



November 27th, 2024

Council Member Cheniqua Johnson
320-C City Hall
15 Kellogg Blvd. W.
Saint Paul, MN 55102

Dear Council Member Johnson,

We at Beacon appreciate your support of affordable housing. Your office requested more data to inform us of your decision on zoning and CPU on the Aragon. Below are our answers to the question. Accompanying this letter is other support material that we hope is helpful as well. We would also welcome you on a tour of our newest family supportive housing building in Hopkins, Vista 44, on December 17th.

Thank you,

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Beacon Interfaith Housing Collaborative
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Aragon Facts

- The Aragon is designed to be up to a 53-unit building with a mix of 1-, 2-, 3-, and 4-bedroom units.
- 40 units will provide homes for families with children earning between 50-60% of the area median income (~\$70,000 for a family of four).
- 13 units will serve families or individuals with barriers to housing stability due to a disability or history of homelessness. These units will have services attached.

Timeline for Development

- It takes between 3-5 years to create affordable housing connected to public funding. We depend on limited dollars awarded annually from the federal government, state, and county which are awarded annually. It takes several years to win those multiple awards. Delays at any stage can move these dates back.



- Land use permission from the city is the first step to be able to apply for funds. Once the City has approved the development, we expect it will take 3-5 years before completion.
- During the development timeline, we will work with funders, stakeholders, and lived experience voices to design service delivery for the building. During this process, an experienced organization will be picked to provide services in the building.

What is Beacon?

- Beacon Interfaith Housing Collaborative is a non-profit affordable housing developer and owner/operator. We have worked in the Twin Cities for over twenty years. We currently own and operate 24 buildings for over 1,000 residents in the metro, including in St. Paul, Minneapolis, Edina, Plymouth, and Hopkins. These buildings serve youth and young adults, families with children, and single adults with barriers to housing stability.

Beacon's Background in Supportive Housing

- In Beacon's 25 years of experience providing supportive housing (SH), we have learned that our comprehensive site-based partnerships working in unison are key to our residents' success.
- Beacon partners with third-party providers for property management, trauma-informed security, and delivery of supportive services.
- We tailor our services to their specific needs by bringing in service providers with corresponding cultural competencies.
- A service provider has not been chosen yet for The Aragon.

Beacon's Success in Supportive Housing

- In alignment with HUD definitions, Beacon defines housing stability as residential stability for at least one year and moving on to stable housing settings after residing in our programs. This fiscal year, 87% of youth and family (adult Head of Household) supportive housing residents achieved at least 1 year of housing stability.
- Our family properties reported first responder calls of non-medical calls of about five per month.

Similar buildings to The Aragon with mixed incomes



Audubon Crossing

- 45 affordable units for families in Minneapolis
- Four units are for families exiting homelessness that provide services
- The current average length of stay for supportive housing families at Audubon Crossing is just over 5 years.
- 100% of move-outs in the past 5 years have been to stable housing

How will The Aragon differ from Kimball Court?

Kimball Court is supportive housing for individuals with severe barriers to housing stability, including substance use disorder. Beacon believes that all people deserve a home with no exceptions. It's important to note that each property in Beacon's portfolio has a different tenant selection plan and lease terms to which residents must adhere. These terms vary by building. Additionally, The Aragon will be different as it will be a mixed-income and mixed-use building primarily with workforce housing units and a small proportion of supportive housing units.