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