Introduction to Afton View Apartments Housing and Redevelopment Authority

October 7, 2026

Afton View Apartments

Project Overview

- Location: 365 Winthrop St S, District 1, Ward 7
- Developer: Tareen Development Partners
- Acquisition and rehabilitation of an existing building
- 286 units
- 100% Affordable at 60% of AMI (268 units are reserved for project-based vouchers/30%-50% AMI households)

Afton View Apartments

Afton View Apartments

Request

- Approval of the issuance of up to $20,500,000 of multifamily conduit revenue bonds
- Waiver of the HRA's Maximum Fee Guidelines
- Partial Waiver to the Sustainable Building Ordinance

Afton View Apartments

Tareen Development Partners (TDP)

TDP is a Twin Cities-based real estate development firm founded in 2021 with a mission to create high-quality, lasting projects. TDP develops market rate and affordable housing as well as commercial properties.

Afton View Apartments

Site Overview

- Built in 1971
- Two buildings 143 units each, three stories
  - 131,436 sq feet each
  - 393 surface parking spaces
- Commercial spaces include an office space and an on-site daycare facility
- Undergone some rehab of major systems in the last 10 years
- TDP acquired site in June 2026

Afton View Apartments

Proposed Plan

- Acquisition and rehabilitation
  - Bonds/4% LIHTC
    - Up to $20,500,000 in multifamily conduit revenue bonds
    - 4% tax credit equity
    - Rehabilitation and renovation of mechanical systems, common area, lighting, office space, new indoor and outdoor amenity spaces, unit upgrades

- Preserves affordability at 60% of AMI for at least 40 years
  - HUD PBVs effective January 2013, 30-year term (expires in 2043)*

**per current HUD guidelines, project is eligible to renew HAP contract at that time*

Afton View Apartments

Unit Mix

Unit Type	# of Units	Rent Limit	Income Limit
1BR	44*	60%	50%*
1BR	4	60%	60%
2BR	168*	60%	50%*
2BR	10	60%	60%
3BR	56*	60%	50%*
3BR	4	60%	60%

**Project-based voucher units*

Afton View Apartments

Waiver Requests

- HRA's Maximum Fee Guidelines
  - Allowable fee: $2,386,877.85
  - Requested fee: $3,614,105
  - Requested fee maximizes eligible basis for tax credits and equity generated
- Sustainable Building Ordinance
  - Partial waiver developed with the Center for Sustainable Building Research
  - Alternative path to compliance

Afton View Apartments

Permanent Sources and Uses

Sources	
First Mortgage (tax exempt bonds)	$20,500,000
Series A Notes	$4,010,000
Series B Notes	$1,000,000
Syndication Proceeds	$14,726,847
General Partner Loan	$1,750,000
Interim Income	$3,595,136
Deferred Development Fee	$2,461,231
Acquisition Loan Interest	$628,008
Total Sources	**$48,671,222**

Uses	
Acquisition	$27,226,145
Rehabilitation	$8,118,888
Contractor Fees	$1,136,644
Contingency	$925,553
Professional Fees / Soft Costs	$1,009,567
Developer Fee	$3,614,105
Syndication Fees	$95,000
Financing Fees	$4,626,867
Reserves & Non-Mortgageable	$1,918,453
Total Uses	**$48,671,222**

Afton View Apartments

Timeline

Site Acquisition	May 2026
Closing	November 2026
Construction Start	November 2026
Construction Finish	July 2027

Afton View Apartments

Next Steps

- Public hearing and request for the issuance of up to $20,500,000 in conduit revenue bonds and waiver requests will be before the HRA Board on October 14th

Afton View Apartments

Department of Planning and Economic Development

Hannah Chong
Project Manager
hannah.chong@ci.stpaul.mn.us