



**CITY OF SAINT PAUL**

# **Year End Recap - 2024**

# Increasing affordable housing supply across the city

## New affordable housing developments opened across Saint Paul in 2024:

- Opening of Harbourline Apartments – 63 units (7 @ 30% AMI, 56 @ 50% AMI)
- Opening of Soul Apartments – 178 units (35 @ 30% AMI, 143 @ 60% AMI)
- Opening of Restoring Waters – 60 units (all @ 30% AMI)
- Opening of Nellie Francis Court – 75 units (all @ 50-60% AMI)
- Opening of Twelve22 Apartments – 55 units (15 @ 30% AMI, 40 @ 60% AMI)



# Increasing affordable housing supply across the city

## New affordable housing developments opened across Saint Paul in 2024:

- Opening of The Lumin - 60 units (all @ 30% AMI)
- Opening of Treehouse Apartments - 36 units (27 @ 30% AMI, 9 @ 50% AMI)
- Opening of Phalen Village\* - 76 units (25 @ 30% AMI, 51 @ 50% AMI)
- Opening of Balsam on Broadway\* - 128 units (26 @ 30% AMI, 102 @ 80% AMI)

*\*anticipated by end of 2024*





# Increasing affordable housing supply across the city

**Additional projects closed in 2024 and will add even more affordable units to Saint Paul's housing stock in the near future:**

- Closing of Marshall Avenue Flats – 98 units  
(5 @ 30% AMI, 29 @ 50% AMI, 64 @ 60% AMI)
- Closing of 892 East 7th Street – 60 units  
(all between 30% and 60% AMI)
- Closing of American House – 69 units  
(all @ 30% AMI)
- Closing of 652 Sherburne – 6 units  
(all @ 30% AMI)
- Closing of The Harken – 60 units\*  
(45 @ 30% AMI, 15 @ 50% AMI)

*\*anticipated by end of 2024*



# Securing pass-through grants for housing developments

## Metropolitan Council grants

- Soul Apartments : \$394,300 (TBRA Cleanup)
- Hamm's Brewery: \$50,000 (SEED Site Investigation) and \$1,500,000 (TOD)
- The Harken: \$575,000 (LCDA)
- 892 East 7th Street: \$975,000 (TOD)
- FilmNorth: \$888,750 (TOD)
- 1570 White Bear Avenue: \$225,000 (Pre-Development) and \$1,210,000 (LCDA)
- 1036 Marshall Avenue: \$75,000 (Pre-Development)

## DEED grants

- 892 East 7th Street: \$138,944 (Contamination Cleanup)





## Preserving housing affordability

**HRA-funded programs helped to preserve and maintain existing affordable housing units:**

- **4d Affordable Housing Incentive:** Enrolled 778 new units across 67 properties and recertified 2,696 units across 330 properties in the program
- **Rental Rehab:** Closed 2 loans totaling ~\$111K; average loan amount of ~\$55K
- **NOAH Preservation Fund:** Loan to preserve long term affordability of a 7-unit rental property at 1749 Thomas Avenue

# Mitigating lost wealth, supporting homeownership

**Rondo Inheritance Fund:** To date, the Inheritance Fund has helped a total of 14 low to moderate income descendants of Rondo families displaced by I-94 buy a home in Saint Paul.

- The homes purchased were in various parts of the city, with two households receiving additional funding for purchasing a home in Historic Rondo.
- The total investment through the Inheritance Fund to date is \$1.16 million – or \$83,000 on average.





# Supporting Saint Paul homeowners

**The Housing team worked diligently to get through program waitlists and provide financial support to Saint Paul homeowners:**

- **Downpayment Assistance:** Closed 23 loans (including six first generation) with 3 additional loans pre-approved and shopping for homes; loans totaling \$1.59 million
- **Homeowner Rehab:** Closed loans totaling ~\$760K (13 regular, 7 emergency) with 11 additional loans pre-approved & collecting bids





# Supporting major development – The Heights

**Construction officially started at The Heights!  
Key milestones in 2024 include:**

- Vertical construction began on Habitat for Humanity parcels
- Carter Work Project brought 4,000 volunteers together to work on 30 homes
- Groundbreaking of the network geothermal system, which will be the first in the state and one of the largest in the country
- The Xcel Energy Service Center is currently undergoing the site plan review process



# Supporting major development – United Village

**Phase 1 of the United Village redevelopment is well underway:**

- Executed Development Agreement for Hotel, Office Building and Restaurant Pavilions
- Remediation is underway on the future office and restaurant parcel sites and anticipated to be complete in early 2025 in preparation for spring/summer 2025 construction
- Site plans for all three vertical elements have been preliminarily approved—full approval anticipated in early 2025
- Grand opening of all abilities park
- Installation of new landmark public art sculpture



# Supporting major development – Highland Bridge

## Multiple vertical elements are under construction:

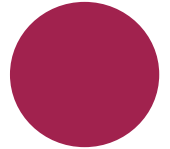
- 55 additional row home and 5 custom lots
- Marvella 2190 senior housing
- The Harken affordable senior housing

## Parks continue to be developed:

- Construction of Míča Park is nearly complete
- Uňčí Makhá Park mural completed

## Residents moved into:

- The Lumin
- Nellie Francis Court
- Restoring Waters





# Developing HRA owned land

**PED staff continue to support the following redevelopment of HRA-owned sites:**

- Former Hamm's Brewery (JB Vang tentative developer)
- 1170 Arcade (Face 2 Face tentative developer)
- 1570 White Bear Avenue (Gloria Wong tentative developer)

**RFP issued in conjunction with Metro Transit for the redevelopment of the Central Station block**

- Tentative developer agreement should be before the HRA Board in early 2025

**Supported over \$3 million in pass-through grants from DEED and Met Council for development projects across the city**

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# Revitalizing downtown Saint Paul

## **Partnered with the Downtown Alliance on the Downtown Investment Strategy**

- Emphasizes conversion of office buildings to housing as a key strategy for revitalization

### **Office to Housing conversions under construction**

- Former Ecolab University Center
- Landmark Towers

**\$1 million approved to waive some fee requirements for downtown office to housing conversions**



# Revitalizing downtown Saint Paul

**Staff worked to directly support downtown businesses and destinations, including:**

- Relocation and reopening of Ruam Mit Thai into HRA-owned space
- Expansion of Minnesota Museum of American Art
- New location for La Noire Bridal
- Capital improvements to SoYen Desserts, Lost Fox, and HepCat Coffee





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# Revitalizing downtown Saint Paul

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**Partnered on initiatives and events that promote downtown vitality:**

- Expansion of Downtown Improvement District into Lowertown
- Construction of expanded Pedro Park began
- 80% of Cultural STAR grants support downtown events and organizations, including Lowertown Sounds, History Theatre, and Summer Nights in Rice Park



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# Investing in commercial corridors and local businesses

**Approved financial support for small business owners and entrepreneurs in neighborhoods across the city:**

- **Neighborhood STAR:** Over \$2.6 million of funding for 59 capital projects was awarded through the 2024 round. Project managed 95 NSTAR projects awarded in 2023.
- **CDBG projects:** 2024 investments include \$3K for North End Neighborhood Organization (NENO) Invest and Revitalize Fund, \$45K for La Palma Supermercado, \$35K for iHeart Pho, and \$40K for Liberty Tax
- **TIF:** TIF loans for acquisition/rehab of the Mali Center, Little Africa Plaza, and Listening House
- **Business Assistance Fund:** Two BAF loans were approved in 2024 -- \$30K for 1675 Selby renovation and \$75K for Ruam Mit Thai





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# Investing in commercial corridors and local businesses

**Additional funding was approved to support and grow Saint Paul's cultural destination area and critical corridors:**

- **STAR funding:** 2024 STAR grants awarded to cultural events (Little Mekong Night Market, Fiesta Latina) and to support sub-grants programs of neighborhood organizations for corridor revitalization efforts (Rice Street, East Side, Grand Avenue, North End, Rice & Larpenteur, West 7th, Selby Avenue)
- **Partnership on cultural hubs:** Provided project management and financial support for renovations to cultural hubs such as Little Africa Plaza and Plaza del Sol
- **New funding source:** Approved \$1.4 million fund to support commercial corridors in 2025



# Engaging with local businesses

A key goal of the Economic Development team in 2024 was increased communication and engagement with local business owners:

- **Small Business Newsletter:** Curated list of resources and events sent to over 11,000 monthly (average open rate of 29%)
- **PROMISE Act outreach:** Visited 382 unique businesses in all PROMISE Act eligible areas
- **Intake form:** Over 225 inquiries submitted in 2024 (29% increase over 2023); currently testing new common intake form with DSI, with plans to fully launch early 2025



## CEO Next recruiting now for 2024/2025 cohort

Having the tools and techniques to succeed is essential for business owners hoping to make their business thrive.



CEO Next Business Institute is a regional, no-cost program that provides cohort learning, advanced research, and expert forums to help growing companies build systems to scale their business. The program offers three lines of service:



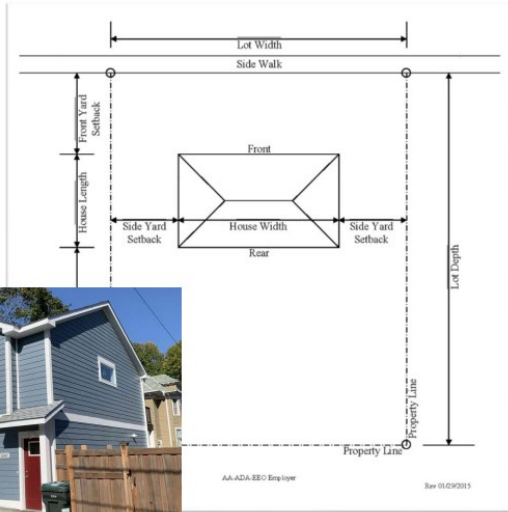
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## Amplifying tech and innovation in Saint Paul

Through the Full Stack Saint Paul initiative, continued to support the next generation of entrepreneurs and tech talent:

- **Financial support:** Secured nearly \$1 million in state funding to facilitate Simpli Fi Automation's move to Osborn370 in downtown Saint Paul
- **Tech training:** Launched Bridgemakers Tech Fellowship and sponsored additional tech training scholarships and internships
- **Events:** Full Stack Saint Paul sponsors a variety of events each year that benefit Saint Paul's tech and innovation ecosystem

# Creating tools and programs to support infill development and emerging developers



## A wide variety of work was done to continue to streamline zoning and support emerging developers:

- **1-6 Unit Zoning Study:** Approved zoning amendments to upzone most single family only lots
- **ADU Toolkit:** Drafted Additional Dwelling Unit toolkit (to roll out in 2025)
- **Inspiring Communities:** Financing closing with emerging developers on 6 properties; end buyer closing on 5 more properties



# Guiding planning and zoning framework and policies

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**Two major zoning amendments were approved in 2024 after extensive research and review by the Planning team:**

- **Cannabis:** Drafted and approved cannabis zoning amendments that outline where different types of legal cannabis operations can locate in Saint Paul -- this is a critical step toward establishing a vibrant and responsible cannabis industry
- **East Grand Avenue:** Drafted and approved East Grand Avenue Overlay District zoning amendments that improve development flexibility, support small businesses, and enhance neighborhood walkability along the corridor

# Guiding planning and zoning framework and policies

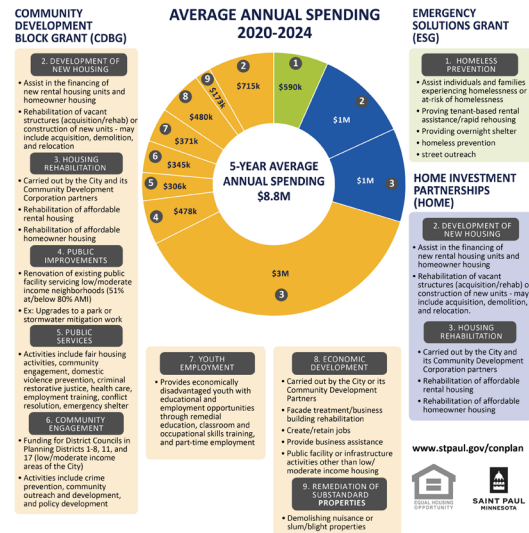
City planners also played a major role in other projects:

- Consolidated Plan:** Launched community engagement and survey to support the development of the 2025-2029 HUD Consolidated Plan
- Collaboration with other City departments:** Partnered with Public Works on Bicycle Plan update and Parks on River Balcony Master Plan Addendum
- Ongoing support:** Provide appropriate zoning approvals for future development, including United Village, 892 East 7th, and 470 White Bear

## 2025 - 2029 HUD CONSOLIDATED PLAN

### What Have HUD Funds Been Used For?

The funds received by the City have been used to address needs identified during the Consolidated Plan Process. The needs in the last plan are categorized into nine goals, below. Goals for the upcoming plan are under development.



# Supporting Saint Paul's environmental, sustainability, and resiliency goals

## The entire PED team supported work on green energy goals, including:

- **Cleanup grants:** Supported multiple environmental cleanup grants
- **Environmental review:** Led over 80 environmental reviews to support new development
- **Benchmarking:** Measured the energy and water use of 627 buildings

### DEED Contamination Cleanup Grant Awarded to East 7th Street Project

The Minnesota Department of Employment and Economic Development (DEED) announced \$977,381 in Contamination Cleanup and Investigation grants to six communities statewide. The grants will help the awarded communities fund the assessment and cleanup of contaminated sites for private redevelopment.

In the City of Saint Paul, a vacant 2.2-acre parcel at 892 East 7th Street was awarded \$138,944 in cleanup funding. The site is contaminated with petroleum and other contaminants from past auto repair use.

**Project for Pride in Living** (PPI) plans to **redevelop the property** into a mixed-use site with 40,000 square feet of commercial space and 60 affordable housing units. The project is anticipated to create 56 new jobs, increase the local tax base by \$74,567, and leverage \$16.6 million of private investment. Matching funds will be provided by the developer and other grant sources.

DEED's **Contamination Cleanup Grants** cover up to 75% of the costs of removing contamination at approved polluted sites. The remaining costs are covered by cities and counties, other units of local government and private landowners and developers.

"The contamination cleanup and investigation grant program is one tool DEED relies on to ensure Minnesota's communities are able to continue to thrive," said DEED Commissioner Matt Varilek. "The jobs created and private investment leveraged by these six projects will leave a positive lasting impact on the communities they serve."



# Questions?



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