



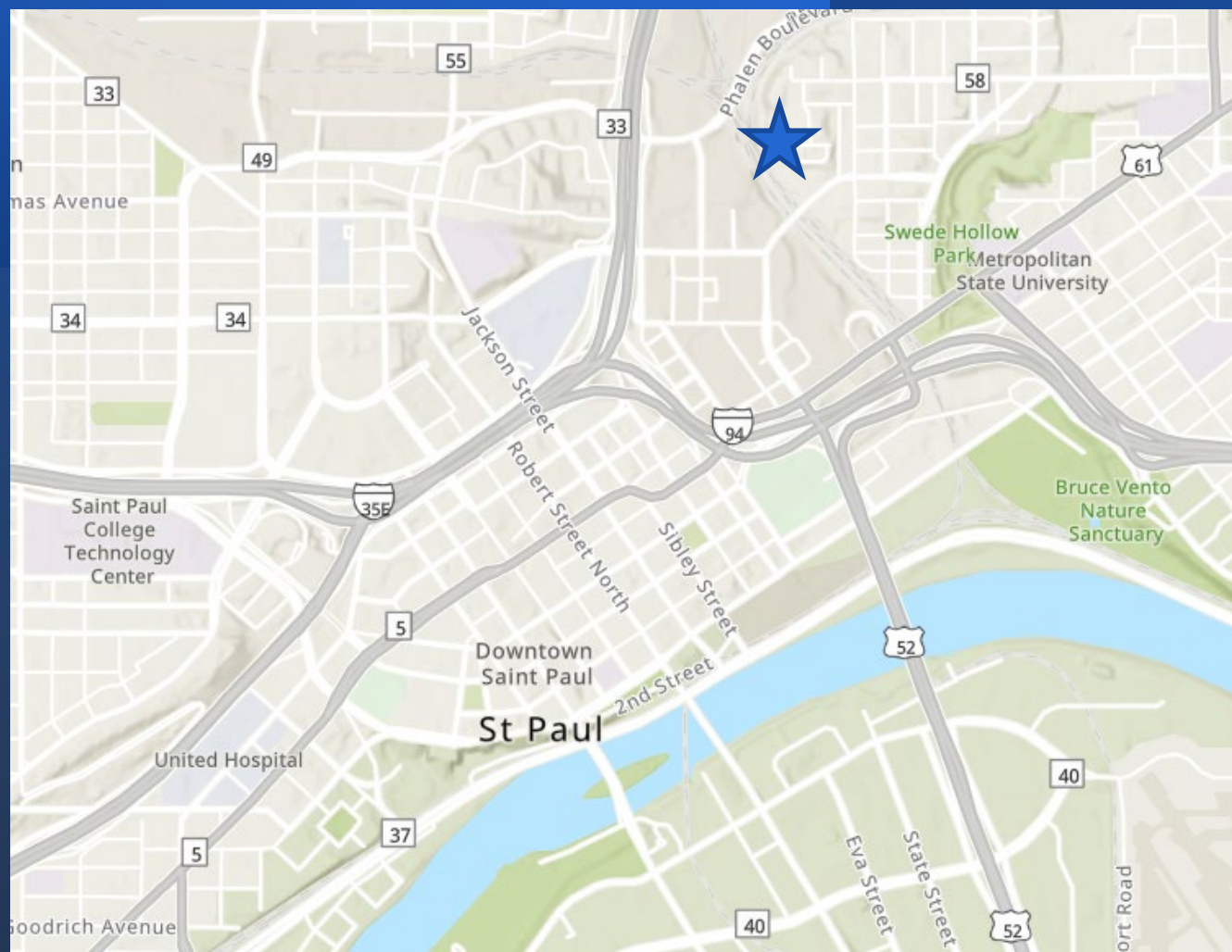
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CITY OF SAINT PAUL

# Village on Rivoli Land Sale

September 17, 2025

## Village on Rivoli Location

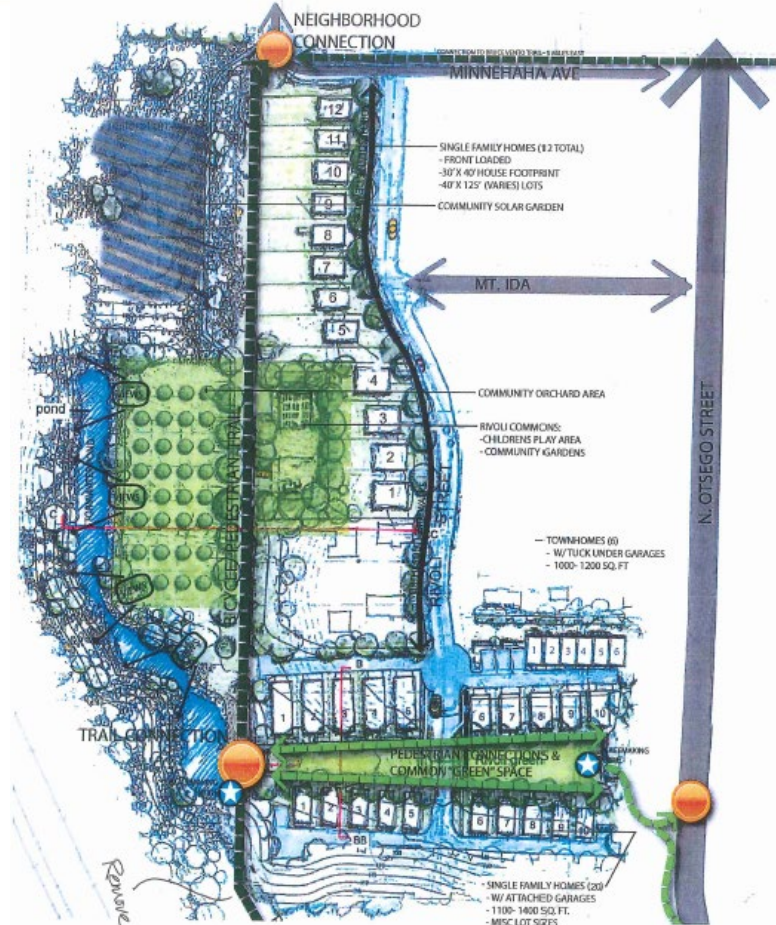


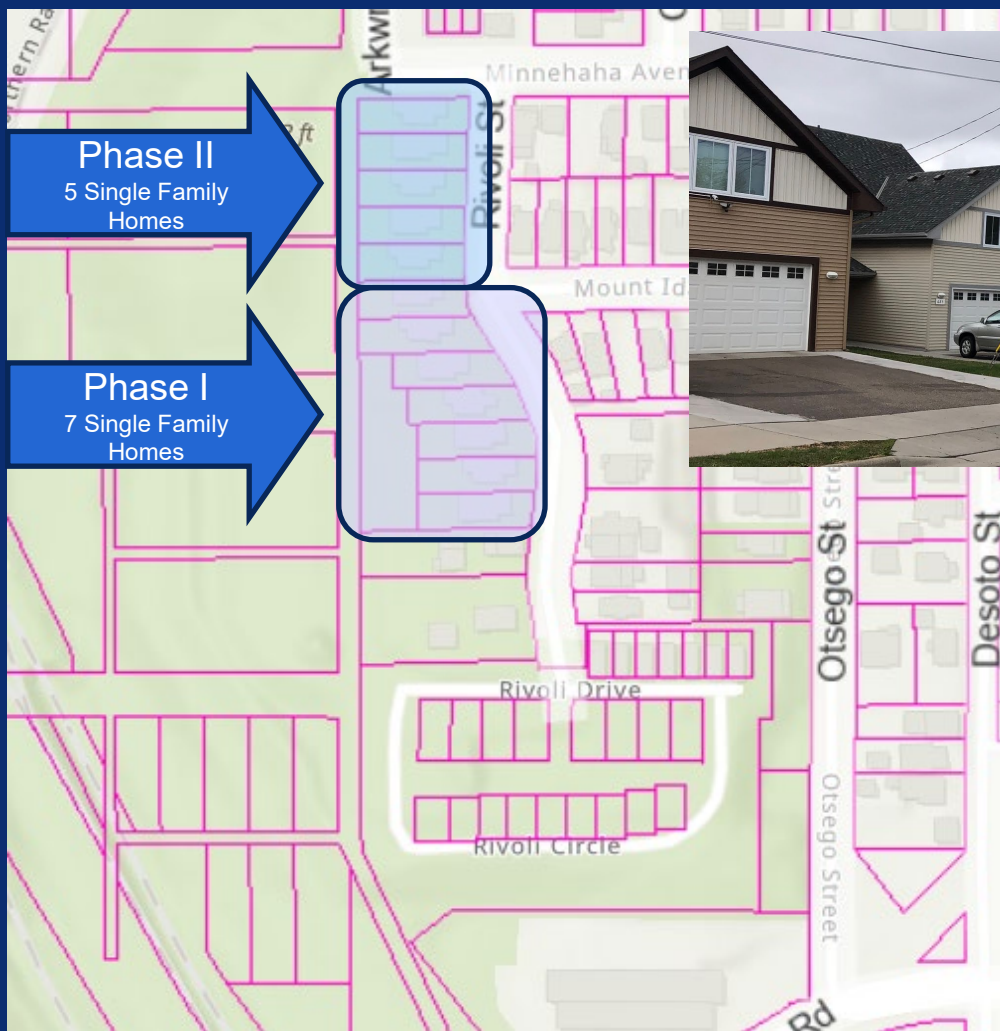




# Village on Rivoli Background

- Beginning in 2004, Dayton's Bluff Neighborhood Housing Services (DBNHS) worked with the City, HRA, MHFA, HUD, Pollution Control Agency, District 5 and the Railroad Island Task Force to fund cleanup, redevelopment and planning efforts.
- DBNHS (developer) began construction in phases:
  - 2016 – Phase I (7 single family homes)
  - 2017 – Phase II (5 single family homes)
  - 2020 – Phase III (9 single family homes)
  - 2025 – Phase IV (8 single family homes)
- Homeowner household income ranges from 80% - 115% AMI







## Phase II

5 Single Family  
Homes

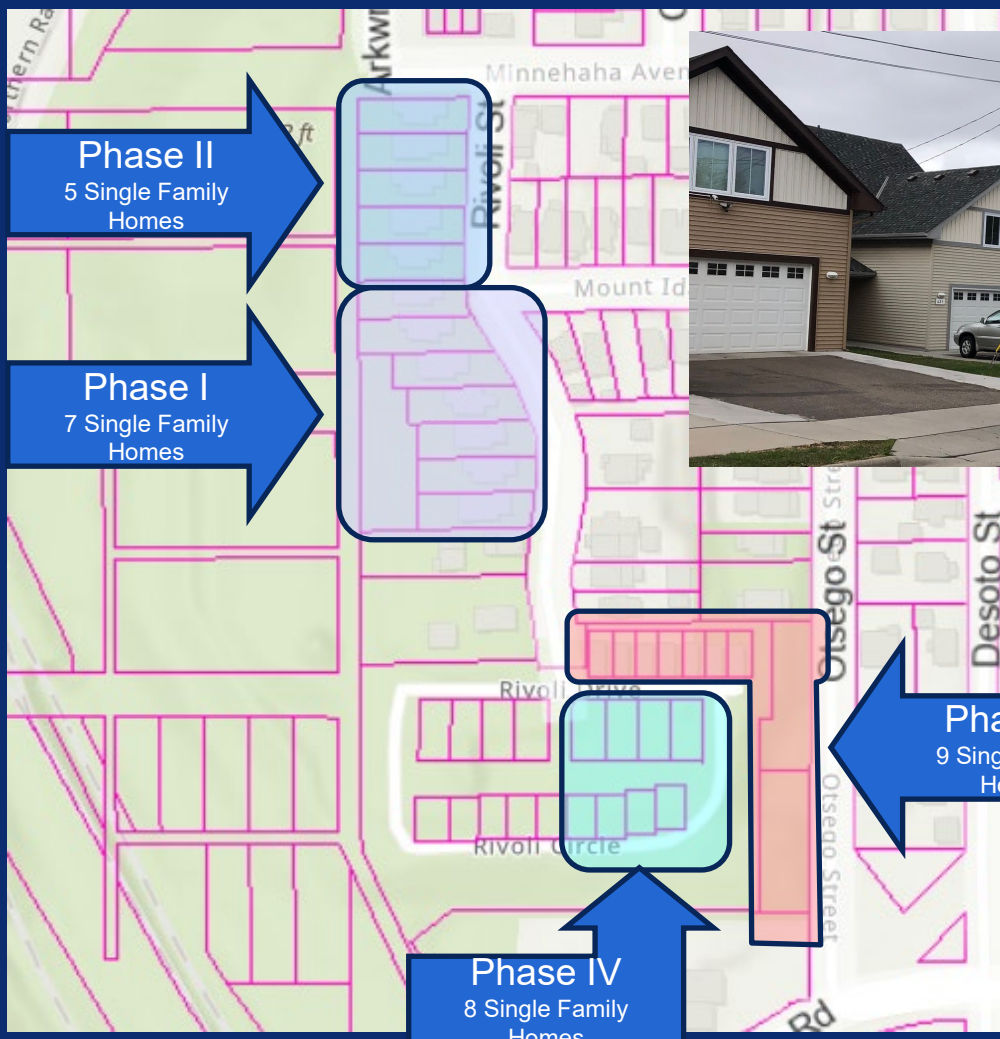
## Phase I

7 Single Family  
Homes

## Phase III

9 Single Family  
Homes







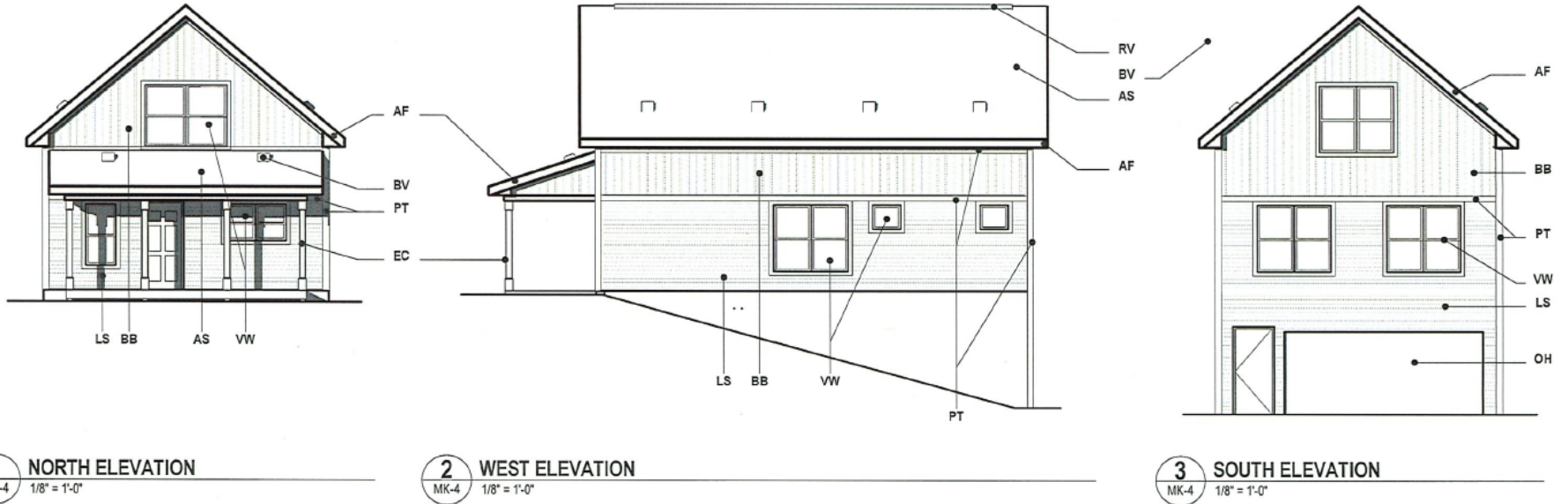
## Requested Action

- Authorization to **convey 8 HRA-owned parcels** to DBNHS for development of single family housing
- Authorization to **amend the Development Agreement** to incorporate additional parcels and corresponding budget





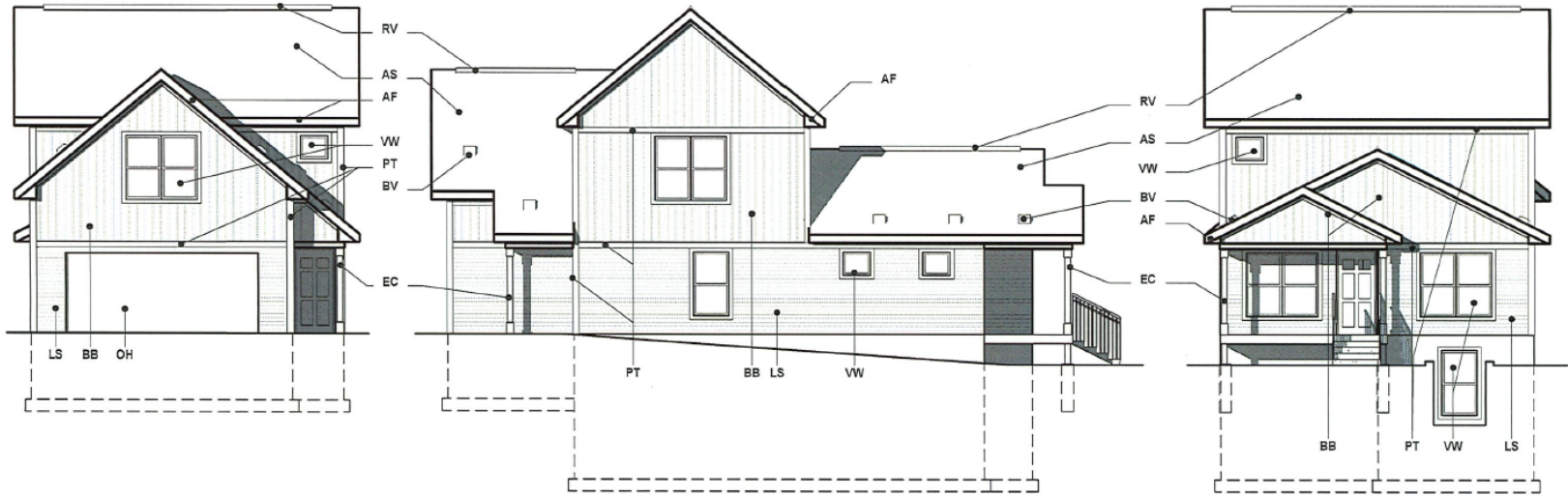
# Home Designs







# Home Designs



1 NORTH ELEVATION  
1/8" = 1'-0"

3 WEST ELEVATION  
1/8" = 1'-0"

2 SOUTH ELEVATION  
1/8" = 1'-0"



# Sources and Uses

Sources	
DBNHS Construction Loan/Sales Price	\$ 2,080,000
Pre-Paid Site Remediation & Infrastructure	\$ 698,240
DBNHS CDBG Subgrant	\$ 225,000
MHFA Grant	\$ 2,053,380
Total Sources	\$ 5,056,620

Uses	
Acquisition	\$ 48,000
Site Remediation & Infrastructure	\$ 912,240
Construction	\$ 2,885,200
Contingency	\$ 201,960
Professional Fees / Soft Costs	\$ 625,440
Developer Fee	\$ 376,780
Total Uses	\$ 5,056,620

# Questions?



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PLANNING & ECONOMIC  
DEVELOPMENT

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