RAMSEY COUNTY

Board of Commissioners
Agenda

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

August 4, 2026 - 9 a.m. **Council Chambers - Courthouse Room 300**

ROLL CALL

PLEDGE OF ALLEGIANCE

LAND ACKNOWLEDGEMENT

1. Agenda of August 4, 2026 is Presented for Approval 2026-276

Sponsors: County Manager's Office

Approve the agenda of August 4, 2026.

2. Minutes from July 28, 2026 are Presented for Approval 2026-277

Sponsors: County Manager's Office

Approve the July 28, 2026 Minutes.

PROCLAMATION

3. Proclamation: Child Support Awareness Month 2026-267

Sponsors: County Attorney's Office

ADMINISTRATIVE ITEMS

4. Project Budget and Financing Plan for Teams Rooms Technology Project 2026-261

Sponsors: Property Management

1. Accept and approve the project budget and financing plan for the Teams Room Technology project in an amount up to $500,000.
2. Authorize the County Manager to account for the Teams Rooms Technology project as a budgeted project in Property Management.
3. Authorize the County Manager to transfer up to $500,000 from the Capital Projects Fund Holding Project to the Team Rooms Technology project for project activities.

5. Amendment to Twin Cities Army Ammunition Plant Master Plan 2026-248

Sponsors: Community & Economic Development

Approve the amended Twin Cities Army Ammunition Plant Master Plan.

6. Obligation of 2026 State Affordable Housing Aid for Housing Development Projects 2026-269

Sponsors: Community & Economic Development

1. Approve the obligation of State Affordable Housing Aid for recommended projects and funding amounts for the preservation and construction of affordable housing in the amount of $436,475.
2. Authorize the County Manager to enter into the necessary loan or other agreements and execute amendments to loan or other agreements in a manner consistent with local regulations and requirements, in form approved by the County Attorney's Office.

7. Obligation of 2026 Local Affordable Housing Aid for Housing Development Projects 2026-268

Sponsors: Community & Economic Development

1. Approve the obligation of Local Affordable Housing Aid for recommended projects and funding amounts for the preservation and construction of affordable housing in the amount of $8,194,000.
2. Authorize the County Manager to enter into the necessary loan or other agreements and execute amendments to loan or other agreements in a manner consistent with local regulations and requirements, in form approved by the County Attorney's Office.

8. Amendment to the Agreement with Minnesota Housing Finance Agency for Family Homelessness Prevention and Assistance Program 2026-273

Sponsors: Housing Stability

1. Approve an amendment to the agreement with Minnesota Housing Finance Agency for Family Homelessness Prevention and Assistance Program for the period of October 1, 2025, through September 30, 2027, in the amount of $5,281,093, in accordance with the rates established in the agreement.
2. Authorize the Chair and Chief Clerk to execute the grant agreement.
3. Authorize the County Manager to enter into agreements and execute amendments to agreements in accordance with the county's procurement policies and procedures provided the amounts are within the limits of the grant funding.

9. Proposed Changes and Additions to Social Services Fees 2026-266

Sponsors: Social Services

Approve proposed changes to rates for Mental Health services and additions of a fee schedule for Guardianship services.

COUNTY CONNECTIONS

OUTSIDE BOARD AND COMMITTEE REPORTS

BOARD CHAIR UPDATE

ADJOURNMENT

Following County Board Meeting:

Board Workshop: Bronze Line Bus Rapid Transit Workshop
Courthouse Room 220, Large Conference Room
Public access via Zoom:
Webinar ID: 923 9869 6921 | Passcode: 518162 | Phone: 651-372-8299
10:30 a.m. (est.)

Advance Notice:
August 11, 2026 County board meeting – Council Chambers
August 18, 2026 County board meeting – Council Chambers
August 25, 2026 County board meeting – Council Chambers
September 01, 2026 County board meeting – Council Chambers

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

RAMSEY COUNTY

Board of Commissioners

Request for Board Action

Item Number: 2026-276 **Meeting Date:** 8/4/2026

Sponsor: County Manager's Office

Title
Agenda of August 4, 2026 is Presented for Approval

Recommendation
Approve the agenda of August 4, 2026.

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

RAMSEY COUNTY

Board of Commissioners

Request for Board Action

Item Number: 2026-277 **Meeting Date:** 8/4/2026

Sponsor: County Manager's Office

Title
Minutes from July 28, 2026 are Presented for Approval

Recommendation
Approve the July 28, 2026 Minutes.

Attachments
1. July 28, 2026 Minutes

Board of Commissioners
Minutes

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

July 28, 2026 - 9 a.m. **Council Chambers - Courthouse Room 300**

The Ramsey County Board of Commissioners met in regular session at 9:02 a.m. with the following members present: Jebens-Singh, McGuire, McMurtrey, Moran, Xiong and Chair Ortega. Commissioner Miller joined the board meeting remotely pursuant to Minnesota Statutes 13D.02, Subdivision 2. Also present were Ling Becker, County Manager, and Jada Lewis, Civil Division Director, Ramsey County Attorney's Office.

ROLL CALL

Present: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong

PLEDGE OF ALLEGIANCE

LAND ACKNOWLEDGEMENT

Presented by Commissioner Jebens-Singh.

1. Agenda of July 28, 2026 is Presented for Approval 2026-270

Sponsors: County Manager's Office

Approve the agenda of July 28, 2026.

Commissioner Moran motioned to amend the agenda to add RBA 2026-284: Joint Powers Agreement with the City of Saint Paul for Emergency Shelters, seconded by McMurtrey. Motion passed.

Commissioner Ortega motioned to amend the agenda to move County Connections to immediately follow the approval of the agenda and minutes, seconded by McMurtrey. Motion passed.

Motion by Moran, seconded by Xiong. Motion passed.
Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong

2. Minutes from July 14, 2026 are Presented for Approval 2026-271

Sponsors: County Manager's Office

Approve the July 14, 2026 Minutes.

Motion by Moran, seconded by Xiong. Motion passed.
Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong

COUNTY CONNECTIONS

Presented by County Manager, Ling Becker. Discussion can be found on archived video.

ADMINISTRATIVE ITEMS

3. Appointments to the Workforce Innovation Board of Ramsey County 2026-257

Sponsors: Workforce Solutions

Appoint the following individuals to serve on the Workforce Innovation Board of Ramsey County for a term beginning on August 1, 2026 and ending on July 31, 2028:

- Tami Cybulski (incumbent) Business
- Ethel Garcia (incumbent) Business
- Jennifer Germain (incumbent) One-Stop Partner
- Fidelity Goodlaxson (incumbent) Community-Based Organization
- John Perlich (incumbent) Business

Motion by Jebens-Singh, seconded by Moran. Motion passed.
Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong
Resolution: B2026-094

4. Ramsey County 2026 Cooperative Deer Management Plan 2026-255

Sponsors: Parks & Recreation

Approve the Ramsey County Cooperative Deer Management Plan for 2026.

Motion by Jebens-Singh, seconded by Moran. Motion passed.
Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong
Resolution: B2026-095

5. Acceptance of Operations and Maintenance Funding from Metropolitan Council 2026-254

Sponsors: Parks & Recreation

1. Authorize the County Manager to accept Operations and Maintenance funds each year from the Metropolitan Council.
2. Authorize the County Manager to use the Regional Rehabilitation project currently in the Parks and Recreation department to budget for all Operations and Maintenance funding moving forward.

Motion by Jebens-Singh, seconded by Moran. Motion passed.
Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong
Resolution: B2026-096

6. Staffing Study Recommendations for the Adult Detention Center and Request for Personnel Complement Increase 2026-262

Sponsors: Sheriff's Office, Safety and Justice

1. Approve an increase in the personnel complement of the Adult Detention Center of the Sheriff's Office by 23.0 Full-Time Equivalent Correctional Officers.
2. Approve an increase in the personnel complement of the Adult Detention Center of the Sheriff's Office by 1.0 Full-Time Equivalent Community Service Officer.
3. Approve an increase in the personnel complement of the Adult Detention Center of the Sheriff's Office by 8.0 Full-Time Equivalent Unfunded Correctional Officers.
4. Authorize the County Manager to transfer up to $1 million from the General Contingency Account to the Sheriff's Office 2026 operating budget for the Adult Detention Center.

Presented by Ling Becker, County Manager; Bob Fletcher, Sheriff, Ramsey County Sheriff's Office; Kyle Mestad, Undersheriff; Ramsey County Sheriff's Office. Discussion can be found on archived video.

Motion by Jebens-Singh, seconded by Xiong. Motion passed.
Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong
Resolution: B2026-097

7. Joint Powers Agreement with the City of Saint Paul for Emergency Shelters 2026-284

Sponsors: Housing Stability

1. Approve the joint powers agreement with the city of Saint Paul to accept Local Affordable Housing Aid funds to respond to unsheltered homelessness jointly serve through a coordinated partnership for the period of July 28, 2026, through December 31, 2028.
2. Authorize receipt of $1,080,000 from the city of Saint Paul to reimburse Ramsey County for allowable costs to support the creation and expansion of emergency shelter, stabilization and connections to housing and other supportive resources for individuals experiencing homelessness, including those impacted by the encampment closures over the course of the term of the joint powers agreement.
3. Authorize the Chair and Chief Clerk to execute the agreement.
4. Authorize the County Manager to establish a project number for the emergency shelters in the Housing Stability's Department budget.

Presented by Ling Becker, County Manager; Jaime Wilkins, Director, Housing Stability. Discussion can be found on archived video.

Motion by Moran, seconded by Xiong. Motion passed.
Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong
Resolution: B2026-098

OUTSIDE BOARD AND COMMITTEE REPORTS

Discussion can be found on archived video.

BOARD CHAIR UPDATE

No updates.

ADJOURNMENT

Chair Ortega declared the meeting adjourned at 10:51 a.m.

15 West Kellogg Blvd.
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RAMSEY COUNTY

Board of Commissioners

Request for Board Action

Item Number: 2026-267 **Meeting Date:** 8/4/2026

Sponsor: County Attorney's Office

Title
Proclamation: Child Support Awareness Month

Attachments
1. Proclamation

Proclamation

WHEREAS, The month of August is national Child Support Awareness Month; and

WHEREAS, It is a time to raise awareness of the mission and initiatives of the Child Support Services Division of the Ramsey County Attorney's Office; and

WHEREAS, Child support reduces reliance on public assistance, highlighted by the 60% of parents on the Ramsey County caseload who are former recipients of public assistance; and

WHEREAS, The goals of the child support program are best achieved through an approach that recognizes the unique needs of the whole family and honors the role of fathers; and

WHEREAS, Ramsey County Child Support is a leader and partner with the Minnesota Department of Children Youth and Families in recognizing the challenges that survivors of domestic violence face, and changing practices so they can safely access child support services; and

WHEREAS, The employees in the Child Support Division are committed to public service and the well-being of families, and strive for continuous improvement in processes and procedures to better serve families; and

WHEREAS, It is also a time to acknowledge and show appreciation for Ramsey County Child Support employees who served nearly 20,000 children and their parents by establishing legal parentage, locating parents, obtaining and modifying child support orders, and collecting over $38 million in child support payments; Now, Therefore, Be It

PROCLAIMED, The Ramsey County Board of Commissioners declares August 2026, as Child Support Awareness Month in Ramsey County; and Be It Further

PROCLAIMED, The Ramsey County Board of Commissioners recognizes the employees of the Child Support Services Division of the Ramsey County Attorney's Office who make a difference in the lives of children and their families.

Rafael Ortega, Board Chair, District 5	Tara Jebens-Singh, Commissioner, District 1
Mary Jo McGuire, Commissioner, District 2	Garrison McMurtrey, Commissioner, District 3
Rena Moran, Commissioner, District 4	Mai Chong Xiong, Commissioner, District 6
Kelly Miller, Commissioner, District 7	Ling Becker, County Manager

RAMSEY COUNTY

Board of Commissioners

Request for Board Action

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

Item Number: 2026-261 **Meeting Date:** 8/4/2026

Sponsor: Property Management

Title
Project Budget and Financing Plan for Teams Rooms Technology Project

Recommendation

1. Accept and approve the project budget and financing plan for the Teams Room Technology project in an amount up to $500,000.
2. Authorize the County Manager to account for the Teams Rooms Technology project as a budgeted project in Property Management.
3. Authorize the County Manager to transfer up to $500,000 from the Capital Projects Fund Holding Project to the Team Rooms Technology project for project activities.

Background and Rationale
Property Management is completing several interior renovation projects at county buildings to improve both resident and employee experience. Workplace renovations are underway with the goal of providing county employees with updated and enhanced office and amenity spaces in accordance with the county's Flexible Workplace Policy and Workplace Standards.

To ensure the workplace meets the needs of today's employees, many working in a hybrid environment, it is critical to have Teams Rooms technology available in conference, training and huddle (small collaboration) rooms. This audio/visual solution allows sharing of information between those attending in person and those attending virtually. Providing the same technology and equipment in these rooms allows easy use and consistency regardless of which room is being used. This creates a productive and efficient workplace environment.

The project is intended to fund the purchase and installation of the appropriate Teams Rooms device, monitor/display, camera(s) and associated equipment for over ninety rooms generally available to all employees to use at buildings including Government Center, Public Works, and Plato.

County Goals (Check those advanced by Action)
☐ Well-being ☐ Prosperity ☐ Opportunity ☒ Accountability

Racial Equity Impact
The racial equity impact of this project is unknown. This technology will allow virtual meetings to include employees working at county buildings and those working at community or partner locations. This will facilitate virtual meetings for residents receiving county services without having to travel to county buildings.

Community Participation Level and Impact
There is no community engagement associated with this action.
☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Fiscal Impact

Funding of up to $500,000 is requested for this project. In collaboration with Finance, the funding will be provided through the Capital Projects Fund Holding Project.

Proceeds from the sale of surplus properties, including the Care Center and Ponds golf course, are deposited into the Capital Projects Fund Holding Project to support future capital needs. Adequate funding is available within the project to support this request.

Last Previous Action

On October 10, 2023, the Ramsey County Board of Commissioners approved the sale of the Maplewood South property to D.R. Horton, Inc. (Resolution B2023-175).

On May 23, 2023, the Ramsey County Board of Commissioners approved the sale of the Ramsey County Care Center property to NUWAY Alliance (Resolution B2023-079).

Attachments

1. Project Budget and Financing Plan

Teams Rooms Technology Project budget and financing plan

	RBA 8/4/2026			**Estimated Costs, $**	
	Budget:				
1.	**Construction Costs**	$/SF			
	Total Building (TI)			$0	
			Sub-total:		**$0**
2.	**Design & Cons. Contingency - % of Basline Construction**				
	Contingency (Construction)	*10%*		$0	
	Contingency (Design)	*5%*		$0	
	(Included in construction costs)		*Sub-total:*		**$0**
			Sub-total Construction:		**$0**
3.	**Escalation**				
	Escalation to midpoint of construction	0%		$0	
	(None needed as 2026 project)		*Sub-total:*		**$0**
4	**Technology**				
	Low Voltage Cabling, A/V equipment			$485,000	
	IS equipment			$0	
	Card Access, Security Cameras			$0	
			Sub-total:		**$485,000**
5	**Construction Design Fees**				
	A/E - Pre-design/fit plan			$0	
	A/E - Overall Project Design Fee	0%		$0	
	FF&E Design Fee - as % of FF&E	5%		$0	
			Sub-total:		**$0**
6	**Furniture, Fixtures and Equipment**				
	FF&E			$0	**$0**
	Interior Signage			$0	**$0**
	Exterior Signage			$0	**$0**
			Sub-total:		**$0**
7	**Administration and Other Costs**				
	Permits - Included in Construction			$0	
	Cleanout of existing building and maintenance	LS		$0	
	Moving/Storage Costs			$0	
			Sub-total:		**$0**
8	**Sub-total of Lines 3-7 above**		***Sub-total Non-Construction:***		**$485,000**
9	**Owner's Project Contingency**				
	10% of Sub-total item 8	$485,000		$0	
			Sub-total:		**$0**
10	**Property Management's Fee on the Project**				
	3.1% of project	$485,000		$15,000	
			Sub-total:		**$15,000**
			Total:		**$500,000**
	Financing Plan:				
	CIP Holding Fund				**$500,000**
					$500,000

RAMSEY COUNTY

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

Board of Commissioners

Request for Board Action

Item Number: 2026-248 **Meeting Date:** 8/4/2026

Sponsor: Community & Economic Development

Title
Amendment to Twin Cities Army Ammunition Plant Master Plan

Recommendation
Approve the amended Twin Cities Army Ammunition Plant Master Plan.

Background and Rationale
The Joint Powers Agreement (JPA) by Ramsey County and the city of Arden Hills that formed the Twin Cities Army Ammunition Plant (TCAAP) Joint Development Authority (JDA) provides that the city prepare the TCAAP Master Plan for the redevelopment of the TCAAP, now known as Rice Creek Commons. The Arden Hills city council approved the current plan and an accompanying amendment to the city's Comprehensive Plan Amendment on December 12, 2016. The county board approved the plan on December 20, 2016. This plan consists of two documents, the Regulating Plan and TCAAP Redevelopment Code (TRC), that guide redevelopment of the site. Approval of the plan by both the city and county is a requirement of the JPA for the JDA to be fully authorized to implement the plan and effect a timely and orderly redevelopment of the site in accordance with the JPA.

The proposed amendment is a minor amendment as outlined in the JPA. A minor amendment is a change within a Development Site deemed desirable by the JDA to implement the Development that does not involve an amendment to the city's Comprehensive Plan.

Ryan Companies is requesting a TRC amendment to modify language pertaining to clear height and loading docks for buildings within Campus Commercial and Flex Office zoning districts at Rice Creek Commons. The TRC is inconsistent in its use of the term "clear height," and the amendment adds a definition for clarity. The amendment also changes the maximum clear height for loading docks from 24 feet to 32 feet. This request is not connected to a specific development proposal; it is based on Ryan Companies' experience in developing buildings for light-industrial manufacturing use and is supported by data on recent light industrial developments in the Twin Cities.

This proposed minor amendment was recommended by the Arden Hills Planning Commission on July 8, 2026, and approved by the Arden Hills City Council on July 27, 2026.

County Goals (Check those advanced by Action)
☐ Well-being ☒ Prosperity ☒ Opportunity ☐ Accountability

Racial Equity Impact
Redevelopment of Rice Creek Commons site is an important project toward achieving the county's prosperity goal because of its contribution toward the development of additional tax base, job creation, affordable housing and environmental remediation of brownfields. By broadening the property tax base, the development of Rice Creek Commons helps alleviate property tax pressures on residential communities in the rest of the county. In this way and also through the future construction of a broad range of housing, including affordable

housing, this project contributes to housing security for all Ramsey County residents, and particularly racially and ethnically diverse communities that historically have faced greater housing pressures.

The Rice Creek Commons redevelopment is guided by a network of documents and official legal controls through the county's years-long partnership with the city of Arden Hills, including a set of documents referred to as the "Master Plan." The term "master plan" is commonly found in the real estate industry to indicate a comprehensive or overarching plan, development, project, or agreement. Ramsey County continues to take steps to acknowledge its role in systemic racism, it recognizes the power of language. The term "master" has been identified as a word to remove in certain contexts due to its connection with the history of masters and slavery in the United States. The county's project team has already phased out the use of this term when working on the project. However, there remain legal documents, such as the ones referenced in this RBA, that use the word "master" to refer to past documents and milestones, and these documents are interwoven into other aspects of the project.

Community Participation Level and Impact

The JDA and City of Arden Hills hosted meetings in the summer of 2026 where information on these proposed amendments was provided, and the public was given opportunities to provide feedback.

☒ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

Fiscal Impact

There is no fiscal impact associated with this request.

Last Previous Action

On July 14, 2026, the Ramsey County Board approved one amendment to the TCAAP Master Plan (Resolution B2026-091).

On May 21, 2024, the Ramsey County Board approved one amendment to the TCAAP Master Plan (Resolution B2024-170).

On March 12, 2024, the Ramsey County Board approved two amendments to the TCAAP Master Plan (Resolution B2024-045).

On August 1, 2023, the Ramsey County Board approved one amendment to the TCAAP Master Plan (Resolution B2023-125).

On December 20, 2016, the Ramsey County Board approved the amended TCAAP Master Plan (Resolution B2016-0337).

On January 19, 2016, the Ramsey County Board approved the TCAAP Master Plan (Resolution B2016-026).

On November 27, 2012, the Ramsey County Board approved a Joint Powers Agreement with the City of Arden Hills (Resolution B2012-342).

Attachments

1. City of Arden Hills Ordinance No. 2026-015.

ORDINANCE NO. 2026-015

CITY OF ARDEN HILLS
RAMSEY COUNTY, MINNESOTA

AN ORDINANCE AMENDING CHAPTER 13, SECTION 1380, TCAAP REDEVELOPMENT CODE OF THE ARDEN HILLS CITY CODE CONCERNING DEFINITIONS AND BUILDING SITE DEVELOPMENT REQUIREMENTS

THE CITY COUNCIL OF THE CITY OF ARDEN HILLS, MINNESOTA, ORDAINS:

SECTION 1. Chapter 13 – Zoning, Section 1380 – TCAAP REDEVELOPMENT CODE – Subsection 4.0 Definitions is hereby amended by adding the below underlined language and removing the ~~struck~~ language.

Clear Height
The distance from the top of the finished floor to the lowest point of the lowest structural steel member ~~bottom of the finished ceiling~~ in portions of commercial buildings used for warehousing or manufacturing.

SECTION 2. Chapter 13 – Zoning, Section 1380 – TCAAP REDEVELOPMENT CODE – Subsection 6.0 Building and Site Development Standards is hereby amended by adding the below underlined language and removing the ~~struck~~ language.

6.1 General to All Zoning Districts
(e) Loading Dock Standards:
i. Facilities that include a loading dock shall have a maximum clear height of twenty-four feet (24') as measured from the top of the finished floor to the lowest point of the lowest structural steel member~~. the surface of the ground floor to the lowest point on the ceiling~~ except in the CC - Campus Commercial and FO – Flex Office Districts where the maximum clear height shall be thirty-two feet (32').
ii. No more than one loading dock shall be allowed per 10,000 square feet of building area.
iii. Cross docks, where loading docks are situated along two (2) walls of the same building, shall not be permitted.

SECTION 3. This Ordinance shall become effective immediately upon its passage and publication according to law.

PASSED and ADOPTED this 27th day of July, 2026, by the City Council of the City of Arden Hills, Minnesota.

CITY OF ARDEN HILLS

By ________________________________
David Grant, Mayor

ATTEST:

____
Julie Hanson, City Clerk

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

RAMSEY COUNTY

Board of Commissioners

Request for Board Action

Item Number: 2026-269 **Meeting Date:** 8/4/2026

Sponsor: Community & Economic Development

Title
Obligation of 2026 State Affordable Housing Aid for Housing Development Projects

Recommendation
1. Approve the obligation of State Affordable Housing Aid for recommended projects and funding amounts for the preservation and construction of affordable housing in the amount of $436,475.
2. Authorize the County Manager to enter into the necessary loan or other agreements and execute amendments to loan or other agreements in a manner consistent with local regulations and requirements, in form approved by the County Attorney's Office.

Background and Rationale
Homeownership remains a key tool for individuals and families to create wealth and pass wealth on to future generations. Ramsey County residents, particularly racially and ethnically diverse residents, experience barriers to affordable homeownership including high home prices, high interest rates as well as disparities in income, employment and access to capital. Additionally, lack of income or access to capital creates a barrier for homeowners to complete repairs that are needed to keep their homes in safe working order. Historical barriers to achieving and maintaining homeownership for racially and ethnically diverse residents was founded on practices such as, "redlining," restrictive covenants and the destruction of neighborhoods in the urban renewal era. The historic exclusion of residents from achieving and maintaining homeownership threatens the region's economic growth and well-being.

Ramsey County's Economic Competitiveness and Inclusion Plan lays out strategies to "ensure place-based inclusion and create resilient and equitable communities." To actualize this goal Ramsey County aims to "expand affordable homeownership opportunities and improve housing stability for communities that have experienced historic wealth extraction."

To obligate State Affordable Housing Aid (SAHA) funds for this use, private, non-profit and governmental developers were encouraged to apply to the competitive 2026 Housing Development Solicitation which was published on April 13, 2026, and responses were due on May 26, 2026. The 2026 Housing Development Solicitation was modeled after Ramsey County's previous solicitations and the existing process for obligating funding from the U.S. Department of Housing and Urban Development (HUD). Ramsey County marketed the solicitation on the Ramsey County website, through the Community & Economic Development (CED) newsletter, an in-person community meeting, and direct outreach to partner organizations and municipalities.

A total of 45 eligible applications were received, staff reviewed and scored each application. Two projects totaling $436,475 are recommended for SAHA awards and will be funded with $416,475 of 2026 SAHA funds and $20,000 of reallocated 2023 SAHA funds. The 2023 funds were previously allocated to a predevelopment grant for a rehabilitation project by YO Holdings, but that previous is unable to move forward since they decided to sell that property.

All projects will be funded in a manner consistent with federal and local regulations and requirements in a form approved by Finance and the County Attorney's Office. A declaration will be recorded against each property's title that requires affordability for 30 years.

The following projects are recommended for SAHA funding:

<u>Summary of Proposed Distribution of SAHA Awards for 2026 Housing Development Projects:</u>	
The Beasley, Rondo Community Land Trust	$250,175
Scattered Site Single Family, Dayton's Bluff Neighborhood Housing Services	$186,300
Total Proposed Uses:	$436,475
<u>Sources of Funds</u>	
Unallocated 2026 SAHA Funds	$416,475
Reallocated 2023 SAHA Funds	$20,000
Total Sources:	$436,475

County Goals (Check those advanced by Action)

☒ Well-being ☒ Prosperity ☒ Opportunity ☒ Accountability

Racial Equity Impact

SAHA funds will be used to implement eligible strategies from the ECI Plan by investing in projects and programs that specifically aim to reduce racial disparities in housing. These strategies include increasing the supply of deeply affordable rental units, the preservation of naturally occurring affordable housing, and increasing homeownership opportunities for residents of color.

Ramsey County experiences large racial disparities in homeownership. According to Ramsey County's 2022 Community Indicators, approximately 69% of non-Hispanic White households own a home, 47% of Asian households, 41% of Hispanic/Latino households, 38% of American Indian households and 20% of Black/African American households. The gap between White households and Black/African American households is 49 percentage points and is a main contributor to the racial wealth gap. In addition, renters, who are more likely to be racially/ethnically diverse, are also more likely to be cost-burdened by their housing costs.

Community Participation Level and Impact

CED implemented a robust community engagement process in the creation of the ECI Plan. This included engagement with residents, businesses, community organizations, other governmental agencies, elected officials, and local municipalities. Community was informed about the competitive solicitation, one step towards the implementation of the community driven ECI Plan. Additional engagement with housing organizations that directly serve residents facing housing instability and homelessness occurred during the planning stage of the Deeply Affordable Housing Initiative. A community meeting was also hosted at Maplewood Community Library to provide information on the 2026 Housing Development Solicitation.

☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Fiscal Impact

The two projects recommended for SAHA awards have a total funding amount of $436,475 with $416,475 from unallocated 2026 SAHA funds and $20,000 of reallocated 2023 SAHA funds.

Last Previous Action

On January 13 2026 the Ramsey County Board of Commissioners approved recommended housing development project awards in the amount of $80,000 from 2023 SAHA funds (Resolution B2026-012).

On July 7, 2025 the Ramsey County Board of Commissioners approved recommended housing development project awards in the amount of $739,478 from 2025 and 2024 SAHA funds (Resolution B2025-137).

Attachments

1. Narrative Project Descriptions

Description of Recommended Projects and Awards from the 2026 Housing Development Solicitation

The projects listed below applied to the 2026 Housing Development Solicitation and are recommended for awards. The project description, funding source and award amount are described for each project. Each funding source will result in a separate board action for consideration by the Housing and Redevelopment Authority (HRA) and/or County Board. Projects recommended for HRA levy funds were approved on June 23, 2026, Pathways to Reducing Obstacles (PRO) to Housing funds were approved on July 7, 2026. Recommended HOME awards will go to the HRA on August 18.

LAHA Awards

1339 Sherburne Acquisition-Rehabilitation, YO Holdings

The 1339 Sherburne project is an acquisition and rehabilitation of a naturally occurring affordable housing (NOAH) asset constructed in the 1940s and located in the Hamline-Midway neighborhood in Saint Paul. The proposed project will provide nineteen (19) multifamily residential units to households with incomes at 30% and 50% of the area median income. This project is recommended for an award of $850,000 in LAHA funding. This award represents 40.7% of the total development cost.

1074 York Rehabilitation, Encephalo Investments

The 1074 York project is a preservation rehabilitation of an existing 32-unit multifamily apartment building in the Payne-Phalen/Dayton's Bluff neighborhood in Saint Paul. All 32 residential units will be leased to households with incomes at 30% and 50% of the area median income. This project is recommended for an award of $1,000,000 in LAHA funding. This award represents 100% of the total development cost.

Alfond Apartments New Construction, Outlaw Development

The Alfond Apartments project is a new construction multifamily housing development to be constructed on an underutilized vacant lot located at 1698 Lafond Avenue in Saint Paul. The proposed project will provide five new residential units to be leased to households with incomes between 30% and 50% of the area median income. This project is recommended for an award of $1,000,000 in LAHA funding for new construction. This award represents 57.4% of the total development cost.

Jamestown Apartments Exterior Rehabilitation, TCHDC

The Jamestown Homes is an existing 73-unit affordable housing development located in the Summit-University neighborhood in Saint Paul. The proposed project is a targeted rehabilitation focused on replacement of an existing pedestrian access bridge serving the development that connects residents to their parking lot and Saint Anthony Avenue. The project serves households with incomes at 60% of the area median income with rents at 30% and 60%. All residents have project-based vouchers. This project is recommended for an award of $390,000 in LAHA funding. This award represents 78.9% of the total development cost.

Crane Ordway/Renaissance Box Rehabilitation, AEON

The Crane Ordway / Renaissance Box project is a preservation rehabilitation of two properties owned by AEON related entities and located at 281 5th Street East and 200 10th Street East in downtown Saint Paul. The proposed project will aid with the modernization of the buildings to increase occupancy levels. Units in both properties are designated as Housing Support units and support households with incomes between 30-60% of the area median income. This project is recommended for an award of $500,000 in LAHA funding. This award represents 8% of the total development cost.

Wilson Hi-Rise Renovations, Saint Paul Public Housing

The Wilson Hi-Rise Apartments project is a renovation of an existing apartment building with 186 deeply affordable apartments located at 1300 Wilson Avenue in Saint Paul. The Saint Paul Public Housing Agency is proposing to modernize the building's HVAC system and replace the sliding glass doors in every unit. The boiler plant at the building and the sliding glass balcony doors are nearly 60 years old and in constant need of repair. 94% of the current residents have incomes below 30% of the area median income. This project is recommended for an award of $1,859,000 in LAHA funding. This award represents 100% of the total development cost.

Ross Acquisition-Rehab, Kizart NextGen Development

The Ross 6-Plex Project is an acquisition and rehabilitation of an existing 5-unit multifamily property located at 1024 Ross Avenue in the East Side of Saint Paul. The proposed project will include the addition of a new unit that is income- and rent-restricted at 30% area median income, and it will also include extensive rehabilitation and modernization of the building. Units will be income-restricted to households at 30%-60% area median income. This project is recommended for an award of $350,000 in LAHA funding. This award represents 44% of the total development cost.

Division Street Acquisition-Rehab, 612 651 Properties, LLC

The Division Street project is an acquisition and rehabilitation of three 7-unit buildings (21 units total) located at the following addresses: 726 17th Ave E, 2720 17th Ave E and 2633 Division St. N all in the City of North Saint Paul. The proposed project will aid with the interior modernization of the units, including upgrades to the buildings' current electrical system, boilers and hot water heaters to increase residents' standard of living and reduce utility costs by being more energy efficient. Units will be rent-restricted at either 30% or 50% area median income. This project is recommended for an award of $900,000 in LAHA funding. This award represents 41% of the total development cost.

7th Street Apartments Rehabilitation, Encephalo Investments

The 7th Street Apartments project is a preservation rehabilitation of five adjacent 11-unit buildings (55 units total) owned by Encephalo Investments and located at the following addresses: 1863-1891 7th Street East in the Greater East Side of Saint Paul. The proposed project will aid with substantial rehabilitation of the buildings to increase occupancy levels. All 55 units will be income- and rent-restricted to households at 30%-60% area median income. This project is recommended for an award of $1,000,000 in LAHA funding. This award represents 100% of the total development cost.

Maria Acquisition-Rehab, Thurmond Holdings

The Maria Renaissance project is an acquisition and rehabilitation of a 9-unit multifamily property located at 251 Maria Ave E. in the Dayton's Bluff neighborhood of the East Side of Saint Paul. The proposed project will aid with substantial rehabilitation and modernization upgrades of the building to increase occupancy levels since it is currently operating at approximately 10% occupancy due to substantial code compliance violations. All 9 units will be income- and rent-restricted to households at 30%-60% area median income. This project is recommended for an award of $345,000 in LAHA funding. This award represents 32% of the total development cost.

SAHA Awards

The Beasley, The Rondo Community Land Trust

The Beasley is a new construction, mixed use affordable homeownership development located at 642 Selby Avenue along the Selby and Dale commercial corridor in the Rondo neighborhood in Saint Paul The proposed project will create 20 for sale condominium units, affordable to households earning at or below 80% of the area median income. This project is recommended for an award of $250,175 in SAHA funding for new construction and received a $150,000 award in 2025 through the county's Environmental Response Funds solicitation. The county awards represent 2% of the total development cost for the project.

Dayton's Bluff Neighborhood Housing Services, Scattered Site Single Family

The Dayton's Bluff Scattered Site project is a new construction, single family ownership development in Saint Paul. Dayton's Bluff Neighborhood Housing Services will construct eight energy efficient scattered site homes that will be sold to households earning at or below 80% of the area median income. This project is recommended for an award of $186,300 in SAHA funding for to help write down the costs of at least two homes so that the purchase price is more affordable. This award represents approximately 4% of the total development cost.

PRO Funds Award

F2F@Arcade, Face to Face Health and Counseling

F2F@Arcade is a proposed 24-unit new construction building by Face to Face Health and Counseling located at 1170 Arcade Street on Saint Paul's Eastside. All 24 units in this development will be affordable at 30% AMI. The units will be permanent supportive units for youth between the ages of 16-24. The first floor of the building will provide space for Face to Face's health and counseling services. The project is recommended for a $1,300,000 award of Pathways to Reducing Obstacles to (PRO) Housing funding. An existing award of $432,152 of HRA Levy was awarded to this project in 2023 through the Emerging and Diverse Developers Solicitation. The awards represent 13% of the total development cost.

HRA Levy Awards

Rondo Revitalize, RME Properties

Rondo Revitalize is a proposed new construction project. The 24-unit multi-family residential building is for low to moderate income renters. The project would demolish three existing affordable units to make room for the new development. The proposed project is located at 708 Marshall Avenue in the Summit-University neighborhood in the City of Saint Paul. All units will be rented between 30-60% AMI. This project will be awarded $715,000 in Housing and Redevelopment Authority levy for construction activities. This award represents 8.7% of the total development cost.

Edison III, TTT Housing

Edison III is a new construction multifamily housing development located at 3100 Old Highway 8 in Roseville, Minnesota. The proposed project will provide 52 new residential units between 30-60% AMI- including some supportive housing. Using universal design standards, this project will be designed to create a high quality, durable, and energy efficient residential community that supports long term housing needs within the region. This project will be awarded $623,785 in Housing Redevelopment Authority funding for new construction. This award represents 2.2% of the total development cost.

Fairway Commons, Velair

Fairway Commons formerly known as Larpenteur Senior by Velair (formerly known as MWF Properties) is a proposed 110-unit, age-restricted, affordable multifamily new construction in Falcon Heights. Of the 110 units, 12 will be rent restricted at 30% AMI, 4 will be rent restricted at 50% AMI, 54 will be rent restricted at 60% AMI and the remaining 40 units will be restricted at 70% AMI. All units are reserved for individuals who are 55 years of age or older. This housing project was awarded $1,070,000 in the 2025 Housing Development Solicitation, $500,000 in the 2025 Critical Corridors Solicitation, and it is recommended for an additional award of $1,361,215. The awards represent 7% of the total development cost. Construction is anticipated to begin in 2026.

The Aragon, Beacon Interfaith Housing Collaborative

The Aragon by Beacon Interfaith Housing Collaborative is a proposed 53-unit multifamily new construction in the Eastview-Conway-Battle Creek-Highwood Hills neighborhood of Saint Paul. Of the 53 units, 14 will be rent restricted at 30% AMI, 21 will be restricted at 50% AMI, and the remaining 18 will be restricted at 60% AMI. The unit mix includes one, two, three, and four-bedroom units. This housing project was awarded $450,400 in the 2025 Housing solicitation and it is recommended for an additional award of $1,200,000. The awards represent 5.8% of the total development cost. Construction is anticipated to begin in 2027.

GloryVille, GloryVille LLC.

Gloryville is a proposed 69-unit new construction on Saint Paul's Eastside by developer Gloria Wong. 15 units will be affordable for those making 30% AMI. 42 units will be affordable for those making 50% AMI. 12 units will be affordable for those making 60% AMI. The first floor of the building will be home to a new grocery store and serve the surrounding community. The site is currently owned by the City of Saint Paul and Gloryville received tentative developer status. This housing project was awarded $432,152 in the 2023 Emerging and Diverse Developers Solicitation and received ERF awards totaling $400,000 in 2025 and 2026. It is recommended for an additional award of $2,500,000. The recommended award represents 10% of the total development cost. Construction is proposed to begin in late 2026.

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RAMSEY COUNTY

Board of Commissioners

Request for Board Action

Item Number: 2026-268 **Meeting Date:** 8/4/2026

Sponsor: Community & Economic Development

Title
Obligation of 2026 Local Affordable Housing Aid for Housing Development Projects

Recommendation
1. Approve the obligation of Local Affordable Housing Aid for recommended projects and funding amounts for the preservation and construction of affordable housing in the amount of $8,194,000.
2. Authorize the County Manager to enter into the necessary loan or other agreements and execute amendments to loan or other agreements in a manner consistent with local regulations and requirements, in form approved by the County Attorney's Office.

Background and Rationale
Ramsey County has an urgent and evident need for affordable housing, especially for individuals and families with household incomes less than 30% of the area median income (AMI). According to Ramsey County's Economic Competitiveness and Inclusion (ECI) Plan, the county has a deficit of 15,000 units affordable to those at 30% AMI or below. The lack of affordable housing supply leads to greater housing instability for residents and exacerbates the county's ongoing homelessness crisis.

To obligate Local Affordable Housing Aid (LAHA) funds for use, private, non-profit and governmental developers were encouraged to apply to the competitive 2026 Housing Development Solicitation which was published on April 13, 2026, and responses were due on May 26, 2026. The 2026 Housing Development Solicitation was modeled after Ramsey County's previous solicitations and the existing process for obligating funding from the U.S. Department of Housing and Urban Development (HUD). Ramsey County marketed the solicitation on the Ramsey County website, through the Community & Economic Development (CED) newsletter, an in-person community meeting, and direct outreach to partner organizations and municipalities.

A total of 45 eligible applications were received; staff reviewed and scored each application. 10 projects are recommended for awards and will be funded with $8,165,000 of 2026 LAHA funds and $29,000 of unallocated 2025 LAHA funds.

All projects will be funded in a manner consistent with federal and local regulations and requirements in a form approved by Finance and the County Attorney's Office. A declaration will be recorded against each property's title that requires rental affordability for 30 years. Affordability will be monitored through an annual compliance review to ensure that property owners are maintaining rental limits.

The following projects are recommended for LAHA funds funding:

<u>Summary of Proposed Distribution of LAHA Awards for 2026 Housing Development Projects:</u>

1339 Sherburne Acquisition-Rehabilitation, YO Holdings	$850,000
1074 York Rehabilitation, Encephalo Investments	$1,000,000
Alfond Apartments New Construction, Outlaw Development	$1,000,000
Jamestown Apartments Exterior Rehabilitation, TCHDC	$390,000

Crane Ordway/Renaissance Box Rehabilitation, AEON	$500,000
Wilson Hi-Rise Renovations, Saint Paul Public Housing	$1,859,000
Ross Acquisition-Rehab, Kizart NextGen Development	$350,000
Division Street Acquisition-Rehab, 612 651 Properties	$900,000
7th Street Apartments Rehabilitation, Encephalo Investments	$1,000,000
Maria Acquisition-Rehab, Thurmond Holdings	$345,000
Total Proposed Uses:	$8,194,000
Sources of Funds	
2026 LAHA Funds	$8,165,000
2025 LAHA Funds	$29,000
Total Sources:	$8,194,000

County Goals (Check those advanced by Action)

☒ Well-being ☒ Prosperity ☒ Opportunity ☒ Accountability

Racial Equity Impact

LAHA funds will be used to implement eligible strategies from the ECI Plan by investing in projects and programs that specifically aim to reduce racial disparities in housing. These strategies include increasing the supply of deeply affordable rental units, the preservation of naturally occurring affordable housing, and increasing homeownership opportunities for residents of color.

Ramsey County has large racial disparities between residents of color and white residents in the housing sector. These disparities include a disproportionate number of African American and American Indian residents experiencing homelessness compared to white residents as described in Heading Home Ramsey's 2024 Needs Assessment. Generally, residents of color are more likely to rent than own their own home and be cost-burdened by housing costs compared to white residents. This includes a 47-percentage point gap between the white homeownership rate and African American homeownership rate. To undo these historical and lasting inequities, investment is needed in communities where disparities exist.

Community Participation Level and Impact

CED implemented a robust community engagement process in the creation of the ECI Plan. This included engagement with residents, businesses, community organizations, other governmental agencies, elected officials, and local municipalities. Community was informed about the competitive solicitation, one step towards the implementation of the community driven ECI Plan. Additional engagement with housing organizations that directly serve residents facing housing instability and homelessness occurred during the planning stage of the Deeply Affordable Housing Initiative. A community meeting was also hosted at Maplewood Community Library to provide information on the 2025 Housing Development Solicitation.

Specifically, in planning out the use of LAHA funds, Ramsey County consulted affordable housing providers and supportive service providers to learn about the issues that they are facing in the operations of supportive and affordable housing. This led to the creation of the Support and Stabilize Solicitation which allocated 2024 LAHA funds to distressed residential properties and the continued use of 2025 and 2026 LAHA funds for the preservation and rehabilitation of existing affordable housing buildings, as well as the new construction of deeply affordable housing units.

☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Fiscal Impact

The 10 recommended projects from the 2026 Housing Development Solicitation have a total funding amount of $8,194,000 from unallocated 2026 LAHA and 2025 LAHA funds designated for the preservation and construction of affordable housing projects. 2026 LAHA funding will arrive in two payments from the State of Minnesota's Department of Revenue. The first payment was received on July 20, 2026 and the second will arrive on December 20, 2026.

Last Previous Action

On April 14, 2026 the Ramsey County Board of Commissioners hosted a board workshop to discuss the planning and implementation of LAHA funds across the housing continuum.

On July 22, 2025 the Ramsey County Board of Commissioners approved recommended housing development project awards in the amount of $11,900,000 of 2025 LAHA funds (Resolution B2025-145).

Attachments

1. Narrative Project Descriptions

Description of Recommended Projects and Awards from the 2026 Housing Development Solicitation

The projects listed below applied to the 2026 Housing Development Solicitation and are recommended for awards. The project description, funding source and award amount are described for each project. Each funding source will result in a separate board action for consideration by the Housing and Redevelopment Authority (HRA) and/or County Board. Projects recommended for HRA levy funds were approved on June 23, 2026, Pathways to Reducing Obstacles (PRO) to Housing funds were approved on July 7, 2026. Recommended HOME awards will go to the HRA on August 18.

LAHA Awards

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SAHA Awards

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RAMSEY COUNTY

Board of Commissioners

Request for Board Action

15 West Kellogg Blvd.
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Item Number: 2026-273 **Meeting Date:** 8/4/2026

Sponsor: Housing Stability

Title
Amendment to the Agreement with Minnesota Housing Finance Agency for Family Homelessness Prevention and Assistance Program

Recommendation

1. Approve an amendment to the agreement with Minnesota Housing Finance Agency for Family Homelessness Prevention and Assistance Program for the period of October 1, 2025, through September 30, 2027, in the amount of $5,281,093, in accordance with the rates established in the agreement.
2. Authorize the Chair and Chief Clerk to execute the grant agreement.
3. Authorize the County Manager to enter into agreements and execute amendments to agreements in accordance with the county's procurement policies and procedures provided the amounts are within the limits of the grant funding.

Background and Rationale
The Minnesota Family Homelessness Prevention and Assistance Program (FHPAP) was established in 1993 to prevent or shorten the duration people experience homelessness. The Minnesota Housing Finance Agency (MHFA) administers the FHPAP with the guidance from the Minnesota Interagency Council on Homelessness and the state's plan to prevent and end homelessness. The FHPAP provides funds to serve low income (less than 200% Federal Poverty Guidelines) families with dependent children, single adults, and unaccompanied and/or parenting youth (ages 24 and younger) to prevent homelessness and/or to rapidly re-house those households that are homeless.

Ramsey County works with its community partners through an FHPAP Advisory Committee which is statutorily required, as well as the county's Continuum of Care (CoC) comprised of 64 partners and advocates, to design a homeless crisis response system, develop project outcome measures, and assess the short and long-term effectiveness of the program in meeting the needs of residents experiencing homelessness. This biennium, the county, with approval from community partners, prioritized serving residents for the 2025-2027 grant cycle by providing street outreach, prevention assistance, coordinated entry, and rapid rehousing services.

MHFA is amending the original grant contract to modify Ramsey County's work plan, and increase the grant proceeds of an additional $5,281,093, and modify the payment terms to meet the needs of the grantee during the grant period. This amendment does not impact the grant end date of September 30, 2027. The amendment increases the grant total to $9,296,093.

The increase in one-time grant funding was appropriated during the 2026 legislative session in recognition of the ongoing need to assist households experiencing homelessness or at imminent risk of homelessness across the state and to help communities respond to emerging funding challenges and local needs. The legislation calls for the additional funds to be deployed by December 31, 2026.

Ramsey County Housing Stability department is amending six of its subgrantee contracts which include:

1. American Indian Family Center
2. Catholic Charities
3. Face to Face
4. Minnesota Community Care (also known as Westside Community Health Services)
1. Neighborhood House
2. Solid Ground

The County's FHPAP Subgrantees provide supportive services and direct assistance to address the urgent needs of residents, providing essential services such as move-in support, eviction prevention, short-term rental support, case management, sanitation assistance to respond to condemnations/hoarding conditions, and utility assistance. The subgrantees are well established in Ramsey County and have demonstrated the capacity to efficiently respond to the high demand for housing-related help.

County Goals (Check those advanced by Action)

☒ Well-being ☒ Prosperity ☒ Opportunity ☐ Accountability

Racial Equity Impact

This amendment advances the goals of the Minnesota Homeless Prevention and Assistance Program (FHPAP) by supporting equitable, culturally responsive homelessness prevention efforts for communities disproportionately impacted by housing instability. Ramsey County implements the FHPAP Equity Focus practice model through data-driven strategies developed in partnership with the Heading Home Ramsey Continuum of Care, the FHPAP Advisory Committee, and subgrantees, including the American Indian Family Center.

Since October 1, 2025, 84 percent of households served identified as a race other than White, with 52 percent identifying as Black, African American, or African. The additional funding will help ensure resources continue to reach households at greatest risk of homelessness and eviction, particularly in communities experiencing the highest levels of housing instability.

Community Participation Level and Impact

The FHPAP Advisory Committee reflects this requirement through its diverse membership, with its executive team including a lived experience consultant. The committee provides strategic guidance on the design and implementation of FHPAP-funded projects by advising on emerging community needs and trends, informing policy and practice, supporting evaluation of funding proposals for local solicitations, and reviewing project performance to support continuous improvement and effective service delivery.

☒ Inform ☒ Consult ☒ Involve ☒ Collaborate ☒ Empower

Fiscal Impact

The total amount of the current amendment is $5,281,093 which will be awarded to six subgrantees. Nine percent, or $828,918 of the total budget will be allocated to support Ramsey County Housing Stability Administration of FHPAP. The amendment increases the grant total to $9,296,093.

Last Previous Action

On August 19, 2025, the Ramsey County Board of Commissioners approved a grant award from the Minnesota Housing Finance Association for Family Homelessness Prevention and Assistance Program (Resolution B2025-159).

Attachments

1. Draft Amendment One for Family Homelessness Prevention & Assistance Program Grant Contract Agreement
2. Exhibit B-1 Work Plan

3. Exhibit C-1 Reporting Timeline
4. Ramsey County FHPAP Amended Budget Exhibit

Amendment #1 for Family Homeless Prevention & Assistance Program Grant Contract Agreement

Contract Start Date:	September 24, 2025	Total Contract Amount:	$9,296,093.00
Original Contract Expiration Date:	December 31, 2027	Original Contract:	$4,015,000.00
Current Contract Expiration Date:	December 31, 2027	Previous Amendment(s) Total:	$0.00
Requested Contract Expiration Date:	December 31, 2027	This Amendment:	$5,281,093.00

This Amendment is by and between the Minnesota Housing Finance Agency ("MHFA") and Ramsey County, 121 E. 7th Place, Suite 4200, St. Paul, MN 55101 ("Grantee").

Recitals

1. MHFA has a Grant Contract Agreement with the Grantee identified as Family Homeless Prevention & Assistance Program, with an effective date of September 24, 2025 ("Original Grant Contract Agreement") to prevent homelessness, reduce the length of time households are homeless, and eliminate future episodes of homelessness.

2. MHFA is amending the Original Grant Contract Agreement to update the Grantee's Work Plan, update the Reporting Timeline, update the Consideration and Payment clause and update the Conflicts clause to meet the requirements of MHFA and the needs of the Grantee during the Grant Period.

3. MHFA and the Grantee are willing to amend the Original Grant Contract Agreement as stated below.

Grant Contract Amendment

REVISION 1. Clauses 2.1 and 2.3 of "**Grantee's Duties**" is amended as follows:

2.1 The Grantee has submitted an application for funding under the Program, which as revised as required by MHFA, is attached hereto as **Exhibit A** and made a part hereof (the "Application"). The Grantee has submitted to MHFA a Work Plan for funding under the Program, which as revised as required by MHFA, is attached hereto as ~~**Exhibit B**~~ **Exhibit B.1** and made a part hereof (the "Work Plan"). The Application and Work Plan are collectively known as the "Grantee's Project Plan". The Grantee shall perform the activities that are outlined in the Grantee's Project Plan in accordance with the approved budget specified in the Grantee's Project Plan, or as otherwise approved in writing by MHFA.

2.3 ***Reporting***
The Grantee shall submit quarterly and annual reports to MHFA. These reports must be submitted in a template provided by MHFA and include actual Program results compared to Program objectives outlined in the Grantee's Project Plan. The Grantee shall submit to MHFA information about individual households served by the Grantee, as determined necessary by MHFA. Information about households served must be submitted to MHFA by the due dates established in the Reporting Timeline, attached hereto as ~~**Exhibit C**~~ **Exhibit C.1** (the "Reporting Timeline"). MHFA, at its sole discretion, will require Grantee to submit additional monthly Survey of Expenditures to MHFA regarding the total amount and percent of grant proceeds expended by the Grantee as established in the Reporting Timeline.

As noted in Clause 2.5 below, the Grantee is required to meet with their advisory committee on at least a quarterly basis. The Grantee is also required to evaluate and report to their advisory committee on performances outcomes and expenditures defined in the Grantee's Project Plan on at least a semi-annual basis.

REVISION 2. Clause 2.8 of **"Grantee's Duties"** is added as follows:

2.8 For awards greater than $25,000, a grantee performance evaluation will be posted publicly at https://osp.admin.mn.gov/granteval/grant-eval-public, per Minnesota Statutes 16B.98, Subdivision 12, and OGM Policy 08-13.

REVISION 3. Exhibit B (the "Work Plan") is deleted and replaced in its entirety with **Exhibit B.1,** which is attached to this Amendment.

REVISION 4. Exhibit C (the "Reporting Timeline") is deleted and replaced in its entirety with **Exhibit C.1,** which is attached to this Amendment.

REVISION 5. Clauses 4.1 and 4.2 of **"Consideration and Payment"** is amended as follows:

4.1 ***Consideration.***
MHFA will pay for all services performed by the Grantee under this Grant Contract Agreement as follows:

(a) ***Compensation***
The Grantee will be paid up to a maximum of ~~$4,005,047.00~~ $9,286,140.00 per the breakdown of costs contained in the approved budget specified in the Grantee's Project Plan.

(b) ***Travel Expenses***
Reimbursement for travel and subsistence expenses actually and necessarily incurred by the Grantee as a result of this Grant Agreement will not exceed $9,953.00; provided that the Grantee will be reimbursed for travel and subsistence expenses in the same manner and in no greater amount than provided in the current "Commissioner's Plan" promulgated by the Commissioner of Minnesota Management and Budget (MMB). The Grantee will not be reimbursed for travel and subsistence expenses incurred outside Minnesota unless it has received MHFA's prior written approval for out of state travel. Minnesota will be considered the home state for determining whether travel is out of state.

(c) ***Total Obligation***
The total obligation of MHFA for all compensation and reimbursements to the Grantee under this Grant Contract Agreement will not exceed ~~$4,015,000.00~~ $9,296,093.00 (the "Grant Proceeds").

4.2 ***Payment***

(a) Disbursements of Original Grant Proceeds

The disbursement of the Original Grant Proceeds is as follows:

(i) One-eighth of the original total amount of the Grant Proceeds will be disbursed upon execution of the original Grant Contract Agreement.

(ii) One-eighth of the original total amount of the Grant Proceeds, at MHFA's sole discretion and subject to funding availability, until the Grant Proceeds are fully disbursed, will be disbursed at the beginning of each quarter of MHFA's fiscal year during the original Grant Period of this Grant Contract Agreement.

(b) Disbursements of Grant Proceeds Added with Amendment #1

(iii) One-third ($1,760,364.33) of the Grant Proceeds added with Amendment #1 to this Grant Contract Agreement will be disbursed upon execution of Amendment #1.

(iv) One-third ($1,760,364.33) of the Grant Proceeds added with Amendment #1 to this Grant Contract Agreement will be disbursed by September 1, 2026.

(v) One-third ($1,760,364.34) of the Grant Proceeds added with Amendment #1 to this Grant Contract Agreement will be disbursed by November 1, 2026.

MHFA reserves the right to withhold or delay disbursements, at its sole discretion, if Grantee fails to perform or make reasonable, diligent progress towards the activities set forth in Grantee's Project Plan or otherwise fails to comply with the requirements of this Grant Contract Agreement.

~~(b)~~(c) Unexpended Funds

The Grantee must promptly return to MHFA, within 60 days of the end of the Grant Period, any unexpended funds that have not been accounted for annually in a financial report to MHFA due at grant closeout.

~~(c)~~(d) Interest Earnings

Interest accruing on the Grant Proceeds held by the Grantee shall be applied in accordance with the permitted activities outlined in Grantee's Project Plan.

~~(d)~~(e) Disbursements Subject to Discretion and Funding Availability

The amount and timing of all disbursements described in 4.2(a) are subject to MHFA's sole discretion and funding availability

REVISION 6. Clause 18. **"Conflicts"** is amended as follows:
In the event of a conflict between the terms of this Grant Contract Agreement, its exhibits, and the Program Guide, or between exhibits, the order of precedence is first the Grant Contract Agreement, and then in the following order:

Program Guide

~~Exhibit B~~ Exhibit B.1

Exhibit A

~~Exhibit C~~ Exhibit C.1

Grantee

The Grantee certifies that the appropriate person(s) have executed the Grant Contract Agreement on behalf of the Grantee as required by applicable articles, bylaws, resolutions, or ordinances.

Print Name: ___________________________________

Signature: _____________________________________

Title:______________________Date: ______________

Print Name: ___________________________________

Signature: _____________________________________

Title:______________________Date: ______________

Minnesota Housing Finance Agency

With delegated authority

Print Name: ___________________________________

Signature: _____________________________________

Title:______________________Date: ______________

Exhibit B.1

Family Homeless Prevention and Assistance Program (FHPAP) Work Plan 2026-27 Biennium

The purpose of the FHPAP Work Plan is to describe changes to the budget, outputs, or activities due to the final FHPAP award amount. The FHPAP Work Plan must be submitted and approved by MHFA prior to the execution of the Grant Contract Agreement.

BUDGET AND PROJECTED HOUSEHOLDS
Expectation: The Grantee must adjust its budget and proposed number of households to match the award provided by MHFA. The final budget document, including the projected number of households to be served, must reflect the spirit and intent of the initial application.
1. Submit copies of updated budget spreadsheets for the total budget, Grantee budget, and subgrantee budgets. 2. If the budget and outputs have been adjusted proportionately but no change has been made to the anticipated services or activities, you may skip this question. If adjustments have been made that differ from the initial application, please describe here, and include rationale and guidance from the advisory committee: • Details of any revisions to the proposed activities based on the award amount • Details of any revisions to the proposed households served based on the award amount • Details of any budget items that have significantly higher cost per household than the initial application
Response: Ramsey County applied for $23,856,193.78 to serve 7,839 households across all four FHPAP-supported interventions: Coordinated Entry, Street Outreach, Prevention, and Rapid Rehousing. While recognizing current funding limitations within FHPAP, the request also considered potential legislative changes that could increase available resources and maximize local impact. Through Ramsey County's local Letter of Interest process—built on projects selected through the 2022–2023 competitive solicitation—proposals were evaluated and assigned to Tier 1 or Tier 2. Tier 2 projects were contingent on securing funding significantly above the base allocation. Ultimately, Ramsey County was awarded $4,015,000.00, an 83% reduction from the requested amount. For 2025–2027, funds will be sub-granted to Tier 1 agencies and projects, with an estimated 3,110 households to be served (see table below). Ramsey County's key proposal strategies will be maintained, and a full-time FHPAP Coordinator will be funded to support these projects and provide administrative oversight.

Projects

Tier 1 - Funded	
Agency	**Project**
Lutheran Social Services	Street Outreach (youth)
Amherst Wilder Foundation	Rapid Rehousing (families)
Face to Face	Rapid Rehousing (youth)
Catholic Charities	Coordinated Entry and Prevention/Shelter Diversion (families)
American Indian Family Center	Prevention (culturally specific services prioritized to the American Indian/Indigenous population)
*Minnesota Community Care	Prevention, including sanitation services
*Neighborhood House	Prevention
*Solid Ground	Prevention
Housing Court Collaborative partner	
Tier 2 – Not Funded	
Agency	**Project**
Face to Face	Coordinated Entry
1 Day At A Time	Rapid Rehousing
Amherst Wilder Foundation	Prevention
Merrick Community Services	Prevention
YMCA	Prevention and Rapid Rehousing
CLUES	Prevention

Household Projections

Tier 1 Intervention	Application Projections Tier 1	2025-2027 Biennium Projections
Street Outreach	2160	1646
Rapid Rehousing	90	47
Coordinated Entry	700	700
Prevention	3800	717
Tier 1 Subtotal	**6750**	**3110**
Tier 2 Intervention	**Application Projections Tier 2**	**2025-2027 Biennium Projections**
Rapid Rehousing	49	0
Coordinated Entry	500	0
Prevention	540	0
Tier 2 Subtotal	**1089**	0
Totals	**7839**	**3110**

Budget

Tier 1	Application Request	2025-2027 Budget
Street Outreach	$360,454.00 (2%)	$180,675 (4.5%)
Rapid Rehousing	$1,232,262.74 (7%)	$682,550.00 (17%)
Coordinated Entry	$319,150.04 (2%)	$301,125.00 7.5%
Prevention	$14,485,436.23	$2,629,825

	(86%)	(65.5%)
Ramsey County Administration	$415,703.45 (3%)	$220,825 5.5%
Tier 1 Subtotal	**$16,813,006.46**	**$4,015,000**
Tier 2	**Application Request**	**2025-2027 Budget**
Rapid Rehousing	$1,005,152.80	$0.00
Coordinated Entry	$278,234.28	$0.00
Prevention	$4,978,451.17	$0.00
Ramsey County	$781,349.07	$0.00
Tier 2 Subtotal	**$7,043,187.32**	**$0.00**
Totals	**$23,856,193.78**	**$4,015,000**

The total budget for Ramsey County and corresponding household projections requested on the application was geared toward the needs we have in our community, informed by our Advisory Committee and Biennial Needs Assessment. The total request sought to maximize impact and align with local priorities—particularly in prevention, where we receive approximately 20,000 requests for assistance annually.

Though not perfectly proportional, the adjustments from the original application to the budget and corresponding household projections were made to a level that allows these projects to operate at full capacity, maintain high-quality services, and ensure proper oversight in line with the award amount. These adjustments also align with the original base funding priorities for each intervention, as established in partnership with the Advisory Committee.

Ramsey County Projects by Intervention

Street Outreach

Our **Street Outreach subgrantee** is:

1. Lutheran Social Services – *StreetWorks Collaborative*

The FHPAP-supported Street Outreach project engages unsheltered youth—especially those from marginalized communities, pregnant/parenting, and other at-risk youth—by building trust, meeting immediate needs, and connecting them to housing, health, and emergency services. Using trauma-informed and culturally responsive approaches, Outreach Workers (OWs) screen for exploitation, provide education, and link youth to tailored resources that promote safety, stability, and long-term housing.

OWs approach youth where they congregate, including downtown St. Paul, transit centers, schools, recreation centers, libraries, and malls. Youth who are experiencing homelessness work extremely hard to keep that status hidden, so any youth who are willing to engage with an OW can begin to get connected to any assistance an OW can provide for that youth's individual situation. OWs are skilled assessors who can build rapport with youth and identify youth in need. Youth can self-refer by approaching a StreetWorks OW on the street, emailing or calling the StreetWorks office, interacting with social media accounts, or contacting an OW through YSNMN.org. Information about StreetWorks and how to contact them is provided via info cards and fliers at local businesses and drop-in centers, via social media, through school social workers, and through Youth Service Network providers. OWs also receive referrals from a wide array of community partners with whom StreetWorks has fostered collaborative relationships over the years.

OWs provide:
- Low-barrier, non-transactional, relationship-focused, street and site-based youth outreach
- Basic needs items, including snacks, safer sex kits, nasal naloxone, hygiene items, bus tokens, gift cards, socks and underwear, tents, tarps, backpacks, first aid kits, etc
- Rental deposit funds
- Connection to coordinated entry assessments and referrals
- Connections to culturally specific services and supports
- Warm handoff referrals for a variety of youth services, including health services and employment/education programs
- Access/referrals to safe, appropriate, and stable shelter/housing

Rapid Rehousing
The FHPAP-supported Rapid Rehousing projects provide time-limited financial assistance and case management for up to 24 months to help youth and families quickly transition from homelessness to stable housing. By offering flexible financial support along with individualized case management, these projects help residents overcome immediate barriers to housing stability and progressively works with them to build longer-term, positive outcomes. These strategies, collectively, aim to reduce homelessness in Ramsey County by addressing both the immediate crisis and long-term stability needs of residents, with a focus on *Housing First* principles and leveraging community resources to provide comprehensive support that caters to both families and youth, with a focus placed on Black/African American households.

Our **Rapid Rehousing subgrantees** include:
1. Amherst Wilder Foundation – Wilder ROOF Project
2. Face to Face

Wilder ROOF Project - Families
Wilder's ROOF Rapid Rehousing Program is a scattered-site supportive housing initiative designed to assist families facing homelessness. Participants are referred through Coordinated Entry, and receive up to 24 months of case management services and rental assistance, with ongoing subsidies funded by a HUD contract after they are stably housed through FHPAP.

The program emphasizes housing stability beyond paying rent through a strengths-based orientation, addressing barriers like employment, education, mental health, and community connections. ROOF staff work closely with families to locate safe, affordable housing and help them overcome long-term challenges. Wilder's Whole Family approach ensures that families are supported across all needs, including access to public benefits, mental health services, and community resources.

Face to Face – Single Youth
Face to Face's project provides critical support for unaccompanied BIPOC youth for up to 24 months by offering first month rent and deposit to get clients into housing and then pays 70% of their rent for the first year. F2F then begins stepping down the portion of the rent while supporting the youth to take over a larger portion. The project builds in flexibility to support youth during the step-down process if they face hardships where they can't cover their portion. Youth receive comprehensive case management, with personalized assistance in accessing vital community services, including public benefits, GED tutoring, mental health care, and life skills development. Face to Face emphasizes culturally specific partnerships, LGBTQ+ inclusivity, and linguistic competency, ensuring services resonate with the diverse backgrounds of participants. With a focus on long-term housing

stability, staff in this area will provide ongoing support, including safety planning, budget management, and advocacy.

Coordinated Entry

Our **Coordinated Entry subgrantee** is:

1. Catholic Charities – Coordinated Access to Housing and Shelter (CAHS)

CAHS provides crucial housing referral services to families with dependent children experiencing homelessness in Ramsey County, including parenting youth (18-24), veterans, and those fleeing domestic violence. The program streamlines access to housing resources through referrals from the Ramsey County Family Shelter Team or the United Way 211 hotline. CAHS manages the Ramsey County Housing Priority List, connecting families to supportive housing and offering shelter-to-housing navigation services. The program's collaborative approach with housing navigators and providers accelerates housing placements, reducing service gaps and strengthening the county's homeless response system.

Prevention

As funding permits, eligible households may receive supportive services and financial assistance to help maintain housing stability. Financial support may include rent, deposit, utility, or sanitation services. While it was initially intended to offer mortgage assistance, we determined that funding is more urgently needed for other eligible expenses; therefore, mortgage assistance will not be administered. The Ramsey County webpage www.ramseycounty.us/homeaid will remain updated to help direct residents to prevention resources and Ramsey County aims continue the 'No Wrong Door' approach efforts to assist residents through the assessment and application process.

In collaboration with other agencies, subgrantees are encouraged to leverage additional financial resources—such as County Emergency Assistance, Emergency General Assistance, the Community Sharing Fund, and Local Affordable Housing Aid—by braiding funds wherever possible to resolve financial emergencies. Beyond addressing financial crises, subgrantees provide coaching and will connect households with critical resources, including financial literacy programs, employment and training opportunities, health services, and other basic needs, many of which are available and deeply embedded within their agencies.

In consultation with the FHPAP Advisory Committee and in recognition of funding limitations, Ramsey County will prioritize financial assistance of up to $1,500 per household for eligible households who:

- Have not received FHPAP assistance in the past 12 months;
- Are at risk of eviction (e.g., with a Notice of Intent to Evict or Eviction Summons);
- Have received a utility disconnection notice; or
- Are currently experiencing homelessness.

Exceptions to these criteria may be made on a case-by-case basis.

Per Chapter 3.03 of the FHPAP Program Guide, the Minnesota Prevention Assessment Tool (MPAT) will be used for households at imminent risk of homelessness who request rental assistance. In consultation with the Advisory Committee, households may receive one additional point if they reside in zip codes of high poverty including 55104, 55106, 55117, 55119. The MPAT will not be required for utility, deposit, or sanitation assistance. In these cases, subgrantees may rely on partner referrals, direct applications, and documentation of emergency needs (e.g., self-attestation or proof of a shelter stay).

The goal is to avoid placing undue burden on households while ensuring case notes clearly document the need for assistance.

Our **Prevention subgrantees** include:
1. American Indian Family Center - Thinica Owichakiyapi Thipi (Helping the Homeless Build)
2. Catholic Charities – Family Shelter Diversion project
3. Minnesota Community Care – HouseCalls
4. Neighborhood House
5. Solid Ground – Home2Stay

Our key prevention initiatives include:
1. **Housing Court Collaborative –** Through the Housing Court Collaborative, residents that have been summoned to court for eviction gain access to legal, mediation, and financial clinics on Tuesdays, Wednesdays, and Thursdays. FHPAP-funded projects including Neighborhood House, Minnesota Community Care ('HouseCalls'), and Solid Ground ('Home2Stay') participate in this collaborative and assess households for financial help, often acting as a bridge to other resources like county-administered Emergency Assistance. The financial clinic is a critical project, a last possible resource for residents to prevent homelessness.
2. **Shelter Diversion –** The Shelter Diversion project through Catholic Charities is a collaboration between the Ramsey County Family Shelter Team and Catholic Charities. Shelter diversion is a strategy designed to help families at imminent risk of homelessness avoid emergency shelters by providing services including family reunification, conflict mediation, landlord mediation, and/or financial assistance. The goal is to resolve the immediate crisis and prevent shelter entry through personalized, creative solutions where residents are empowered to take the lead, choosing future actions based on their safety, interests, and personal goals. Staff in this area serve as non-judgmental sounding boards, trained in active listening and mediation, allowing residents to explore options freely and confidently.
3. **Culturally-specific Services –** The American Indian Family Center (AIFC) offers comprehensive services to American Indian families. Its FHPAP project, Thinica Owichakiyapi Thipi (Helping the Homeless Build), offers financial management and budgeting, tenant education, landlord mediation, employment training, and housing search and placement through a decolonized lens. This approach partners with providing families behavioral health support and family & youth services to promote traditional lifestyles.
4. **Sanitation Services -** Minnesota Community Care (MCC)'s FHPAP program, 'HouseCalls' - a nearly 30-year collaboration with Ramsey County Public Health, focuses on health equity and housing stability. In addition to crisis assistance and partnerships with Housing Court, HouseCalls provides sanitation services to prevent homelessness due to unsanitary or hoarding conditions through highly trained social workers.

Amendment 1:

Summary

The additional one-time funding of $5,281,093 will expand Ramsey County's existing homelessness prevention and rapid rehousing system over a six-month implementation period by increasing service capacity, strengthening administrative oversight, and leveraging established partnerships and referral pathways. All subgrantees will receive funding through this amendment, with the exception of Wilder (Family Rapid Rehousing) and Lutheran Social

Services (Youth Street Outreach), which declined to participate primarily due to considerations related to the accelerated deployment timeline and project scope.

Ramsey County projects serving an additional 1,012 households through our prevention programming and an additional 18 households through our youth-specific rapid rehousing program. In total, across all projects, our household projections will increase from 3,110 to 4,140.

Additional staffing will be added to both the administrative and supportive services categories to support implementation, oversight, and service delivery. However, the overall percentage of funding allocated to these areas will decrease because the significant increase in direct financial assistance shifts a larger share of the total budget to direct household assistance.

The average direct assistance per household will also increase, allowing providers to budget assistance at levels that more closely reflect current local need. As a result, most households can receive sufficient assistance through a single funding source rather than requiring multiple funding streams in addition to FHPAP to resolve a housing crisis. This approach increases the level of support available to households while reducing administrative complexity, improving coordination, and creating greater efficiencies across projects. Finally, the Advisory Committee approved lifting the prevention funding cap and the 12-month re-access restriction, which had been implemented at the start of the grant period in response to the significant funding reduction. Removing these limitations will allow subgrantees to more rapidly deploy the additional resources and expand assistance to eligible households.

Budget Category Changes	**Percent of Funding**	**FTE**
Administration Original	14.3%	2.58
Administration Amended	10.7%	4.29
Supportive Services Original	48.5%	15.53
Supportive Services Amended	27.5%	21.58
Direct Assistance Original	37.2%	
Direct Assistance Amended	62.0%	

Direct Assistance Averages	**Prevention**	**Rapid Rehousing**
Average Direct Assistance Original	1,579.00	6,587.45
Average Direct Assistance Additional	**3,628.67**	**12,013.89**
Average Direct Assistance Amended	2,778.69	8,090.15

Homelessness Prevention

Prevention resources will be deployed through Ramsey County's existing network of providers and projects. Outreach efforts will include updated public-facing communications to better direct households to the appropriate providers based on household type, timing, and circumstances. We are working with Advisory members and Ramsey County Communications to support this effort.

To successfully deploy these funds, providers will expand both direct service capacity and administrative infrastructure:

- **American Indian Family Center (AIFC):** Serve 100 additional households by adding 0.75 FTE direct service staff and 0.25 FTE administrative capacity to support program oversight and reporting.

- **Catholic Charities:** Serve 16 additional family diversion households through expanded referral partnerships with Ramsey County's Single Point of Entry, Housing Court Collaborative, and Coordinated Entry. No additional staffing is required.

- **Neighborhood House:** Serve 312 additional households by adding 2.0 FTE direct service staff and 0.40 FTE administrative capacity to provide increased oversight, fiscal management, and reporting. The agency will also build long-term capacity by recruiting and supporting social work interns.

- **Minnesota Community Care (HouseCalls):** Serve 300 additional households by leveraging existing fully funded staffing while adding 0.26 FTE administrative oversight to support increased program management. Services will also expand to assist households facing eviction due to sanitation issues.

- **Solid Ground:** Serve 190 additional family households through the addition of 1.0 FTE direct service staff and 0.25 FTE administrative capacity to support implementation and oversight.

- **Ramsey County Internal Programs:** Serve 94 additional households through existing Family Rapid Stabilization Services and Shelter Entry and Diversion (SHED) programs. The FHPAP Coordinator, supervisory staff, and dedicated HMIS staff will provide program oversight, onboarding, data management, and implementation support to maximize service delivery and ensure accountability.

Across all prevention partners, the additional administrative capacity will strengthen fiscal oversight, contract management, reporting, provider onboarding, HMIS coordination, and quality assurance while allowing frontline staff to focus on direct household assistance.

Rapid Rehousing

Rapid rehousing funding will expand services through Face to Face by serving 18 additional youth households (14 single youth and 4 family youth households). The project will add 0.5 FTE direct service staff and 0.25 FTE administrative capacity to support implementation and oversight.

Ramsey County has waived the Coordinated Entry requirement for these one-time funds to allow assistance to households that already have case management, are employed, and would benefit from a shorter-term rental subsidy but are not prioritized under local Coordinated Entry policy. Households will receive supportive services for six months with a declining rental subsidy of 100% during months 1-2, 75% during months 3-4, and 50% during months 5-6, supporting a successful transition to long-term housing stability.

ACKNOWLEDGMENT OF PROGRAM EXPECTATIONS
Eligibility Criteria: Grantees must follow the state eligibility criteria allowable by the program (see section 3.02 of the Program Guide). If your program will be utilizing one of the following exceptions, please check the box below and, if not described in the application, provide a response as well. ☐ The Grantee will further restrict household income below 200% of federal poverty guidelines to target households with the greatest need. ☒ The Grantee will further target their Rapid Rehousing resources toward households prioritized by their Continuum of Care, such as chronically homeless or literally homeless. ☐ The Grantee or subgrantees are specializing in serving a specific population, such as youth or families, and are targeting those households. Regardless, the grantee has demonstrated in the application narrative how all households will be served with assistance. ☐ The Grantee will assess households for FHPAP eligibility at the same time as assessing the household for Emergency Assistance/Emergency General Assistance (EA/EGA) with a process that does not add undue burden to the household.
Response: Heading Home Ramsey prioritizes chronically homeless households for rapid rehousing.
Monitoring: Regular and ongoing monitoring of client records and financial files. At least annually, the Grantee and its advisory committee will be responsible to monitor each organization providing Program funded activities. Monitoring must include review of client records documenting eligibility and service provision. It should also include review of financial files for eligible expenses, invoicing, and supporting documentation. Results should be shared with the Grantee's advisory committee.

Performance: The Grantee will utilize the HMIS FHPAP Supplemental (036) report to evaluate the performance of the Program and share the results with the Grantee's advisory committee for additional discussion: • **Measure #1:** The percentage of households receiving assistance who are not yet homeless who do not become homeless *(Prevent)* • **Measure #2:** The percentage of households who exit to permanent, stable housing, by race, ethnicity, and household type *(Rare)* • **Measure #3:** The length of time from enrollment to housing placement *(Brief)* • **Measure #4:** The percentage of households served, indicated by race, ethnicity, and household type, who do not return to homelessness *(One-time)* • **Measure #5:** Intake demographics of the households served compared to exit demographics by destination (for example, if the program serves 60% of people of color clients, are 60% of FHPAP's positive housing outcomes going to people of color?) *(Equity)*

MHFA may also add strong recommendations or conditions into a Grantee's FHPAP Work Plan as a part of the award process which would be outlined in writing below. If no strong recommendations or conditions are listed, no response is required.

Strong Recommendations or Conditions
Response:

Exhibit C.1

FHPAP Biennial Reporting Timeline
October 1, 2025 – September 30, 2027

October 2025	Program start date (or later date if contract is not fully executed by October 1, 2025)
	Quarterly Coordinator's teleconference 10-11:30 a.m.
	Annual Grantee Meeting – Location and exact date TBD
January 26, 2026	Quarterly Coordinator's teleconference 10-11:30 a.m.
February 10, 2026	1st Expenditure and Outputs Report (10/1/25-12/31/25) due
April 27, 2026	Quarterly Coordinator's teleconference 10-11:30 a.m.
May 12, 2026	2nd Expenditure and Outputs Report (10/1/25-3/31/26) due
	HMIS Report (10/1/25-3/31/26 due)
July 27, 2026	Quarterly Coordinator's teleconference 10-11:30 a.m.
August 2026	3rd Expenditure and Outputs Report (10/1/25-6/30/26) due
	Survey of Expenditures due – exact date TBD
September 2026	Survey of Expenditures due – exact date TBD
	Annual Grantee Meeting – Location and exact date TBD
October 2026	Quarterly Coordinator's teleconference 10-11:30 a.m.
	Survey of Expenditures due – exact date TBD
November 2026	Survey of Expenditures (7/1/26 – 10/31/26) due – date TBD
	4th Expenditure and Outputs Report (10/1/25-9/30/26) due
	Final Annual Narrative Report (10/1/25-9/30/26) due
	HMIS Report (10/1/25-9/30/26) due
	FY 28-29 RFP Published / Information Session (Tentative)
December 2026	Survey of Expenditures due – exact date TBD
January 2027	*FY 28-29 RFP Proposal due (Tentative)*
	Quarterly Coordinator's teleconference 10-11:30 a.m.
	Survey of Expenditures due – exact date TBD
February 9, 2027	5th Expenditure and Outputs Report (10/1/25-12/31/26) due
April 26, 2027	Quarterly Coordinator's teleconference 10-11:30 a.m.
May 11, 2027	6th Expenditure and Outputs Report (10/1/25-3/31/27) due
	HMIS Report (10/1/25-3/31/27) due
July 26, 2027	Quarterly Coordinator's teleconference 10-11:30 a.m.
August 10, 2027	7th Expenditure and Outputs Report (10/1/25-6/30/27) due
November 9, 2027	8th Expenditure and Outputs Report (10/1/25-9/30/27) due
	Final Annual Narrative Report (10/1/25-9/30/27) due
	HMIS Report (10/1/25-9/30/27) due

NOTE: Grantees that have not fully expended FHPAP funds awarded in the first contract amendment by December 31, 2026, will be subject to additional Survey of Expenditure submission requirements, which is a short survey regarding the total amount and percent expended by the grant administrator.

Report dates are subject to change. FHPAP grantees will receive email notification of all report deadlines.

FHPAP Grantee:	Ramsey County
Federal ID #	41-6005875
State Tax ID#	8027226

Grantee*	FHPAP Coordinator
Contact person	Renee Theese
Address	121 E. 7th Place #3200
City	St. Paul
State	MN
Zip Code	55101
Phone	612-358-5207
Email	renee.theese@ramseycountymn.gov

Executive Director	
Name	Jaime Wilkins
Address	121 7th Place #3200
City	St. Paul
State	MN
Zip Code	55101
Phone	651-266-1041
Email	jaime.wilkins@ramseycountymn.gov

Grantee*	Planning Manager
Contact person	Naly Yang
Address	121 E. 7th Place #3200
City	St. Paul
State	MN
Zip Code	55101
Phone	651-266-4106
Email	naly.yang@ramseycountymn.gov

* You must have two FHPAP Grantee contacts noted

Board Chair	
Name	Rafael Ortega
Address	15 W. Kellogg Blvd. #220
City	St. Paul
State	MN
Zip Code	55101
Phone	651-266-8361
Email	rafael.ortega@ramseycountymn.gov

HMIS	
Contact person	MaryJo Weishan
Address	121 E. 7th Place #3200
City	St. Paul
State	MN
Zip Code	55101
Phone	651-440-2595
Email	maryjo.weishan@ramseycountymn.gov

Fiscal Director	
Name	Amelia Cruver
Address	121 7th Place
City	St. Paul
State	MN
Zip Code	55101
Phone	651-266-8450
Email	amelia.cruver@ramseycountymn.gov

Please provide contact information for each subgrantee:

Subgrantee #1	American Indian Family Center	**Subgrantee #2**	Catholic Charities Twin Cities	**Subgrantee #3**	Face to Face
Contact person	Kristin Kinney, Executive Director	Contact person	Alanna Hinz-Sweeney, Program Director	Contact person	Hanna Getachew-Kreusser, Executive Director
Address	579 Wells St.	Address	1007 E. 14th St.	Address	1165 Arcade St.
City	St. Paul	City	Minneapolis	City	St. Paul
State	MN	State	MN	State	MN
Zip Code	55106	Zip Code	55404	Zip Code	55106
Phone	651-505-6774	Phone	651-647-2281	Phone	651-772-5556
Email	kristin.kinney@aifcmn.org	Email	alanna.hinz@cctwincities.org	Email	getachew-kreusserh@face2face.org

Subgrantee #4	Lutheran Social Services	**Subgrantee #5**	MN Community Care	**Subgrantee #6**	Neighborhood House
Contact person	Jen Fairbourne, Director of Homeless Youth Services	Contact person	Renee Leinbach, Interim President & Executive Officer	Contact person	JoHanna Smrcina, Housing Stability Director
Address	1605 Eustis St.	Address	380 Lafayette Frontage Rd. Suite 200	Address	179 Robie St.
City	St. Paul	City	St. Paul	City	St. Paul
State	MN	State	MN	State	MN
Zip Code	55108	Zip Code	55107	Zip Code	55107
Phone	651-587-5042	Phone	651-793-2222	Phone	651-789-3689
Email	jen.fairbourne@lssmn.org	Email	rleinbach@mncare.org	Email	jsmrcina@neighborhoodhousemn.org

Subgrantee #7	Solid Ground	**Subgrantee #8**	Amherst Wilder Foundation	**Subgrantee #9**	
Contact person	Diamond Hunter, Executive Director	Contact person	Jacqueline Jones, Director of Family Supportive Housing	Contact person	
Address	3521 Century Ave. N	Address	451 Lexington Pkwy N.	Address	
City	White Bear Lake	City	St. Paul	City	
State	MN	State	MN	State	
Zip Code	55110	Zip Code	55104	Zip Code	
Phone	651-308-2570	Phone	651-280-2368	Phone	
Email	dhunter@solidgroundmn.org	Email	jacqueline.jones@wilder.org	Email	

Subgrantee #10		**Subgrantee #11**		**Subgrantee #12**	
Contact person		Contact person		Contact person	
Address		Address		Address	
City		City		City	
State		State		State	
Zip Code		Zip Code		Zip Code	
Phone		Phone		Phone	
Email		Email		Email	

Subgrantee #13		**Subgrantee #14**		**Subgrantee #15**	
Contact person		Contact person		Contact person	
Address		Address		Address	
City		City		City	
State		State		State	
Zip Code		Zip Code		Zip Code	
Phone		Phone		Phone	
Email		Email		Email	

FHPAP BUDGET - FY2026-27			
FHPAP Grantee:	Ramsey County		
Cost Category	Total		
Administration (list FTEs in cell C4)	**4.29**		See Definitions tab Rows 4 - 17
Staffing	$ 867,345.00		
Travel	$ 1,152.00		
All Other Admin Expenses	$ 125,042.26		
Subtotal Administration	**$ 993,539.26**	*11%*	Cannot exceed 15% of total budget
Supportive Services (list FTEs in cell C9)	**21.58**		See Definitions tab Rows 19 - 31
Staffing	$ 2,444,396.00		
Travel	$ 14,943.00		
All Other Service Expenses	$ 92,873.10		
Subtotal Supportive Services	**$ 2,552,212.10**	*27%*	Cannot exceed 50% of total budget
Direct Assistance			See Definitions tab Rows 33 - 51
*Rent payment assistance, rental deposit, late fees, and rental application fees *Mortgage payment assistance *Utility payment assistance *Transportation assistance, vital documents, moving assistance, furniture, household supplies, basic needs, condemnation mitigation .	$ 5,750,341.64		
Subtotal Direct Assistance	**$ 5,750,341.64**		
Total Travel	$ 16,095.00		
TOTAL BUDGET	**$ 9,296,093.00**		

Guidance and Additional Information Available

For more information refer to the FHPAP Program Guide [Program Guide]

HOUSEHOLDS TO BE SERVED (OUTPUT)/Population Type	Singles		Families	
	Adult	Youth	Adult	Youth
	314	1449	1868	509

FHPAP BUDGET - FY2026-27			
FHPAP Grantee: Ramsey County			
Cost Category	**Total**		
Administration (list FTEs in cell C4)	**1.30**		See Definitions tab Rows 4 - 17
Staffing	$ 361,004.00		
Travel	$ 1,152.00		
All Other Admin Expenses	$ 5,450.00		
Subtotal Administration	**$ 367,606.00**	*44%*	Cannot exceed 15% of total budget
Supportive Services (list FTEs in cell C9)	**1.80**		See Definitions tab Rows 19 - 31
Staffing	$ 90,293.00		
Travel	$ -		
All Other Service Expenses	$ -		
Subtotal Supportive Services	**$ 90,293.00**	*11%*	Cannot exceed 50% of total budget
Direct Assistance			See Definitions tab Rows 33 - 51
*Rent payment assistance, rental deposit, late fees, and rental application fees *Mortgage payment assistance *Utility payment assistance *Transportation assistance, vital documents, moving assistance, furniture, household supplies, basic needs, condemnation mitigation	$ 369,019.00		
Subtotal Direct Assistance	**$ 369,019.00**		
Total Travel	$ 1,152.00		
TOTAL BUDGET	**$ 826,918.00**		

Guidance and Additional Information Available

For more information refer to the FHPAP Program Guide [Program Guide]

HOUSEHOLDS TO BE SERVED (OUTPUT)/Population Type	Singles		Families	
	Adult	**Youth**	**Adult**	**Youth**
	80	**0**	**14**	**0**

FHPAP BUDGET - FY2026-27			
FHPAP Grantee:	American Indian Family Center		
Cost Category	Total		
Administration (list FTEs in cell C4)	**0.40**		See Definitions tab Rows 4 - 17
Staffing	$ 59,782.50		
Travel			
All Other Admin Expenses	$ 29,664.90		
Subtotal Administration	**$ 89,447.40**	*10%*	Cannot exceed 15% of total budget
Supportive Services (list FTEs in cell C9)	**3.75**		See Definitions tab Rows 19 - 31
Staffing	$ 287,776.80		
Travel	$ 1,750.00		
All Other Service Expenses	$ 15,499.80		
Subtotal Supportive Services	**$ 305,026.60**	*34%*	Cannot exceed 50% of total budget
Direct Assistance			See Definitions tab Rows 33 - 51
*Rent payment assistance, rental deposit, late fees, and rental application fees *Mortgage payment assistance *Utility payment assistance *Transportation assistance, vital documents, moving assistance, furniture, household supplies, basic needs, condemnation mitigation	$ 500,000.00		
Subtotal Direct Assistance	**$ 500,000.00**		
Total Travel	$ 1,750.00		
TOTAL BUDGET	**$ 894,474.00**		

Guidance and Additional Information Available

For more information refer to the FHPAP Program Guide [Program Guide]

HOUSEHOLDS TO BE SERVED (OUTPUT)/Population Type	Singles		Families	
	Adult	Youth	Adult	Youth
	30	10	150	10

FHPAP BUDGET - FY2026-27			
FHPAP Grantee:	Catholic Charities		
Cost Category	Total		**Guidance and Additional Information Available** For more information refer to the FHPAP Program Guide — Program Guide
Administration (list FTEs in cell C4)	**0.20**		See Definitions tab Rows 4 - 17
Staffing	$ -		
Travel	$ -		
All Other Admin Expenses	$ 69,236.36		
Subtotal Administration	**$ 69,236.36**	*9%*	Cannot exceed 15% of total budget
Supportive Services (list FTEs in cell C9)	**3.00**		See Definitions tab Rows 19 - 31
Staffing	$ 436,000.00		
Travel	$ -		
All Other Service Expenses	$ 17,750.00		
Subtotal Supportive Services	**$ 453,750.00**	*60%*	Cannot exceed 50% of total budget
Direct Assistance			See Definitions tab Rows 33 - 51
*Rent payment assistance, rental deposit, late fees, and rental application fees *Mortgage payment assistance *Utility payment assistance *Transportation assistance, vital documents, moving assistance, furniture, household supplies, basic needs, condemnation mitigation	$ 238,613.64		
Subtotal Direct Assistance	**$ 238,613.64**		
Total Travel	$ -		
TOTAL BUDGET	**$ 761,600.00**		

HOUSEHOLDS TO BE SERVED (OUTPUT)/Population Type	Singles		Families	
	Adult	Youth	Adult	Youth
	0	0	616	210

FHPAP BUDGET - FY2026-27			
FHPAP Grantee:	Face to Face		
Cost Category	Total		
Administration (list FTEs in cell C4)	**0.49**		See Definitions tab Rows 4 - 17
Staffing	$ 63,045.50		
Travel	$ -		
All Other Admin Expenses	$ -		
Subtotal Administration	**$ 63,045.50**	*10%*	Cannot exceed 15% of total budget
Supportive Services (list FTEs in cell C9)	**1.50**		See Definitions tab Rows 19 - 31
Staffing	$ 190,232.20		
Travel	$ 6,600.00		
All Other Service Expenses	$ 12,047.30		
Subtotal Supportive Services	**$ 208,879.50**	*32%*	Cannot exceed 50% of total budget
Direct Assistance			See Definitions tab Rows 33 - 51
*Rent payment assistance, rental deposit, late fees, and rental application fees *Mortgage payment assistance *Utility payment assistance *Transportation assistance, vital documents, moving assistance, furniture, household supplies, basic needs, condemnation mitigation	$ 389,350.00		
Subtotal Direct Assistance	**$ 389,350.00**		
Total Travel	$ 6,600.00		
TOTAL BUDGET	**$ 661,275.00**		

Guidance and Additional Information Available

For more information refer to the FHPAP Program Guide Program Guide

HOUSEHOLDS TO BE SERVED (OUTPUT)/Population Type	Singles		Families	
	Adult	Youth	Adult	Youth
	0	29	0	4

FHPAP BUDGET - FY2026-27		
FHPAP Grantee:	Lutheran Social Services	
Cost Category	**Total**	
Administration (list FTEs in cell C4)	**0.00**	
Staffing	$ -	
Travel	$ -	
All Other Admin Expenses	$ -	
Subtotal Administration	**$ -**	*0%*
Supportive Services (list FTEs in cell C9)	**1.00**	
Staffing	$ 124,900.00	
Travel	$ -	
All Other Service Expenses	$ 4,668.00	
Subtotal Supportive Services	**$ 129,568.00**	*72%*
Direct Assistance		
*Rent payment assistance, rental deposit, late fees, and rental application fees *Mortgage payment assistance *Utility payment assistance *Transportation assistance, vital documents, moving assistance, furniture, household supplies, basic needs, condemnation mitigation	$ 51,107.00	
Subtotal Direct Assistance	**$ 51,107.00**	
Total Travel	$ -	
TOTAL BUDGET	**$ 180,675.00**	

Guidance and Additional Information Available

For more information refer to the FHPAP Program Guide [Program Guide]

See Definitions tab Rows 4 - 17

Cannot exceed 15% of total budget

See Definitions tab Rows 19 - 31

Cannot exceed 50% of total budget

See Definitions tab Rows 33 - 51

HOUSEHOLDS TO BE SERVED (OUTPUT)/Population Type	Singles		Families	
	Adult	**Youth**	**Adult**	**Youth**
	0	**1399**	**0**	**247**

FHPAP BUDGET - FY2026-27			
FHPAP Grantee:	**MN Community Care**		
Cost Category	**Total**		
Administration (list FTEs in cell C4)	**0.43**		See Definitions tab Rows 4 - 17
Staffing	$ 162,666.00		
Travel	$ -		
All Other Admin Expenses	$ 450.00		
Subtotal Administration	**$ 163,116.00**	*10%*	Cannot exceed 15% of total budget
Supportive Services (list FTEs in cell C9)	**2.00**		See Definitions tab Rows 19 - 31
Staffing	$ 314,679.00		
Travel	$ -		
All Other Service Expenses	$ 900.00		
Subtotal Supportive Services	**$ 315,579.00**	*19%*	Cannot exceed 50% of total budget
Direct Assistance			See Definitions tab Rows 33 - 51
*Rent payment assistance, rental deposit, late fees, and rental application fees *Mortgage payment assistance *Utility payment assistance *Transportation assistance, vital documents, moving assistance, furniture, household supplies, basic needs, condemnation mitigation	$ 1,152,463.00		
Subtotal Direct Assistance	**$ 1,152,463.00**		
Total Travel	$ -		
TOTAL BUDGET	**$ 1,631,158.00**		

Guidance and Additional Information Available

For more information refer to the FHPAP Program Guide [Program Guide]

HOUSEHOLDS TO BE SERVED (OUTPUT)/Population Type	**Singles**		**Families**	
	Adult	**Youth**	**Adult**	**Youth**
	142	**6**	**312**	**10**

FHPAP BUDGET - FY2026-27			
FHPAP Grantee:	Neighborhood House		
Cost Category	Total		
Administration (list FTEs in cell C4)	**0.75**		See Definitions tab Rows 4 - 17
Staffing	$ 140,000.00		
Travel	$ -		
All Other Admin Expenses	$ 3,115.00		
Subtotal Administration	**$ 143,115.00**	*5%*	Cannot exceed 15% of total budget
Supportive Services (list FTEs in cell C9)	**5.00**		See Definitions tab Rows 19 - 31
Staffing	$ 600,000.00		
Travel	$ -		
All Other Service Expenses	$ 15,579.00		
Subtotal Supportive Services	**$ 615,579.00**	*23%*	Cannot exceed 50% of total budget
Direct Assistance			See Definitions tab Rows 33 - 51
*Rent payment assistance, rental deposit, late fees, and rental application fees *Mortgage payment assistance *Utility payment assistance *Transportation assistance, vital documents, moving assistance, furniture, household supplies, basic needs, condemnation mitigation	$ 1,872,464.00		
Subtotal Direct Assistance	**$ 1,872,464.00**		
Total Travel	$ -		
TOTAL BUDGET	**$ 2,631,158.00**		

Guidance and Additional Information Available

For more information refer to the FHPAP Program Guide Program Guide

HOUSEHOLDS TO BE SERVED (OUTPUT)/Population Type	Singles		Families	
	Adult	Youth	Adult	Youth
	62	5	408	5

FHPAP BUDGET - FY2026-27			
FHPAP Grantee: Solid Ground			
Cost Category	**Total**		
Administration (list FTEs in cell C4)	**0.60**		See Definitions tab Rows 4 - 17
Staffing	$ 60,645.00		
Travel	$ -		
All Other Admin Expenses	$ 3,200.00		
Subtotal Administration	**$ 63,845.00**	*5%*	Cannot exceed 15% of total budget
Supportive Services (list FTEs in cell C9)	**2.50**		See Definitions tab Rows 19 - 31
Staffing	$ 262,900.00		
Travel	$ -		
All Other Service Expenses	$ -		
Subtotal Supportive Services	**$ 262,900.00**	*19%*	Cannot exceed 50% of total budget
Direct Assistance			See Definitions tab Rows 33 - 51
*Rent payment assistance, rental deposit, late fees, and rental application fees *Mortgage payment assistance *Utility payment assistance *Transportation assistance, vital documents, moving assistance, furniture, household supplies, basic needs, condemnation mitigation	$ 1,040,815.00		
Subtotal Direct Assistance	**$ 1,040,815.00**		
Total Travel	$ -		
TOTAL BUDGET	**$ 1,367,560.00**		

Guidance and Additional Information Available

For more information refer to the FHPAP Program Guide [Program Guide]

HOUSEHOLDS TO BE SERVED (OUTPUT)/Population Type	Singles		Families	
	Adult	**Youth**	**Adult**	**Youth**
	0	**0**	**336**	**23**

FHPAP BUDGET - FY2026-27				
FHPAP Grantee:	Amherst Wilder Foundation			
Cost Category		**Total**		
Administration	**(list FTEs in cell C4)**	**0.12**		See Definitions tab Rows 4 - 17
Staffing		$ 20,202.00		
Travel		$ -		
All Other Admin Expenses		$ 13,926.00		
Subtotal Administration		**$ 34,128.00**	*10%*	Cannot exceed 15% of total budget
Supportive Services	**(list FTEs in cell C9)**	**1.03**		See Definitions tab Rows 19 - 31
Staffing		$ 137,615.00		
Travel		$ 6,593.00		
All Other Service Expenses		$ 26,429.00		
Subtotal Supportive Services		**$ 170,637.00**	*50%*	Cannot exceed 50% of total budget
Direct Assistance				See Definitions tab Rows 33 - 51
*Rent payment assistance, rental deposit, late fees, and rental application fees *Mortgage payment assistance *Utility payment assistance *Transportation assistance, vital documents, moving assistance, furniture, household supplies, basic needs, condemnation mitigation		$ 136,510.00		
Subtotal Direct Assistance		**$ 136,510.00**		
Total Travel		$ 6,593.00		
TOTAL BUDGET		**$ 341,275.00**		

Guidance and Additional Information Available

For more information refer to the FHPAP Program Guide Program Guide

HOUSEHOLDS TO BE SERVED (OUTPUT)/Population Type	Singles		Families	
	Adult	**Youth**	**Adult**	**Youth**
	0	**0**	**32**	**0**

RAMSEY COUNTY

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

Board of Commissioners

Request for Board Action

Item Number: 2026-266 **Meeting Date:** 8/4/2026

Sponsor: Social Services

Title
Proposed Changes and Additions to Social Services Fees

Recommendation
Approve proposed changes to rates for Mental Health services and additions of a fee schedule for Guardianship services.

Background and Rationale
Ramsey County Social Services provides services related to Mental Health and Guardianship. The proposed fee changes and additions reflect the cost of services and allow the county to obtain reimbursement for services provided and control unexpected costs from court-ordered fees.

Mental Health has an established client fee schedule. The Minnesota Department of Human Services (DHS) has implemented legislative changes affecting reimbursement for Substance Use Disorder (SUD) treatment services. These changes, effective August 1, 2026, establish new billing requirements, procedure codes, and reimbursement rates for counties and providers delivering outpatient SUD services.

To ensure compliance with these new state requirements, the Social Services Department is updating the Mental Health client fee schedule to incorporate the required SUD treatment procedure codes and rates established by the Minnesota Department of Human Services. The updated fee schedule adds outpatient Substance Use Disorder treatment services, including individual counseling, group counseling, and individual psychoeducation, using the appropriate Healthcare Common Procedure Coding System (HCPCS) procedure codes and reimbursement rates required under state guidance.

Updating the fee schedule will ensure Ramsey County remains compliant with state and federal billing requirements, accurately reflects currently authorized services, and supports consistent billing practices for Substance Use Disorder treatment services provided to county residents. The proposed rates align with the reimbursement methodology established by the Minnesota Department of Human Services and will replace the previous billing structure for these services effective August 1, 2026.

Most guardianship cases eligible for county funding are handled through the county's committee and contracted guardianship agencies. These cases have a contracted rate of payment for services and are funded through the Ramsey County Social Services budget. The Social Services Department is establishing a fee schedule for professional guardians, conservator and legal services to control court-ordered costs. Minnesota Statutes, section 524.5-502 allows courts to order guardianship, conservatorship and related legal fees be paid by the County of Financial Responsibility if the individual subject to guardianship/conservatorship is "indigent" (i.e., does not have sufficient assets to pay for the legal and guardian or conservatorship services and is eligible for a court fee waiver). While determining the appropriate fees to order, the court must consider a fee schedule set by the county. The guardianship fees are set at an appropriate level to ensure that Ramsey County is competitive with nearby counties.

County Goals (Check those advanced by Action)

☒ Well-being ☐ Prosperity ☐ Opportunity ☐ Accountability

Racial Equity Impact

Approximately 60% of clients served by the Mental Health Division and approximately 32% of the clients served through Ramsey County Guardianship services are from racially and ethnically diverse communities. In addition, approximately 40% of clients receiving clinical services are uninsured and self-pay, with fees determined using Ramsey County's sliding fee scale based on an individual's ability to pay.

The proposed fee schedule updates do not change eligibility for services, access to care, or the county's sliding fee discount program. These administrative updates ensure services are billed accurately and consistently under current state requirements while continuing to support equitable access to behavioral health services for all residents, regardless of insurance status or ability to pay. Establishing a fee schedule for guardianship services may reduce uncontrolled cost variability and help preserve county resources to maintain services for residents with the greatest needs.

Community Participation Level and Impact

The proposed fee changes reflect the Social Service Department's commitment to provide services that meet client needs, to treat clients fairly and accurately charge for the services provided to the community. Social Services is informing the community through this request of the rate updates.

☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Fiscal Impact

The proposed fee schedule updates for Mental Health incorporate new procedure codes and reimbursement rates established by the Minnesota Department of Human Services for outpatient Substance Use Disorder treatment services effective August 1, 2026. Approval of the updated fee schedule will allow Ramsey County to bill for these services in accordance with current state requirements and maintain compliance with applicable billing regulations.

The fiscal impact is expected to be minimal, as the updates primarily reflect changes in state-established billing codes and reimbursement methodology rather than an expansion of services. Implementing the revised fee schedule will support accurate reimbursement for eligible services and help ensure continued revenue recovery for outpatient Substance Use Disorder treatment services provided by the Mental Health Center.

A market analysis was conducted on rates for professional guardianship services. The rates are aligned with other counties in the metro area. Establishing the fee schedule to control court-ordered fees for guardianship services will allow the county to serve an anticipated increase in guardianship clients annually while remaining within the Social Services budget.

Last Previous Action

On August 8, 2023, the Ramsey County Board of Commissioners approved the updated fee schedule (Resolution B2023-128).

Attachments

1. SSD Fee Schedule

Social Services Fee Requests for Approval -- July 2026

Fee Description	Department	Area	Fee Determination Authority	Outpatient procedure code	Unit	Base Rate	Additional Information
Mental Health							
Individual Counseling	Social Services	Mental Health Center	Minnesota Department of Human Services	H0004 with modifier U8	15 minutes	$21.63	
Group Counseling	Social Services	Mental Health Center	Minnesota Department of Human Services	H0005 with modifier U8	15 minutes	$10.51	
Individual Psychoeducation	Social Services	Mental Health Center	Minnesota Department of Human Services	H2027 with modifer U8	15 minutes	$18.58	
Aging and Disability Services							
Legal Services (Professional Guardians/Conservators)	Social Services	Aging and Disability Services	County Board	n/a	15 minutes	$18.75	New fee
Paralegal Services (Professional Guardians/Conservators)	Social Services	Aging and Disability Services	County Board	n/a	15 minutes	$8.75	New fee
Guardianship/Conservator Services	Social Services	Aging and Disability Services	County Board	n/a	60 minutes (up to 4 hours/month)	$45.00	New fee