



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: SR 26-79**

**File ID:** SR 26-79

**Type:** Staff Report

**Status:** Agenda Ready

**Version:** 1

**Contact Number:** 651-266-6545

**In Control:** Housing & Redevelopment Authority

**File Created:** 04/14/2026

**File Name:** Tentative Developer Status for 0 Jackson Street

**Final Action:**

**Title:** 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

**Notes:**

**Sponsors:** Kim

**Enactment Date:**

**Attachments:** Presentation

**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 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



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# Jackson Street Apartments Tentative Developer Request

Housing and Redevelopment Authority  
April 22, 2026

## Overview

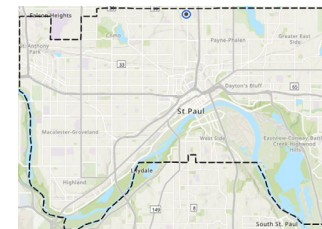
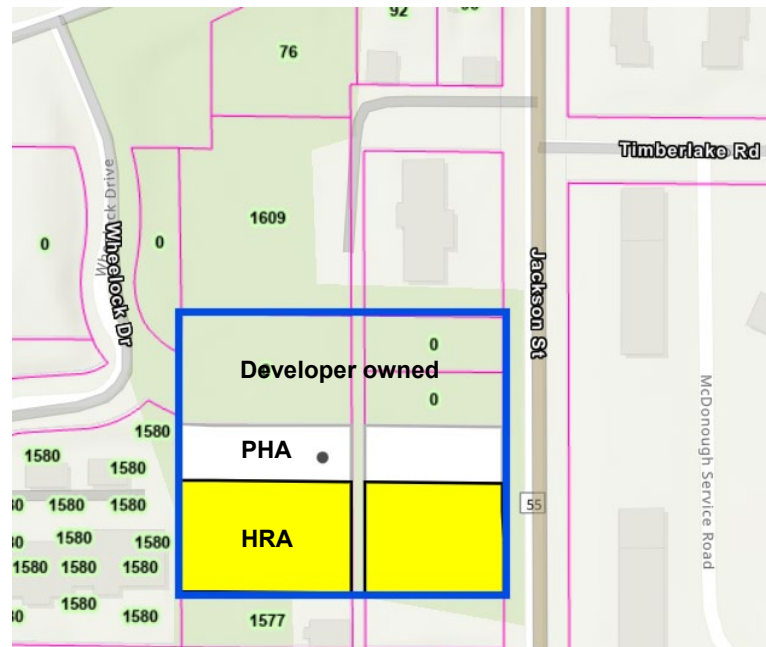
- **Developer:** DC Commercial and JB Vang as development partners
- **Request:** Tentative developer status
- **Preliminary Proposal:** Jackson Street Apartments, 60 – 80 units of affordable housing
- **Land:** 0 Jackson Street PIN 192922210112 (District 6, Ward 5)



# Jackson Street Apartments

## Development Site

- 1.73-acre site to be assembled
  - HRA-owned parcel
  - PHA-owned parcel (letter of intent submitted)
  - Unimproved alley to-be vacated
  - Three privately owned parcels
- HRA-owned parcel
  - 0 Jackson St. PIN 192922210112
  - 0.67-acre parcel between Jackson St and Wheelock Dr
  - Acquired in 1994 after tax forfeiture





# Jackson Street Apartments

## About DC Commercial and JB Vang

DC Commercial is a local emerging developer of color, pursuing affordable housing development to help contribute to making 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 in building much-needed affordable housing project for families and individuals.



# Jackson Street Apartments

## Preliminary Proposal

- Combine HRA-owned 0 Jackson St with adjoining PHA-owned land, three privately acquired parcels, and to-be vacated right-of-way to assemble a 1.73-acre development site
- Jackson Street Apartments – new construction of 60-80 unit, affordable residential building
  - 3 stories
  - Mix of either workforce or family-friendly, 1- to 4-bedrooms units
  - 100+ surface and structured parking
  - Outdoor amenity space and playground area
- Affordable at 30%, 50%, and 60% AMI, including 12 supportive housing units with HUD Section 811 PRA and Housing Support
- \$22.3M estimated TDC



# Jackson Street Apartments





# Jackson Street Apartments

## Request

- Designate DC Commercial and JB Vang as tentative developer of 0 Jackson Street for a period of 24-months with an option to extend

## Benchmarks

- Complete architectural and construction drawings
- Complete any zoning approvals
- Vacation of unimproved alley
- Site plan review approval
- Building permit approval
- Complete any environmental studies
- Finalize a detailed development budget
- Submit a complete financing plan acceptable to HRA
- Negotiate final terms and conditions of a development agreement and land sale with HRA

## Department of Planning and Economic Development

Tia Anderson  
Principal Project Manager  
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651-266-6545



# City of Saint Paul

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Phone: 651-266-8560

## Master

**File Number: SR 26-77**

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**Type:** Staff Report

**Status:** Agenda Ready

**Version:** 1

**Contact Number:** 651-266-6093

**In Control:** Housing & Redevelopment Authority

**File Created:** 04/14/2026

**File Name:** Downtown 2050 Plan and Comprehensive Plan Update

**Final Action:**

**Title:** Downtown 2050 Plan and Comprehensive Plan Update

### Notes:

**Sponsors:** Noecker

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**Attachments:** Presentation

**Financials Included?:**

**Contact Name:** Spenser Miller-Johnson

**Hearing Date:**

**Entered by:** millicent.flowers@ci.stpaul.mn.us

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### Text of Legislative File SR 26-77

Downtown 2050 Plan and Comprehensive Plan Update



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# 2050 Comprehensive Plan

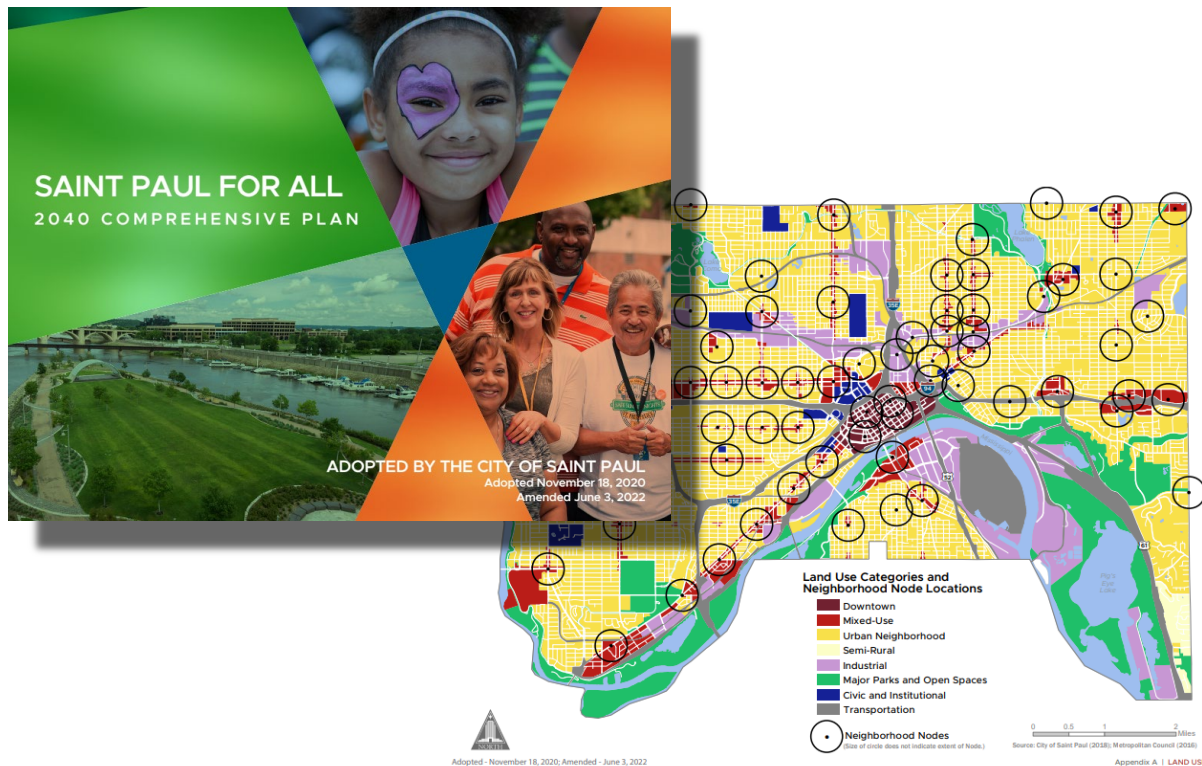
## Housing & Redevelopment Authority

April 22, 2026



# Background

- The comprehensive plan is a “blueprint” document describing how we want Saint Paul to grow over the next 20 years.
- It is used as a guide when decision making and balancing trade-offs.
  - Example: Zoning decisions.
- The current 2040 Comprehensive Plan was adopted in 2020.





# 2050 Comprehensive Plan Overview

## Description

- **State Law** – Required to be updated every 10 years with a 20-year vision (Minn, Stat. 473.856).
- **Regional Framework** – Based off the Imagine 2050 regional plan.
- **Imagine 2050 Systems Statement** – Defines growth estimates and other parameters and requirements for Saint Paul.

## Plan Chapters – Policy Guidance

- **Land Use**
- **Transportation**
- **Housing**
- **Parks**
- **Water Resources**
- **Heritage Preservation** (not required by Met Council)
- **MRCCA** (no update – zoning approved 2025)



# Timeline

## Spring & Summer 2026

- Project Kickoff
- Research and analysis
- Develop outreach plan and detailed timeline



## 2026 Priority: Downtown 2050 Plan

- Updates and consolidates downtown plans
- Creates 2050 Land Use policies for Downtown



## Fall 2026 – Summer 2027

- Outreach



## Fall 2027

- Review draft chapters
- Planning Commission review



## 2028

- Formal review through Planning Commission, City Council, adjacent jurisdictions and Metropolitan Council
- Adoption



# 2026 Budget

- 2026 HRA funding is focused on downtown planning.
- This work will inform and support the 2050 Comprehensive Plan.
- \$250,000 for consultant services (not-to-exceed).
- Utilizing funds allocated in the “Planning Initiatives” program with a minor budget reallocation between professional services categories.





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# Downtown 2050 Plan

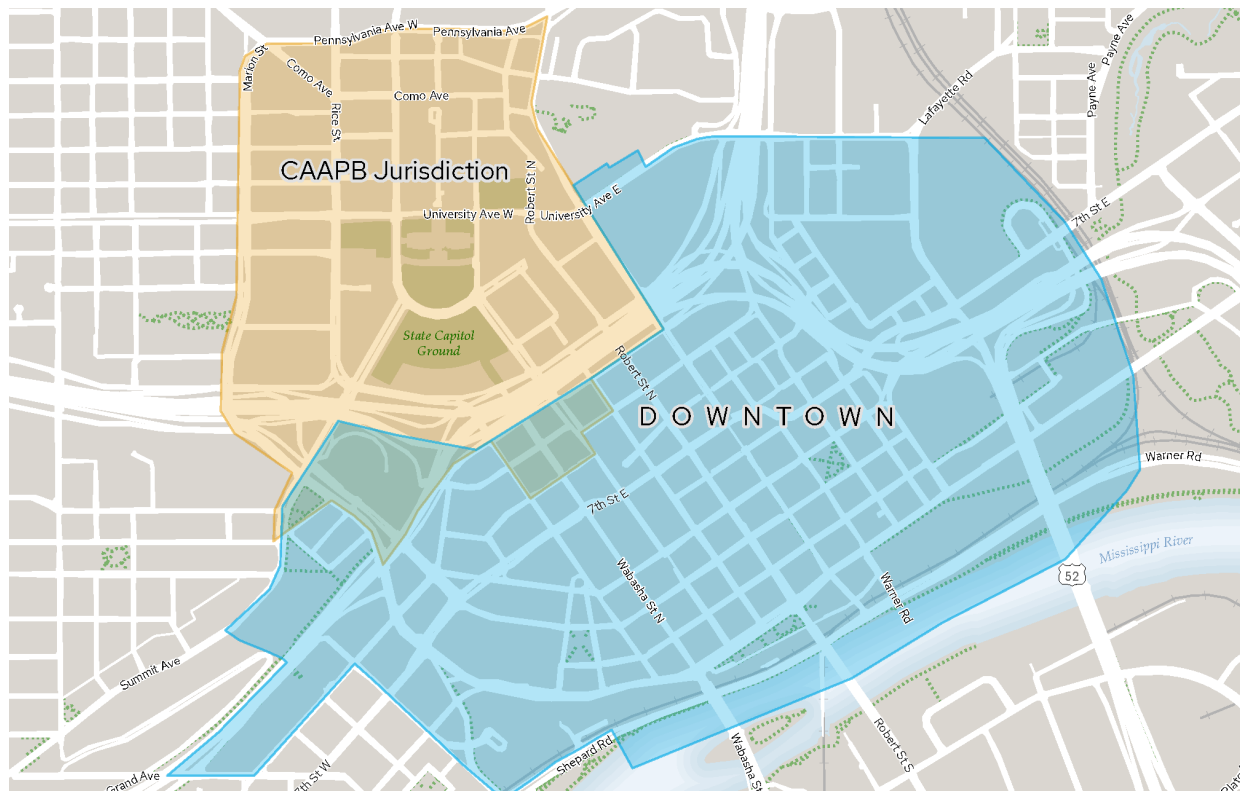
## Housing & Redevelopment Authority

April 22, 2026



# Background

- Released an RFP on January 26, 2026, responses due February 25, 2026
- Received 8 responses
- Interviewed 3 teams
- Currently contracting with Procurement and selected team





# Scope of Work

## Consultant Tasks

- **Policy** – Prepare land use, transportation, housing, and urban design policy related to vitality, placemaking, and resiliency. Deliver broad policy framework for 2050 Comprehensive Plan and detailed strategies for Downtown 2050 Plan.
- **Zoning** – Determine challenges and prepare recommendations for updated downtown zoning.

## City Staff Tasks

- **Outreach** – Build on Reimagine Downtown effort (DT Alliance) and partner with CapitolRiver Council.
- **Adoption Process** – Bring zoning amendments to Planning Commission and City Council.



# Timeline

## Spring 2026

- Project Kickoff
- Begin developing draft policy
- CapitolRiver Council Meeting



## Summer – Fall 2026

- Continue developing draft policy
- CapitolRiver Council Meetings



## Winter 2026

- Finalize draft policies
- Check in with Planning Commission and HRA
- Begin zoning analysis



## Spring 2027

- Complete policy framework
- Finalize zoning recommendations



## Summer 2027

- Adopt zoning amendments
- Meetings and public hearings with Planning Commission and City Council



# Partnership

- Project is a partnership among several invested agencies, including the Downtown Alliance, CapitolRiver Council, and the Consultant, among others.
- Project builds on previous and ongoing work led by Downtown Alliance
  - Investment Strategy, March 2024
  - Reimagine Downtown, began Fall 2025, ongoing



Saint Paul  
**Downtown Alliance**



**SAINT PAUL**  
PLANNING & ECONOMIC  
DEVELOPMENT



CapitolRiver  
Council

**Consultant TBA**



## Department of Planning and Economic Development

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## Master

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Redevelopment  
Authority

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**File Name:** Q1 Budget to Actual

**Final Action:**

**Title:** HRA Quarter 1 Budget to Actual

**Notes:**

**Sponsors:** Johnson

**Enactment Date:**

**Attachments:** Presentation

**Financials Included?:**

**Contact Name:** Nicole Green

**Hearing Date:**

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### Text of Legislative File SR 26-78

HRA Quarter 1 Budget to Actual



# 2026 Budget to Actual Quarter 1 Update

April 22, 2026



## **PED Engagement, Action, and Responsibility**

- Streamline budget operations throughout the year
- Objectively review proposals and inform governing bodies regarding ability to effectively execute proposal or recommendations
- Update budget line items:
  - Based on year-to-date actual spending and updated estimates for projected spending
  - Program changes
- Significant budget changes, initiated after final budget adoption typically occur through an Administrative Order or Budget Amendment:



## HRA Leadership and Priorities

- Ensure HRA Special Fund balances are stable and sustainably replenished
- Establish and coordinate related spending priorities with the administration, constituents, and stakeholders
- Review proposals, spend/work plans, and policy recommendations
- Engage the public, department leaders, and others relying on HRA/PED programs, funding, and services
- Present recommendations and coordinate with the administration to determine final changes prior to authorizing a vote to approve HRA's annual budget in December



# 2026 Budget to Actual: Quarter 1 Update

## PED Budget Background

- **PED/HRA** is most significantly funded through HRA Special Funds
  - HRA General Fund
  - Housing Trust Fund
  - HRA Loan Enterprise Fund
  - HRA Parking Enterprise Fund
- **HRA does not** utilize 100% of Special Funds (Transfers are typically allocated to support other departments or significant projects)
- **PED Operations & Programs** receive funding from sources other than HRA Special Funds (LAHA, City General Fund, STAR, HUD grants, etc.)



# 2026 Budget to Actual: Quarter 1 Update

## 2025 PED Budget Operations Key Highlights

- **June 2025** – Initial implementation of budget assignments to PED Division leaders, supervisors, or staff
- **November 2025** – Introduction and implementation of Annual Spend Plan reporting for internal PED leaders (reporting development continues – numbers are preliminary, estimated, and **UNAUDITED**)
- **December 2025** – HRA [Res 25-1860](#) adopted requiring quarterly budget to actual reports with first reporting date of April 1, 2026 (today's presentation serves as first report)



# 2026 Budget to Actual: Quarter 1 Update

## Current Status of PED Budget Operations & Performance Management

- **Q1 2026** – Focused collaborative coordination of OFS, PED, HRA/Council in determining objectives, needs, and formatting of quarterly reporting
- **Q2 2026** – Deliberate engagement with PED Div. Directors and other leaders assigned with program or key line-item budget responsibility.
- **Q2 – Q4 2026** – Anticipate further coordination across 3 units to determine and confirm information directly available in Infor Accounting system with subsequent assessment of comparative value from quarter to quarter and/or quarter/year to date perspective
- **Future planning** – identifying, designing, and implementation of standard and supporting Fiduciary training for:
  1. those with fiduciary responsibility and
  2. accounting professionals required to provide substantive support to those with fiduciary responsibility



# 2026 Budget to Actual: Quarter 1 Update

## PED Major Program Spending

Program	Amended Budget	Projected Actual	Projected Variance	(Over)/Under
Healthy Homes	935,429	640,428	295,001	31.5%
Power of Home	600,000	216,000	384,000	64.0%
District Councils	2,096,743	1,982,273	114,470	5.5%
Supportive Housing	880,000	-	880,000	100.0%
Home Line Contract	100,000	100,000	-	0.0%
Down Payment Assistance/Inheritance Fund	5,762,102	5,575,476	186,626	3.2%
Emergency Rental Assistance	2,882,500	2,597,500	285,000	9.9%
Downtown Vitality Fund (Office to Housing)	5,985,598	5,985,598	-	0.0%
Commercial Corridors	1,400,000	1,400,000	-	0.0%
Inspiring Communities	6,024,146	5,085,872	938,274	15.6%
Familiar Families Pilot	500,000	-	500,000	100.0%
Tenant Protections	380,000	380,000	-	0.0%
Housing Policy Evaluation	100,000	100,000	-	0.0%
CDBG 30% AMI	545,000	545,000	-	0.0%
CDBG Acquisition Fund	300,000	300,000	-	0.0%
CDBG Housing Real Estate	500,000	500,000	-	0.0%
CDBG Contingency	345,000	345,000	-	0.0%
HRA MHFA Fix Up Program	550,000	-	550,000	100.0%
HRA HUD Rental Rehabilitation	526,158	-	526,158	100.0%
HRA Economic Development Strategy	200,000	200,000	-	0.0%
HRA Business Assistance	233,262	233,262	-	0.0%
HRA Investment Tracking System (PED systems)	438,810	200,000	238,810	54.4%
HRA Full Stack	350,000	370,000	(20,000)	-5.7%
HRA Planning Professional Services	365,000	365,000	-	0.0%
ADU Permit Ready Plans	200,000	186,667	13,333	6.7%



# 2026 Budget to Actual: Quarter 1 Update

## 2026 HRA and PED Annual Special Funds Projected Revenue

Revenue Description	Amended Budget	Projected Actual	Projected Variance	Over/(Under)
City General Fund	870,537	495,677	(374,860)	-43.1%
Zoning Fees	86,000	86,000	-	0.0%
PED Fees	320,000	266,687	(53,313)	-16.7%
HUD Grant Reimbursement for Admin.	1,245,000	1,245,000	-	0.0%
Fund 211 (ARPA Project) Admin.	253,924	253,924	-	0.0%
STAR for Admin.	615,000	615,000	-	0.0%
Tax Increment for Admin.	314,454	314,454	-	0.0%
Tax Increment for Debt Service	5,765,332	5,765,332	-	0.0%
HRA Tax Levy	6,504,137	6,504,137	-	0.0%
7th Place Mall Assessments	200,000	180,000	(20,000)	-10.0%
Conduit Bond Fees	2,483,129	2,408,635	(74,494)	-3.0%
HRA MN Fix up Grant	515,000	-	(515,000)	-100.0%
HRA Fees	379,239	341,315	(37,924)	-10.0%
Loan Repayments & Loan Interest	1,756,417	356,417	(1,400,000)	-79.7%
Advance Repayments	40,000	40,000	-	0.0%
Parking Revenue	13,389,598	13,657,390	267,792	2.0%
Space Rental at Parking Facilities	151,767	182,120	30,353	20.0%
Parking Meter and Fine Revenue	3,000,000	3,000,000	-	0.0%
Interest	336,220	336,220	-	0.0%
Intrafund Transfers	1,955,198	1,920,198	(35,000)	-1.8%
Transfers	497,542	497,542	-	0.0%

\* Excludes HUD Grants, LAHA and STAR Except for Admin



# 2026 HRA/PED Budget Proposal

## 2026 HRA and PED Annual Special Funds Projected Revenue

Description	Amended Budget	Projected Actual	Projected Variance	Variance %
Projected Expenditures	52,852,128	47,527,829	5,324,299	10.1%
Projected Revenues	40,678,494	38,466,048	(2,212,446)	-5.4%
Projected Actual Variance (Actual Spending vs Actual Revenue)	(12,173,634)	(9,061,781)	3,111,853	-25.6%

Removed PED admin. spending and transfers out in HRA to avoid double counting since PED Operations Fund is included. Adjusted for program spending estimates if included in annual funds. Assumes \$673,932 savings from HRA transfer to PED Operations.

HRA General and Loan Enterprise Fund approx. \$6 million, Housing Trust Fund approx. \$2 million, Parking approx. \$1 million



## Questions?

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