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**HOUSING AND REDEVELOPMENT AUTHORITY
OF THE CITY OF SAINT PAUL**

Funding Reservations for Projects Applying to MHFA

June 10, 2026



Reservation of Funding

- **Reservation of funding** for projects submitting applications to Minnesota Housing Finance Agency (MHFA) via the Consolidated RFP on July 9, 2026
 - Allows developer to claim points for financial readiness related to a city or HRA subsidy and non-capital contributions, such as a land write down
- Commits to a reservation of funds and, in some cases a land write down, for important affordable housing projects. Demonstrates support of critical funding requests through MHFA.
- Projects are still subject to underwriting and negotiation of project and funding details.
- Future action will include (as applicable) approval of land sales, approval of funding, issuance of tax-exempt bonds and tax credits, approval of development and loan agreements.



Proposed Reservations

- **Hamm's West End Apartments.** Reservation of \$4,000,000 and setting a purchase price of \$1.00 for the HRA-owned land.
- **GloryVille.** Reservation of \$2,500,000 and setting a purchase price of \$57,820 for the HRA-owned land.
- **Face-to-Face.** Reservation of \$5,780,051 and setting a purchase price of \$1.00 for the HRA-owned land.
- **Westminster Place/Vista Village.** Reservation of \$1,000,000.
- **The Aragon.** Reservation of \$1,350,000.
- **Ramsey Hill.** Reservation of \$1,400,000.

**All reservations are subject to change; final amount will be determined following underwriting.*



Hamm's Brewery
(JB Vang Partners, Inc.)



GloryVille
(GloryVille, LLC)



1170 Arcade Street
(Face to Face Health & Counseling Services)



Westminster/Vista
(CommonBond Communities)



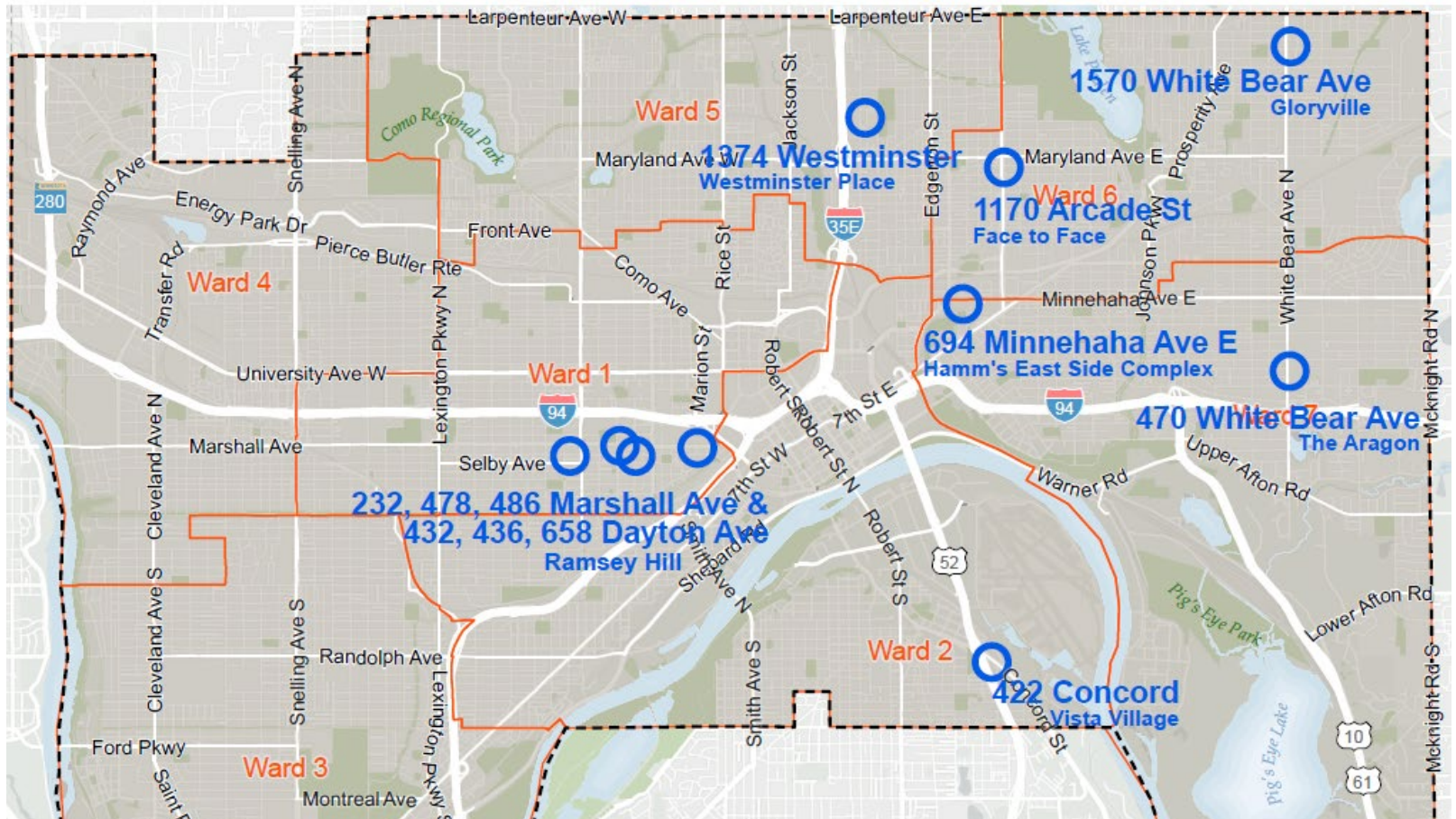
The Aragon
(Beacon Interfaith)



Ramsey Hill
(Trellis Co.)



Project Map

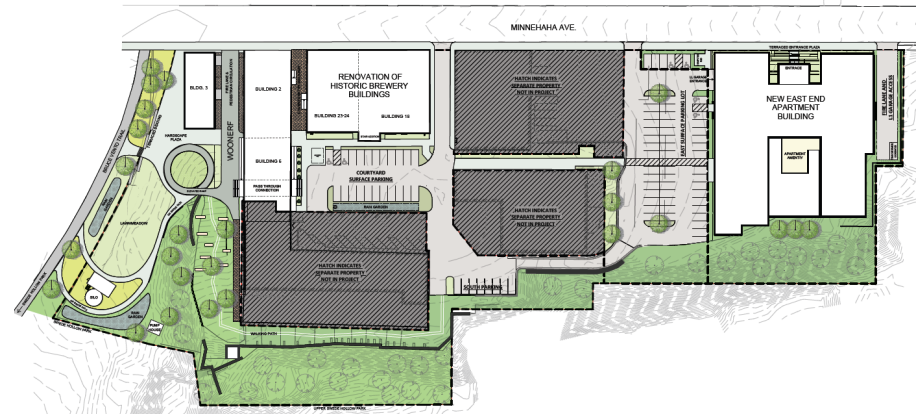




Hamm's East Side Complex

West End Apartments - JB Vang

- TDS initially awarded January 11, 2023, expires June 30, 2027
- Adaptive reuse, creating 70 affordable apartments (1 - 4 brs with 36 - 3 or 4 br units)
- Proposed land write down to \$1
- Total development cost: \$68,850,046





Status Update

- **Activities completed to date:**
 - Awarded \$2,677,500 from the Met Council (pre-dev, LCDA, TBRA)
 - Awarded \$200,000 from Ramsey County ERF
 - Held a series community meetings, and meetings with District Councils 4 and 5
 - Final design drawings for East End building, preliminary designs for West End historic rehab
 - Rezoned property to T3
 - Hamm's Brewing Company Local Historic District approved by the City Council
 - Phase I and II environmental testing
 - Preliminary site plan review
 - 2025 MHFA application for the East End Apartment building was submitted and funded – will result in 110 units
- **Activities to be completed 2026 and 2027:**
 - Site plan review approval
 - Building permit approvals
 - Finalize sources and uses
 - Negotiate final terms and conditions of a development agreement with HRA



1570 White Bear – Gloria Wong

- TDS initially awarded May 10, 2023, expires June 30, 2027.
- Construction of 69 units of affordable housing (1 – 4 brs, 26 units have 3 or 4 brs). An approximately 20,000 grocery store will be constructed adjacent to the housing.
- Proposed land write down to \$57,820
- Total development cost: \$32,552,654





Status Update

- **Activities completed to date:**
 - Redesigned project to accommodate larger households and separated commercial space to facilitate funding
 - Engagement meetings with stakeholders in the community
 - Begin diligence process for site survey, geotechnical study, structural analysis, and environment assessments
 - Applications to funding partners
 - Finalize a formal scope of work with architectural/engineering plans and specifications
 - Awarded \$1,381,252 from Ramsey County, \$2,435,000 from Met Council, \$84,822 from LISC
- **Activities to be completed in 2026 and 2027:**
 - Schematic designs
 - Site plan review process
 - Finalize a detailed development budget
 - Zoning and building permit approvals
 - Submit a financing plan acceptable to HRA
 - Negotiate final terms and conditions of a development agreement with HRA



1170 Arcade – Face to Face

- TDS initially awarded June 28, 2023, expires June 30, 2027.
- Four-story, mixed-use development
- 24 permanent supportive housing units (0 - 2 bedrooms at 30% AMI) and 6,000 square feet of office space for Face to Face services.
- Proposed land write down to \$1
- Total development cost: \$13,964,365





Status Update

- **Activities completed to date:**

- \$432,152 award from 2023 Ramsey County Emerging and Diverse Developer program
- 24 Housing Supports committed from Ramsey County
- \$260,000 award in LCDA pre-development funding from Metropolitan Council
- Awarded \$1,250,000 in LCDA development funding from Metropolitan Council
- Awarded \$297,255 in environmental grants from DEED, Met Council and Ramsey County
- Secured \$2,500,000 from the Federal Home Loan Bank
- Raised \$450,000 in philanthropic funds

- **Activities to be completed 2026 and 2027:**

- Applying for development funds, and MHFA Consolidated RFP this summer
- Continuing a public facing capital campaign
- Engaged in pre-development activities, including additional grant applications and fundraising
- Construction could commence in late 2027 or early 2028 contingent on securing MHFA funding



Westminster Place/Vista Village

CommonBond Communities

1342 Westminster Street (Westminster Place)

Preservation of 99 apartment units (1 and 2 brs).

422 Concord Street (Vista Village)

Preservation of 48 townhome units (1 and 2 brs).

- Both projects need comprehensive rehabilitation to preserve deeply affordable units – all units receive Section 8 or Housing Supports, so residents only pay 30% of their income toward housing.
- Total development cost: \$50,266,644





Status Update

- **Activities completed to date:**
 - Raised \$4.61M in State Housing Tax Credits (SHTC) to pay off first mortgage on Torre, Westminster, and Vista Village (Torre received funding from MHFA in the 2025 RFP)
 - Vista Village was awarded \$3,840,000 in funding through HUD's Green and Resilient Retrofit Program (GRRP) in 2024
- **Activities to be completed 2026 and 2027:**
 - Applications to MHFA and Ramsey County
 - Finalize scope of work with General Contractor
 - Site plan review process
 - Building permit approvals
 - Complete HAP Contract renewal process
 - Submit a financing plan acceptable to HRA
 - Negotiate final terms and conditions of a development agreement with HRA



470 White Bear Ave - Beacon

- New construction of 53-unit building serving households at 30% and 50% of AMI
- A mix of unit sizes, including 14 - 3 and 4 bedroom units for families/larger households
- 13 high priority homeless units and 21 units with PHA project-based vouchers, limiting rents to 30% of a tenant's income
- Total development cost: \$28,370,093





Status Update

- **Activities completed to date:**
 - Received award of the city's 9% tax credits in 2025
 - Received commitment for 21 housing choice vouchers from the PHA
 - Initial environmental due diligence
 - Received District Council support letter
 - Rezoning and lot split approval
 - Preliminary designs
 - Preliminary site plan review
- **Activities to be completed in 2026 and 2027:**
 - Pursue additional 9% tax credits
 - Applications to funding partners
 - Finalize property purchase
 - Finalize site plan review
 - Finalize a detailed development budget
 - Building permit approvals
 - Submit a financing plan acceptable to HRA
 - Negotiate final terms and conditions of a development agreement with HRA



Scattered Site – Trellis Co.

- Preservation of scattered site 6 building, 54-unit (0 – 3 brs) project serving households at 30% and 50% of AMI in the Cathedral Hill neighborhood.
- 232 Marshall, 478 Marshall, 486 Marshall, 432 Dayton, 436 Dayton, 658 Dayton
- Last rehab completed in 1996 by Brighton Development under a LIHTC structure. The project was assumed by Trellis in 2015.
- Total development cost: \$17,115,445





Status Update

- **Activities completed to date:**
 - Awarded \$660,000 from Ramsey County
 - Capital Needs Assessment (CNA)
 - Architectural summary of work – Physical Needs Assessment (PNA)
 - General Contractor Cost Estimate
 - Commitment for 13 housing choice vouchers from the SPPHA, 9 Section 811 PRA, 4 Housing Support
 - Correspondence with current mortgagees; HRA CDBG Loan Extension - 12/15/2031
- **Activities to be completed in 2026 and 2027:**
 - Applications to current mortgagees for extension and refinance requests on existing debt
 - Applications to funding opportunities
 - Update and finalize scope of work
 - Relocation plan
 - Site review process
 - Finalize a detailed development budget
 - Submit a financing plan acceptable to HRA
 - Negotiate final terms and conditions of a development agreement with HRA
 - Building permit approvals



2025 Funding Awards

- **Torre de San Miguel (58 Wood Street)**
 - Preservation of 142 units of affordable housing
- **Hamm's East End Apartments (680 E. Minnehaha Ave)**
 - New Construction of 110 units of affordable housing
- **Applications due July 9, 2026**
 - **Funding decisions expected Nov/Dec 2026**

2026 Funding Awards

- **Applications due July 9, 2026**
 - Funding decisions expected December 2026



Questions?