

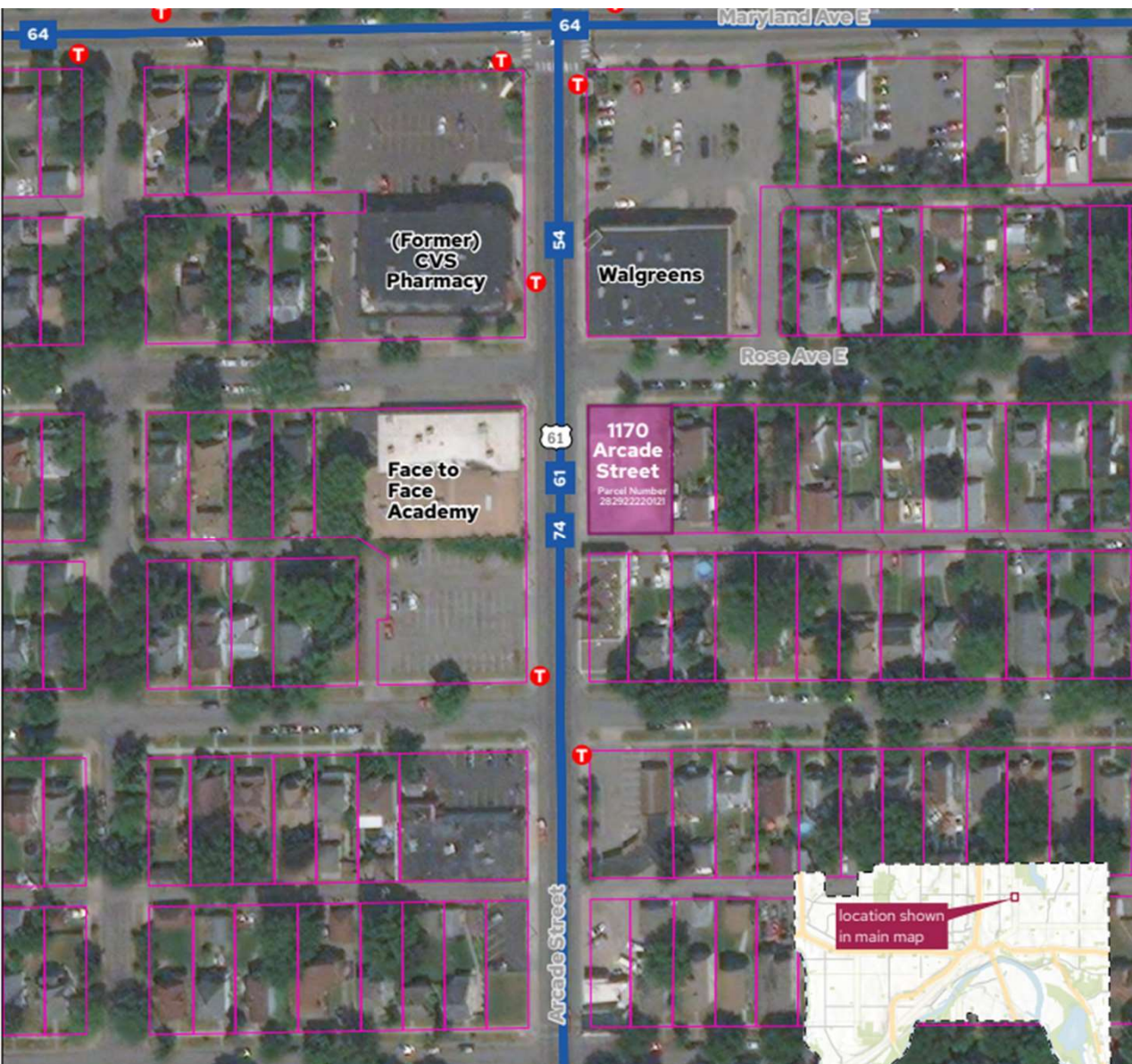


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CITY OF SAINT PAUL

1170 Arcade Mixed-Use Multifamily Housing Project

May 08, 2024





Site History

- Site was first developed in 1900 with a commercial building.
- The site was last occupied as a gas station in 2000.
- The commercial building was demolished in February 2005.
- Saint Paul HRA purchased the property in May 2008.
- The Saint Paul HRA issued a Request for Proposal in November 2022.
- Face to Face was awarded Tentative Developer Status on June 28, 2023.



Project Overview

- Location: 1170 Arcade St.
District 5, Ward 6
- Developer: Face to Face
- Four-story mixed-used building
- 20 housing units (5 efficiency, 9 one-bedroom, 6 two-bedroom)
- All units are High Priority Homeless (HPH)
- 100% affordability at 30% of AMI
- Land currently owned by HRA





About Face to Face

- Face to Face's vision is that all youth are valued for who they are and realize their potential.
- With a relational and trauma-informed approach, Face to Face invests in the lives of young people through six core service areas:
 - medical care
 - mental health
 - housing
 - education and employment
 - youth justice
 - community programs
- All service areas are infused with comprehensive, wraparound support.



Commercial

- 6,000 square feet of commercial space on the first floor
- Includes a health and wellness center focused on supportive services for youths and their families
 - Services will include mental health therapy, integrative health services, support groups, case management support
 - Directly adjacent to Face to Face's current location; the proximity allows residents easy access to medical and mental health services already offered



Potential Funding Sources

- Ramsey County Funds
- Foundations
- State of Minnesota Bonds
- City/HRA Funds
- Owner Equity
- Private Lender
- Individual Donors



Timeline

- **June 28, 2003** - Face to Face was awarded Tentative Developer Status
- **May 2025** - HRA Board Approval of Funding Request & Sale of the HRA Owned Property
- **August 2025** - Financial Closing and Sale of the Property
- **August 2025** - Construction to Start
- **August 2026** - Construction Completion
- **September 2026** - Resident Start Moving In
- **December 2026** - Full Occupancy

Questions?



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