



October 29, 2025

Dear City of Saint Paul's Housing and Redevelopment Authority (HRA):

On behalf of the North Central States Regional Council of Carpenters (NCSRCC), I am writing to express our strong support for the City of Saint Paul's resolution endorsing amendments to the Saint Paul Housing Finance Board's 2026–2027 Qualified Allocation Plan (QAP) for Low-Income Housing Tax Credits (LIHTC).

The Carpenters represent thousands of highly skilled pile drivers, carpenters, floor coverers, and millwrights who are deeply committed to building a stronger, more equitable housing system across the Twin Cities region. The proposed amendments to the QAP reflect critical policy advancements that will strengthen access to affordable housing, promote responsible labor standards, and ensure that future development generates lasting value for residents and workers alike.

It has become an expectation for cities looking to spur development, especially in the space of affordable housing, to provide taxpayer support to attract those new investments. Saint Paul has a unique opportunity, amidst a property tax crisis in their city, to support solutions that ensure lasting success. Leveraging the increase in LIHTC funds and private funding will strengthen the city's tax base without passing the costs on to already burdened residents. With available LIHTC resources effectively doubling, Saint Paul has a time-sensitive opportunity to maximize these federal investments. Without a willingness to look at creative solutions, the city risks losing out on transformative projects that could deliver both housing stability and high-quality union jobs for its residents.

The NCSRCC strongly supports a collaborative approach that aligns public resources, labor standards, and community priorities. The proposed QAP amendments represent sound public policy that can meaningfully improve housing affordability while fostering good-paying, skilled construction careers. Taking action at a time when our partnering developers have projected a decline in work hours for 2026, with no expectation of building at a more desirable pace, is what is needed to make downtown thrive. Creating a busy, vibrant downtown will have a compounding impact throughout the surrounding Wards in the city.

We respectfully urge adoption of the resolution endorsing these amendments and affirm our readiness to partner with the City of Saint. Paul, the HRA and the Minneapolis/Saint Paul Housing Finance Board to ensure that these vital housing investments are brought to fruition.

Thank you for your continued leadership and for prioritizing policies that strengthen both the housing supply and working families.

Sincerely,

Richard Kolodziejewski
Director of Government Affairs, North Central States Regional Council of Carpenters