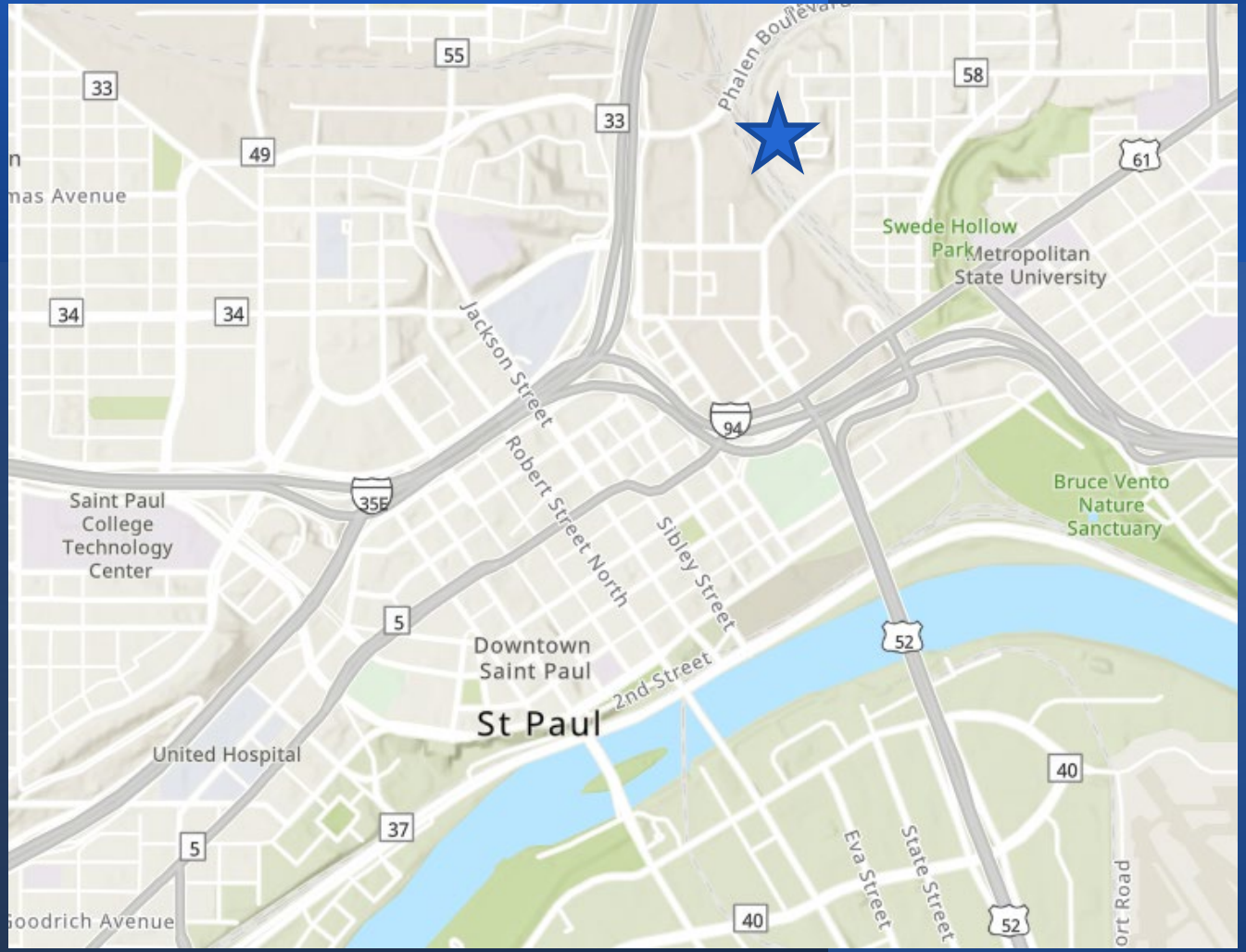
CITY OF SAINT PAUL

Village on Rivoli Land Sale

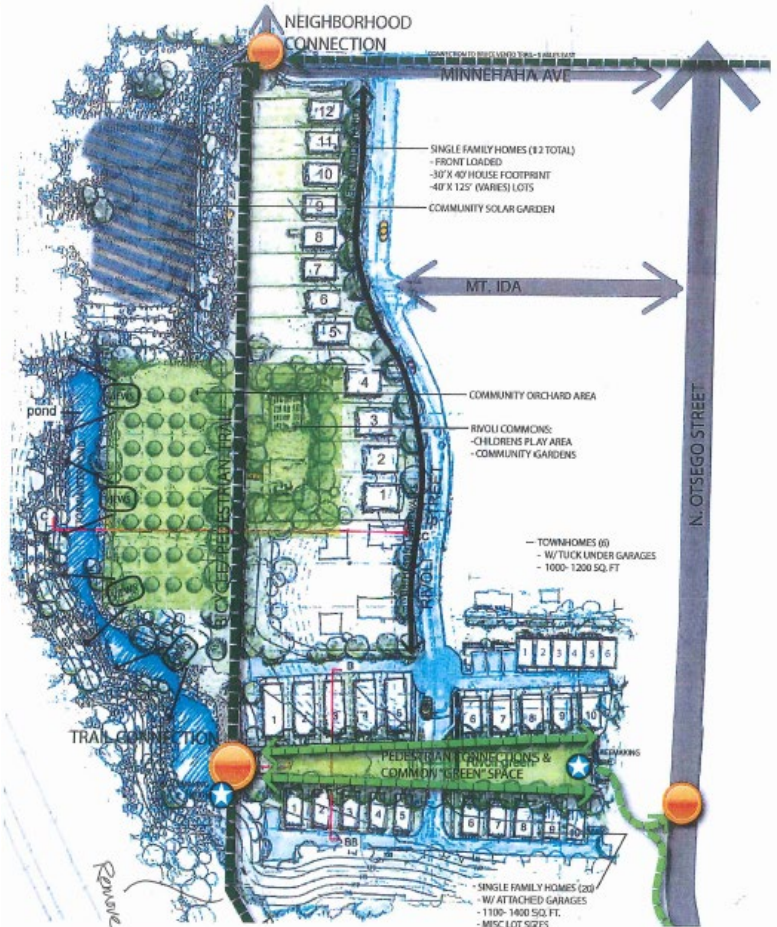
September 17, 2025

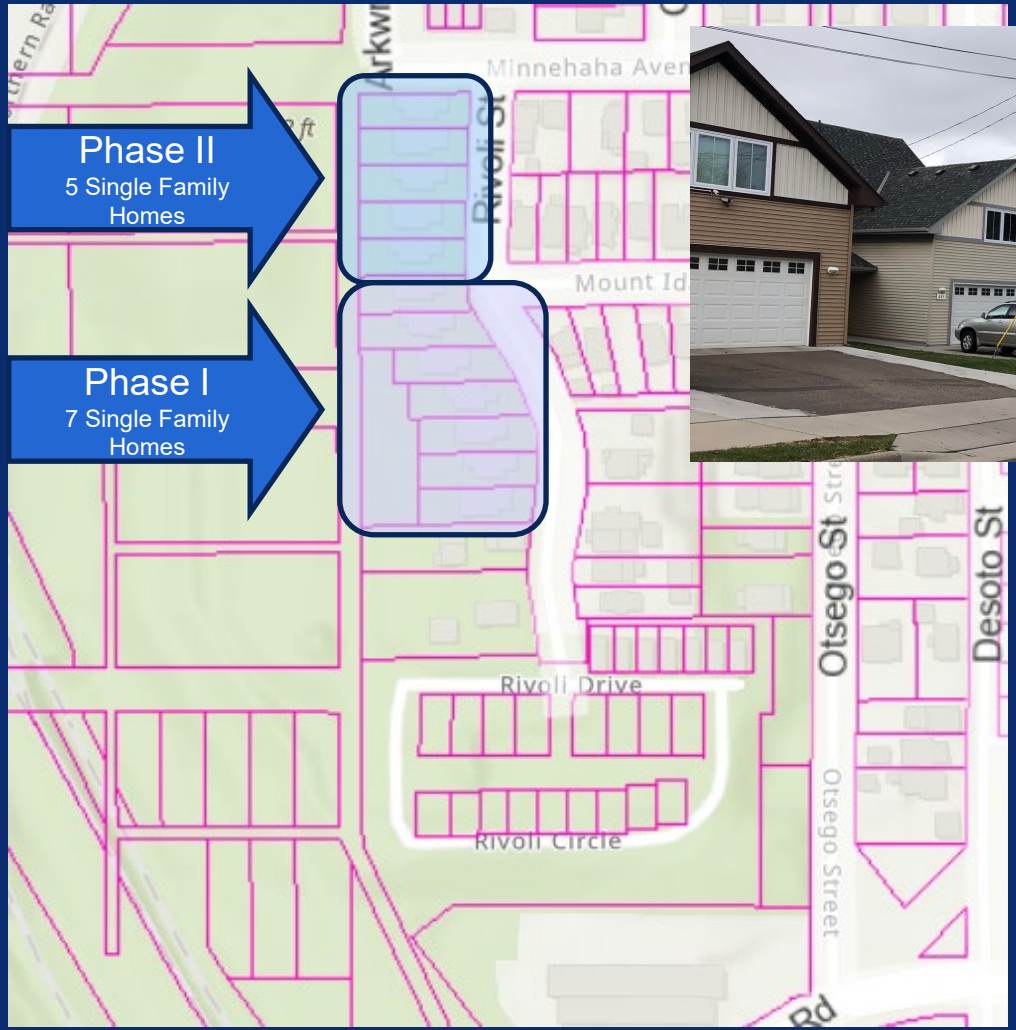
Village on Rivoli Location

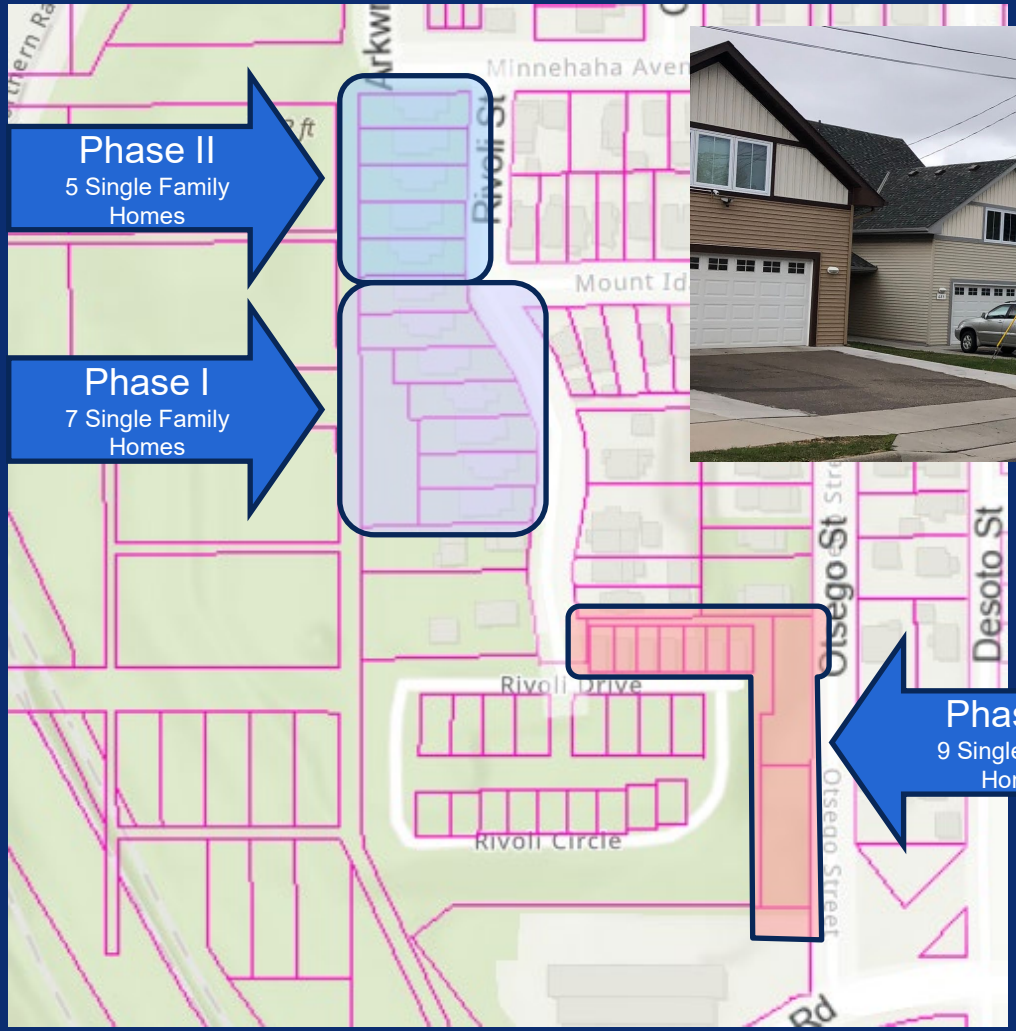


Village on Rivoli Background

- Beginning in 2004, Dayton's Bluff Neighborhood Housing Services (DBNHS) worked with the City, HRA, MHFA, HUD, Pollution Control Agency, District 5 and the Railroad Island Task Force to fund cleanup, redevelopment and planning efforts.
- DBNHS (developer) began construction in phases:
  - 2016 – Phase I (7 single family homes)
  - 2017 – Phase II (5 single family homes)
  - 2020 – Phase III (9 single family homes)
  - 2025 – Phase IV (8 single family homes)
- Homeowner household income ranges from 80% - 115% AMI




Phase II
5 Single Family Homes
Phase I
7 Single Family Homes
Minnehaha Aven
Rivoli St
Mount Id
Rivoli Drive
Rivoli Circle
Otsego St
Otsego Street
Desoto St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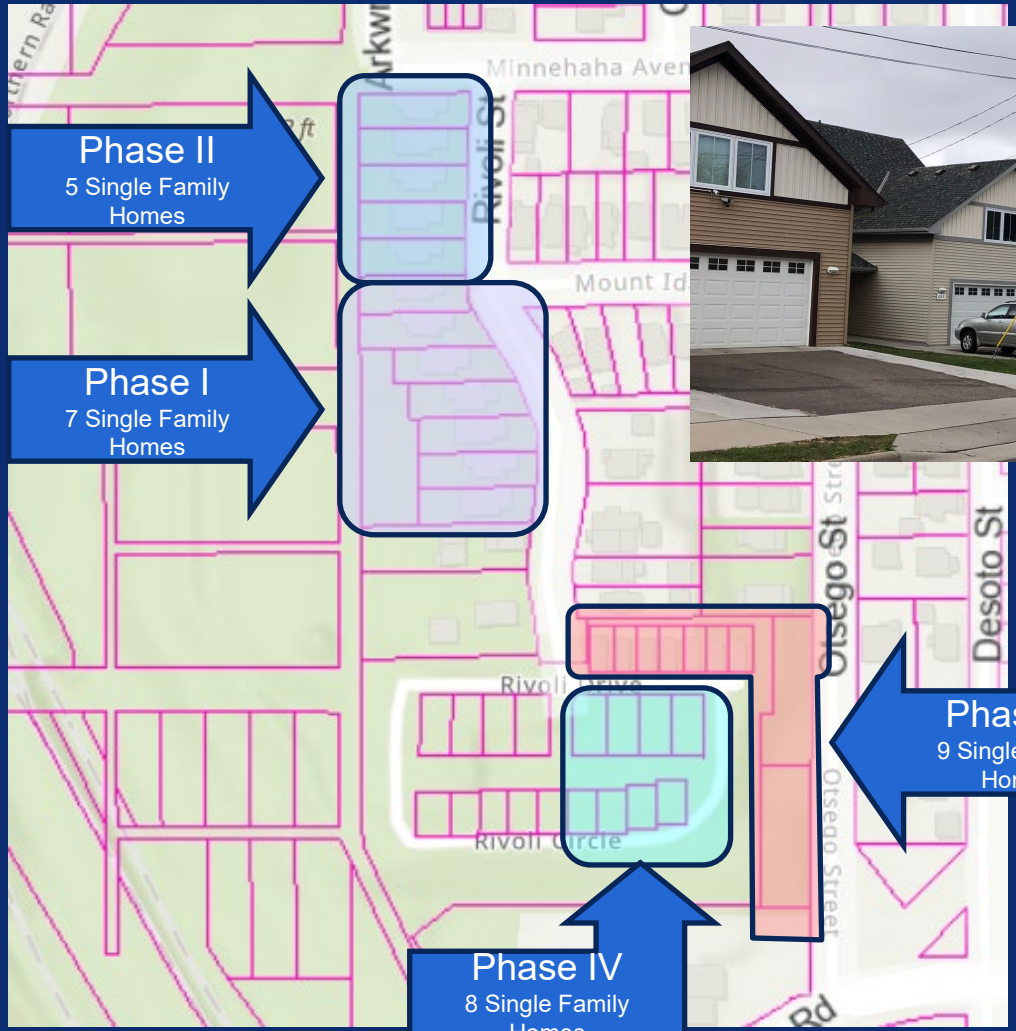
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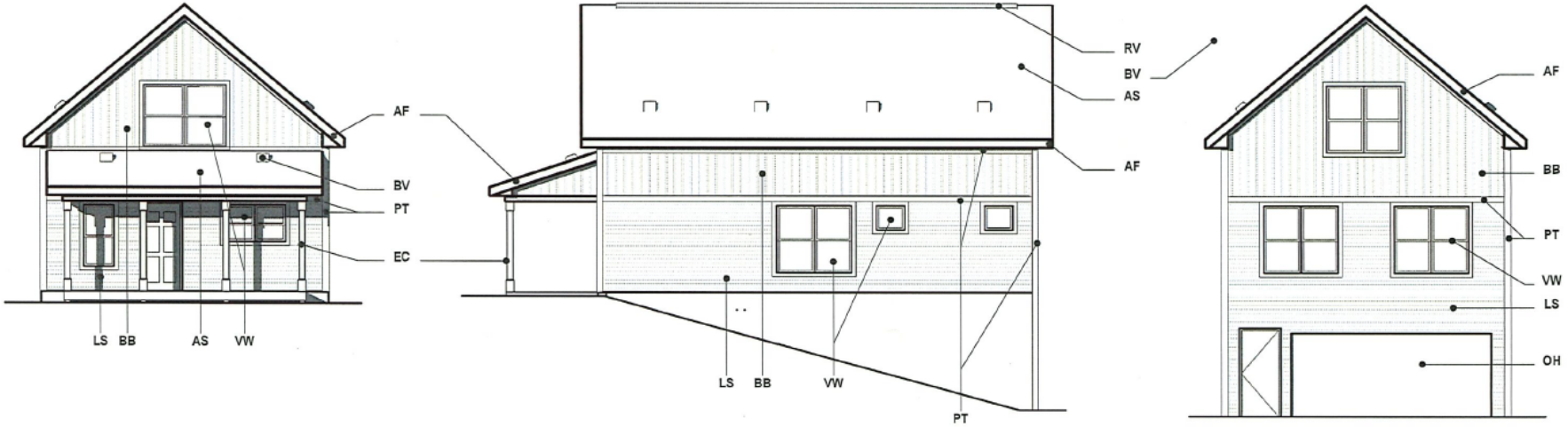
Otsego Street
Rivoli Drive
Rivoli Circle

Requested Action

- Authorization to **convey 8 HRA-owned parcels** to DBNHS for development of single family housing
- Authorization to **amend the Development Agreement** to incorporate additional parcels and corresponding budget

Home Designs



1 MK-4 NORTH ELEVATION 1/8" = 1'-0"

2 MK-4 WEST ELEVATION 1/8" = 1'-0"

3 MK-4 SOUTH ELEVATION 1/8" = 1'-0"

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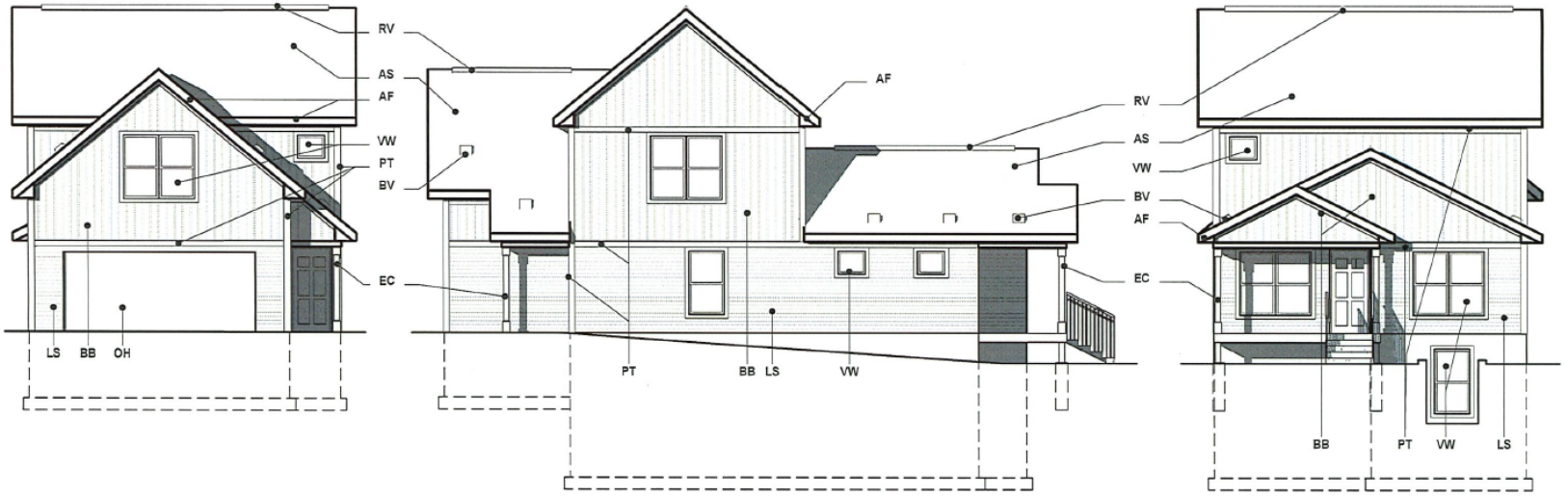

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Sources and Uses

Sources	
DBNHS Construction Loan/Sales Price	$ 2,080,000
Pre-Paid Site Remediation & Infrastructure	$ 698,240
DBNHS CDBG Subgrant	$ 225,000
MHFA Grant	$ 2,053,380
Total Sources	**$ 5,056,620**

Uses	
Acquisition	$ 48,000
Site Remediation & Infrastructure	$ 912,240
Construction	$ 2,885,200
Contingency	$ 201,960
Professional Fees / Soft Costs	$ 625,440
Developer Fee	$ 376,780
Total Uses	**$ 5,056,620**

Questions?