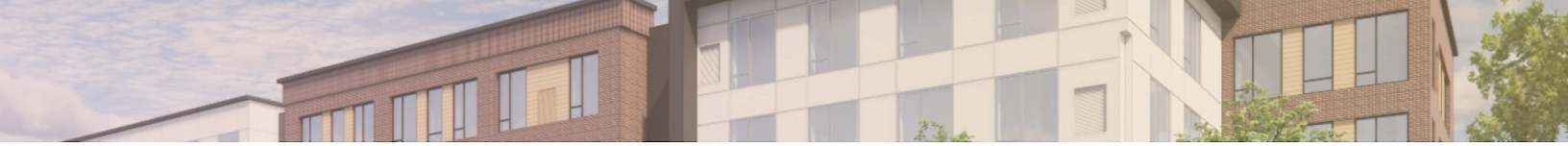


Frequently Asked Questions About The Aragon

What is The Aragon?

The Aragon is designed to be up to a 53-unit building with a mix of 1-, 2-, 3-, and 4-bedroom units. It will provide housing for families with children who will join neighborhood schools, the community center, and play in nearby parks. Most of its homes will serve households earning between 50-60% of area median income.

These apartment homes are for families earning around $49,000 (two-person household) or $75,000 annually (four-person household). 13 units will serve families or individuals with barriers to housing stability due to a disability or history of homelessness.

What is Beacon?

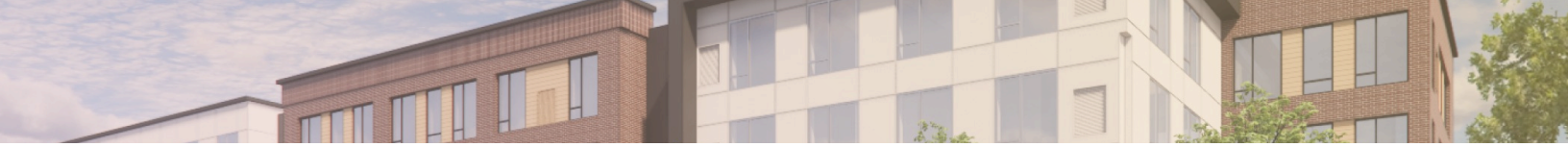
Beacon Interfaith Housing Collaborative is a non-profit affordable housing developer and owner/operator. We have worked in the Twin Cities for over 20 years. We currently own and operate 24 buildings for over 1,000 residents in the metro – including in St. Paul, Minneapolis, Edina, Plymouth, and Hopkins. These buildings serve youth and young adults, families with children, and single adults with barriers to housing stability. We are also a collaborative of faith communities and work with area congregations to build the community support needed for affordable housing.

What types of housing does Beacon operate?

Beacon offers a range of affordable housing and services to meet the needs of vulnerable members of our community. Beacon apartments and townhomes help bring affordable choices to renters who make 60% or less of the area median income (AMI).

How will The Aragon differ from Kimball Court?

Kimball Court is supportive housing for individuals with severe barriers to housing stability, including substance use disorder. Beacon believes that all people deserve a home with no exceptions. It's important to note that each property in Beacon's portfolio has a different tenant selection plan and lease terms to which residents must adhere. These terms vary by building. Additionally, The Aragon will be different as it will be a mixed-income and mixed-use building primarily with workforce housing units with a small proportion of supportive housing units.



What supportive services will be available at The Aragon?
The Aragon will offer a range of services from case management, parenting support, and homework and academic support to budgeting and financial literacy and first-time homebuyer training. As a leading supportive housing provider, Beacon has a long track record of supporting residents facing housing barriers by helping them find success in achieving housing stability.

Who will live at The Aragon?
All apartment homes will serve households with incomes less than $75,000 annually for a family of four. Approximately one out of four apartments will be affordable to two-person households with incomes at or below $29,820 annually.

Why does East St. Paul need these homes?
Affordable housing is generally in short supply in the Twin Cities, including in St. Paul. In its 2040 comprehensive plan, the City indicated a need for at least 600 homes affordable at The Aragon's upper guideline and another 800 homes affordable at its lowest.

Families who choose to live at The Aragon will enjoy the same community amenities that attract so many to the East Side, including the rich cultural heritage of East St. Paul, access to transit, retail, and dining, and strong and vibrant community schools.

How did Beacon engage the community in this plan?
Beacon worked with St. Pascal Baylon (the congregation selling the land, which is located across the street) to host a community engagement meeting that over 75 people attended. Beacon staff also attended the district council meeting on June 10 and November 4. Staff are planning another community engagement session at St. Pascal Baylon on November 12. Beacon staff attended National Night Out in the neighborhood and had many individual conversations. Our staff is always ready to answer community questions and welcomes conversations. Please direct questions to **info@beaconinterfaith.org**.

How will The Aragon impact parking in the neighborhood?
We know parking has been a concern in our conversations with neighbors. The City of St. Paul does not have a minimum parking requirement. Our design considered various factors including location, access to public transportation, and building size. The design will balance adequate parking while preserving as much green space as possible—an important consideration in urban developments. This said, given the parking concerns raised at the Zoning Committee and Planning Commission, we worked with our architect and engineers and found an opportunity to add approximately 15 stalls. We plan to incorporate additional parking, pending City staff approval.

How will the property be managed?
Beacon partners with professional property management companies at each of our properties. Property management ensures that the property is managed with quality and care. Direct questions to **info@beaconinterfaith.org**.