

## Description of Recommended Projects and Awards from the 2024 Housing Development Solicitation

*The housing projects in this document, listed alphabetically, are recommended for 2024 funding awards. All recommended projects are applications from the 2024 Housing Development Solicitation. Funding sources include American Rescue Plan Act (ARPA), HOME Investment Partnerships Act (HOME), and Housing and Redevelopment Authority (HRA) levy funding. HRA levy funds will be considered by the HRA Board on May 21, 2024. ARPA funds will be considered by the County Board on May 21, 2024. HOME funds were approved by the HRA Board on May 14, 2024.*

### **796 Coliving Little Mod, GRO LLC (ARPA Funding)**

796 Coliving Little Mod by GRO LLC is a proposed new construction duplex in Saint Paul's West Seventh neighborhood. Each unit of the duplex will contain six single room occupancies (SROs) and each SRO will be rented separately. Ten SROs will be affordable to those making 50% AMI and two will be affordable at 30% AMI. This housing project was awarded \$500,000 of HRA and other funding in the 2023 Emerging and Diverse Developers Solicitation and is now recommended for an award of \$480,000 to cover all remaining funding gaps. The recommended award and previously awarded funds represent approximately 50% of the total development cost (TDC). Construction is expected to begin in Summer 2024.

### **1609 St. Anthony Acquisition, Midway Green LLC (ARPA)**

1609 St. Anthony is a proposed 5-unit acquisition-rehab project by Midway Green Properties in the Hamline-Midway neighborhood of Saint Paul. The building will provide a mix of affordability including one affordable unit at 30% AMI and 4 units affordable at 50% AMI. The project is recommended for an award of \$230,000 of ARPA funding. At the time of application, the recommended award represents 20% of the TDC. Construction is estimated to begin in Fall 2024.

### **Amber Flats, Buhl Investors (HRA Levy funding)**

Amber Flats by Buhl Investors is a proposed new construction building with 92 affordable units in Falcon Heights. The building will have 90 units affordable to residents at 60% AMI, with two units affordable to residents at 30% AMI. This Project is recommended for an award of \$657,025 in HRA levy funding. \$600,000 of the recommended award will be a reallocation of 2023 HRA Levy funds. The recommended award represents 2% of the total development cost of this new construction. This project was previously awarded \$500,000 in HRA funds through the 2023 Emerging and Diverse Developers Solicitation. Construction is expected to begin in 2024.

### **Dayton's Bluff Acquisition, Thurmond Real Estate Holdings (ARPA)**

The Dayton's Bluff Acquisition is a proposed acquisition and rehabilitation project with six affordable units located in the Dayton's Bluff neighborhood on Saint Paul's Eastside. The development will serve low- to-moderate income residents at 30-50% AMI and is spearheaded by Hosie Thurmond of Thurmond Real Estate Holdings. This acquisition rehab project is recommended for an award of

\$160,000 of ARPA funding, which represents 20% of the TDC. Construction is expected to start in Summer 2024.

**Gladstone Crossing, Beacon Interfaith Collaborative (HRA Levy funding)**

Beacon Gladstone Crossing/1375 Frost Avenue by Beacon Interfaith Collaborative is a proposed new construction supportive housing building with 40 units in Maplewood. 20 units would be affordable to residents making less than 30% AMI. The rest of the units would be income restricted to those making less than 50% AMI. Supportive services will be provided on-site.

The project is recommended for an award of \$1,769,759 of HRA funding that will be considered by the Board on May 21, 2024. The recommended award represents 8% of the total development cost of this new construction. This project was previously awarded \$1,248,405 in HRA funding, \$1,251,595 in HOME-ARP, and \$58,765 in ERF funding. Construction is expected to begin in 2025.

**The Heights, JO Companies (HRA Levy funding)**

The Heights by JO Companies is a proposed new construction of 199 affordable units at The Heights development site on the former Hillcrest Golf Course in St. Paul's Greater Eastside neighborhood. 20 units would be affordable to residents making less than 30% AMI. The rest of the units would be income restricted to those making less than 60% AMI. The project is recommended for an award of \$1,000,000 in HRA funding. The recommended award represents 1% of the TDC. The project will be the first multifamily housing project in the larger Heights redevelopment project and construction is expected to begin in 2025.

**The Heights Homeownership, Twin Cities Habitat for Humanity (HRA Levy funding)**

Habitat Heights by Twin Cities Habitat for Humanity is a proposed new construction project of 74 owner-occupied units in the Heights Project located at the former Hillcrest Golf Course in St. Paul. TC Habitat plans to build single-family, twin homes, and townhomes to be made available to low and moderate-income first-time homebuyers making less than 80% of the area median income. The project is recommended for an award of \$400,000 in HRA funding. The recommended award represents less than 1% of the TDC of this new construction. Construction is expected to begin in 2024.

**Little Canada Senior, Lupe Development (HRA Levy funding) (HOME)**

Little Canada Senior by Lupe Development is a proposed new construction building with 106 units of affordable senior rental housing in Little Canada. The 106 units will include 20 studios, 67 one-bedrooms, and 19 two-bedrooms with rents ranging from 30% to 80% AMI. 11 of the units set will be set aside for residents making less than 30% AMI. The project is recommended for an award of \$173,216 in HRA funding. The recommended award represents less than 1% of the total development cost of this new construction. This project was previously awarded \$576,784 in HOME funds by the HRA on May 14, 2024, and \$750,000 in HRA funding in 2023. Construction is expected to begin in 2025.

**Outlaw Magnolia Flats Acquisition (ARPA)**

Magnolia Flats is a proposed 6-unit new construction multifamily in the Payne-Phalen neighborhood of Saint Paul's Eastside. This three-story walk-up will feature six, four-bedroom units. The unit mix will include two units at 30% AMI and four units at 60% AMI. Dalton Outlaw and Shawn Devine of Outlaw

Development previously received \$1,740,000 of ARPA funding for this development in 2023 and the recommended funding award of \$1,411,850 will close all remaining funding gaps. The awards represent approximately 80% of the TDC. Construction is expected to start in Summer 2024.

**Rockwood Apartments, Presbyterian Homes (ARPA funding)**

Rockwood by Presbyterian Homes is a 105-unit senior living development located at 2235 Rockwood Ave in the Highland Park neighborhood. This complex proposes 14 units affordable to seniors at 30% AMI units with no additional subsidy required. The building was previously all market-rate. The project is recommended for an award of \$1,391,120 of ARPA funding. At the time of application, the recommended award represents 12.5% of the TDC of the rehabilitation project. Closing and rehabilitation is expected to take place in Summer 2024.

**Torre de San Miguel, Commonbond Communities (HRA Levy funding)**

CommonBond's Torre de San Miguel is a proposed rehabilitation of an existing 142-unit family townhome property in Saint Paul's West Side Neighborhood with residents in 124 of the units benefitting from federal project-based rental assistance subsidy. All units are affordable to residents making less than 60% AMI, with 15 units set aside for residents making less than 30% AMI. This Project is recommended for an award of \$600,000 in HRA funding. The recommended award represents 1% of the total development cost of this new construction. Construction is expected to begin in 2025.

**Youngman Flats, Hourglass Homes LLC (ARPA funding)**

Youngman Flats is a proposed a 3-unit, 3 story new construction building in Saint Paul's Highland Park neighborhood. Located at 2393 Youngman Ave this triplex offers an affordability mix with one efficiency unit proposed to be affordable at 30% AMI, one 4-bedroom at 50% AMI and one 3-bedroom market-rate unit. The proposed project received a \$20,000 pre-development grant in 2023. The project is recommended for an award of \$450,000, which represents 45% of the TDC. Construction is expected to begin in Fall 2024.