



1170 Arcade Street Affordable Housing Development

March 2025

Face to Face advances economic and health equity for youth while providing support, opportunities, and access to resources as they build on their strengths and achieve their aspirations. Our vision is that all youth are valued for who they are and realize their potential.

Affordable Housing for Young Adults

In June 2023, the City of St. Paul HRA Board designated Face to Face as the developer for 1170 Arcade Street in east St. Paul. Our vision for the vacant lot is to build a mixed-use facility with 24 units of deeply affordable housing for young people experiencing homelessness.

The top floors will have a mix of units to accommodate different family sizes and circumstances. Rent for units will be priced for families at 30% of Area Median Income. The bottom floor will expand youth access to essential health services. Directly adjacent to Face to Face's current location, the proximity allows residents easy access to medical and mental health services already offered.



About Face to Face

Since 1972, Face to Face has provided essential support for young people who are experiencing the most disparities in wealth, health, housing, and other life outcomes. We began as a volunteer-run walk-in crisis counseling and reproductive health clinic. In 1994, at the request of the State of Minnesota and Ramsey County, we opened SafeZone, our day shelter for youth experiencing homelessness.

Today we continue to support youth ages 11-24 through six core service areas: 1) medical clinic including health education, 2) mental health, 3) housing, 4) education and employment, 5) youth justice, and 6) community programs. All services areas include comprehensive wraparound services with a relational approach. No other organization in Ramsey County provides the breadth of services for youth that we do, making us uniquely able to respond to the multiple challenges young people are navigating.

In FY24, we served 2,929 youth across all programs with 1,751 unstably housed youth visiting our day shelter. This development will provide affordable housing for youth experiencing homelessness and other complex barriers.

Request and Budget

The total cost to build a 24 unit facility of deeply affordable housing with Face to Face offices and support services on site is approximately \$15 million. The City and County have committed \$1.3 million to date. Face to Face requests \$8 million from the State. Face to Face will pursue other public funding sources and fundraise to cover the gap.

Description	Amount
Acquisition or Refinance	\$80,000
New Construction	\$ 9,187,704
Contractor Fees	\$ 803,304
Contingency	\$ 999,101
Environmental Abatement	\$ 300,000
Professional Fees	\$ 932,111
Developer Fees	\$ 1,150,101
Financing Costs	\$ 590,629
Reserves and Non-Mortgageable	\$ 818,316
TOTAL DEVELOPMENT COST	\$14,861,266

