

# HOUSING UPDATE

June 23, 2021





**Chris Tolbert**  
Councilmember Ward 3  
City of St. Paul



**Maureen Michalski**  
VP, Development  
Ryan Companies



**Shannon Huber**  
VP, Sales  
Pulte Group



**Chad Bouley**  
Chief Real Estate Officer  
Twin Cities Habitat



**Greg Cerbana**  
VP, Government Affairs  
Weidner Apartment Homes



**Jon Fletcher**  
Vice President  
Senior Partners



**Malika Billingslea**  
Project Manager  
Project for Pride in  
Living



**Meredyth Skemp**  
Project Manager  
CommonBond  
Communities



**Kathryn Kennedy**  
Realtor  
Coldwell Banker Realty

- Councilmember Chris Tolbert Welcome
- Overall Site Vision and Amenities (Ryan Companies)
- Rowhomes (Pulte)
- Rowhomes Affordable (Habitat for Humanity)
- Multifamily Rental Housing (Weidner)
- Multifamily Rental Senior (Presbyterian Homes)
- Affordable Rental Housing (Project for Pride in Living)
- Affordable Rental Housing (CommonBond Communities)
- Custom Home Lots (Coldwell Banker)
- Condominiums (Ryan Companies)
- Question and Answer

*WebEx Events Meeting Format- Q&A function*

**Chris Tolbert**

Councilmember Ward 3, City of St. Paul

651-266-8630

[ward3@ci.stpaul.mn.us](mailto:ward3@ci.stpaul.mn.us)



**SAINT PAUL**  
MINNESOTA







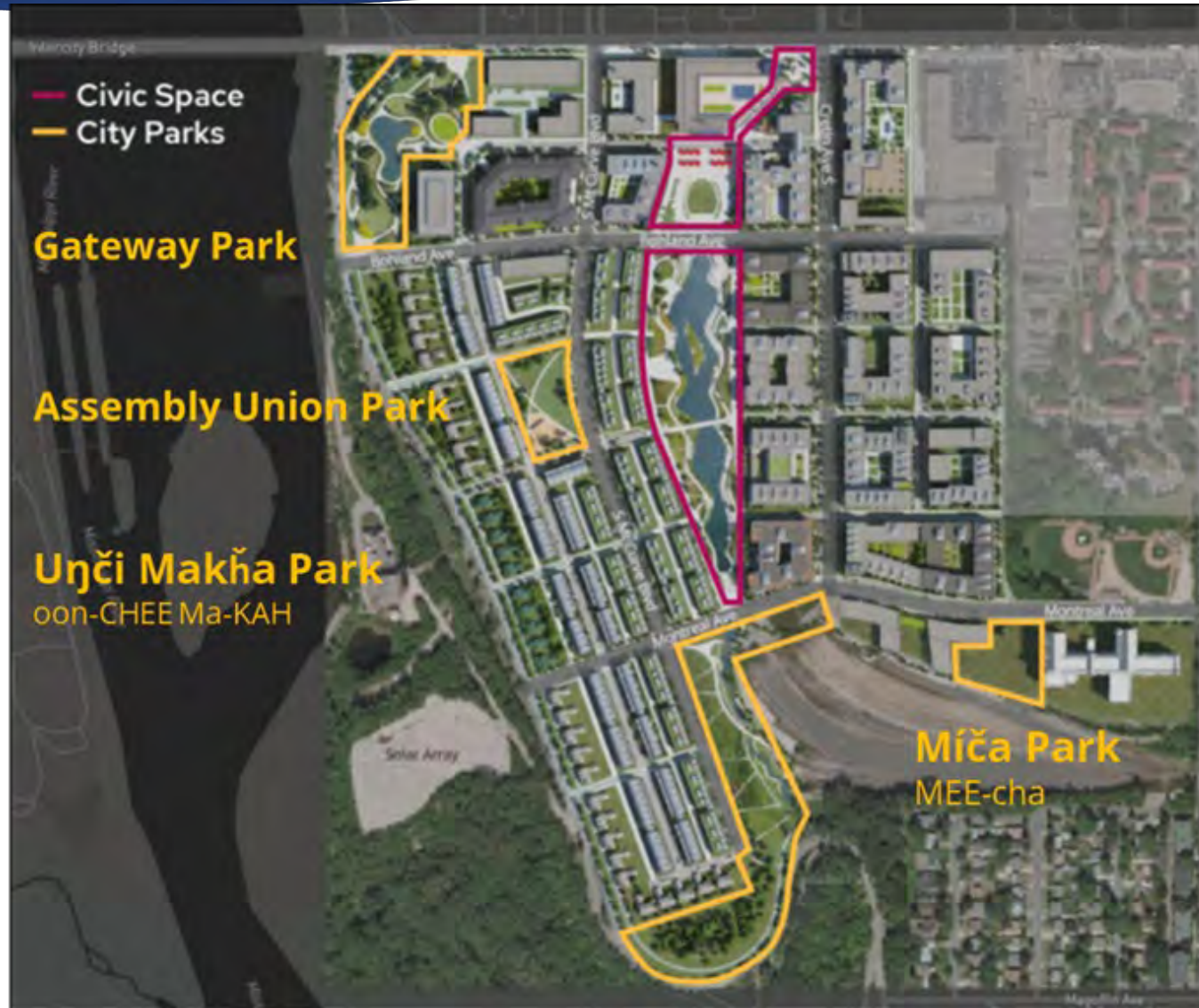


- 55 acres of public and open space (over 40% of the site)
- Ten miles of pedestrian and bike paths
- Four new public parks owned and managed by the City of St. Paul (already deeded)
- Three new civic gathering areas privately owned and managed (already deeded)
- Highland Ball Fields (5.15 acres) preserved per City of Saint Paul requirement, deeded to Friends of Highland Ball.





**SAINT PAUL**  
**MINNESOTA**





**SAINT PAUL**  
MINNESOTA



[Departments](#) // [Parks & Recreation](#) // [Design & Construction](#) // [Current Projects](#)

## Highland Bridge Parks (Ford Site)

### Project Overview

The former "Ford Site" is now branded as "Highland Bridge" and includes 122 acres of land along the Mississippi River and was the former home of Ford Motor Companies' Twin Cities Assembly Plant. Within those 122 acres, four city-owned parks comprising approximately 9 acres, have been platted with design underway. In addition to the four city owned parks, there are also privately owned spaces that will be available for public use.

### Community Engagement

The community engagement for open space on the site began many years ago in anticipation of the revitalization of the closed Ford Motor Company property. The culmination of that planning work is reflected in the 2017 adopted City of Saint Paul [Ford Site Zoning and Public Realm Master Plan](#), which calls for a vibrant mixed-use urban village to be integrated into the existing community. The Ford Site Master Plan incorporated many ideas from [a decade of community engagement](#) focused on how to bring the site to life.

The specific design of the parks is currently underway with the Ryan Companies team leading the [community engagement process](#). Ryan has attended community events and provided a survey to gage the community's interest and needs for the open space on site. Results of the survey work are included in the first PAC meeting presentation.

*Parks Advisory Committee (PAC)* meets virtually at significant points in the design process, from initial schematic design through design development. The original engagement plan included 3 meetings of the PAC, however we

### Contact

#### Contact

##### Project Lead

Ellen Stewart, Senior Landscape Architect  
Saint Paul Parks & Recreation  
[Ellen.Stewart@ci.stpaul.mn.us](mailto:Ellen.Stewart@ci.stpaul.mn.us)  
P: 651-266-6380

For the latest information on the construction of the Ford Site/Highland Bridge, visit the Ryan Companies project site.  
[Learn More \(External Site\)](#)

### In This Section

Bruce Vento Pedestrian and Bicycle Bridge  
Cherokee Regional Park Trail Connections  
Como Park Carousel Plaza  
Como Transportation Parking Improvements  
Dickerman Park  
Eastview Play Area Improvements  
Fish Hatchery Trail  
Frogtown Park and Farm  
(Frogtown) Scheffer Recreation Center

[www.stpaul.gov/highlandbridgeparks](http://www.stpaul.gov/highlandbridgeparks)



HIGHLAND  
*Bridge*

## WATER FEATURE

**RYAN**





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# WATER FEATURE AND CIVIC PLAZA

**RYAN**





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# UNCI MAKĤA PARK

**RYAN**





- **Energy efficiency initiatives-** SB2030 and LEED Compliance in all buildings on site, including rowhomes and custom homes
- **Renewable and carbon free energy** available for 100% of the site electricity - largest urban solar array in the Twin Cities (1MW)- Xcel Energy seeking regulatory approval in Q3/Q4 2021.
- **Water preservation-** buildings will use an estimated 30% less indoor water and 50% less outdoor water compared to typical designs
- **Construction waste diversion-** 75% of construction materials recycled or diverted
- **Enhanced stormwater system-** capturing 94% of total suspended solids and improve the capture of phosphorus by 75%. It will reduce discharge from the site to Hidden Falls by 98%.
- **Electric Vehicle charging-** a minimum of 100 electric vehicle charging stations available in commercial, retail and residential buildings
- **Myriad transit options-** providing reduced or emission free alternatives





3,800 housing units

- 20% income restricted affordable
- 380 units, affordable households earning 30% of area median income (AMI)
- 190 units, affordable earning 50% AMI
- 190 units, affordable earning 60% of AMI

Project for Pride in Living and CommonBond Communities will build the dedicated affordable housing apartment buildings. Approximately 365 units each.

Twin Cities Habitat for Humanity- will build 6 units affordable ownership (***Privately Funded***)

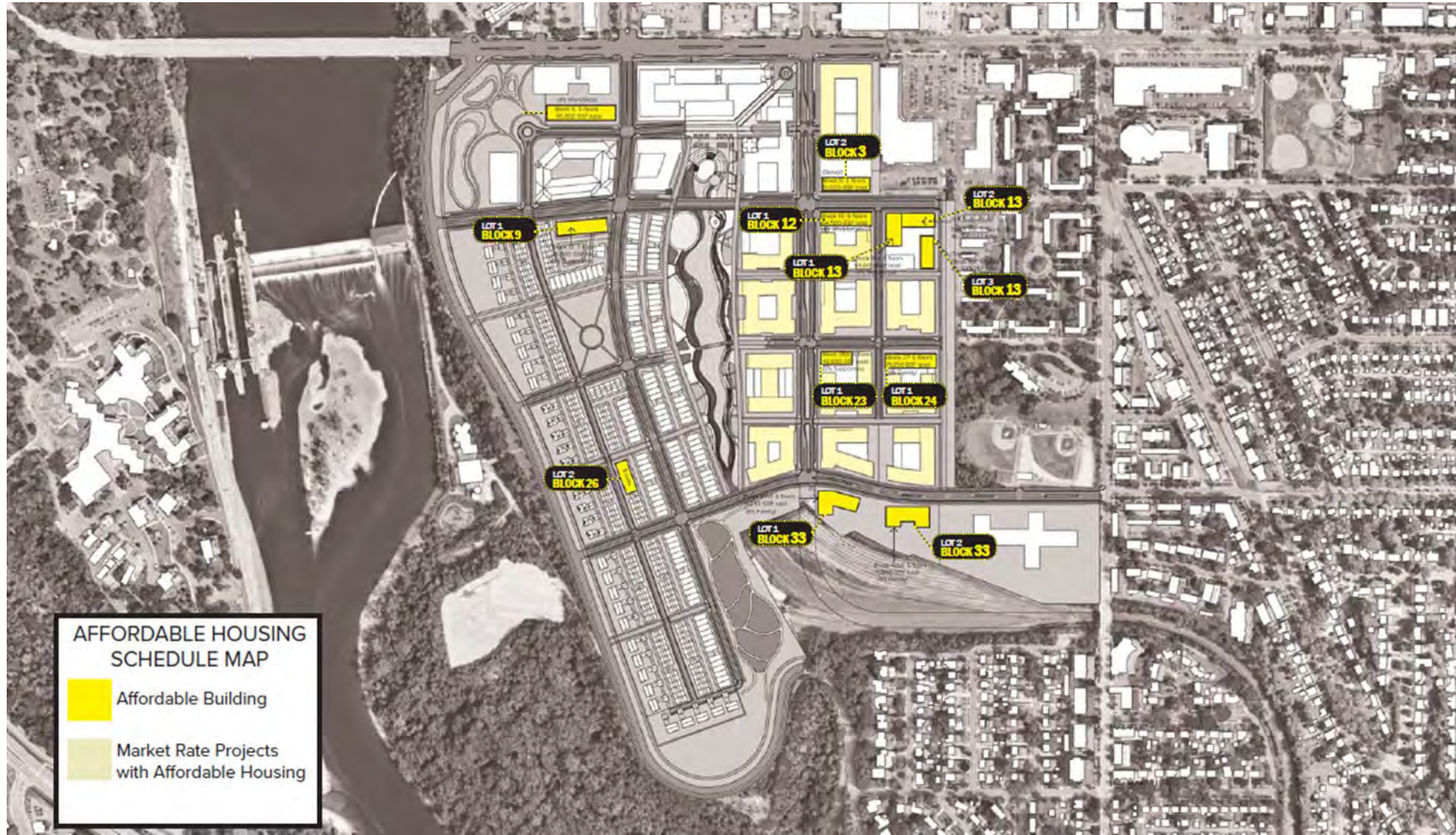
~30 affordable units within the market rate buildings at 60% AMI. (***Privately Funded***)



**PROJECT FOR  
PRIDE IN  
LIVING**













HIGHLAND  
*Bridge*

# MIXED-USE WITH LUNDS & BYERLYS

**RYAN**

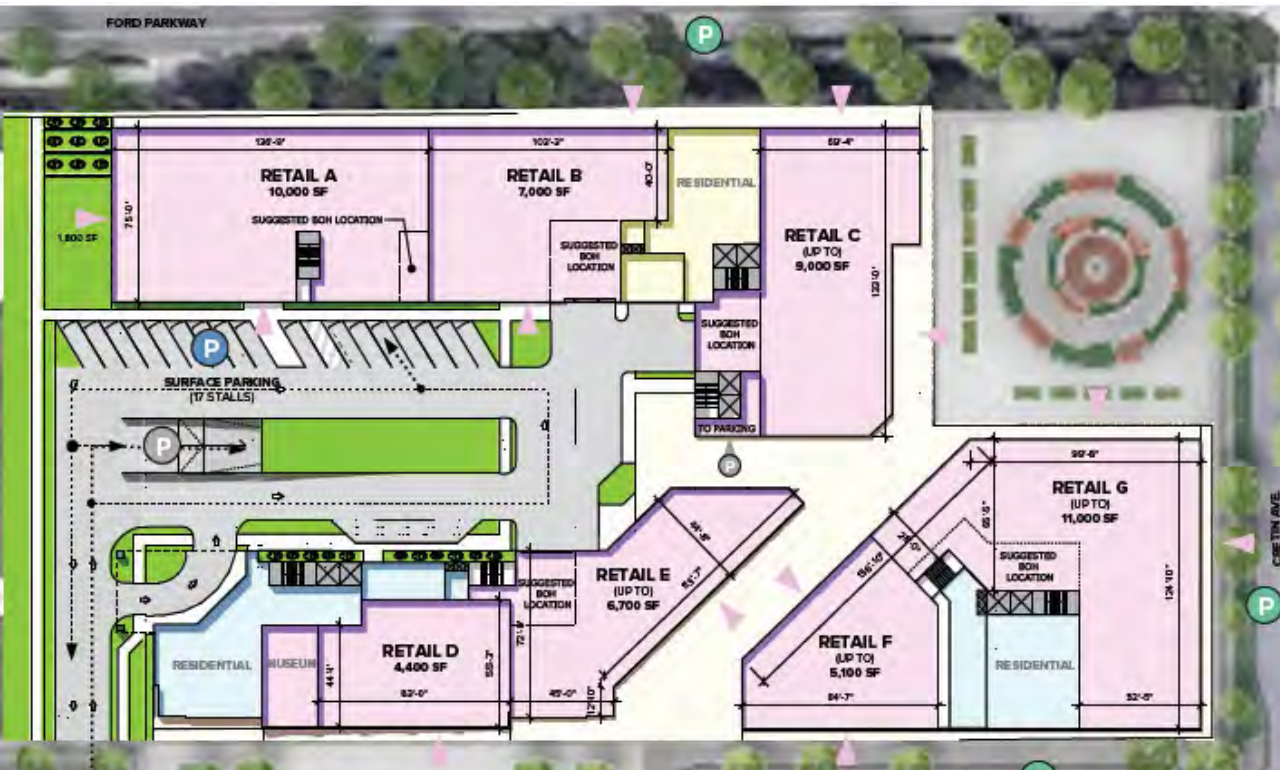
**WEIDNER**  
APARTMENT HOMES



LUNDS & BYERLYS





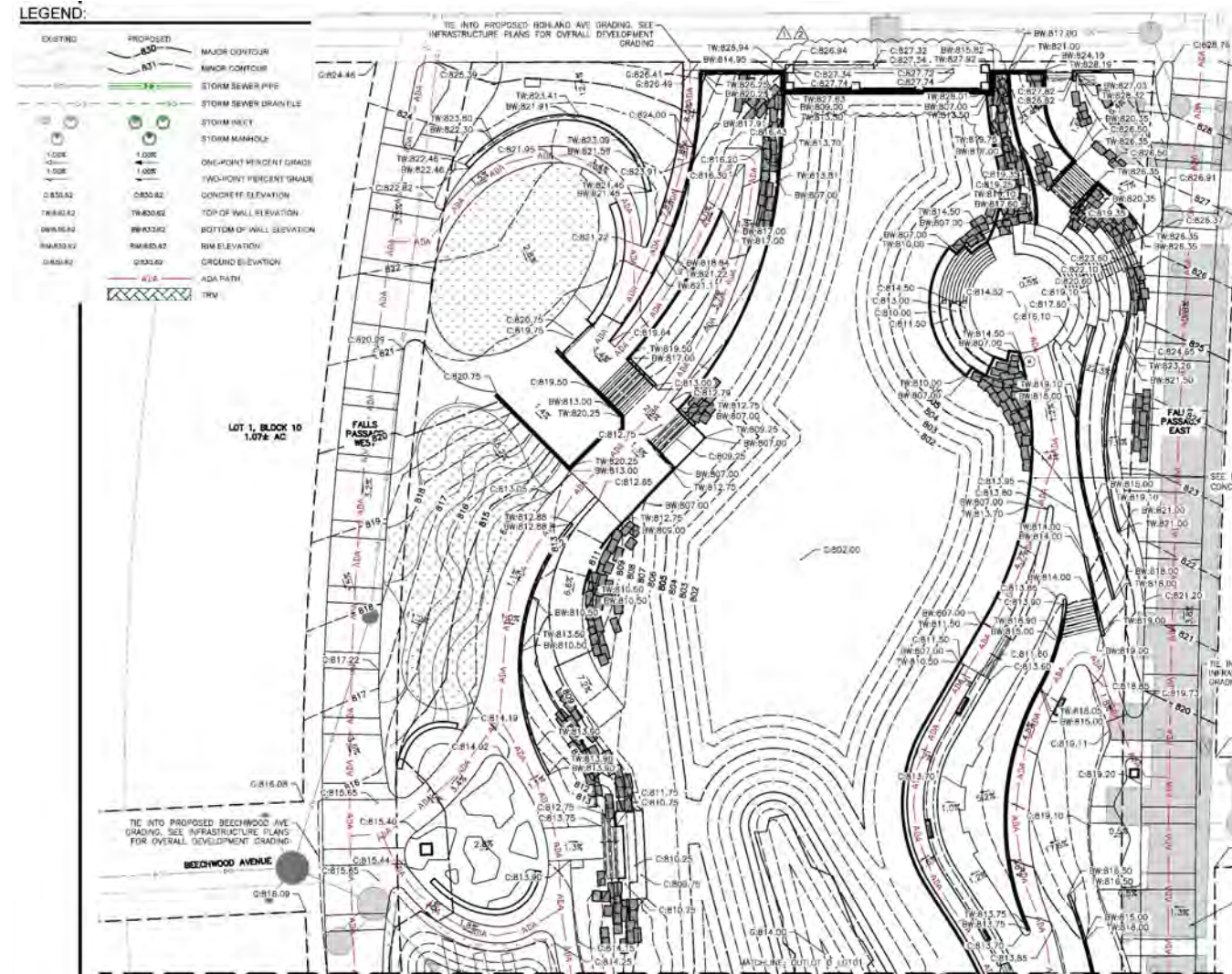


Initial concept plan, subject to change





- All public and civic spaces have several ADA Routes
- Streets and sidewalks are designed per the City of St Paul standards
- All dedicated affordable housing multifamily (non-rowhome) buildings on the site are adhering to Universal Design Standards.
- Multifamily housing on site is designed per building code to have accessible common areas and a number of units (based on building size) which are fully accessible in each building.
- Due to product type of the rowhomes a fully accessible home is not possible. Specific accessibility requests may be discussed with a Pulte sales consultant.
- Custom homes sites may be designed for accessibility as desired by the lot owner.







# ROWHOMES

SHANNON HUBER  
VICE PRESIDENT OF SALES



## MODEL CONSTRUCTION

START OF MODEL CONSTRUCTION

MAY 2021

EXPECTED COMPLETION

SEPTEMBER 2021

## OPENING PROCESS

VIRTUAL INFORMATION SESSIONS

JUNE 21<sup>ST</sup> + 24<sup>th</sup>

PRICING APPOINTMENTS

SEPTEMBER 2021

GRAND OPENING

OCTOBER 2021

1<sup>st</sup> CLOSING

DECEMBER 2021/  
JANUARY 2022





## AVAILABLE FLOOR PLANS

**FAIRWOOD – 1,935+ SQUARE FEET**  
3 BEDROOMS, 2.5 BATHROOMS, 2 CAR GARAGE

**FRANKTON – 1,935+ SQUARE FEET**  
3 BEDROOMS, 2.5 BATHROOMS, 2 CAR GARAGE

**JAYTON – 2,322+ SQUARE FEET**  
3 BEDROOMS, 2.5 BATHROOMS, 2 CAR GARAGE

**JETWOOD – 2,322+ SQUARE FEET**  
3 BEDROOMS, 2.5 BATHROOMS, 2 CAR GARAGE

## EXAMPLES OF AVAILABLE OPTIONS

- 4<sup>TH</sup> FLOOR LOFT
- ROOFTOP TERRACE
- KITCHEN LAYOUTS
- ADDITIONAL BEDROOM
- ADDITIONAL BATHROOM
- UPGRADED BATHROOM OPTIONS



\*Specific ADA requests should be discussed with your sales consultant





## PHASE I MAP

320 ROWHOMES

LOCATED ALONG THE  
EASTERN SIDE OF THE  
DEVELOPMENT

VIEWS OF WATER FEATURE,  
MISSISSIPPI RIVER AND  
DOWNTOWN MINNEAPOLIS





# HOMEOWNER'S ASSOCIATION



MAINTENANCE OF PRIVATE ALLEYS

EXTERIOR LANDSCAPING

UPKEEP OF COMMON AREAS

MAILBOXES

GARBAGE/RECYCLING

MONTHLY DUES : TO BE DETERMINED







## NEXT STEPS



INTERESTED? HERE IS HOW TO GET STARTED

STEP 1  
JOIN OUR INTEREST LIST

STEP 2  
REQUEST OUR INFORMATION SESSIONS

STEP 3  
MEET WITH A SALES CONSULTANT



Click Here  
To:



JOIN THE  
INTEREST LIST

REQUEST  
TO RECEIVE  
INFORMATION  
SESSIONS





## ROWHOME PRICING



ROWHOME EXPECTED  
FINAL HOME PRICE

STARTING FROM THE  
**\$500'S**

HOW TO CALCULATE YOUR FINAL HOME PRICE

**BASE HOME PRICE**



**HOMESITE PREMIUM**



**UPGRADES + OPTIONS**

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**FINAL HOME PRICE**





- ***Will the row house be constructed from concrete block or stick framed?*** The row homes will be stick framed.
- ***Will row home have fenced courtyard space separating the row home from public walk space?*** There will not be courtyards. There will be some decorative fencing along the easterly blocks adjacent to falls passage west.
- ***Will the public walkway area include “doggie” stations? (waste bags & disposal can)*** All public spaces will be turned over to the City of Saint Paul. The City will determine what type of receptacles are needed.



***Are all the townhouses two stories?***

They are three and four story options.

***Will the row homes be approved for VA financing?***

Yes.

***When does Pulte anticipate Phase 2 units will be available?***

The sale date for future buildings is TBD and will be dependant on both demand as well as development and production schedules

***Will there be gas appliances available in the rowhomes? We were under the understanding that there was no gas lines being delivered to the entire Highland Bridge site***

***Will the row homes have gas ranges or electric ranges?***

There will be gas and electric options available for ranges. There is an existing gas line through the Highland Bridge site.



***When will Base model pricing be available?***

September 2021.

***Detailed site premium and upgrade/option pricing not till Sept?***

Correct.

***HOA pricing in September?***

We are working towards refining this for September 2021.

***How confident are you on the models being ready in Sept?***

Our current construction schedule is on track for a September completion. Once the building is fully finished framing towards the end of July we will be able to better predict the final completion date.



***Will each row house have their own separate entrance?***

Yes.

***Will it be possible to have a EV charging station in the garage of the Rowhouse?***

Yes.

***How many row homes will there be?***

Approximately 320

***Please describe parking for the row homes***

***How many parking spots for rowhomes?***

City street parking is available on vehicular streets. Each rowhome has a two car, attached garage at the rear. Each rowhome also has a driveway with capacity for two additional parking stalls.



***How is the scarcity of building materials going to affect the rowhouse timeline and cost? The home prices have already gone up substantially since first advertised .***

***What factors are bringing the price increase from the original "high 300s" to "low 400s" to the current 500s?***

***I noticed the base price of the row houses have already increased about \$100K from earlier website info. Is this something that is being driven by the current housing costs? Can we expect this to continue?***

***Did demand drive the price from 300/400K to 500K for the rowhomes? Why such a big increase?***

Current pricing will start in the 500s. This is comparable with other product in the marketplace and reflects current materials and labor conditions.

***Will there be limits on numbers or sizes of pets in the rowhomes?***

The home owners association will not limit pet sizes or numbers, the city rules and regulations will be followed

***When will all of the row homes be finished?***

Timing of rowhome completion will depend on sales. It is likely they will be completed in the next few years.



***Will Pulte be financing buildout? Or will it be construction to permanent loan?***

Yes, Pulte will be financing buildout as part of the home purchase.

***Will Pulte pick our lender for us? Or are we able to pick our own lender?***

You may choose your own lender.

***Are we allowed to work with realtors for the row homes?***

Yes

***Will townhomes with roof terraces have water for roof garden?***

Yes, this is one of the options available to buyers.

***Can elevators be added to row homes?***

We are exploring and elevator add option but none is currently available at this time.



***Will all floorplans will have a 2nd floor balcony as well as the rooftop deck?***

The rowhomes will all have a 2<sup>nd</sup> floor rear balcony. The roofdeck is an option for the homeowner to choose.

***Are residents of row homes responsible for lawn care?***

Lawn care is managed by a home owners association.

***Is there any fenced in space outside each rowhome?***

No, there is not fenced in space outside of the rowhomes.

***Might it be possible to have a lap pool on the roof of a rowhouse as part of the garden deck (at a cost, obviously)?***

No, there will be restrictions on rooftop pools and hot tubs due to construction type.



MAILEE VANG  
ONLINE SALES SPECIALIST



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Sunday – Thursday | 9:00 a.m. – 5:00 p.m.





# AFFORDABLE ROWHOMES

CHAD BOULEY  
CHIEF REAL ESTATE OFFICER



## International Koinonia Farm

- 1942 Koinonia Farm founded in Americus, Georgia
- 1950 Koinonians excommunicated from Rehoboth Southern Baptist Church for views on racial equality
- 1957 Letter of support from Martin Luther King, Jr.







Emergency  
Shelter

Supportive  
Housing

Rental

Homeownership

Habitat Homeownership

30-80% AMI

Family of 5 starting at \$36K

## Our Mission

Bring people together to create, preserve, and promote affordable homeownership and advance racial equity in housing.

## Our Vision

An equitable Twin Cities region where all families have access to the transformational power of homeownership.

## Our Values

Rooted in faith and community  
Inspired by hope  
Committed to anti-racism  
Driven to innovate





## ABOUT TWIN CITIES HABITAT FOR HUMANITY



We bring people together to  
**create, preserve,**  
and **promote** affordable  
homeownership and  
**advance racial equity** in  
housing.

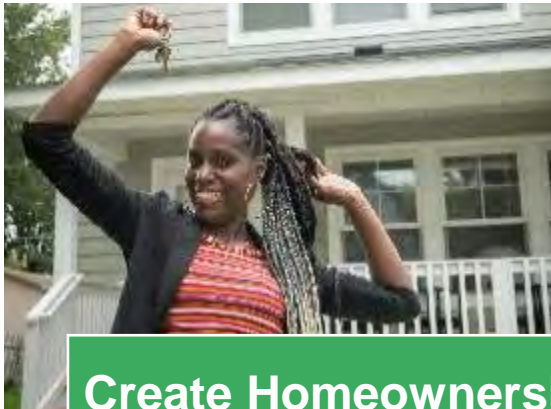
Building success since 1985

**1,500+**  
homeowner partners

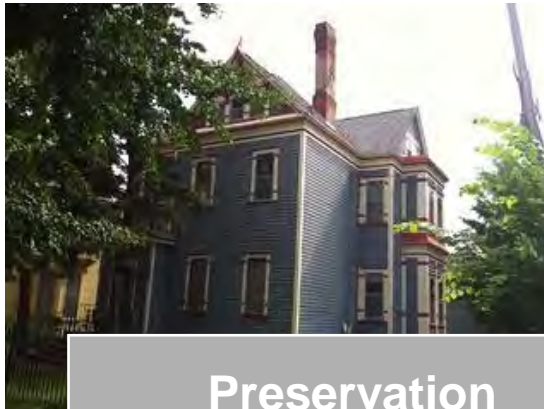
**2,000+**  
home repair projects

**7,000+**  
donors annually

**15,000+**  
volunteers annually



Create Homeownership



Preservation



Advocacy



Global Engagement



ReStore





Families partner with us to achieve their dreams of affordable homeownership.

## The Habitat Homebuying Journey

### ① INTRODUCTION & APPLICATION

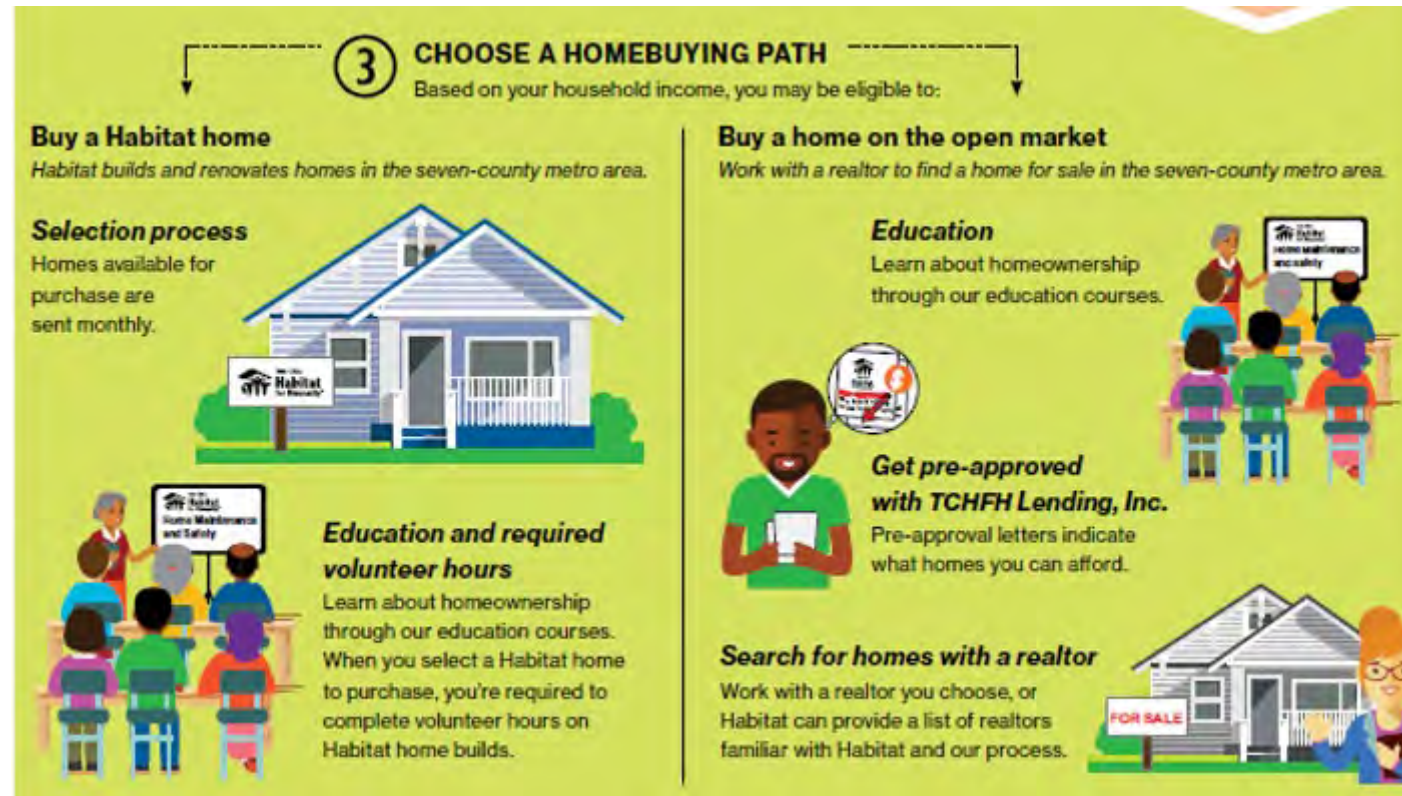
Watch online videos about buying with Habitat.



### ② MORTGAGE READY

Your financial coach will work with you to set goals and build a plan to become mortgage ready. If you are already mortgage ready, your coach will work with you to choose a homebuying path.





Highland Bridge!



**④ SUBMIT LOAN APPLICATION**

Once you find a home to purchase, then you apply for a mortgage through TCHFH Lending, Inc.



**⑤ CLOSE ON YOUR HOME!**

Complete the home closing process and get the keys to your new home!



***What are the rents and how do I know if I income qualify?***

TC Habitat does not do rental. We are strictly homeownership. Income qualification is between 30%-80% AMI, to include adjustment for family size.

***When will you start a waitlist for units and what will be the process if there are more interested people than units available?***

There is not a waitlist. All families work through our intake process. This includes coaching and becoming mortgage ready. To partner, please visit <https://home.tchabitat.org/>. You can start by checking your eligibility.

***Who do we connect with to get on the waitlist?***

TC Habitat homeowner development team. This will happen through the intake process.

***If the first buildings fill up at Highland Bridge and is full how do I get on the waitlist for future properties?***

If you are not selected to purchase one of the Highland Bridge homes immediately, you may keep working to purchase one as they become available. Note once you qualify for a mortgage, you will have the opportunity to purchase at Highland Bridge (if you qualify), as well as the entire seven county metro area where TC Habitat is building homes.

***What is the projected finish time for the Habitat for Humanities Row Homes?***

The shells for the Habitat rowhomes will be built by Pulte and be available when Pulte develops that portion of the rowhomes site. At the moment the timing is anticipated as a 2023 construction start.





<https://home.tchabitat.org/>





GREG CERBANA  
VICE PRESIDENT, GOVERNMENT AFFAIRS



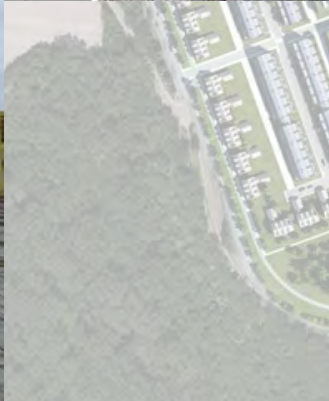
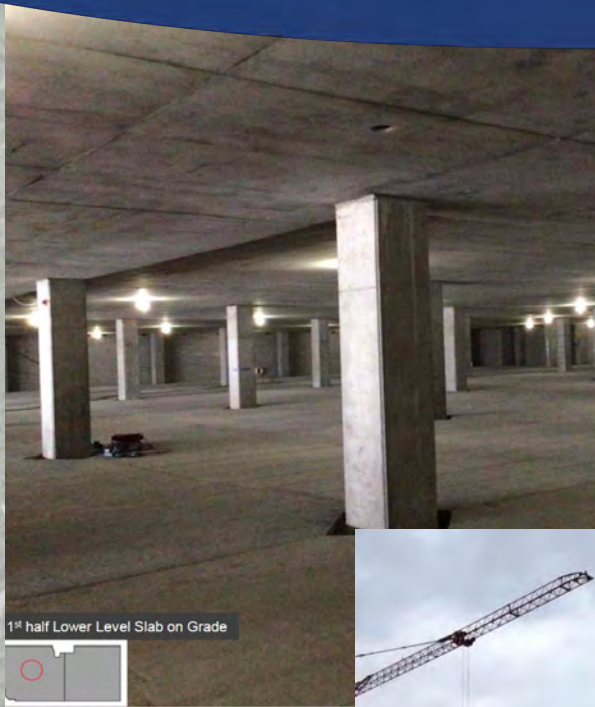
HIGHLAND  
*Bridge*

WE ARE WEIDNER

**RYAN**





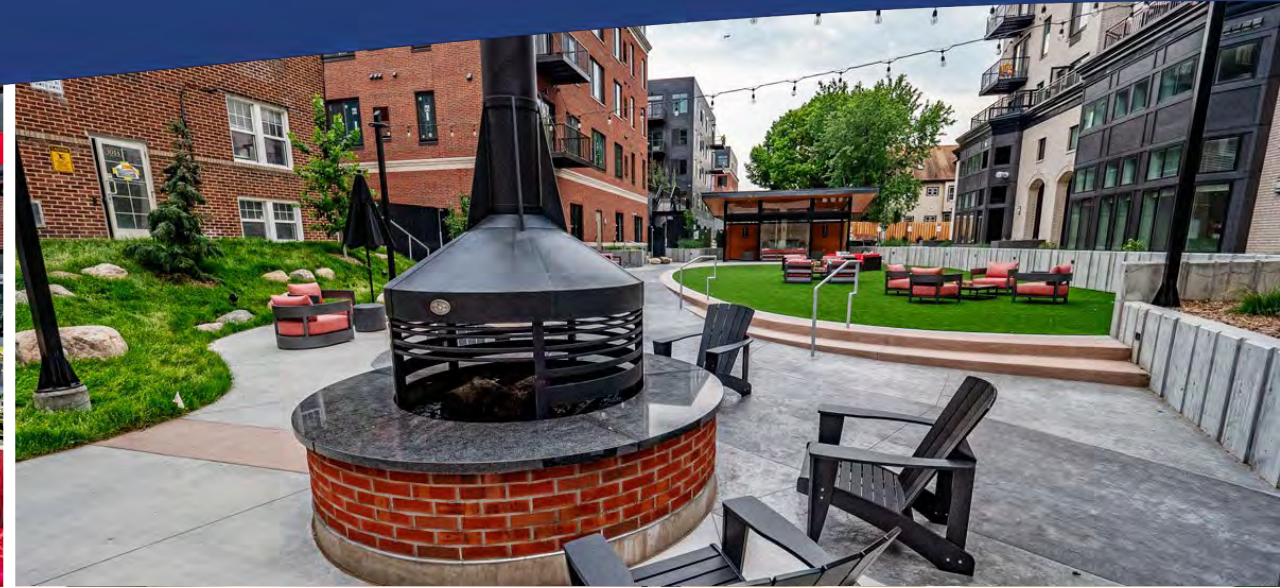




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*Bridge*

WHAT CAN YOU EXPECT?

**RYAN**





## Current Estimates

Floorplan Type	Units	Avg. Sq. Ft.	Starting at Price
Micro Units	20	453	\$1,380
Studios	43	518	\$1,500
1 Bed x 1 Bath	95	775	\$1,930
1 Bed x 1 Bath (Affordable)	3	776	\$1,139
2 Bed x 2 Bath	61	1,142	\$2,825
Penthouse 2 Bed x 2 Bath	8	1,816	\$4,379

















***When are the buildings being delivered?***

Our first project, which is currently under construction, will be delivering in Summer of 2022, and we are planning to deliver one project a year thereafter

***How tall will the buildings on the east side of the water feature be?*** The projects that are currently in-development will be 6 stories. At this time, we don't know how tall the future projects will be.

***Will the apartments have an internal entrance to the Lunds store?***

There is not a direct internal entrance from the apartments to the Lunds store; however, there is access through the Lunds parking area where residents may stay in a covered area to go from residential to commercial areas.



***Any apartments with gas fireplaces***

There are no apartments with gas fireplaces in the first Weidner property; however, these and other features will be assessed on an individual building basis.

***Why are the micro apartments more than the 1 BR apt?***

They are not. The micro apartments are anticipated to be priced at \$1380, the 1 Bedrooms at 1,930.

***Will the parking be for residents only and not shared with Lund patrons...can one have more than 1 parking space?***

There will be a mix of parking options in this building but they will be separated from each other and residential parking will be secured. The majority of the parking will be reserved for residents, with some spaces directly attributed to the commercial spaces. There may be options for more than one parking space for unit for larger units, but that has not yet been finalized.

***A picture was shown of the apartment amenity possibilities - are any of those committed to yet, such as the pool and hot tub?***

There is a small pool planned on the amenity deck of the first building along with outdoor seating and grilling. Other building amenities include: club room, fitness center, pet maintenance area. The amenities will be evaluated on a building-by-building basis.

***When will apartment reservations be made?***

Leasing will begin in January of 2022.

***Will any of Weidner's apartments be appropriate for a tenant who uses a wheelchair? For example, are any expected to have roll-in showers?***

All Weidner buildings will have ADA accessible units in them. Your question is a good one in terms of the roll-in showers, and we'll bring it back to the design team to see if we can incorporate some into our developments.



***How many condos? All apartments?***

All of the Weidner offerings will be market rate apartments each containing a small number of income restricted units. There will be 230 apartments in this first building (Lot 1, Block 3). Note: 170 apartments in our second building that should be delivered mid 2023.

- Pre-leasing activity on the site is estimated to begin in **January of 2022**
- Website with floorplans and property information targeted to launch in **Fall of 2021**
- For now – please opt in for email updates regarding housing under the FAQ's page on the **HighlandBridge.com** website.



# MARVELLA

JON FLETCHER  
VICE PRESIDENT



HIGHLAND  
*Bridge*

MARVELLA

 **presbyterian**  
homes & services

**RYAN**





300 total units located on two blocks within the Highland Bridge Master Development. Both buildings are connected by a pedestrian skyway.

- Conveniently located in the heart of the Highland Bridge neighborhood with walking distance to retail, parks, walking paths along the Mississippi River.
- Block 6 overlooks the Gateway Park with views toward downtown Minneapolis.
- Block 7 overlooks the Civic Plaza with direct access to the amphitheater and the beautiful water feature at Highland Bridge.



HIGHLAND  
*Bridge*

# MARVELLA AERIAL VIEW

 **presbyterian**  
homes & services

**RYAN**





- Bright open floorplans emphasize spacious rooms with nine-foot ceilings
- Gas fireplaces adding charm and warmth in select apartments
- A residence of fine quality with premier flooring and fixtures
- Fully equipped kitchen with stainless steel appliances and either quartz or granite countertops
- Convenient in-home laundry
- Individually controlled heat and central air conditioning
- Decks or patios on all IL apartment homes
- A variety of unique floor plans

- Bistro and fine dining options
- Movie theatre
- Chapel/Community Room
- Fitness center with swimming pool, sauna, exercise equipment room and exercise classroom
- Golf Simulator
- Club lounge
- Outdoor amenity decks with grilling stations
- Salon
- Heated and secured underground parking
- 24/7 staff
- Pedestrian Skyway to connect Block 6&7
- Pet Spa



## Block 6

### 102 Independent Living Apartments

- One bedroom (683 – 893 sq ft)
- One bedroom with den (898 – 1110 sq ft)
- Two bedroom (960 – 1334 sq ft)
- Two bedroom with den (1233 – 1651 sq ft)

### 40 Assisted Living Apartments

- Studio (411 - 586 sq ft)
- One bedroom (635 sq ft)
- One bedroom with den ( 890 sq ft)
- 2 bedroom (1003 sq ft)

### 40 Memory Care Apartments

- Studio (412 sq ft)
- One bedroom (615 sq ft)
- Two bedroom (890 sq ft)

## Block 7

### 118 Independent Living Apartments

- One bedroom (667 – 982 sq ft)
- One bedroom den 893 – 1274 sq ft)
- Two bedroom (1085 – 1456 sq ft)
- Two bedroom with den (1266 – 1815 sq ft)

HIGHLAND  
*Bridge*

 **presbyterian**  
homes & services

**RYAN**





I have registered for the Highland Bridge Virtual Housing Update scheduled for 6/23/21. I have the following questions for the representative from Presbyterian Homes regarding the Senior Living complex being developed. – James C.

***What is the anticipated date for completing the facility?***

Spring 2023

***Will both buildings be completed at the same time, or will one be finished before the other?***

The buildings should be complete about 1 month of each other

***When will floor plans be ready for viewing by interested parties and/or prospective residents?***

September 2021

***At what point will prospective residents be able to reserve an apartment?***

September 2021

***When will a rent structure be available?***

September 2021

***I understand PHS will be opening an information office in the area sometime this summer. When will that office be opened?***

September 2021

***I understand PHS will be opening an information office in the area sometime this summer. When will that office be opened?***

September 2021

***Will the top floors have open viewscape toward the river, or are there buildings (including the office building west of the larger building) that will block that view?***

There are general height restrictions in the area from a zoning and river corridor overlay perspective. While the office building across the street to the west is not yet designed, it is anticipated it will be a similar height to the Presbyterian Homes building. The buildings south and west are three/four story rowhomes and custom home lots.

***When will floor plans and pricing be established?***

Pricing will likely be established in early fall 2021.

A:

***Will there be gas appliances in the senior apartments? or an option?***

All of the appliances in the senior apartments will be electric.



***Where can I get on a "wait list" so I can establish my place in line to rent a unit?***

<https://www.preshomes.org/future-highland-park> Please take advantage of the "contact us" form on the provided link to join the wait list.

***Will rents at the PHS facility be comparable (more or less) to those at other PHS facilities (e.g., Lexington Landing)***

Rents will be higher on average than local comparable communities like Carondelet Village or Lexington Landing. The community will also have a refundable entrance deposit for Independent Living units.

***Do you have a price range for the independent living at Marvella***

We have not yet finalized a price range for independent living, but will likely be completed and publicly posted by September. Please join our waitlist via the Contact Us form at <https://www.preshomes.org/future-highland-park>

***Will there be a "qualifying" questionnaire to complete to get on a list for a senior apartment? I have been on a list at Carondelet for several years. I will be canceling it but want to make sure I'm in line for one of the first senior residences.***

Part of the reasoning for developing Marvella is to relieve pressure from the 10+ year waiting list currently at Carondelet Village. In general, there is no "qualifying questionnaire" as homes are leased on a first come first serve basis. The best way to ensure early access to an apartment home is to join the interest list on the website. <https://www.preshomes.org/future-highland-park>

***I'll be 51 this summer. Given the wait list issue at Carondelet that you just mentioned, would you recommend I get on whatever wait list there may end up being for Marvella?***

That is certainly something you could do to help ensure priority access when ready, but 51 is very young, so it may not be necessary at this time

***Is Pres Homes strictly limited to 55+ in the IL area?***

Yes, the senior living is age restricted to 55+



## For Questions or Inquiries:

651-705-8318

[WWW.MARVELLAPHS.COM](http://WWW.MARVELLAPHS.COM)



Marvella

[www.seniorpartners.com](http://www.seniorpartners.com) / 651-705-8318 / Roseville, MN

# PROJECT FOR PRIDE IN LIVING

MALIKA BILLINGSLEA  
PROJECT MANAGER





Emma  
Norton 2.0

Nellie Francis  
Court



Block 1 closeup of Emma Norton 2.0 and Nellie Francis Court





PROJECT FOR  
PRIDE IN  
LIVING



## Project Size:

- 65,000 GSF
- Five Stories

## Affordable Housing Building

- Workforce housing project will feature:
- 75 apartment homes, 20% at 50%AMI
  - 15 at for families with an annual income of \$50,000(50%AMI)
  - 60 for families with an annual income of \$60,000 (60%AMI)
- 26 studios, 30 one bedrooms & 19 two bedrooms

## Parking Count:

- 39 Total Stalls (0 Surface, 39 Structured)

## Schedule

- Construction Start: Oct '21
- Construction Finish: Spring '23



## Project Size:

- 73,000 GSF
- Five Stories

## Affordable Housing Building

- 60 homes for women in the Emma Norton program
- Studios and one-bedroom apartments
- For women making less than \$30,000 per year(30%AMI)
- Emma Norton Corporate Headquarters

## Parking Count:

- 26 Total Stalls (0 Surface, 26 Structured)

## Schedule

- Construction Start: Oct '21
- Construction Finish: Spring '23



- ***What are the rents and how do I know if I income qualify?***

Nellie Francis Court will be income restricted to 50 and 60% AMI meaning that only families of 4 that have a household income at or below \$50,000 or \$60,000 per year will be eligible to live at this property.

- ***When will you start a waitlist for units and what will be the process if there are more interested people than units available?***

Due to the great need for affordable housing we do not have waiting lists, however, there will be an interest list with a preliminary application available next year on the PPL website. The application will ensure only people that income qualify are included.

- ***Who do we connect with to get on the waitlist?***

We can share a link to the preliminary application/interest list once it is available next year.

- ***How do I enroll in the Emma Norton program and the units and services at that building?***

Residents for the Emma Norton building will come through coordinated entry.

- ***If the first buildings fill up at Highland Bridge and is full, how do I get on the waitlist for future buildings at Highland Bridge?***

PPL's next project at Highland Bridge is least 4 years away therefore the interest list will be on a building(project) by building(project) basis and not cumulative for the whole site.



# COMMONBOND COMMUNITIES

MEREDYTH SKEMP  
PROJECT MANAGER

CommonBond Communities serves nearly  
**13,000 people** in more **7,000 units** across **133 housing communities** in **58 cities**.



**10,229**  
Residents  
**116**  
Housing  
Communities



**1,308**  
Residents  
**13**  
Housing  
Communities



**680**  
Residents  
**9**  
Housing  
Communities



Coming Soon  
**400 units**

*Numbers as of Dec 2020*







## PROPERTY MANAGEMENT

Resident focused, high quality on-site management, and community engagement.

## ADVANTAGE SERVICES

Life-enhancing services to support stability and independence.





**Lot 2, Block 3**



## • Housing Provided

- 60 units, 5 stories
- Age-Restricted Senior 55+
- Life-enhancing Advantage Services on-site

## • Amenities

- Community room, craft room, computer lab
- Green construction, access to transit, grocery store, and community amenities

## • Unit Mix

- 48 one-bedroom units, 12 two-bedroom units

## • Affordability

- 100% of units restricted to 30% AMI or below







- Construction Start – December 2021
- Construction Completion – December 2022
- Marketing & Lease-Up Start – August 2022

## ***What are the rents and how do I know if I income qualify?***

- Contract rents are expected to be \$926/month for a one-bedroom apartment and \$1,134/month for a two-bedroom apartment. Eligible applicants would pay approximately 30% of their adjusted gross income towards their rent. Income limits are determined per household size and updated limits are provided annually and will be published when application materials are released. For reference, income limits for 2021 range from \$22,050/year for a 1-person household to \$31,470/year for a 4-person household. These income limits are subject to change between now and the opening of the building.

## ***When will you start a waitlist for units and what will be the process if there are more interested people than units available?***

- As we receive applications, we process them for unit availability. Once we have filled the units, an interest list is maintained through our initial lease up process. Once the building is full, individuals will receive a letter stating they have been placed on an interest list and will be contacted as units become available.





## ***Who do we connect with to get on the waitlist?***

- A leasing hotline will be created and made available both on the CommonBond website and via signage at the construction site. Interested parties can leave their information and when we release pre application materials (approximately 5 months prior to our building opening) we will mail them out to all who have left their info on the leasing hotline to the address provided. They are then processed in the order they are received. Voicemails left on the leasing hotline constitutes an interest in receiving an application and does not indicate a spot in the building.

## ***If the first buildings fill up at Highland Bridge how do I get on the waitlist for future buildings?***

- Visit [commonbond.org/find-a-home/](https://commonbond.org/find-a-home/) to view our current properties and upcoming availability.



## ***For Common Bond and PPL, are the utilities included in rent?***

This may vary by building. For the first building the utilities are not included in the rent but the rent is net of a utility allowance determined by governing authorities.





HIGHLAND  
*Bridge*

**RYAN**



# HIGHLAND BRIDGE CUSTOM HOMES

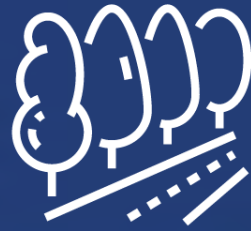
TIMELESS SETTING.   THRIVING COMMUNITY.   **CONNECTED.**





- Unique Opportunity to Build Your Dream Home on the Mississippi River
- Custom Homes Makes Up 1% of Total Highland Bridge Housing
- Lot Prices Range from \$475K to \$1.15M
- Construction to Begin Early Spring 2022
- 20 Lots Currently Offered
- 14 More Lots Available at a Later Date





## What are some benefits of building a custom home at Highland Bridge?

- A once in a generation opportunity.
- Homes will extend the existing neighborhood character while providing walkable community amenities.
- The most sustainable development in the region with a solar panel initiative and a stormwater strategy including reconnecting Hidden Falls Creek.

## Who are your preferred builders?

Our preferred builders include C Alan Homes, Detail Homes, John Kraemer & Sons, Streeter, and Sustainable 9 Design & Build.

## What are the standards and guidelines for building?

All custom home builds are subject to design guidelines and sustainability and fair labor compliance.



**Steps to the  
Mississippi  
River**



**Over 50 Acres of  
Outdoor Spaces**



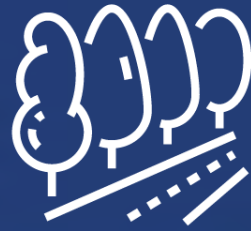
**Access to Shops,  
Restaurants, & more!**



**Proximity to Airport  
& Downtowns**







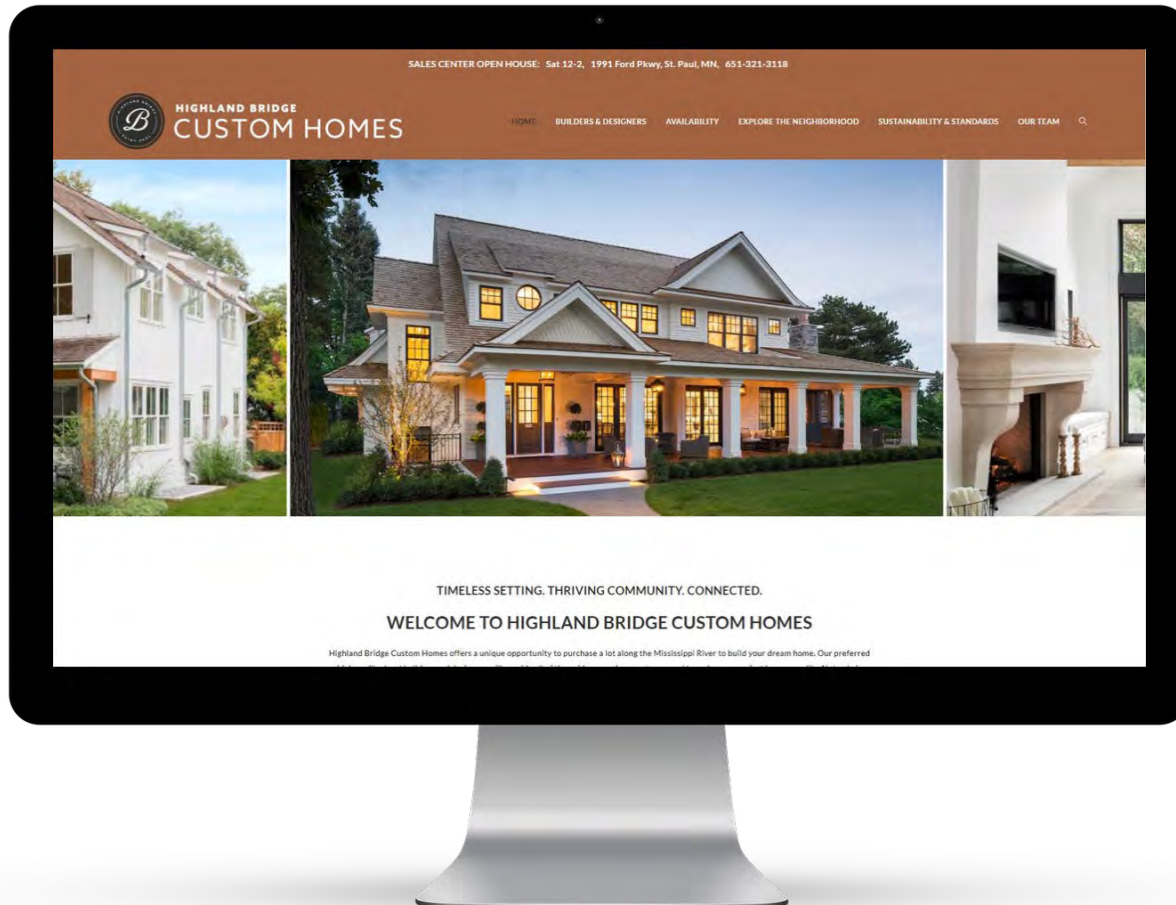
- ***When will the infrastructure work around the custom home lots be completed? Streets, alleys, etc.?*** The alleys and roads adjacent to the lots will be completed this summer as will the new pedestrian/bike path along Mississippi River Boulevard.

HIGHLAND  
*Bridge*



FOR MORE  
INFORMATION

**RYAN**



Visit [HighlandBridgeCustomHomes.com](https://HighlandBridgeCustomHomes.com)  
to sign up for our Custom Homes Newsletter.

Call **(651) 321-3118**  
for our sales team.



**COLDWELL BANKER**  
REALTY





# CONDOMINIUMS

MAUREEN MICHALSKI  
VICE PRESIDENT OF DEVELOPMENT

- Preliminary planning stages of condominium concepts
- Near the central water feature.
- Developed and built by Ryan Companies.
- Information available on this potential product later in 2021 at earliest.
- Construction start once 50% of units pre-sold
- Likely first availability for occupancy in 2024
- We will announce further information, reservations and sales via our housing interest lists.



***When will we know more about when the condos will be completed and where they will be located and what the price point will be? I have been told that there is not yet a contractor selected to build the condos - what is the holdup and when will we know more? – Mary***

Any condos would be built by Ryan Companies. We are exploring preliminary condo concepts for Highland Bridge. Price points are not yet determined; however, they would likely be between upper end of rowhome pricing and similar to custom homes pricing for larger units.

***I am hoping information about the options for Condominiums is part of this discussion including timeline and potential price-range and fees. Thanks and look forward to hearing more. – Patty***

The earliest launch of potential condo sales would be later this year. Unit size and mix, as well as pricing, is not currently available as it has not been determined. Association fees for a condominium building have not yet been analyzed.

***I can find nothing online about a contractor, timeline, or pricing for condos at Highland Bridge. Is anything happening? – Jerry***

Ryan Companies would build any condominiums at Highland Bridge. Preliminary condominium concepts are being explored but nothing has been finalized yet.

***Will the condos be build with all concrete/spancrete construction or stick frame construction?***

We have not yet determined building type for condominiums on site.

***Will dogs be allowed to live in the condos?***

We have not gotten to that level of detail regarding the condos; however, dogs will likely be allowed. There may be some breed restrictions depending on recommendations of management company.

***What kind of amenities might be available for the condos?***

We have not yet determined the details of condominiums on site, including amenities.

***How many condo units or buildings are you expecting?***

We have not yet finalized a number of condominium units or buildings on site.



***Do you know the acreage or % of total project allocated to condos? I am trying to find out if there will be a large # of condos available, or is it small in comparison to all the various apartment buildings.***

We have not yet determined the number of condominiums for the site; however, it will likely be small (less than 5%) relative to the overall housing unit percentage at the site.

***Why is there so little information about the condos? It would be really nice to have a better idea about them. Mpls has so many new options it would be great to see St Paul catch up as it is a unique pace.***

A potential condominium project is in the early stages of planning and has not yet been finalized for the site. There is little information as it is not yet available to share.

## *Condo Pricing questions*

**Please consider condos that are more affordable than 500K**

This is not feasible for new construction without subsidies given the current cost of construction, and design, sustainability and labor goals.

**Re: pricing of condos. Will they really start at HIGH end of row houses? So no condos for less than \$500,000?**

Although a condominium project has not been finalized, it is unlikely that condos will be less than \$500,000 given the cost of construction and other project parameters.

**I think you said that the condo pricing would range from the high end of row housing to custom home pricing. Are you able to give in general terms what that range might be?**

We have not yet finalized a condominium project for Highland Bridge; however, that range between the high end of row home pricing through custom home pricing is likely. This price point is no less than \$700k and will vary depending on unit mix and size of units. Custom home pricing is likely \$1.5M+, again depending on size and type of unit.



<https://highlandbridge.com/residential/>

## ROWHOMES

The 15-block rowhome district, built by Pulte, will offer owners a wide range of sizes and price points to choose from, with versatile floorplans, all-electric options and enclosed parking. Select units feature rooftop terraces with views of the river and central water feature. Six of the rowhomes in this charming, urban district will be affordable housing, delivered in partnership with Ryan and Habitat for Humanity.

Click the button below to get more information about rowhomes at Highland Bridge from Pulte.

[VISIT PULTE](#)

## CONDOS

For residents seeking single floor living, condos will be available in a wide range of sizes to fit various lifestyles and buyer needs. Located near the civic plaza, condo owners will have convenient access to retail and greenspace alike.

Click the button below to sign up for housing updates at Highland Bridge.

[SIGN UP](#)



## SINGLE FAMILY

Connecting neighborhoods up and down Mississippi River Boulevard, the soft edges of Highland Bridge build upon the existing neighborhood character of the river valley corridor. Among the single-family homes is the option to build small multi-unit housing.

Click the button below to sign up for housing updates at Highland Bridge.

[SIGN UP](#)

## AFFORDABLE HOUSING

An early priority of the master plan, 20 percent of all housing in Highland Bridge will be affordable housing. Partners PPL, CommonBond Communities and Habitat for Humanity will provide both rental and ownership options. Affordable housing will be integrated throughout the diverse community, welcoming all to Highland Park.

Click the button below to sign up for housing updates at Highland Bridge.

[SIGN UP](#)



***What is the latest update on multi family / townhome or condo complex on Mississippi Blvd? – Tim***

Lots along Mississippi River Boulevard are for sale for purchase by individuals for the development of custom homes. There are no current plans for multifamily, townhomes or condominiums along Mississippi River Boulevard. Rowhomes on the site are being built by Pulte and will not be along Mississippi River Boulevard.

***Are any public rest rooms included in the plan for the public parks?– Bill/Carol***

No. None are planned in the initial design and construction. An area has been set aside and infrastructure will be in place in Assembly Union Park should the City Parks department add a restroom in the future.

***Will the public walkway area include “doggie” stations? (poop bags & disposal can)- Bill/Carol***

No. General garbage receptacles will be provided in the civic spaces and public parks.



***Will concrete pavers be used for public walk areas– Carol***

Poured concrete will be used for public walk areas. Bike and Pedestrian pathways through the site are asphalt.

***Do HOA fees include general maintenance of both the public parks and other open areas of Highland Bride?- Bill/Carol***

The three civic spaces are maintained by a master association made up of all of the property owners on site, including the HOA of the rowhomes. All property owners will be assessed an annual fee for the maintenance of the civic spaces. The public parks are owned and maintained by the City of Saint Paul Parks department, along with the Mississippi River Boulevard path. The streets and pedestrian and bike paths are city right of way and will be maintained by the City of Saint Paul.

***Will there be any sort of restrictions on stores/restaurants to ensure development is not made up entirely of chains/franchises?***

***Is there a plan on a certain split between local retailers/restaurants vs national/chains in Highland Bridge?***

There are no restrictions on stores and restaurants; however, we are hoping to bring a variety of local and national tenants to the retail at Highland Bridge. We anticipate that the retail mix will include restaurants, daycare, fitness and service uses.

***Will there be vehicle electric plug in available? Please be sure that the bike parking areas have plugins for Ebikes.***

Yes, electric vehicle plug ins will be available both in residential and commercial building areas. For example, there will be five chargers in the commercial parking for Lunds and Byerlys in addition to 8+ in the residential portion of the first multifamily building on site. Electric vehicle plug in options are also available for the rowhomes. Thank you for the feedback regarding ebikes.

***Railroad tracks feeding into the site. Any plans for bus line and bike trails?***

The area with the railroad tracks is currently owned by CP Rail and is not part of the Highland Bridge development. There are long term city goals for transit and bike paths in this area but those are not funded or underway at the moment.



***There was a projection for one product of finishing in 2030. Could the overall project share a draft timeline for each product in the next decade in a one page communication?***

All of the infrastructure and parks will be completed by 2025 or earlier. Most of the development to the north of the site will also be completed in the early stages. Rowhome and custom home completion will occur as sales occur, also estimated for completion by 2025. The multifamily buildings to the east of the central water feature will be completed over the next 10+ years, the affordable buildings being the likely last items to be completed due to how they are funded. Please see next page for approximate projects and timelines.

Construction of multiple buildings are happening concurrently site. Upcoming dates/timelines include:

Rowhomes: sales start summer 2021, openings in late 2021 and onward

Custom Homes: for sale now, starts in early 2022

Weidner Apartment Homes multifamily with Lunds & Byerly's opening summer 2022

CommonBond Communities affordable senior opening late 2022, early 2023

Project for Price in Living affordable and supportive housing opening late 2022, early 2023

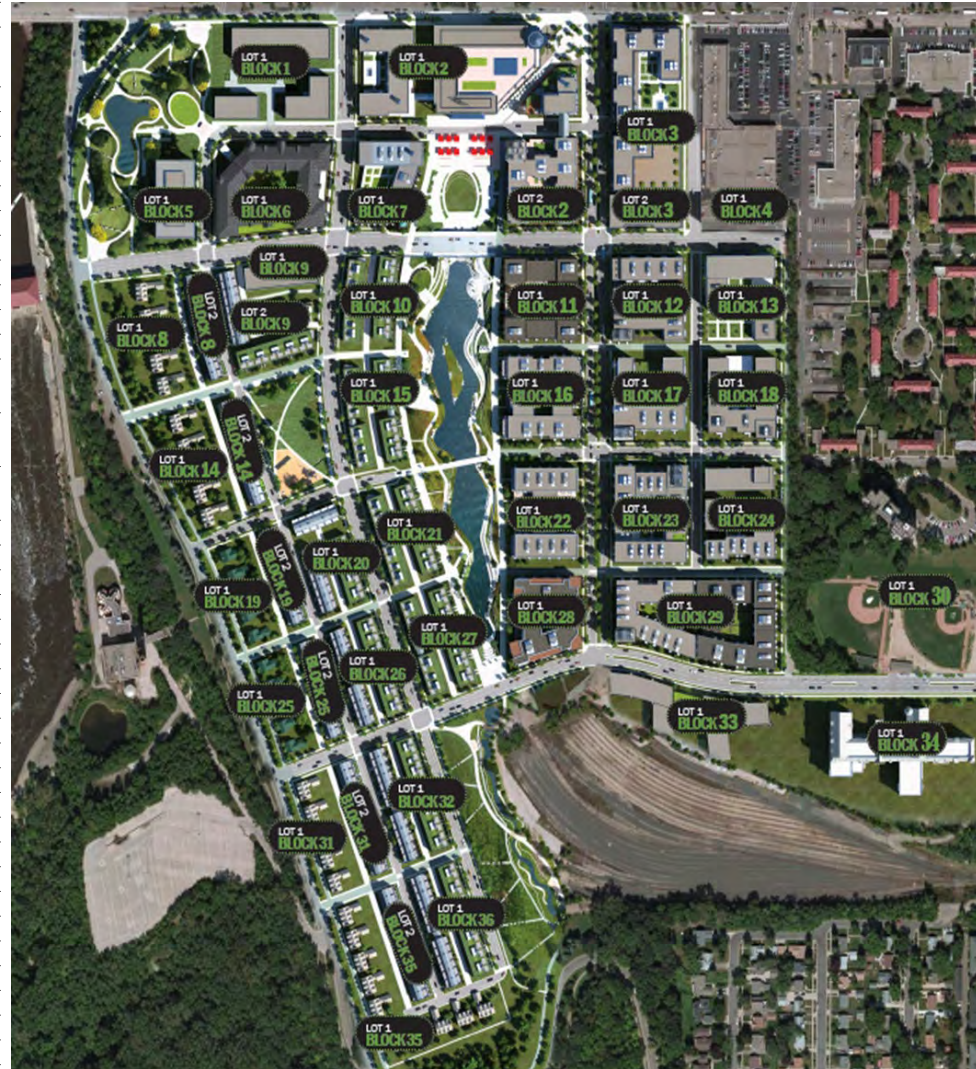
Presbyterian Homes senior housing opening 2023

Medical Office Building opening 2023

Multifamily buildings on blocks 2 and 11 opening 2023

Retail on block 2 opening 2023

Highland Bridge Redevelopment Summary 6/1/2021		
Block/Lot	Anticipated Project	Construction Start
1/1	63K SF of Medical Office	2021
	135 Units Affordable	2021
2/1a	Mixed Use MF or Office	2022
2/1b	Mixed Use 25k Retail/Apartments	2021
2/1c	Mixed Use 27k Retail/Apartments or Condos	2022
2/2	Mixed Use 5k Retail/Apartments OR Condos	2022
3/1	Mixed Use (51K SF Retail/230 Units MF)	2020
3/2	60 Units Affordable Senior	2021
5/1	111.4K SF of Office	2025
6/1	182 Units Senior	2021
7/1	118 Units Senior	2021
8/1,14/1,19,25/1,31/1,35/1	5 1-6 Unit Homes	2022
8/2,9/2,10,14/2,15/1,19/2,20,21	164 Rowhomes	2021
25/2,26,27,31/2,32/1,35/2,36	156 Rowhomes	2023
9/1	59 Units Affordable	2023
11/1	170 Units MF	2021
	59 Units Affordable	2028
12/1	149 Units MF	2024
	65 Units Affordable	2030
13/1	66 Units Affordable	2030
	62 Units Affordable	2034
16/1	211 Units MF	2022
17/1	192 Units MF	2024
18/1	197 Units MF	2025
22/1	129 Units MF	2025
23/1	59 Units Affordable	2032
	205 Units MF	2027
24/1	55 Units Affordable	2035
	159 Units MF	2027
28/1	176 Units MF	2025
29/1	173 Units MF	2029
	219 Units MF	2029
30/1	Ballfields	1905
33/1	55 Units Affordable	2025
	55 Units Affordable	2026
34/1	100K SF Light Office	2028



Dates and project specifics are preliminary only and subject to change



***Will there be any pickleball courts?***

Yes, there will be pickleball courts in Assembly Union Park.

***What type of environmental testing has been done to ensure that the previous use (Ford Factory) is not going to impact the water or overall environment for the development?***

The site was cleaned to residential standards by Ford Motor Company prior to Ryan Companies' acquisition and approved by the Minnesota Pollution Control Agency (MPCA). More information can be found at:

<https://www.pca.state.mn.us/waste/saint-paul-ford-site>

***Could you address the topic safety and security of residents at Highland Bridge? Any private security?***

***\*Thank you for all the information so far. One subject not mentioned is safety & security. Could you address the topic safety and security of residents at Highland Bridge? Any private security?***

***\*What will be the security arrangements for private parks?***

There will not be any private security for the overall Highland Bridge neighborhood. Individual buildings will be secured by building owners. Depending on building type there may be security, cameras or other security features for individual buildings. The civic spaces will be managed by the master association and security for those spaces is not currently planned.

***Any idea as to how many ownership opportunities there will be in total? I've heard 3000+ units and curious how many are for purchase.***

***How many total apartments and how many condos/row homes? Ratio?***

***To confirm almost 90% of total complex will be rentals?***

It is estimated that approximately 10% of the housing units will be for purchase.



***Will there be no homeownership for opportunities for budgets under \$500k?***

Correct. Given the current costs of construction, and design, sustainability and labor goals this is not feasible.

***It seems like there are good options at the upper end of the pricing spectrum, and the affordable housing. Is there a plan to provide options for more mid-range homes?***

***You have housing for the wealthy and housing for those who need a foot up. What about the middle class?***

***You have high-end and low-end housing. Where's the middle range?***

***Will there be any rowhomes/single family/condos that would be in a price range from \$300k-\$400k for middle income families?***

***Ryan had done a good job of locating partners at both the low end and the high end of a typical family income. Retirees earning less than 100K have been overlooked however. A two bedroom two bath apartment would be approximately 42% of our income. And Presbyterian Homes will likely be in the 4K monthly rent for similar accommodations.***

The market rate apartment options on site provide middle range new construction housing. In terms of for-sale new construction product, current costs of new construction in the Twin Cities are over \$400k. Desirable design, sustainability and labor goals at Highland Bridge provide benefits and also increase the cost of construction.

***With so many new opportunities for families are there city plans to expand the local public schools to accommodate this?***

There are no known city plans to expand local public schools for Highland Bridge.

***Which buildings will take housing choice vouchers?***

Two of the initial income restricted buildings will have project based vouchers. Other income restricted buildings and units that are income restricted within market rate buildings will allow for housing choice vouchers.



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