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

REPORT TO THE COMMISSIONERS **DATE: SEPTEMBER 23, 2026**

REGARDING: RESOLUTION APPROVING A 2027 MAXIMUM HRA PROPERTY TAX LEVY, CITYWIDE

Requested Board Action

Certify the maximum 2027 HRA Tax Levy.

Background

The HRA property tax levy provides revenue to the HRA to invest in affordable housing development, housing stability, and in business and job growth in Saint Paul.

State law caps the HRA levy at 0.0185% of the estimated market value of taxable property. The 2026 estimated value of taxable property in Saint Paul is used to calculate the 2027 HRA tax levy. The 2026 estimated market value of taxable property in Saint Paul is projected to be $36.3 billion for the 2027 levy, an increase of $416,381,400 from the prior year. The proposed maximum 2027 HRA tax levy is $6,713,906 which is 100% of the maximum allowed under State Law and is $77,031 more than the amount levied for the HRA in 2026.

To comply with the State of Minnesota's Truth-In-Taxation laws, on or before September 30, 2026, the HRA must certify to Ramsey County a maximum proposed property tax levy payable in 2027. The attached resolution, if approved, will certify a proposed maximum levy by that date. The final levy must be certified on or before five working days after December 20, 2026, and cannot be higher than this proposed maximum levy.

Budget Action

See future action**.**

Future Action

Saint Paul City Council approval is also needed and is scheduled for the September 23, 2026, City Council meeting. The date reserved for the City Council and HRA Board to adopt the final 2027 HRA tax levy and budget is December 2, 2026.

Financing Structure

Not applicable.

PED Credit Committee Review

Not applicable.

Compliance

Not applicable.

Green/Sustainable Development

Not applicable.

Environmental Impact Disclosure

Not applicable.

Historic Preservation

Not applicable.

Public Purpose/Comprehensive Plan Conformance:

Not applicable.

Statement of Chairman (for Public Hearing)

Not applicable.

Recommendation:

Approval of the proposed maximum HRA Tax Levy payable in 2027 must be certified to Ramsey County by September 30, 2026.

Sponsored by: Chair Johnson

Staff: Rhonda Gillquist, 266-6631

Attachments

- HRA Property Tax Levy Rates 2022-2027 Proposed
- 2027 HRA Proposed Budget