



# Housing and Redevelopment Authority Agenda

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

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**May 4, 2021 - 10 a.m.**

**Council Chambers - Courthouse Room 300**

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Pursuant to Minn. Stat. § 13D.021 and 13D.04 Subd. 3, the Chair of the Ramsey County Board of Commissioners has determined that an in-person meeting is not practical or prudent because of the COVID-19 pandemic and the declared state and local emergencies. Commissioners will participate by telephone or other electronic means. In addition, it may not be feasible to have any commissioner, staff, or members of the public present at the regular meeting location due to the COVID-19 pandemic and the declared emergencies. The meeting broadcast will be available online and linked via [ramseycounty.us/boardmeetings](http://ramseycounty.us/boardmeetings). Members of the public and the media will be able to watch the public meeting live online.

## **ROLL CALL**

1. **Agenda of May 4, 2021 is Presented for Approval.** [2021-254](#)

Sponsors: County Manager's Office

Approve the agenda of May 4, 2021.

2. **Minutes from January 5, 2021 are Presented for Approval** [2021-255](#)

Sponsors: County Manager's Office

Approve the January 5, 2021 Minutes.

## **ADMINISTRATIVE ITEMS**

3. **2021 Community Development Block Grant - HOME Investment Partnerships Act Action Plan** [2021-210](#)

Sponsors: Community & Economic Development

1. Approve the 2021-22 Action Plan Community Development Block Grant - HOME Investment Partnerships Act Action Plan/Proposed Use of Funds
2. Authorize the County Manager to accept the Program 2021-2022 Entitlement Award of \$1,197,719 of Community Development Block Grant Funds and \$542,165 of HOME Investment Partnerships Act Funds, which are available to the County through participation in the Dakota County HOME Consortium.
3. Authorize the County Manager to execute document the U.S. Department of Housing and Urban Development, related to the submission and execution of the 2021-22 Community Development Block Grant-HOME Investment Partnerships Act Program Action Plan/Proposed Use of Funds and to execute agreements with sponsors of Community Development Block Grant Program funded projects, in a form approved by the County's Attorney Office.
4. Authorize the County Manager to approve and execute amendments to agreements provided the amounts are within the budget of the approved plan.

**4. Environmental Response Fund Grant Awards**

[2021-212](#)

Sponsors: Community & Economic Development

1. Approve the selection of Amber Union (2077 Larpenteur Avenue, Falcon Heights) and Frogtown Crossroads (663 University Avenue W, Saint Paul) to receive Environmental Response Funds.
2. Authorize the award of Environmental Response Funds for Amber Union in the amount of \$200,000 and Frogtown Crossroads in the amount of \$20,845.
3. Authorize the County Manager to enter into agreements in a form approved by the County Attorney's Office

**ADJOURNMENT**



# Housing and Redevelopment Authority

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

## Request for Board Action

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**Item Number:** 2021-254

**Meeting Date:** 5/4/2021

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**Sponsor:** County Manager's Office

**Title**

Agenda of May 4, 2021 is Presented for Approval.

**Recommendation**

Approve the agenda of May 4, 2021.



# Housing and Redevelopment Authority

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

## Request for Board Action

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**Item Number:** 2021-255

**Meeting Date:** 5/4/2021

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**Sponsor:** County Manager's Office

**Title**

Minutes from January 5, 2021 are Presented for Approval

**Recommendation**

Approve the January 5, 2021 Minutes.

**Attachments**

1. January 5, 2021 Minutes

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January 5, 2021 - 9:30 a.m.

Council Chambers - Courthouse Room 300

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The Ramsey County Housing and Redevelopment Authority virtually met in regular session at 9:44 a.m. with the following members present: Carter, Frethem, McDonough, McGuire, Ortega, Reinhardt, and Chair MatasCastillo. Also present were Ryan O'Connor, County Manager, and Amy Schmidt, Assistant County Attorney.

### ROLL CALL

Present: Carter, Frethem, MatasCastillo, McDonough, McGuire, Ortega, and Reinhardt

1. Agenda of January 5, 2021 is Presented for Approval. [2021-003](#)

Sponsors: County Manager's Office

Motion by Frethem, seconded by McDonough. Motion passed.

Aye: Carter, Frethem, MatasCastillo, McDonough, McGuire, Ortega, and Reinhardt

2. Minutes from December 22, 2020 are Presented for Approval [2021-004](#)

Sponsors: County Manager's Office

Motion by Reinhardt, seconded by Frethem. Motion passed.

Aye: Carter, Frethem, MatasCastillo, McDonough, McGuire, Ortega, and Reinhardt

### POLICY ITEM

3. Election of Officers for 2021 [2021-005](#)

Sponsors: Board of Commissioners

Chair: Commissioner Trista MatasCastillo

Nominated by Commissioner Reinhardt, seconded by Commissioner Ortega.

Vice- Chair: Commissioner Victoria Reinhardt

Nominated by Commissioner McDonough, seconded by Commissioner McGuire.

Secretary: Commissioner Toni Carter

Nominated by Commissioner Reinhardt, seconded by Commissioner McDonough.

Motion passed.

Aye: Carter, Frethem, MatasCastillo, McDonough, McGuire, Ortega, and Reinhardt

Resolution: [H2021-001](#)

### ADJOURNMENT

Chair MatasCastillo declared the meeting adjourned at 9:49 a.m.



## Request for Board Action

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**Item Number:** 2021-210

**Meeting Date:** 5/4/2021

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**Sponsor:** Community & Economic Development

**Title**

2021 Community Development Block Grant - HOME Investment Partnerships Act Action Plan

**Recommendation**

1. Approve the 2021-22 Action Plan Community Development Block Grant - HOME Investment Partnerships Act Action Plan/Proposed Use of Funds
2. Authorize the County Manager to accept the Program 2021-2022 Entitlement Award of \$1,197,719 of Community Development Block Grant Funds and \$542,165 of HOME Investment Partnerships Act Funds, which are available to the County through participation in the Dakota County HOME Consortium.
3. Authorize the County Manager to execute document the U.S. Department of Housing and Urban Development, related to the submission and execution of the 2021-22 Community Development Block Grant-HOME Investment Partnerships Act Program Action Plan/Proposed Use of Funds and to execute agreements with sponsors of Community Development Block Grant Program funded projects, in a form approved by the County's Attorney Office.
4. Authorize the County Manager to approve and execute amendments to agreements provided the amounts are within the budget of the approved plan.

**Background and Rationale**

Ramsey County has received Community Development Block Grant funding as an Urban County for more than 25 years. The US Department of Housing and Urban Development (HUD) provides these annual grants to "develop viable urban communities by providing decent housing, a suitable living environment, and by expanding economic opportunities, principally for low and moderate-income persons". The Dakota County Consortium is the "participating jurisdiction" for Ramsey County's receipt of HOME Investment Partnerships Act Program Funds (HOME), which are limited to projects providing affordable housing. The Consortium consists of Anoka, Dakota, Ramsey and Washington Counties.

The Consolidated Plan, required by HUD, guides the investment of entitlement Community Development Block Grant Funds (CDBG) and HOME Funds over a five-year period. The Consolidated Plan is designed to help states and local jurisdictions assess their affordable housing and community development needs and market conditions, and to make data-drive, place-based investment decisions. The consolidated planning process serves as the framework for community members and organizations to identify housing and community development priorities that align and focus funding. The Consolidated Plan is carried out through Annual Action Plans, which provide a summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified in the consolidated planning process. Ramsey County reports on accomplishments and progress towards Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report.

The Consolidated Plan and subsequent Action Plans contain information that HUD requires for identifying housing, homeless, community and economic development needs throughout suburban Ramsey County, and to implement a funding strategy to meet those needs. The consolidated planning process also provides residents an opportunity to comment on how programs will be implemented to address the needs of low and

moderate-income residents. Information is compiled by Ramsey County and its sub-recipients and is used to make decisions regarding the most appropriate use of limited federal funds.

The Annual Action Plan/Proposed Use of Funds addresses needs of low and moderate-income persons in the suburban Ramsey County service area. Overall priorities for the use of funds, including countywide housing rehabilitation and weatherization, homebuyer assistance and business loan opportunities, and investment in affordable multi-family housing development, are after consultation with suburban municipalities, which participate in the Ramsey County Entitlement Program and community partners each year. The plan addresses the statutory requirements for receiving annual entitlement funds from HUD and is consistent with department strategies to foster prosperity and access to opportunities.

Projects recommended for funding in federal Fiscal Year 2021 (July 1, 2021-June 30, 2022) are consistent with the current Consolidated Plan. Ramsey County anticipates receiving a 2021 allocation of \$1,197,719 in CDBG funding and \$542,165 in HOME funding from HUD. Reprogrammed funds and loan repayments are expected to increase the total available investment to \$2,415,988.

CDBG Distribution of Funds

Energy Efficiency Deferred Loan Program-	
Center for Energy and Environment- suburban county-wide	\$150,000
Homeowner Rehab Program- Ramsey County- suburban county-wide	\$200,000
County Rehab Project Phase III- ASI Ramsey, Inc.- Falcon Heights and White Bear Lake	\$110,000
Potential Home Acquisition- One Stop for MN Communities -suburban county-wide	\$100,000
Heating and Cooling Replacement Units- Solid Ground- White Bear Lake	\$82,500
Housing Link Beyond Backgrounds- suburban county-wide	\$20,000
HOMELine Tenant Hotline- suburban county-wide	\$38,583
Marion Street Trail Connection-	
City of Roseville Economic Development Authority- Roseville	\$99,597
Arden Manor Park Improvement- City of Arden Hills- Arden Hills Administration and Planning	\$189,700
	\$239,544
TOTAL	\$1,229,924

CDBG Source of Funds

Fiscal Year 2021 Allocation	\$1,197,719
Anticipated Program Income	\$32,205
TOTAL AVAILABLE	\$1,229,924

HOME Distribution of Funds

Amber Union- Buhl Investments- Falcon Heights	\$400,000
Gladstone Village- JB Vang Partners- Maplewood	\$160,000
FirstHOME Down Payment Assistance- Ramsey County- Suburban county-wide	\$148,000
Harbor at Twin Lakes-	
Roseville Leased Housing Associates II, LLLP- Roseville	\$340,949
Community Housing Development Organization (CHDO)	\$83,410
Administration and Planning	\$53,705
TOTAL	\$1,186,064

HOME Source of Funds

HOME Program Allocation FY2021 (less Dakota CDA Admin)	\$458,755
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Anticipated Program Income	\$160,000
Program Income on hand	\$45,621
CHDO	\$83,410
CHDO from previous years	\$83,899
Reprogrammed from previous years	\$354,379
<b>TOTAL AVAILABLE</b>	<b>\$1,186,064</b>

The attachment describe the proposed projects recommended for funding with 2021-22 CDBG and HOME federal funding resources available to Ramsey County.

**County Goals** (Check those advanced by Action)

Well-being       Prosperity       Opportunity       Accountability

**Racial Equity Impact**

In Ramsey County, Black/African American, American Indian and other residents of color are more likely to be renters than White residents. Renters of color and American Indian residents are also more likely to be cost-burdened by housing costs than White residents. According to the Mapping Prejudice Project, Ramsey County also has the largest homeownership gap between white residents and black residents in the nation. Strategic investments in affordable rental and owner-occupied housing by the county can help reduce these racial disparities in housing. Furthermore, HOME funded units are 100% affordable and subject to rigorous fair housing requirements. This prohibits discrimination by direct providers of housing, such as landlords and real estate companies, whose practices make housing unavailable to persons because of: race or color, religion, sex, national origin, familial status, or disability.

**Community Participation Level and Impact**

Goals and objectives for CDBG and HOME funds are set during the consolidated planning process, following the outreach and participation strategies required by that plan.

Inform       Consult       Involve       Collaborate       Empower

**Fiscal Impact**

2021-2022 CDBG and HOME funds are available beginning July 1, 2021.

**County Manager Comments**

Ramsey County's Housing and Redevelopment Authority approval is required for the expenditure of CDBG funds before awards may be distributed.

**Last Previous Action**

On May 5, 2020, the Housing and Redevelopment Authority approved the proposed 2020 Community Development Block Grant- HOME Investment Partnerships Act Action Plan/Proposed Use of Funds (Resolution H2020-009).

**Attachments**

1. Final Project Descriptions Narrative
2. Affidavit of Public Notice

**Ramsey Community and Economic Development**  
2021 Proposed Community Development Block Grant (CDBG)  
and HOME Investment Partnership (HOME) Funds

**Housing Rehabilitation/Weatherization**

**Energy Efficiency Deferred Loan Program- CEE** **\$150,000**  
**Suburban county-wide** **CDBG**

The Center for Energy and Environment (CEE) manages this program designed to improve the energy-efficiency of suburban owner-occupied homes. Loans averaging \$6,000 provide for important improvements to Ramsey County’s single-family housing stock. Energy Efficiency Deferred Loans address essential energy systems and typically allow homeowners to install insulation and replace broken or inefficient furnaces, boilers, or water heaters. The loans accrue no interest. Loan principal is reduced by 20% per year after five years, and if the borrower remains in their home for ten years, the loan is forgiven.

**Homeowner Rehab Program- Ramsey County** **\$200,000**  
**Suburban county-wide** **CDBG**

Ramsey County will seek a new agency or provider to manage and operate the housing rehab program, which is available to low-income eligible homeowners in suburban Ramsey County. Properties are professionally inspected and deferred loans of up to \$18,000 may be used for basic home improvements. This program helps low income homeowners to have safer, healthier and more efficient homes. Loan principal is reduced by 20% per year after five years, and if the borrower remains in their home for ten years, the loan is forgiven. There is no interest associated with this loan.

**Single Family Homeownership**

**FirstHOME Down Payment Assistance- Ramsey County** **\$148,000**  
**Suburban county-wide** **HOME**

Ramsey County staff operate the FirstHOME Buyer Assistance Program that makes up to \$15,000 available as a deferred loan to make home purchases more affordable in the suburbs. Buyers are expected to invest a minimum of \$2,000 of their own funds and at least 30% of their income for principal, interest, taxes and insurance. Buyers’ incomes may be no more than 80% of area median income (AMI) by household size and the maximum purchase price is limited to \$240,000. There has been strong interest from first-time buyers during the past year. Of the thirty households that received the deferred loan in the past two program years; sixteen were households of color.

**Potential Home Acquisition – One Stop for MN Communities** **\$100,000**  
**Suburban county-wide** **CDBG**

One Stop for MN Communities seeks to acquire a single-family house or homes to provide housing for women who were recently homeless and living in shelters or hotels. The provider will seek a property in suburban Ramsey County near amenities and transit access. The provider intends to rent to residents with vouchers, but face barriers to finding permanent

housing. Supportive services including tenant skills, financial literacy, employment services, and personal wellness, will be offered. CDBG funds will cover part of the cost of acquisition.

**Multifamily Housing Development/Preservation**

**Amber Union- Buhl Investments** **\$400,000**  
**Snelling and Larpenteur Avenues, Falcon Heights** **HOME**

Located at the corner of Snelling Avenue and Larpenteur Avenue in Falcon Heights, Amber Union is an adaptive reuse of the old Farmer’s Union building. The building was added to the National Register of Historic Places in 2020 and will be converted into 125 apartments, affordable to residents making between 50% - 80% of the Area Median Income. The project will preserve the historic character of the building while providing affordable housing in an area lacking these types of units. The development will utilize historic tax credits and tax-exempt bonds, among other sources, to convert the property to its new use.

**Gladstone Village- JB Vang Partners** **\$160,000**  
**1013 Frost Avenue, Maplewood** **HOME**

Gladstone Village by developer JB Vang Partners will create 90 new affordable housing units in Maplewood. Units will be affordable at a variety of income levels from below 30% AMI to 70% AMI. 5 three-bedroom units will be for High Priority Homeless families coming from Ramsey County’s Coordinated Entry Priority List with services provided by Simpson Housing Services. Another five units will be designated for People with Disabilities targeted to veterans with Services provided by Minnesota Assistance Council for Veterans (MACV). The unit mix is designed to create a family-friendly, multi-generational development. The site is near the future Rush Line station at Frost Avenue and near the Bruce Vento Regional Trail.

**Harbor at Twin Lake- Roseville Leased Housing Associates II, LLLP** **\$340,949**  
**2730 Herschel Street, Roseville** **HOME**

Harbor at Twin Lakes will provide 277 one- two- and three-bedroom units to heads of household fifty-five (55) years or older. Other than one development totaling 60 units, this is the only senior affordable housing development in the City of Roseville since the 1970s. The term of affordability is 30 years as required through the low-income housing tax credit and tax-exempt bond land-use restriction agreements. The high-quality product offering coupled with the below-market rents support the demand for affordable housing in this market. HOME funds will be used to ensure 4 units affordable to residents making 30% of the Area Median Income (AMI) or below. The rest of the units will be affordable to those at 50% AMI.

**Heating and Cooling Replacement Units- Solid Ground** **\$82,500**  
**3521 Century Avenue, White Bear Lake** **CDBG**

Solid Ground will utilize CDBG funds for the rehabilitation of East Metro Place (EMP). EMP was originally built in 1992 with assistance from Ramsey County. Most of the families living in the transitional, supportive units of East Metro Place have experienced homelessness, domestic violence, sexual assault and other trauma. EMP is home to 50 families, including 125 children.

In 2019, 88% had incomes below the federal poverty level. This project proposes to replace the aging heating and cooling units.

**County Rehab Project Phase III- ASI Ramsey, Inc.** **\$110,000**  
**Falcon Heights and White Bear Lake** **CDBG**

CDBG funds would be used to renovate two supportive housing sites, operated by Accessible Space, Inc., in suburban Ramsey County. The sites include Cedar Home, a Licensed Adult Foster Care Home that specializes in personal and supportive care services for adults with qualifying physical disabilities, traumatic brain injuries and/or mobility impairments in White Bear Lake and Snelling Home, a Licensed Adult Foster Care Home that specializes in personal and supportive care services for adults with qualifying physical disabilities, traumatic brain injuries and/or mobility impairments in Falcon Heights. The project would replace old doors, flooring and walls, which have been damaged from the heavy wheelchairs used by our residents.

### **Infrastructure**

**Arden Manor Park Improvement- City of Arden Hills** **\$189,700**  
**4601 Prior Avenue, Arden Hills** **CDBG**

The playground structure at Arden Manor Park was installed in 1999 and has deteriorated and needs replacing. The playground area no longer meets accessibility standards or safety guidelines and will be brought into compliance. The city has committed \$60,000 for new playground equipment and CDBG will be used for the remainder of the project cost. Drainage and flooding continue to impact the use of Arden Manor Park. There is shelter on site that is not getting utilized because of local flooding and drainage issues. An open field area that children can use continues to hold water, causing the field to be unusable. The park predominately serves residents who live in adjacent manufactured homes.

**Marion Street Trail Connection- City of Roseville EDA** **\$99,597**  
**Near 195 W. Larpenteur Ave, Roseville** **CDBG**

The trail connection will connect the Brittany Marion Apartments, a large low-income apartment complex, a new medium-density housing development, Unity Park and Lake McCarrons County Park. The site, located in an approved census tract, is within walking distance to bus routes on Rice Street and Larpenteur Avenue, a Ramsey County WIC clinic, and a local charter school. The trail connection is included in Roseville's 2040 Comprehensive Plan and the Rice-Larpenteur Vision Plan.

### **Public Service**

**HOMELine Tenant Hotline** **\$38,583**  
**Suburban county-wide** **CDBG**

HOMELine has been working in suburban Ramsey County for the past thirteen years and has a strong track record of performance. HOMELine anticipates assisting approximately 750 to 800 suburban Ramsey County renter households over the hotline during the program year, preventing over 50 evictions and saving renter families more than \$80,000 in security deposits and rent abatements. Nearly all callers (91%), have incomes less than 80% of the area median

income; more than one third (36%) are non-Caucasian and nearly three-fourths (72%) are female. The most common reasons Ramsey County residents call the hotline are; repairs, evictions, and security deposits. Residents who speak Hmong, Somali and Spanish can call HOMELine to speak to tenant advocates and receive assistance in their primary language. typically last for one half hour and the average cost is \$57.67 including direct costs, training and supervision.

**Housing Link Beyond Backgrounds** **\$20,000**  
**Suburban county-wide** **CDBG**

Housing Link’s Beyond Backgrounds programs secures rental housing for Ramsey County residents who have criminal backgrounds, eviction histories, mental and substance use issues and other barriers that would typically prevent property owners from renting to them. Housing Link provides renters with housing navigation, mental health support and a risk mitigation fund for landlords. Housing Link will serve approximately eight households at a cost of \$2,500 per household.

**Administration and Planning** **CDBG \$239,544**  
**HOME \$53,705**

Community Development Block Grant Entitlement Program funding recipients may use up to 20% of their annual allocation plus program income for administration and planning costs, this covers Ramsey County CED staff and related expenses. HOME Program participating jurisdictions may use up to 10% of their annual allocation plus program income for administration and planning costs.

**Community Housing Development Organization (CHDO) Set Aside** **\$83,410**  
**HOME**

The HOME Investment Partnerships Program requires that a minimum of 15% of the HOME allocation be invested in housing that is owned, developed, or sponsored by an approved CHDO. Approvals are determined locally and requirements include legal status, organizational board structure, capacity and experience. Because individual funding levels have been declining, the Consortium has chosen to consolidate the set-aside and jointly fund approved projects within the geographic area.

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA

COUNTY OF RAMSEY

Taylor Hafner, being duly sworn on oath, says: that she is, and during all times herein state has been, Sales Assistant of Northwest Publication, LLC., Publisher of the newspaper known as the Saint Paul Pioneer Press, a newspaper of General circulation within the City of St Paul and the surrounding Counties of Minnesota and Wisconsin including Ramsey and Kanabec.

That the notice hereto attached was cut from the columns of said newspaper and was printed and published therein on the following date(s): Sunday, April 4, 2021

Newspaper Ref./Ad Number#: 71469766

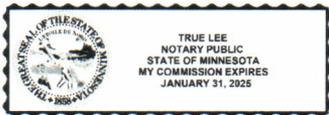
Client/Advertiser: Ramsey County CED

Taylor Hafner Apr 6, 2021 AFFIANT SIGNATURE

Subscribed and sworn to before me.

True Lee True Lee (Apr 6, 2021 12:24 CDT) NOTARY PUBLIC

Ramsey County, MN My commission expires January 31, 2025



270 Legal Notices | 270 Legal Notices | 270 Legal Notices

PUBLIC NOTICE

NOTICE TO ANNOUNCE START OF PUBLIC COMMENT PERIOD – FY2021 ANNUAL ACTION PLAN

This notice is to announce the beginning of a thirty-day public comment and review period of a draft of the Ramsey County portion of the Dakota County Consortium 2021 Annual Action Plan. The purpose of the public comment period is to receive comments from the general public concerning the proposed housing and community development needs and objectives of Ramsey County and the projected use of FY 2021 Community Development Block Grant (CDBG), HOME Program, and Program Income derived from CDBG and HOME. 2020 HOME funds allocated for CHDO will be repurposed, as is eligible, for other 2020 eligible HOME activities. This also amends the 2017, 2018, 2019 and 2020 Action Plans. 2020 HOME funds allocated for CHDO will be repurposed, as is eligible, for other HOME activities. This plan also addresses the use of the annual CDBG and HOME allocations to prevent, prepare for, and respond to the Coronavirus. Persons wishing to review and comment on the plan contact Ramsey County HRA at 651-266-8010, or asked @co.ramsey.mn.us. For information on how to comment, please contact 651-266-8010. (Hearing impaired, call Minnesota Relay 1-800-627-3529.) Please let Ramsey County know if you require any special accommodation. Comment period is April 4th through May 3, 2021.

CDBG Distribution of Funds

Table with 2 columns: Description and Amount. Includes CEE-Weatherization, Ramsey County Homeowner Rehab, ASI Countywide Rehab Project, One Stop for MN Communities, Solid Ground, Housing Link, HomeLine Tenant Hotline, City of Arden Hills, City of Roseville, Administration and Planning. Total: 1,197,719.

CDBG Source of Funds

Table with 2 columns: Description and Amount. Includes Fiscal Year 2020 Allocation, Anticipated Program Income. Total Available: 1,447,719.

HOME Distribution of Funds

Table with 2 columns: Description and Amount. Includes Amber Union, Gladstone Village, Harbor at Twin Lakes, CHDO, Administration and Planning. Total: 1,174,064.

HOME Source of Funds

Table with 2 columns: Description and Amount. Includes Home Program Allocation FY2021, Anticipated Program Income, Program Income on hand, Reprogrammed from previous years. Total Available: 1,356,769.

\*This amends the 2017, 2018, 2019 and 2020 Action Plans, cancelling the following activities; HOME Marion Brittany Apartments and HOME Loden SV Phase II, and includes funds from prior years that resulted from program income and unallocated funds.

## Request for Board Action

Item Number: 2021-212

Meeting Date: 5/4/2021

**Sponsor:** Community & Economic Development

**Title**

Environmental Response Fund Grant Awards

**Recommendation**

1. Approve the selection of Amber Union (2077 Larpenteur Avenue, Falcon Heights) and Frogtown Crossroads (663 University Avenue W, Saint Paul) to receive Environmental Response Funds.
2. Authorize the award of Environmental Response Funds for Amber Union in the amount of \$200,000 and Frogtown Crossroads in the amount of \$20,845.
3. Authorize the County Manager to enter into agreements in a form approved by the County Attorney's Office

**Background and Rationale**

In 1997, the Minnesota legislature enacted Minnesota Statutes Section 383A.80 enabling Ramsey County to impose a mortgage registry and deed taxes equal to .0001 percent of the value of transferred properties in Ramsey County to establish an environmental response fund. In December 2002, the Ramsey County Board of Commissioners imposed these taxes for the express purpose of creating a fund to mitigate contamination and foster redevelopment. Applications for Environmental Response Fund (ERF) program funding are accepted twice each year in conjunction with similar redevelopment and clean-up programs administered by the Department of Employment and Economic Development and the Metropolitan Council.

Two (2) Environmental Response Fund applications for funding assistance were submitted for consideration in November 2020 totaling \$220,845. Funds available to award are \$971,703.

Submissions were evaluated based on adopted Ramsey County guidelines including the degree of soil contamination clean-up, financing gap, developer capacity, project readiness and short and long-term benefits to the community of Ramsey County's investment. Applicants are also asked and evaluated on the project's ability to address the following Ramsey County goals: strengthen individual, family and community health, safety and well-being, cultivate economic prosperity and invest in neighborhoods with concentrated financial poverty, and enhance access to opportunity and mobility for all residents and businesses. Community and Economic Development staff recommend awards totaling \$220,845 with the express condition that funding will be withdrawn if not spent within 18 months of approval. Unspent funds may be reallocated to future projects.

**County Goals** (Check those advanced by Action)

Well-being       Prosperity       Opportunity       Accountability

**Racial Equity Impact**

Once approved, this action will enable the Community and Economic Development Department to continue to reduce the number of known brownfield properties (a property with a presence or potential presence of a hazardous substance, pollutant, or contaminant), many of which are located within areas of racially concentrated areas of poverty. Partnering with communities and property owners to reinvest in these complex contaminated sites results in an increase in community health and cultivates new economic prosperity and

community wealth building within communities where historic disinvestment has occurred. Lastly, ERF funds are first awarded to projects that are creating affordable housing for residents in areas with limited housing options.

**Community Participation Level and Impact**

The requirement set by the Ramsey County Housing and Redevelopment Authority to maintain an equal fund balance between city and suburban projects guides funding decisions. Information about this action is in Ramsey County Board documentation and is published on the county website at <https://www.ramseycounty.us/your-government/leadership/board-commissioners/board-meetings-information>.

Inform       Consult       Involve       Collaborate       Empower

**Fiscal Impact**

Approximately \$971,703 is available to allocate in this grant round based upon average annual deed and registration fees collected in 2020. Unspent funds may be reallocated to future projects. Applications will be accepted through May 3, 2021 for the Spring funding round in 2021.

**County Manager Comments**

Housing and Redevelopment Authority approval is required for expenditures from the Environmental Response Fund program. Award of the Environmental Response Fund to new projects will result in the creation of 165 new housing units, 70 new jobs and 27 jobs retained, as well as a substantial increase in property values.

**Last Previous Action**

On August 18, 2020, the Ramsey County Housing and Redevelopment Authority approved awards for TGLDC LLC in the amount of \$200,000, Hazel Assisted Living in the amount of \$60,883, and United Village at Midway in the amount of \$100,000. (Resolution H2020-010).

**Attachments**

1. Description of Environmental Response Fund Recommendations November 2020

## **Environmental Response Fund November 2020 Grant Project Descriptions**

The first Environmental Response Fund (ERF) awards were made in 2003. Applications are accepted for consideration twice a year in cooperation with similar soil contamination clean-up programs administered by the Department of Employment and Economic Development (DEED) and the Metropolitan Council. Along with Hennepin County, funders co-sponsor bi-annual information sessions for local jurisdictions, non-profits and the redevelopment community. Staff also meets with prospective project principals throughout the year. Bi-annually, Ramsey County CED staff meet with funding partners, DEED and Met Council, to review project proposals and recommend funding options. All prospective ERF projects are required to have a Response Action Plan (RAP) approved by the Minnesota Pollution Control Agency that describes how contaminants will be handled both on and off the site to reduce health risks.

Two (2) Environmental Response Fund (ERF) applications for clean-up assistance were submitted for consideration during the November 2020 application cycle totaling \$220,845. The balance available in the ERF account for the current period is \$971,703.

### **Redevelopment Projects**

#### **Amber Union**

1667 Snelling Avenue  
Falcon Heights

**Funding Recommendation \$200,000**

Buhl GTA, LP is proposing to redevelop the two existing buildings to low income residential housing that will provide dwelling accommodations for families at or below 60% Average Median Income (AMI). The proposed project will be an ideal addition for the future direction of the Larpenteur corridor by providing higher density, transit-oriented affordable housing while reusing the architecturally unique former GTA building. By the numbers, the Amber Union project includes: \$51 million of new development, 125 new units of affordable rental housing, 3.7 acres added to the City's tax base, 936 SF of new commercial/retail space.

The funding recommendation is a match for the \$962,200 provided by the Metropolitan Council's Tax Base Revitalization Contamination Cleanup program.

Total Remediation Cost – \$2,144,741  
ERF Funds Requested -- \$ 200,000  
Total Development Cost – \$ 51,181,741  
Anticipated Property Value - \$ 22,759,213  
# Jobs Created/Retained – 8  
# Housing Units - 125  
Tax Base Increase - \$245,380

**Frogtown Crossroads**

University Avenue and Dale Street  
625-633 University Avenue  
Saint Paul

**Funding Recommendation \$20,845**

The Neighborhood Development Center is partnering with Wellington Management, Inc. (WMI) to develop an 80,000-square foot, 5-story, mixed use project at the northwest corner of Dale Street and University Avenue. The project will include 40 units of affordable rental housing, 8,000 sq. ft. of ground floor retail space and 10,000 sq. ft. of office space for NDC's headquarters and entrepreneur training facility. The project also includes renovating NDC's small business incubator at 501 N. Dale Street. A community garden with urban plazas and integrated storm water features will connect and complete redevelopment of the area.

Due to Xcel Energy delays and Covid related recording delays, the project is approximately 60 days behind and therefore could not perform all the sites' excavation and cleanup. One implication of that is the northern side of the site will be excavated and cleanup initiated in spring 2021 in which team uncovered additional contaminated soil that requires an additional \$20,845 not originally budgeted for in order to mitigate.

Total Remediation Cost – \$ 682,162  
ERF Funds Requested -- \$ 20,845  
Total Development Cost – \$ 24,000,000  
Anticipated Property Value - \$ 7,922,000  
# Jobs Created/Retained – 62/27  
# Housing Units – 40/40  
Tax Base Increase - \$ 88,814