

Dunedin Terrace Family Modernization F A C T S H E E T

About the St. Paul Public Housing Agency

- Serves over 22,000 St. Paul residents
- Owns and manages 4,273 affordable homes and apartments
- Maintains 99% occupancy in public housing - 20 consecutive years and counting



About the St. Paul Public Housing Agency

- Collects 99% of all rents
- Completes approximately 30,000 (emergency & non-emergency) maintenance work orders each year
- Partners with SPPD for community policing - ACOP - 28 years

Summary of Dunedin Terrace Modernization

The St. Paul Public Housing Agency (PHA) invested \$9.1 million over seven years to modernize the 88 townhome apartments for families at Dunedin Terrace, to preserve them for future generations of low-income families. Funding included \$6.085 million from HUD's Capital Fund Program and \$3.025 million from the State of Minnesota's Publicly Owned Housing Program (POHP) Loan Program. By carefully staging the work and temporarily transferring residents between units, Dunedin Terrace maintained high occupancy throughout the modernization. No residents were permanently displaced.

Located in the West Side neighborhood of St. Paul, the Dunedin Terrace family housing development offers 88 apartments (2-5 bedrooms) in 22 two-story four-plex buildings on an 8 acre tract, with large green spaces surrounding the residences. The PHA built Dunedin Terrace in 1965 under the federal public housing development program. Despite some renovations in the 1970's and '80's, the buildings' appearance was monotonous; and by 2011 the homes were showing a dated appearance with signs of wear.

Now all 88 original units have been renovated inside and out and site work has enhanced the safety and the quality of life for the residents. New pitched roofs and multi-colored siding give the site a modern look; storm water drainage is improved, and more parking and site lighting improve safety. Fortunately, the original units' good design and solid construction, combined with the attractive site and the quality of the surrounding area, formed a good foundation for the modernization and ensured the future viability of the site and these affordable homes.

Master Plan

The PHA hired Blumentals Architecture in 2011 to create a Master Plan for the modernization. Focus groups generated advice and support from residents, maintenance and management staff, service providers and police officers from the ACOP community policing program. The St. Paul Zoning Committee, Department of Safety & Inspections, Police Department and Fire Marshal each provided guidance that shaped the final scope of work.



Communication with Residents

The PHA and the design team held open houses and community meetings, with interpreters present. The designers provided samples of materials and drawings to help residents understand the planned improvements in and around their homes.



Above: Dunedin Terrace after modernization
Left: Dunedin Terrace before modernization

Maintaining Unit Occupancy

A maximum of eight Dunedin Terrace apartments were held off the rental rolls for temporary relocations. This allowed residents to stay at Dunedin Terrace while the renovation work was completed. Each family was moved to one of the “hotel units” for eight to ten weeks while the renovation work at their apartment was completed. No residents were permanently displaced.



Outcomes Resident Satisfaction

Dunedin Terrace residents are delighted with their renovated homes as shown by comments like these:

- “Dunedin Terrace is safe and beautiful. I love how much more open it feels now.”
- “I’m proud to live at Dunedin Terrace.”
- “The new siding colors make everything look much more modern.”



Safety

St. Paul Police Officers from ACOP are also very pleased with the public safety improvements:

- Removing the large brick wing walls and iron fences, and increasing site lighting all make the site safer and easier to patrol.
- New concrete sidewalks all meet Americans with Disabilities Act (ADA) requirements, making the site safer and more accessible.

Financial

The average cost per unit for the extensive modernization of the 88 housing units was \$103,538. POHP funding from Minnesota Housing helped cover construction costs and shorten the project timeline, saving years of inflation and additional general condition costs. New construction of a similar number of townhomes would have cost far more than modernizing the existing units.



MWDBE/Section 3

This modernization supported almost 135 jobs. Crossroad Construction and Minnesota Construction subcontracted a combined 13% of the contract work to minority business enterprises (MBE) and 20% of the contract work to women-owned business enterprises (WBE). Many thanks to the contractors who provided building trades pre-apprenticeship opportunities for PHA residents.

PHA Maintenance and Operations

Vandalism and graffiti have decreased. Maintenance calls are less frequent. Vacant units can be prepared quickly for re-rental because of the fresh paint, new cabinetry, doors and fixtures. Replacing existing building materials with longer-lasting materials such as ceramic tile bathroom floors and cement board siding will save maintenance costs in the future.

Below:
Dunedin Terrace exterior and interior modernization work



Project Details

Interior Renovation

- Renovated kitchens feature new plumbing fixtures and maple cabinetry
- Renovated bathrooms with new plumbing and ceramic tile floors
- New paint throughout the units
- New doors and millwork throughout
- New lighting

Exterior Renovation

- Pitched roofs replaced original flat roofs
- Durable cement board siding in multiple colors
- All new windows for increased comfort and lower energy costs

Site Modernization

- New concrete sidewalks
- New site lighting for added visibility
- New trees and sod
- New community gardens



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