



Housing and Redevelopment Authority Agenda

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

April 28, 2026 - 10 a.m.

Council Chambers - Courthouse Room 300

ROLL CALL

1. **Agenda of April 28, 2026 is Presented for Approval** [2026-149](#)
Sponsors: County Manager's Office
Approve the agenda of April 28, 2026.
2. **Minutes from February 17, 2026 are Presented for Approval** [2026-148](#)
Sponsors: County Manager's Office
Approve the February 17, 2026 Minutes.

ADMINISTRATIVE ITEMS

3. **2026-2027 Community Development Block Grant - HOME Investment Partnerships Act Annual Action Plan/Proposed Use of Funds** [2026-137](#)
Sponsors: Community & Economic Development
 1. Approve the 2026-2027 Community Development Block Grant -HOME Investment Partnerships Act Action Plan/Proposed Use of Funds.
 2. Authorize the County Manager to accept the 2026-2027 Entitlement Award of \$1,253,429 of Community Development Block Grant and \$502,833 of HOME Investment Partnerships Act Funds.
 3. Authorize the County Manager to execute documents with the U.S. Department of Housing and Urban Development, related to the submission and execution of the 2026-2027 Community Development Block Grant-HOME Investment Partnerships Act Program Action Plan/Proposed Use of Funds.
 4. Authorize the County Manager to execute and amend HOME Investment Partnerships Act Program agreements in a form approved by the County Attorney's Office, provided the amounts are within the budget of the approved plan.
 5. Authorize the County Manager to execute and amend Community Development Block Grant agreements in a form approved by the County Attorney's Office, provided the amounts are within the budget of the approved plan.
4. **Reallocation of Housing and Redevelopment Authority Program Income Towards a Housing Development Project** [2026-138](#)
Sponsors: Community & Economic Development
 1. Approve the reallocation of Housing and Redevelopment Authority program income for the recommended project and funding amount for the new construction of affordable rental housing.

2. Authorize the County Manager to enter into necessary loan or other agreements and execute amendments to loan or other agreements in a manner consistent with local regulations and requirements, 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

Item Number: 2026-149

Meeting Date: 4/28/2026

Sponsor: County Manager's Office

Title

Agenda of April 28, 2026 is Presented for Approval

Recommendation

Approve the agenda of April 28, 2026.



Housing and Redevelopment Authority

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

Request for Board Action

Item Number: 2026-148

Meeting Date: 4/28/2026

Sponsor: County Manager's Office

Title

Minutes from February 17, 2026 are Presented for Approval

Recommendation

Approve the February 17, 2026 Minutes.

Attachments

1. February 17, 2026 Minutes



Housing and Redevelopment Authority

Minutes

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

February 17, 2026 - 10 a.m.

Council Chambers - Courthouse Room 300

The Ramsey County Housing and Redevelopment Authority met in regular session at 10:43 a.m. with the following members present: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega and Chair Xiong. Also present was Ling Becker, County Manager, and Stacey D'Andrea, Assistant County Attorney, Ramsey County Attorney's Office.

ROLL CALL

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

1. Agenda of February 17, 2026 is Presented for Approval [2026-067](#)

Sponsors: County Manager's Office

Approve the agenda of February 17, 2026.

Motion by Miller, seconded by McGuire. Motion passed.

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

2. Minutes from January 13, 2026 are Presented for Approval [2026-068](#)

Sponsors: County Manager's Office

Approve the January 13, 2026 Minutes.

Motion by Miller, seconded by Moran. Motion passed.

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

ADMINISTRATIVE ITEMS

3. Substantial Amendment to the 2025 Community Development Block Grant Annual Action Plan [2026-057](#)

Sponsors: Community & Economic Development

1. Approve the amended 2025 Community Development Block Grant - HOME Investment Partnerships Act Action Plan/Proposed Use of Funds.
2. Authorize the County Manager to approve and execute amendments to agreements provided the amounts are within the budget of the approved plan.

Motion by Ortega, seconded by Moran. Motion passed.

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

Resolution: [H2026-007](#)

ADJOURNMENT

Chair Xiong declared the meeting adjourned at 10:44 a.m.

Request for Board Action

Item Number: 2026-137

Meeting Date: 4/28/2026

Sponsor: Community & Economic Development

Title

2026-2027 Community Development Block Grant - HOME Investment Partnerships Act Annual Action Plan/Proposed Use of Funds

Recommendation

1. Approve the 2026-2027 Community Development Block Grant -HOME Investment Partnerships Act Action Plan/Proposed Use of Funds.
2. Authorize the County Manager to accept the 2026-2027 Entitlement Award of \$1,253,429 of Community Development Block Grant and \$502,833 of HOME Investment Partnerships Act Funds.
3. Authorize the County Manager to execute documents with the U.S. Department of Housing and Urban Development, related to the submission and execution of the 2026-2027 Community Development Block Grant-HOME Investment Partnerships Act Program Action Plan/Proposed Use of Funds.
4. Authorize the County Manager to execute and amend HOME Investment Partnerships Act Program agreements in a form approved by the County Attorney's Office, provided the amounts are within the budget of the approved plan.
5. Authorize the County Manager to execute and amend Community Development Block Grant agreements in a form approved by the County Attorney's Office, provided the amounts are within the budget of the approved plan.

Background and Rationale

Ramsey County has received Community Development Block Grant (CDBG) funding as an "urban county" for more than 30 years. The U.S. 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 constructing affordable housing in suburban Ramsey County. The Consortium consists of Anoka, Dakota, Ramsey, and Washington Counties, as well as the city of Woodbury.

The Consolidated Plan, required by HUD, guides the investment of entitlement 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-driven, place-based investment decisions. The consolidated planning process serves as the framework for community members and organizations to provide input and 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 2026-2027 Annual Action Plan will be the second plan of the current five-year Consolidated Plan.

The 2026-2027 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 this year’s funding include public services related to housing instability, public facilities and housing rehabilitation. 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. A competitive solicitation will occur later in the year to select specific activities within the proposed project areas listed below.

Summary of Proposed Distribution of CDBG Funds

Public Services	(15% of available funds)	\$234,514
Housing Rehabilitation	(52% of available funds)	\$812,985
Public Facilities and Infrastructure	(13% of available funds)	\$203,245
Administration and Planning	20% of available funds)	\$312,685
 Total		 \$1,563,429

CDBG Sources of Funds

Fiscal Year 2026 Allocation	\$1,253,429
Previously Unspent or Unallocated Funds from Prior Years	\$310,000
 Total Available Funding	 \$1,563,429

Summary of Proposed Distribution of HOME Funds

Single Family/Owner-Occupied Housing	\$506,910
CHDO Set Aside	\$77,366
Administration and Planning (<i>less Dakota CDA Admin</i>)	\$38,683
 Total	 \$622,959

HOME Source of Funds

HOME Program Allocation FY2026 (<i>less Dakota CDA Admin</i>)	\$502,883
Program Income on Hand	\$120,076
 Total Available Funding	 \$622,959

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 more likely to be cost-burdened by housing costs than White residents. According to the Mapping Prejudice Project and the Economic Competitiveness and Inclusion Plan, Ramsey County also has one of the largest homeownership gaps 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 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 community outreach and participation strategies required by that plan. As required two public meetings were held to gather community input on the recommended projects and a public notice was given in the local newspaper. The meetings occurred on February 12, 2026 and April 23, 2026. Additionally, specific activities will be selected through the forthcoming 2026 Housing Development and 2026 CDBG Solicitations. Additional outreach will occur to inform community on those funding opportunities.

Inform Consult Involve Collaborate Empower

Fiscal Impact

Ramsey County anticipates receiving a 2026-2027 allocation of \$1,253,429 in CDBG funding and \$502,883 in HOME funding. Ramsey County has \$310,000 of CDBG funding on hand from previous grant years. In addition, Ramsey County has \$120,076 of available HOME program income received through the repayment of HOME loans from previous years. Funding will go towards owner-occupied/single family projects selected through a competitive Housing Development Solicitation. If the actual entitlement awards from HUD are smaller or larger than the anticipated award amounts, then all proposed funding amounts will increase or decrease proportionately. This contingency language is listed in the public notice.

Last Previous Action

On May 6, 2025, the Housing Redevelopment Authority approved the 2025-29 Community Development Block Grant-HOME Investments Partnerships Act Consolidated Plan which included the 2025-2026 Annual Action Plan (Resolution H2025-009).

Attachments

1. Public Notice and Affidavit

AFFIDAVIT OF PUBLICATION STATE OF MINNESOTA COUNTY OF RAMSEY

I, Kayla Tsuchiya, being duly sworn on oath, says: that she is, and during all times herein state has been, Inside Sales Representative 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):
3/26/2026

Newspaper Ref./AD Number#: 49368

Client/Advertiser: RAMSEY COUNTY - Community & Economic Development



AFFIANT SIGNATURE

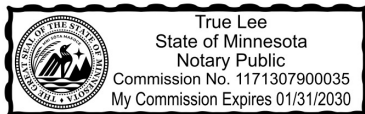
Subscribed and sworn to before me this
3/27/2026

True Lee



NOTARY PUBLIC

Ramsey County, MN
My commission expires January 31, 2030



PUBLIC NOTICE

NOTICE TO ANNOUNCE START OF PUBLIC COMMENT PERIOD and PUBLIC HEARING

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 2026 Annual Action Plan. The comment period for the 2026 Annual Action Plan will run from March 26, 2026, to April 27, 2026. A public hearing for anyone wanting to comment on the plan in person, will be held on April 23, 2026, from 4:30 p.m. – 5:30 p.m., at the Roseville Library in the RV-Board Room: 2180 Hamline Ave N, Roseville, MN 55113. The FY2026 Annual Action Plan will be considered by the Ramsey County Housing and Redevelopment Authority on April 28, 2026, immediately following the County Board meeting in the Council Chambers, 15 West Kellogg Boulevard, Saint Paul. The meeting broadcast will be available online at <https://ramseycountymn.legistar.com/Calendar.aspx>.

The purpose of the public comment period and hearing is to receive comments from the general public concerning the proposed housing and community development needs and objectives of Ramsey County and the proposed uses of FY2026 CDBG, HOME Investment Partnerships Program (HOME), and prior years' funds on hand. Ramsey County will consider all public comments and responses when preparing the final plan and will report them in the final document. The proposed are listed as percentages in case the actual CDBG or HOME entitlement award amounts increase or decrease before the start of the fiscal year. All percentages will remain the same regardless of the actual entitlement amount.

An electronic copy of the draft FY2026 Annual Action Plan will be available at www.ramseycounty.us/CDBG and in person at 15 West Kellogg Boulevard, Suite 250, Saint Paul, MN 55102 at the front desk. Persons wishing to review the plan or make a comment may request a copy by emailing asked@co.ramsey.mn.us or by calling Max Holdhusen at 651-266-8026. Those interested in commenting may mail or drop off their comment by addressing it to Attn: Community and Economic Development, 15 West Kellogg Boulevard, Suite 250, Saint Paul, MN 55102. Comments must be received by April 27, 2026.

For hard-of-hearing individuals wishing to make a comment or request a copy of the plan, call Max Holdhusen at 651-266-8026 using Minnesota Relay at 1-800-627-3529. Ramsey County provides free language services to people whose primary language is not English and can provide a copy of the FY2026 Annual Action Plan in other requested formats, such as large print or accessible PDF. Contact Ramsey County staff if you require any additional accommodations.

Summary of Proposed Distribution of CDBG Funds	Percentage of Entitlement Award and Prior Year Funding On Hand	Estimated Award Amount
Public Services	15%	\$228,813
Housing Rehabilitation	52%	\$791,525
Public Facilities and Infrastructure	13%	\$200,000
Administration and Planning	20%	\$305,084
TOTAL	100%	\$1,525,422
CDBG Source of Funds		
Fiscal Year 2026 Allocation		\$1,215,422
Previously unspent or unallocated		\$310,000
TOTAL AVAILABLE		\$1,525,422

Summary of Proposed Distribution of HOME Funds	Percentage of Entitlement Award and Program Income On Hand	Estimated Award Amount
CHDO Set Aside	15%	\$75,160.56
Homeowner Programs	75%	\$495,879.65
Administration and Planning (less Dakota CDA Admin)	10%	\$37,580.28
TOTAL		\$608,620.49
HOME Source of Funds		
Home Program Allocation FY2026 (less Dakota CDA Admin)	10%	\$488,543.63
Program Income On hand		\$120,076.86
TOTAL		\$608,620.49

This notice amends the 2019, 2021, 2022, 2023, 2024, and 2025 Action Plans by repurposing, as is eligible, prior years' unallocated-on-hand funds for the allowable proposed uses listed above.



Housing and Redevelopment Authority

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

Request for Board Action

Item Number: 2026-138

Meeting Date: 4/28/2026

Sponsor: Community & Economic Development

Title

Reallocation of Housing and Redevelopment Authority Program Income Towards a Housing Development Project

Recommendation

1. Approve the reallocation of Housing and Redevelopment Authority program income for the recommended project and funding amount for the new construction of affordable rental housing.
2. Authorize the County Manager to enter into necessary loan or other agreements and execute amendments to loan or other agreements in a manner consistent with local regulations and requirements, in a 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.

In 2021 the Housing and Redevelopment Authority (HRA) approved the area of operation for the HRA levy, which includes the entire county except the city of North Saint Paul. As determined by state statute, HRA levy funding can be used for the preservation and development of affordable housing, redevelopment activities or blight removal. Ramsey County distributes HRA levy funds for affordable rental housing through its annual Housing Development Solicitation, which consolidates multiple funding sources into one competitive application process for developers.

Lupe Development submitted an application to the 2023 Housing Development Solicitation for an affordable rental project located in Little Canada. The proposed project included 106 apartments for low-income seniors, of which 11 were reserved for seniors who make less than 30% of the AMI. The project was awarded \$750,000 in HRA Levy funds. In 2024, due to a funding gap the project applied for competitive funding again and was awarded an additional \$576,784 in HOME funds and \$173,216 in HRA levy funds. In 2026, the project was awarded bonds through Minnesota Management and Budget, which successfully closed the remaining funding gap. The project must start construction by July 2026 due to requirements triggered by the bonds. To meet this deadline Ramsey County seeks to cancel the 2024 HOME awards and replace that award with a reallocation of funds from the HRA program income account in the same amount. This streamlined funding approach will simplify the closing process for the developers and meet the required deadline. The HOME funds are a part of the 2024 Annual Action Plan, which has been amended by the Dakota County CDA to account for the cancelled award. HOME funds will be reallocated to future eligible projects selected through a competitive solicitation.

County Goals (Check those advanced by Action)

Well-being

Prosperity

Opportunity

Accountability

Racial Equity Impact

HRA Program Income 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. To undo these historical and lasting inequities, investment is needed in housing projects that increase affordability for cost-burdened renters.

Community Participation Level and Impact

CED implemented a robust community engagement process in the creation of the ECI Plan and approval of the Housing Redevelopment Authority levy. 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 Rondo Library to provide information on the 2023 and 2024 Housing Development Solicitations.

Inform Consult Involve Collaborate Empower

Fiscal Impact

The affordable rental project in Little Canada by Lupe Development was awarded \$750,000 in HRA Levy funds in 2023 and \$173,216 in 2024. The project was also awarded \$576,784 in HOME funds through the 2024 Housing Development Solicitation. To streamline the closing process to meet a construction start date requirement triggered by state bonds Ramsey County will cancel the HOME award and replace it with a reallocation of unallocated funds from the HRA program income account for an award in the same amount, \$576,784.

Last Previous Action

On May 14, 2024 the Ramsey County Housing and Redevelopment Authority approved housing development project awards in the amount of \$4,600,000 of HRA levy funding, which included the \$173,216 award for the affordable senior project in Little Canada (Resolution H2024-006).

On May 14, 2024 the Ramsey County Housing and Redevelopment Authority approved the 2024 CDBG-HOME Annual Action Plan, which included the \$576,784 HOME award for the affordable senior project in Little Canada (Resolution H2024-005).

On June 6, 2023 the Ramsey County Housing and Redevelopment Authority approved housing development project awards in the amount of \$3,700,000, which included the \$750,000 award for the affordable senior project in Little Canada (Resolution H2023-008).

Attachments

None.