492	19.8%

Minnesota Compass is a project of Wilder Research

©2024. All rights reserved.

Legal Description

Lots One (1), Two (2), Three (3), and Four (4), and Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Fifteen (15), Gurney Highland Park, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County, also vacated street accruing.

Abstract Property

Parcel ID: 19.29.22.21.0112

Instru #	1570
Filing fee	19.50
Rec copy	
Cer copy	
Initials	ST
Pd by/bill	19

2838194

DOCUMENT NO. _____
OFFICE CO. RECORDER
RAMSEY COUNTY MN
CERT. RECORDED ON

Nov 3 8 58 AM '94

STATE OF MINNESOTA
DEPARTMENT OF REVENUE

CONVEYANCE OF FORFEITED LANDS

LOU MCKENNA
COUNTY RECORDER
BY *[Signature]* DEPUTY

Issued Pursuant To Minnesota Statutes, Sections 282.01 to 282.12 inclusive.

THIS INDENTURE, Made this 12th day of August, 1994, between the State of Minnesota, as party of the first part, and Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, party of the second part, WITNESSETH:

WHEREAS, the land hereinafter described, having been duly forfeited to the State of Minnesota for the nonpayment of taxes, was sold under the provisions of Minnesota Statutes, Sections 282.01 to 282.12, inclusive, to the party of the second part, and,

WHEREAS, the said party of the second part has paid in full the purchase price of said land and has otherwise fully complied with the conditions of said sale and is entitled to an appropriate conveyance thereof,

NOW, THEREFORE, the State of Minnesota, pursuant to said statutes, and in consideration of the premises, does hereby grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, Forever, the following described land lying and being in the County of Ramsey, and State of Minnesota, to-wit:

Lots One (1), Two (2), Three (3), and Four (4), and Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Fifteen (15), Gurney Highland Park, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County, also vacated street accruing. (Subject to restrictions and easements of record, if any.)

PIN: 19-29-22-21-0112-6 (A)

excepting and reserving to the said state, in trust for taxing districts concerned, all minerals and mineral rights, as provided by law.

TO HAVE AND TO HOLD THE SAME, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said party of the second part, its successors and assigns, Forever.

THE GRANTOR CERTIFIES that the Grantor does not know of any wells on the described real property. The State of Minnesota is issuing this deed for the county and other taxing jurisdictions and in reliance on the Auditor's certification stating no wells are located on the above described property.

IN TESTIMONY WHEREOF, the State of Minnesota has caused this deed to be executed in its name in the City of St. Paul, County of Ramsey and State of Minnesota, the day and year first above written.

In presence of:

[Signature: Diane Rogge]
[Signature: Sharon Constantine]

STATE OF MINNESOTA
MORRIS J. ANDERSON
Commissioner of Revenue

By: *[Signature: Michael P. Wandmacher]*

STATE OF MINNESOTA)
) ss.
))

County of Ramsey
NO DELINQUENT TAXES
AND TRANSFER ENTERED
SEP 07 1994
LOU MCKENNA, DIRECTOR
Dept. of Property Taxation, Ramsey Co., MN
By: *[Signature: Lou McKenna]*

On this 12th day of August, 1994, before me personally appeared MICHAEL P. WANDMACHER, the duly appointed representative of the Commissioner of Revenue of the State of Minnesota, to me known to be the person who executed the foregoing conveyance in behalf of the State of Minnesota and acknowledged that he executed the same as the free act and deed of said state pursuant to the statutes in such case made and provided.

This Instrument was Drafted by The Commissioner of Revenue State of Minnesota Department of Revenue St. Paul, Minnesota 55146

[Signature: Diane L. Rogge]

RETURN TO
Tax Forfeited Lands
Room 620

DIANE L. ROGGE
NOTARY PUBLIC-MINNESOTA
WASHINGTON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 24, 1996

19-29-22-21-0112-6

2838194 2838194

No. 0181492

STATE DEED

IMPORTANT

NOTICE TO BOTH AUDITOR AND PURCHASER: Check this deed carefully for errors before recording. Corrections should be made before that time.

RAMSEY COUNTY No. 48576
RAMSEY COUNTY MINNESOTA
DEED TAX AMOUNT 24.75

Deed tax hereon due \$ 24.75

Tax statements for the real property described in this instrument should be sent to:

Name: Housing and Redevelopment Authority of the City of Saint Paul, Minnesota
Address: 25 Fourth Street West St. Paul, Minnesota, 55102-1601

No delinquent taxes and transfer entered this day of _____, 19____

County Auditor.

OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, ss.

County of _____
I hereby certify that the within Deed was filed in this office for the record on the _____ day of _____, A.D. 19____, at _____ o'clock _____ M., and was duly recorded in Book _____ of Deeds, on page _____.

County Recorder.

AGRICULTURAL CONSERVATION
CANCELED FEE PAID
RAMSEY COUNTY



Handwritten mark



City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: SR 26-87

File ID: SR 26-87

Type: Staff Report

Status: Agenda Ready

Version: 1

Contact Number: 266-6093

In Control: Housing & Redevelopment Authority

File Created: 04/28/2026

File Name: Permit Ready Plans

Final Action:

Title: Permit Ready Plans

Notes:

Sponsors: Johnson

Enactment Date:

Attachments: Presentation

Financials Included?:

Contact Name: Spencer Miller-Johnson

Hearing Date:

Entered by: millicent.flowers@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 SR 26-87

Permit Ready Plans



STPAUL.GOV

Permit-Ready Plans

Housing & Redevelopment Authority

May 6, 2026



Background

- 1-6 Unit Housing Amendments adopted October 18, 2023
- New Dwelling Toolkit published in Fall 2025
- Continued interest in lowering barriers to neighborhood-scale infill housing development





Consultant Services

- Released an RFP on March 11, 2026, responses due April 8, 2026
- Received 3 responses
- Currently contracting with Procurement and selected team
- \$200,000 for consultant services (not-to-exceed), HRA Housing Trust Fund





Scope of Work

Consultant Tasks

- **Design analysis** to determine typical site conditions, architectural characteristics, and surrounding properties.
- **Feasibility analysis** to determine anticipated financial viability.
- **Maintenance and liability review** to determine when plans will need to be updated and City vs. consultant liability.
- **Preparation of plans** that will be pre-reviewed by staff and considered “permit-ready,” which will be made available to the community for free.
- **Creation of a program catalog** so the plans are easy to understand and select.

City Staff Tasks

- **Outreach** focused on interviews with developers and anticipated users of the plans.
- **Internal coordination with departments** (DSI, Public Works) to ensure plans can be “permit-ready.”
- **Review process** with the HRA and City Council.



Timeline

Summer 2026

- Project Kickoff
- Begin site testing and design analysis
- Stakeholder interviews



Fall 2026

- Conclude site testing and design analysis
- Begin feasibility analysis
- Stakeholder interviews



Winter 2027

- Conclude feasibility analysis
- Complete maintenance and liability review
- Begin first internal review of first plan set



Spring 2027

- Conclude first internal review and "approval" of first plan set
- Update HRA and Planning Commission



Summer 2027

- Complete remaining internal reviews of plan sets
- Review plan sets with HRA and City Council



Department of Planning and Economic Development

Spencer Miller-Johnson
Senior City Planner

Spencer.Miller-Johnson@ci.stpaul.mn.us

651-266-6093



City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: SR 26-88

File ID: SR 26-88

Type: Staff Report

Status: Agenda Ready

Version: 1

Contact Number: 266-6610

In Control: Housing & Redevelopment Authority

File Created: 04/28/2026

File Name: 2026 HRA Workplan

Final Action:

Title:

2026 Housing and Redevelopment Authority Work Plan

Notes:

Sponsors: Johnson

Enactment Date:

Attachments:

Financials Included?:

Contact Name: Melanie McMahon

Hearing Date:

Entered by: millicent.flowers@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 SR 26-88

2026 Housing and Redevelopment Authority Work Plan