



# Board of Commissioners

## Agenda

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

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January 21, 2025 - 9 a.m.

Council Chambers - Courthouse Room 300

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### ROLL CALL

### PLEDGE OF ALLEGIANCE

### LAND ACKNOWLEDGEMENT

1. **Agenda of January 21, 2025 is Presented for Approval** [2024-541](#)

Sponsors: County Manager's Office

Approve the agenda of January 21, 2025.

2. **Minutes from January 14, 2025 are Presented for Approval** [2024-540](#)

Sponsors: County Manager's Office

Approve the January 14, 2025 Minutes.

### ADMINISTRATIVE ITEMS

3. **Certification of Property Assessed Clean Energy Charges for Energy Improvements** [2024-712](#)

Sponsors: Community & Economic Development

1. Request the County Auditor to extend the proposed special assessment plus interest on the following property:

Owner: Every Meal

Property Address: 2715 Patton Road, Roseville, MN 55113

PIN: 05-29-23-33-0008

Project Type: Solar energy improvements

Assessment Request: \$380,292

Interest Rate: 6.75%

Interest Starts Accruing: 01/01/2026

Finance Period: 15 years

Such assessments shall be payable in equal annual principal and interest installments extending over the term of the special assessment. The first of the installments shall be payable with general property taxes in 2026, and shall bear interest at the rates per annum and interest start date stated above, and to the first installment shall be added interest on the entire assessment from the interest start date until December 31 of the tax payable year to which the first installment will be extended, and to each subsequent installment, when due,

shall be added interest for one year on all unpaid installments and to each installment shall also be added the special assessment administration fee required by Minnesota Statutes section 429.061, subdivision. 5.

2. Direct the Chief Clerk to send a certified copy of this Resolution to the County Auditor to extend the assessment for Every Meal on the property tax lists of the county.

**4. Allocate State Affordable Housing Aid for Housing Development Projects by Emerging and Diverse Developers** [2025-001](#)

Sponsors: Community & Economic Development

1. Approve the recommended project and funding amount for a housing development project selected in the Emerging and Diverse Developers Solicitation.
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 a form approved by the County Attorney’s Office.

**LEGISLATIVE UPDATE**

**COUNTY CONNECTIONS**

**OUTSIDE BOARD AND COMMITTEE REPORTS**

**BOARD CHAIR UPDATE**

**ADJOURNMENT**

Following County Board Meeting:

9:45 a.m. (est.) Housing and Redevelopment Authority Meeting, Council Chambers – Courthouse Room 300

Advance Notice:

- January 28, 2025 County board meeting – Council Chambers
- February 04, 2025 County board meeting – Council Chambers
- February 11, 2025 County board meeting – Council Chambers
- February 18, 2025 County board meeting – Council Chambers



# Board of Commissioners

## Request for Board Action

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

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**Item Number:** 2024-541

**Meeting Date:** 1/21/2025

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**Sponsor:** County Manager's Office

**Title**

Agenda of January 21, 2025 is Presented for Approval

**Recommendation**

Approve the agenda of January 21, 2025.



# Board of Commissioners

## Request for Board Action

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

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**Item Number:** 2024-540

**Meeting Date:** 1/21/2025

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**Sponsor:** County Manager's Office

**Title**

Minutes from January 14, 2025 are Presented for Approval

**Recommendation**

Approve the January 14, 2025 Minutes.

**Attachments**

1. January 14, 2025 Minutes



# Board of Commissioners

## Minutes

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

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January 14, 2025 - 9 a.m.

Council Chambers - Courthouse Room 300

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The Ramsey County Board of Commissioners met in regular session at 9:01 a.m. with the following members present: Jebens-Singh, McGuire, Miller, Moran, Xiong and Chair Ortega. Also present were Ling Becker, County Manager, and Jada Lewis, Civil Division Director, Ramsey County Attorney's Office.

### ROLL CALL

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

### PLEDGE OF ALLEGIANCE

### LAND ACKNOWLEDGEMENT

Presented by Commissioner Jebens-Singh

1. Agenda of January 14, 2025 is Presented for Approval [2024-538](#)

Sponsors: County Manager's Office

Approve the agenda of January 14, 2025.

Motion by Xiong, seconded by McGuire. Motion passed.

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

2. Minutes from January 7, 2025 are Presented for Approval [2024-539](#)

Sponsors: County Manager's Office

Approve the January 7, 2025 Minutes.

Motion by Moran, seconded by Miller. Motion passed.

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

### PROCLAMATION

3. Proclamation: Mary Sue Hansen Proclamation [2024-691](#)

Sponsors: Board of Commissioners

Presented by Commissioner McGuire. Discussion can be found in archived video.

### PRESENTATION OF AWARD

4. Presentation: Ramsey County Employee Achievement Award: Fleet Management Team, Ramsey County Public Works [2024-702](#)

Sponsors: Human Resources

None. For information and discussion only.

Presented by Commissioner Xiong to Fleet Services for Ramsey County staff and employees.

## ADMINISTRATIVE ITEMS

5. Cancellation of Board Meetings in 2025 [2024-496](#)

Sponsors: Board of Commissioners

Approve the cancellation of the following Ramsey County Board meetings in 2025:

1. February 25
2. March 4
3. March 25
4. April 29
5. July 15
6. July 29
7. September 9
8. September 30
9. October 28
10. November 11
11. December 9
12. December 30

Motion by Jebens-Singh, seconded by Miller. Motion passed.

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

Resolution: [B2025-009](#)

6. Settlement Agreement in Stephan Nicholas Holmes v. Reed Newkirk, et al. [2024-726](#)  
(Court File No. 0:22-cv-02985)

Sponsors: Board of Commissioners

1. Approve the settlement agreement with Stephan Nicholas Holmes v. Reed Newkirk, et al., Court File No. 0:22-CV-02985, totaling \$75,000.
2. Authorize the Chair and Chief Clerk to execute the settlement agreement.

Motion by Jebens-Singh, seconded by Miller. Motion passed.

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

Resolution: [B2025-010](#)

7. Appointment to the Pig's Eye Dump Task Force [2025-003](#)

Sponsors: Board of Commissioners

Affirm the appointment of Victoria Reinhardt to the Pig's Eye Dump Task Force until the task force expires on June 30, 2026.

Motion by Jebens-Singh, seconded by Miller. Motion passed.

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

Resolution: [B2025-011](#)

8. Appointment of Amy Caron, Director of Public Health, as the Community Health Services Administrator and Agent of the Saint Paul - Ramsey County Community Health Board [2024-661](#)

Sponsors: Public Health

Appoint Amy Caron, Director of Public Health, as the Community Health Services Administrator and Agent of the Saint Paul - Ramsey County Community Health Board

Motion by Jebens-Singh, seconded by Miller. Motion passed.

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

Resolution: B2025-012

**9. Master Grant Contract with the Minnesota Department of Health**

[2024-722](#)

Sponsors: Public Health

1. Approve the Master Grant Contract with the Minnesota Department of Health for the period January 1, 2025, through December 31, 2029.
2. Authorize the Chair and Chief Clerk to execute the Master Grant Contract.
3. Authorize the County Manager to execute grants and amendments to the grant agreement in the form approved by the County Attorney's Office.
4. Authorize the County Manager to apply for and accept grant awards from the Minnesota Department of Health.
5. 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.

Motion by Jebens-Singh, seconded by Miller. Motion passed.

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

Resolution: B2025-013

**10. Access Agreement with Ramsey Washington Metro Watershed District for McKnight Basin Stormwater Maintenance/Repairs**

[2024-692](#)

Sponsors: Parks & Recreation

1. Approve the agreement with Ramsey Washington Metro Watershed District for access to the McKnight Basin on county property to perform sediment removal work from stormwater detention ponds.
2. Authorize the Chair and Chief Clerk to execute the access agreement.

Motion by Jebens-Singh, seconded by Miller. Motion passed.

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

Resolution: B2025-014

**12. Grant Agreement with the Minnesota Department of Public Safety for the Urban Areas Security Initiative**

[2024-669](#)

Sponsors: Sheriff's Office

1. Ratify the submittal of the grant application to the Minnesota Department of Public Safety, Homeland Security and Emergency Management Division, for the Urban Areas Security Initiative.
2. Accept the grant award and approve the grant agreement with the Minnesota Department of Public Safety for the Urban Areas Security Initiative for the period upon execution through June 30, 2026, in the amount of \$200,000.
3. Authorize the Chair and the Chief Clerk to execute the grant agreement.
4. Authorize the County Manager to execute amendments to the agreement in accordance with the County's procurement policies and procedures, provided the amounts are within the limits of available funding.

Motion by Jebens-Singh, seconded by Miller. Motion passed.

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

Resolution: [B2025-015](#)

13. Agreement with the City of Saint Paul Police Department for the 2025 Traffic Enforcement Sub-Grant Agreement with the Minnesota Department of Public Safety, Office of Traffic Safety [2024-725](#)

Sponsors: Sheriff's Office

1. Approve the agreement with the city of Saint Paul Police Department, 367 Grove Street, Saint Paul, MN 55101 for the 2025 traffic enforcement sub-grant agreement from the MN Department of Public Safety, Office of Traffic Safety, 445 Minnesota Street, Suite 1620, Saint Paul, MN 55101 upon execution of the agreement through September 30, 2025 in the amount of \$33,035.
2. Authorize the Chair and Chief Clerk to execute the agreement.
3. Authorize the County Manager to execute amendments to the agreement in accordance with the County's procurement policies and procedures, provided the amounts are within the limits of available funding.
4. Authorize the County Manager to execute future agreements for future traffic enforcement sub-grant agreements, in a form approved by the County Attorney's Office, through 2030.

Motion by Jebens-Singh, seconded by Miller. Motion passed.

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

Resolution: [B2025-016](#)

14. Joint Powers Agreement with Minnesota Department of Public Safety, Bureau of Criminal Apprehension for Participation in the Minnesota Internet Crimes Against Children Task Force [2024-727](#)

Sponsors: Sheriff's Office

1. Approve the Joint Powers Agreement with the Minnesota Department of Public Safety, Bureau of Criminal Apprehension, 1430 Maryland Street East, Saint Paul, MN 55406 for participation in the Minnesota Internet Crimes Against Children Task Force upon execution through five years from the fully executed agreement.
2. Authorize the Chair and Chief Clerk to execute the Joint Powers Agreement.

Motion by Jebens-Singh, seconded by Miller. Motion passed.

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

Resolution: [B2025-017](#)

15. Terms of Collective Bargaining Agreement with Technical Employees Association for the years 2025, 2026, and 2027 [2024-721](#)

Sponsors: Human Resources

1. Approve the terms of the collective bargaining agreement with Technical Employees Association for the years 2025, 2026, and 2027.
2. Authorize the Chair and the County Manager to execute the agreement.

Motion by Jebens-Singh, seconded by Miller. Motion passed.

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

Resolution: [B2025-018](#)

16. Terms of Collective Bargaining Agreements with American Federation of State, County and Municipal Employees Local 8 Assistant County Attorneys Bargaining Unit for the Years 2025, 2026 and 2027 [2024-699](#)



Sponsors: Human Resources

1. Approve the terms of collective bargaining agreements with American Federation of State County and Municipal Employees Local 8 Assistant County Attorneys Bargaining unit for the years 2025, 2026 and 2027.
2. Authorize the Chair and the County Manager to execute the agreement incorporating these terms and conditions.

Motion by Jebens-Singh, seconded by Miller. Motion passed.

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

Resolution: B2025-019

**11. Agreement with Terra General Contractors LLC for Battle Creek Waterworks Remodel Part 2 Design Build [2024-706](#)**

Sponsors: Parks & Recreation

1. Approve the selection of and agreement with Terra General Contractors LLC, 21025 Commerce Boulevard, Suite 1000, Rogers, MN 55374 for Part 2 Design-Build services for the Battle Creek Waterworks Remodel Project, for the period of contract execution through December 30, 2026, in the amount of \$5,066,682.
2. Accept and approve the updated Battle Creek Waterworks Remodel Project estimated budget and financing plan in the amount of \$5,537,254.
3. Authorize the Chair and Chief Clerk to execute the agreement.
4. Authorize the County Manager to reallocate funds from previously approved Parks & Recreation capital projects to fund the Battle Creek Waterworks Remodel Project.
5. Authorize the County Manager to enter into agreements and amendments to agreements, in accordance with the county's procurement policies and procedures, provided the amounts are within the limits of available funding.

Motion by Xiong, seconded by Moran. Motion passed.

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

Resolution: B2025-020

## **LEGISLATIVE UPDATE**

Presented by Commissioner McGuire. Discussion can be found on archived video.

## **COUNTY CONNECTIONS**

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

## **OUTSIDE BOARD AND COMMITTEE REPORTS**

Discussion can be found on archived video.

## **BOARD CHAIR UPDATE**

Presented by Chair Ortega. Discussion can be found on archived video.

## **ADJOURNMENT**

Chair Ortega declared the meeting adjourned at 10:05 a.m.

## **CLOSED MEETING**

Pursuant to Minnesota Statutes § 13D.05, subdivision 3(b) in order to discuss Juairé v. Ramsey County. The Ramsey County Board will meet in a closed meeting, which is not open to the public.

In Re Juaire v. Ramsey County.

The Closed Meeting was called to order at 10:30 a.m with the following members present: Commissioners Jebens-Singh, McGuire, Millers, Moran, Xiong, and Chair Ortega. Also present: Ling Becker, County Manager; Kari Collins, Interim Deputy County Manager, Economic Growth and Community Investment, Pang Yang, Director, Ramsey County Library, Mandy Malceck, Investment Manager, Compliance and Ethics, Jason Patten, Claims Administrator, Compliance and Ethics, Jason Yang, Chief Clerk, County Manager's Office.

Motion by Commissioner McGuire, seconded by Commissioner Xiong. Unanimously approved.

NOW, THEREFORE, BE IT RESOLVED, the Board of Ramsey County Commissioners authorizes the Office of the Ramsey County Staff to proceed as discussed in this closed meeting (Resolution B2025-021).

The closed meeting was adjourned at 10:53 a.m.

# Board of Commissioners

## Request for Board Action

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**Item Number:** 2024-712

**Meeting Date:** 1/21/2025

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**Sponsor:** Community & Economic Development

**Title**

Certification of Property Assessed Clean Energy Charges for Energy Improvements

**Recommendation**

1. Request the County Auditor to extend the proposed special assessment plus interest on the following property:

Owner: Every Meal

Property Address: 2715 Patton Road, Roseville, MN 55113

PIN: 05-29-23-33-0008

Project Type: Solar energy improvements

Assessment Request: \$380,292

Interest Rate: 6.75%

Interest Starts Accruing: 01/01/2026

Finance Period: 15 years

Such assessments shall be payable in equal annual principal and interest installments extending over the term of the special assessment. The first of the installments shall be payable with general property taxes in 2026, and shall bear interest at the rates per annum and interest start date stated above, and to the first installment shall be added interest on the entire assessment from the interest start date until December 31 of the tax payable year to which the first installment will be extended, and to each subsequent installment, when due, shall be added interest for one year on all unpaid installments and to each installment shall also be added the special assessment administration fee required by Minnesota Statutes section 429.061, subdivision. 5.

2. Direct the Chief Clerk to send a certified copy of this Resolution to the County Auditor to extend the assessment for Every Meal on the property tax lists of the county.

**Background and Rationale**

On November 24, 2015, the Ramsey County Board of Commissioners approved an agreement with the Saint Paul Port Authority (SPPA) for the administration and implementation of Property Assessed Clean Energy Program of Minnesota (PACE OF MN) on behalf of county for energy improvements to eligible properties and providing for the imposition of special assessments as needed in connection with the program (Resolution B2015-355).

Per Minnesota Statutes, Section 429.061, the Ramsey County Board is required to adopt by resolution each assessment. This action is the 68th certification of PACE OF MN special assessments; the first was completed December 22, 2015. With these special assessments, property owners have invested over \$63.1 million in energy improvements.

New Assessment

The following property owner has submitted an application to SPPA:

Owner: Every Meal

Property Address: 2715 Patton Road, Roseville, MN 55113  
 PIN: 05-29-23-33-0008  
 Project Type: Solar energy improvements  
 Assessment Request: \$380,292  
 Interest Rate: 6.75%  
 Interest Starts Accruing: 01/01/2026  
 Finance Period: 15 years

SPPA has reviewed the application of Every Meal and determined the interested property owner meets all eligibility requirements. SPPA, on behalf of the property owner, requests the county apply special assessments and collect repayment on property tax bills on behalf of the SPPA.

The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole of the assessment on such property. An owner may at any time thereafter, pay to the County Auditor the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year.

PACE OF MN Process/Eligibility/Requirements

Commercial and industrial businesses, non-profits (including religious institutions), and owners of multi-family housing are eligible for PACE OF MN. Approved projects are eligible for 100% financing from SPPA and other non-county sources and the repayment schedule is structured to have an immediate positive cash flow. Interest rates vary depending on the length of the financing term and include SPPA processing charges.

Interested applicants for the PACE OF MN program can connect with the SPPA. Applicants are required to be the legal owner of the property and all of the legal owners of the property must agree to participate. The interested property owner must be current on any existing mortgage and the property owner must not have defaulted on the deeds of trust. Property must not be subject to any involuntary liens or judgments, not be delinquent on property taxes and the property owner must not be in bankruptcy. SPPA performs a thorough credit analysis and applications are approved by the SPPA’s Credit Committee prior to the SPPA submitting an assessment request to the county.

Following review by SPPA, SPPA requests the county apply a special assessment and collect repayment on property tax bills on behalf of the SPPA. Loan payments for PACE OF MN projects cannot exceed the greater of 30% of the property’s assessed value as determined by the County Assessor or 30% of an appraised value that has been accepted or approved by the mortgage lender. The second clause allows PACE assessments to be applied to new construction where the value increase has not yet been realized from a property tax perspective. The assessment stays with the property in the event of a sale. The special assessment becomes a lien against the property at the point that it is extended to the tax rolls. If not timely paid, the special assessment would accrue penalties and interest as with other delinquent taxes and is subject to tax forfeiture. Unpaid assessments become a lien on the property like any other special assessment or unpaid property taxes.

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

- Well-being       Prosperity       Opportunity       Accountability

**Racial Equity Impact**

The Community and Economic Development (CED) department is actively exploring ways to better understand the racial equity impact of this program. Historically, this program has been utilized by a diverse range of participants, including larger, well-capitalized property owners, developers, religious institutions, and

non-profit organizations.

CED is collaborating with SPPA to identify opportunities to incorporate racial equity considerations into the program, including potential adjustments to its delivery. As part of future efforts, CED will be updating the Economic Competitiveness and Inclusion Vision Plan, which will offer an opportunity to further explore and address racial equity impacts. Ramsey County remains committed to ensuring the program is accessible, fair, and equitable for all. PACE special assessments are self-imposed by property owners, a financing option for energy efficiency improvements.

### **Community Participation Level and Impact**

The Saint Paul Authority, PACE administrator for Ramsey County, engages businesses directly or through other economic development partners in increasing awareness of this program. The community is also informed of the availability of this program through the county's website at:

[www.ramseycounty.us/businesses/property-development/property-development-programs/property-assessed-clean-energy-program-pace](http://www.ramseycounty.us/businesses/property-development/property-development-programs/property-assessed-clean-energy-program-pace) <<http://www.ramseycounty.us/businesses/property-development/property-development-programs/property-assessed-clean-energy-program-pace>>

Inform       Consult       Involve       Collaborate       Empower

### **Fiscal Impact**

The processing of loan applications to participate in the PACE OF MN program is the responsibility of the SPPA, with loan repayments being the responsibility of the property owner. Support services are provided by existing staff from CED and Property Tax, Records and Election Services and included in the biennial operating budget.

### **Last Previous Action**

On December 17, 2024, the Ramsey County Board of Commissioners approved to amend an existing Certification of Property Assessed Clean Energy assessment plus interest on IVP St. Paul MF Conversion, LLC in the amount of \$15,789,000 (Resolution B2024-265).

### **Attachments**

1. Request Letter from St. Paul Port Authority
2. PACE of MN Project and Assessment Tracking Sheet



December 6, 2024

Peiyu Phua  
Ramsey County  
Community and Economic Development  
15 West Kellogg Boulevard, 210 Courthouse  
Saint Paul, MN 55102

Dear Peiyu:

The Saint Paul Port Authority is requesting the Ramsey County Board to approve a Property Assessed Clean Energy (PACE) special assessment on the following parcels as requested by the property owners:

<u>Property Owner</u>	<u>Parcel Number</u>	<u>Assessment Amount</u>	<u>Amortization (years)</u>	<u>Interest Rate (%)</u>
Every Meal	05292333008	\$380,292	15	6.75%

As the administrator of PACE for Ramsey County, the Port Authority has reviewed this assessment and it has determined that the project conforms with the Minnesota PACE statutes. The current expected interest rate is **6.75%** and the term will be **15 years beginning in 2026**. I have attached the PACE application from the property owner and the energy assessment, and the estimated amortization schedule will be provided to the County

We are requesting your Board to take action on this request at its next available meeting.

Please let me know if you have any questions or concerns. I can be reached at 651-204-6216 if you would like to discuss this. Thank you for your help with this exciting project.

Sincerely,

A handwritten signature in blue ink that reads "Holly Huston".

Holly Huston  
VP Finance  
HKH



**Property Assessed Clean Energy - PACE OF MN**  
Project/Assessment Tracking Sheet

\$ 63,088,759.50

PIN	Owner	Address	City	Zip	Assessment Date	Resolution #	Amount	Term (Years)	Interest Rate	Accrual Date	Improvements	Commissioner District
14-29-22-44-0007	Carol M Acosta DBA Playschool Childcare, Inc.	1709 McKnight Road	Maplewood	55109	12/22/15	B2015-410	\$ 75,000.00	10	4.50%	1/1/2016	20KW Photovoltaic Solar System	7
29-29-22-14-0182	Richard J F Kramer & Rosemary A Kramer DBA RJFK Media Associates, Inc.	965 Arcade St	Saint Paul	55106	12/22/15	B2015-410	\$ 30,000.00	10	4.50%	1/1/2016	12KW Photovoltaic Solar System	6
36-29-23-11-0003							\$ 11,000.00			1/1/2016	HVAC, lighting and controls	3
36-29-23-11-0008	Jade Holdings LLC	653 Rice St.	Saint Paul	55103	12/22/15	B2015-410	\$ 467,000.00	10	4.50%			
36-29-23-11-0010	DBA J&J Distributing						\$ 54,000.00					
36-29-23-11-0011							\$ 88,000.00					
06-28-22-11-0017	First Bank Building LLC	332 Minnesota St	Saint Paul	55101	5/24/16	B2016-144	\$ 5,000,000.00	20	5.52%	5/24/2016	HVAC; energy upgrades	5
13-29-22-44-0004	Tubman	2675 Larpenteur Ave E	Saint Paul	55109	5/24/16	B2016-144	<del>\$ 46,000.00</del> \$ 30,000.00	10	4.00%	6/1/2016	40 kw solar installations; energy upgrades	7
							<i>Modified B2017-098</i>					
06-28-22-11-0005	375 Jackson Courtly LLC & 375 Jackson Willow, LLC	375 Jackson St #700w	Saint Paul	55101	6/21/16	B2016-167	\$ 672,000.00	20	5.47%	6/21/2016	HVAC; energy upgrades	5
06-28-22-11-0007							\$ 728,000.00					
06-28-22-12-0119	US Bank Centre LLC	101 5th St E	Saint Paul	55101	6/21/16	B2016-167	\$ 3,820,000.00	20	5.47%	6/21/2016	HVAC; energy upgrades	5
29-29-22-13-0183	990 Payne Ave, LLC	990 Payne Ave	Saint Paul	55130	7/1/17	B2017-159	\$ 70,000.00	10	4.50%	7/1/2017	Energy efficiency	6
20-30-23-33-0030	United Church of Christ	1000 Long Lake Road	New Brighton	55112	7/1/17	B2017-159	\$ 85,100.00	10	4.50%	7/1/2017	23.04 kw solar installation	2
18-30-23-34-0077	Atonement Lutheran Church	1980 Silver Lake Road NW	New Brighton	55112	7/1/17	B2017-159	\$ 115,000.00	10	4.50%	7/1/2017	40 kw solar installation	2
27-29-23-13-0051	Atrium, LLC	1295 Bandana Blvd	Saint Paul	55108	11/7/17	B2017-278	\$ 120,000.00	10	4.50%	11/7/2018	Direct digital control system installation	3
31-29-22-14-0048	Positively 2nd St., LLC	628 Pine St	Saint Paul	55130	11/7/17	B2017-278	\$ 52,000.00	10	4.50%	11/7/2018	Building retrofitting	5
29-29-23-13-0058	Endicott, LLC	2325 Endicott St	Saint Paul	55114	11/7/17	B2017-278	\$ 390,000.00	10	4.50%	1/1/2018	152 kW rooftop solar installation	4
29-29-23-34-0027	Midway Commerical Building	2512 University Ave W	Saint Paul	55114	12/18/2018	B2018-351	\$ 74,000.00	10	4.50%	4/1/2018	Boiler	4
27-29-23-24-0250	Energy Park, LLC	1360 Energy Park Drive	Saint Paul	55114	12/18/2018	B2018-351	\$ 275,000.00	10	4.50%	4/1/2018	HVAC; energy upgrades	3
28-29-23-13-0008	MVP Real Estate, LLC	1771 Energy Park Drive	Saint Paul	55114	12/18/2018	B2018-351	\$ 145,928.00	10	4.50%	4/1/2018	40 kW rooftop solar installation	4
04-28-22-12-0037	Cerenity Marian of St. Paul, LLC	200 Earl St	Saint Paul	55114	12/18/2018	B2018-351	\$ 1,385,000.00	10	4.50%	4/1/2018	HVAC, Boiler and Chiller	5
29-30-23-21-0121	Hossein A. Jalali	991 9th Ave NW	New Brighton	55112	12/18/2018	B2018-351	\$ 55,000.00	10	4.50%	4/1/2018	20-kw Solar Installation	2
09-29-23-43-0002	Rosewood Office Plaza, LLC	1711 County Road B W	Roseville	55113	12/18/2018	B2018-351	\$ 130,000.00	10	4.50%	4/1/2018	HVAC; energy upgrades	2
01-28-23-12-0287	YWCA of St. Paul	375 Selby Ave	Saint Paul	55102	12/18/2018	B2018-351	\$ 245,000.00	10	4.50%	9/1/2018	HVAC; energy upgrades	4
29-29-23-42-0086	Precision Coatings, Inc.	2309 Wycliff St	Saint Paul	55114	12/18/2018	B2018-351	\$ 250,000.00	10	4.50%	4/1/2018	HVAC; energy upgrades	4
31-29-22-34-0203	Rebound Exchange, LLC	26 Exchange St E	Saint Paul	55101	12/18/2018	B2018-351	\$ 393,880.00	10	5.00%	1/1/2019	Energy efficiency	5
09-29-23-22-0015	Roseville Office Plaza, LLC	1970 Oakcrest Ave	Roseville	55113	12/18/2018	B2018-351	\$ 221,000.00	10	5.00%	1/1/2019	HVAC; energy upgrades	2



**Property Assessed Clean Energy - PACE OF MN**  
Project/Assessment Tracking Sheet

\$ 63,088,759.50

PIN	Owner	Address	City	Zip	Assessment Date	Resolution #	Amount	Term (Years)	Interest Rate	Accrual Date	Improvements	Commissioner District
27-29-22-23-0077	Prosperity Properties, LLC	958 Prosperity Ave	Saint Paul	55106	12/18/2018	B2018-351	\$ 233,000.00	10	5.00%	1/1/2019	93 kW Solar Array	6
09-29-22-14-0010	Koobmoo Funeral Chapel, Inc.	1259 Gervais Ave E	Maplewood	55109	12/18/2018	B2018-351	\$ 109,000.00	10	5.00%	1/1/2019	40-kW solar array	7
20-29-22-44-0168	Koobmoo Funeral Chapel, Inc.	1235 Arcade St	Saint Paul	55106	12/18/2018	B2018-351	\$ 84,000.00	10	5.00%	1/1/2019	30-kW solar array	6
05-28-22-42-0013	RBP Realty, LLC	276 Chester St	Saint Paul	55107	12/18/2018	B2018-351	\$ 39,204.55	10	5.00%	1/1/2019	HVAC; energy upgrades	5
05-28-22-43-0029		296 Chester St					\$ 36,922.07					
05-28-22-43-0030		314 Chester St					\$ 17,922.08					
05-28-22-43-0031		334 Chester St					\$ 114,253.25					
05-28-22-43-0016		264 Lafayette Frontage Road E					\$ 155,698.05					
01-30-22-22-0019	PRC-WBMS, LLC	2310 Leibel St	White Bear Township	55110	5/14/2019	B2019-117	\$ 87,000.00	10	6.00%	1/1/2020	Solar Installation	1
06-28-22-12-0060	St Paul Building LLC	359 Wabasha St	Saint Paul	55107	10/1/2019	B2019-226	\$ 315,000.00	20	6.95%	1/1/2020	New cooling tower, building automation, and lighting upgrades	5
12-29-23-22-0006	Roseville Senior Living LLC	2600 Dale Street N	Roseville	55113	11/5/2019	B2019-248	\$ 3,850,000.00	20	6.65%	1/1/2021	HE roof and wall insulation, Energy Star windows, HE magic paks, HE air units, Energy Star water heaters, LED lights, HE appliances, etc.	2
08-28-22-22-0064	CIJ Holding LLC	429 Wabasha St S	Saint Paul	55107	12/17/2019	B2019-314	\$ 58,500.00	10	5.00%	6/1/2019	Solar array	5
06-28-22-43-0042	DPN Properties LLC	120 W Plato Blvd	Saint Paul	55107	12/17/2019	B2019-314	\$ 187,300.00	10		9/1/2019	LED lighting, boiler, wastewater heat exchange	5
16-30-22-44-0025	Dulayne Properties LLC	4760 White Bear Pkwy	White Bear Lake	55110	12/17/2019	B2019-314	\$ 42,600.00	10	5.00%	7/1/2019	Solar array	7
16-30-22-44-0026					12/17/2019	B2019-314	\$ 34,700.00					
16-30-22-44-0027					12/17/2019	B2019-314	\$ 34,700.00					
20-29-22-12-0089	Akamai LLC	613 Hoyt Ave	Saint Paul	55130	12/17/2019	B2019-314	\$ 60,000.00	10	5.00%	10/1/2019	Rooftop solar	6
12-29-22-14-0078	NSP Post 39 American Legion	2678 East 7 <sup>th</sup> Ave	North Saint Paul	55109	12/17/2019	B2019-314	\$ 80,000.00	10	5.00%	6/1/2019	HVAC improvements	7
28-29-23-11-0031	3PL Holdings, LLC	1700 Wynne Ave	Saint Paul	55108	4/28/2020	B2020-090	\$ 2,435,777.00	10	4.15%	1/1/2021	Solar array	4
28-29-23-12-0006					4/28/2020	B2020-090	\$ 22,220.00					
28-29-23-12-0005					4/28/2020	B2020-090	\$ 79,280.00					
32-29-23-14-0005	Workshop Vandalia Owner, LLC	550 Vandalia St	Saint Paul	55108	6/16/2020	B2020-125	\$4,540,643	20	5.75%	10/15/2021	Roof replacement and insulation, HVAC equipment, LED lighting, building envelope, window replacement and glazing, and building insulation	4
					<b>Amendment</b>	B2023-130			<b>6.15%</b>			
35-30-23-23-0043	Belle Enterprises, LLC	3434 Lexington Ave N	Shoreview	55126	11/24/2020	B2020-235	\$193,000.00	10	5.00%	3/1/2020	Solar array, HVAC upgrades	1
35-29-23-32-0165	1000 University Ave Properties, LP	1000 University Ave	Saint Paul	55104	11/24/2020	B2020-235	\$260,000.00	10	5.00%	6/1/2020	Solar array	4
06-28-22-12-0068	Port Arthur Development, LLC	24 East 4th St	Saint Paul	55101	11/24/2020	B2020-235	\$361,000.00	10	4.25%	10/1/2020	LED lighting and automation controls	5
32-29-23-11-0043	Zone 5 Group, LLC	2161 University Ave W	Saint Paul	55114	12/22/2020	B2020-276	\$220,500.00	10	5.00%	1/1/2021	Solar array	4
36-29-23-12-0224	293 Como, LLC	293 Como Ave	Saint Paul	55103	2/16/2021	B2021-039	\$188,000.00	20	6.34%	1/1/2022	Roofing upgrades	3
34-29-23-34-0041	1457 Marshall LLC	1457 Marshall Ave	Saint Paul	55104	2/16/2021	B2021-039	\$380,000.00	20	6.34%	1/1/2022	Roofing upgrades and solar installation	4
12-29-23-22-0006	Roseville Senior Living, LLC	2600 Dale Street N	Roseville	55113	5/18/21	B2021-110	\$ 5,500,000.00	20	6.13%	1/1/2022	Energy conservation measures in new construction	2





**Property Assessed Clean Energy - PACE OF MN**  
Project/Assessment Tracking Sheet

\$ 63,088,759.50

PIN	Owner	Address	City	Zip	Assessment Date	Resolution #	Amount	Term (Years)	Interest Rate	Accrual Date	Improvements	Commissioner District
07-28-22-14-0154	Michael Juraj	631 Stryker Ave	Saint Paul	55107	8/24/21	B2021-182	\$ 17,000.00	10	4.25%	1/1/2022	Purchase and installation of solar panels and related equipment for producing electricity for the building	5
34-30-23-12-0010	Arden Hills RE, LLC	3565 Pine Tree Drive	Arden Hills	55112	9/21/21 <i>Amendment</i>	B2021-202 B2023-230	<del>\$ 9,661,690.00</del> \$ 9,674,748.00	20	5.95% 5.87%	1/1/2024	Energy efficiency on new construction	1
05-28-22-33-0059	Drake Building, LLC	60 Plato Blvd	Saint Paul	55107	11/2/21	B2021-606	\$ 440,000.00	10	4.25%	1/1/2022	Energy efficient HVAC	5
27-29-22-23-0082	Hmong Village, LLC	1001 Johnson Pkwy	Saint Paul	55106	11/2/21	B2021-606	\$ 315,000.00	10	5.00%	1/1/2022	Lighting upgrade to LED	6
31-29-22-43-1573 31-29-22-43-1572	HFS 428, LLC	428 Minnesota St	Saint Paul	55101	12/13/22 <i>Amendment</i>	B2022-299 B2024-076	<del>\$ 882,000.00</del> \$ 733,683.50	10 8	4.25%	1/1/2023	Energy efficient management system	5
06-28-22-43-0042	DPN Properties LLC	120 Plato Blvd W	Saint Paul	55107		B2023-130	\$ 300,000.00	10	6.00%	1/1/2024	Water and heat upgrades	5
34-29-23-11-0220	St. Paul Properties, LLC	701 Lexington Pkwy N	Saint Paul	55104		B2023-190	\$ 336,200.00	10	5.00%	1/1/2024	Heating, cooling, lighting, roof and solar upgrades	4
34-29-23-31-0029 34-29-23-31-0030	GA and J Properties LLC	1375 St Anthony Ave	Saint Paul	55104		B2024-032	\$ 34,000.00 \$ 189,000.00	10	7.00%	1/1/2025	Insulation, roof and solar upgrades	4
29-29-23-32-0036	Court West Business LLC	2610 University Ave West	Saint Paul	55114		B2024-190	\$ 353,000.00	10	5.50%	1/1/2025	Energy efficient HVAC	3
06-28-22-12-0033	IVP St. Paul MF Conversion, LLC	386 Wabasha Street North	Saint Paul	55102		B2024-204 <i>Amendment</i> B2024-265	\$ 15,789,000.00	29	7.82% 8.56%	1/1/2026	Roof, lighting, building envelop, energy efficiency HVAC improvements	5
29-29-22-12-0082	East Immanuel Lutheran Church	1173 Payne Ave	Saint Paul	55130		B2024-223	\$ 205,000.00	12	6.00%	1/1/2025	HVAC improvements	3
<b>PROPOSED</b>												
05-29-23-33-0008	Every Meal	2715 Patton Road	Roseville	55113			\$ 380,292.00	15	6.75%	1/1/2026	Solar energy improvements	2
<b>REMOVED</b>												
06-28-22-12-0033	St. Paul Wabasha Partners, LLC	386 Wabasha St N	Saint Paul	55102	2/16/2021	B2021-039	\$ 12,000,000.00	20	6.44%	1/1/2022	Energy efficiency improvements	5
27-29-23-13-0040	MINCAM – Minnesota Cameroon Community – C/O Dr. Robert Tamukong	1020 Bandana Blvd W	Saint Paul	55108	5/24/16 <i>Removal</i>	B2016-144 B2017-040	\$ 194,000.00	10	4.50%		Connection to Energy Park Utility Company's District Energy System	3
27-29-23-13-0040	Minnesota Cameroon Community	1020 Bandana Blvd W	Saint Paul	55108	12/18/2018	B2018-351	\$ 250,000.00	10	5.00%	1/1/2019	Connection to Energy Park Utility Company's District Energy System	3

# Board of Commissioners

## Request for Board Action

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**Item Number:** 2025-001

**Meeting Date:** 1/21/2025

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**Sponsor:** Community & Economic Development

**Title**

Allocate State Affordable Housing Aid for Housing Development Projects by Emerging and Diverse Developers

**Recommendation**

1. Approve the recommended project and funding amount for a housing development project selected in the Emerging and Diverse Developers Solicitation.
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 a form approved by the County Attorney's Office.

**Background and Rationale**

Ramsey County has an urgent and evident need for affordable housing, especially housing affordable to individuals and families with household incomes less than 30% of Area Median Income (AMI) and less than 50% 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 or below 30% AMI. This lack of affordable housing supply leads to greater housing instability for residents and exacerbates the county's ongoing homelessness crisis.

To help build and preserve needed housing supply, Ramsey County seeks to expand the pool of affordable housing developers, so they better reflect the racial and ethnic diversity of Ramsey County. To accomplish this, Community & Economic Development (CED) created the Emerging and Diverse Developers (EDD) Program. Ramsey County defines emerging developers as individuals or entities that have owned or developed no more than 25 units of housing or 15,000 square feet of commercial space in the last 10 years.

The EDD Program is a single program with two parts. CED contracts with NEOO Partners to provide technical assistance through a classroom cohort model, one-on-one coaching, and small-group sessions. Thirty participants graduated from the program and their journey was celebrated at the November 12, 2024 board meeting.

The second component of the EDD Program was a competitive solicitation specifically for emerging and diverse developers. The solicitation opened on September 5, 2024, and closed on October 31, 2024. Eligible applicants could apply for development funds for the acquisition, rehabilitation, and construction of affordable housing with requested amounts not to exceed \$500,000. Developers who already owned the property that they were applying for could also qualify for up to \$20,000 of funding for eligible pre-development costs.

Twenty-four eligible applications were received with a total requested amount of \$10,011,972. An internal scoring team reviewed and scored each application in a manner consistent with the annual housing development solicitation process, Ramsey County marketed the solicitation through its contracted technical assistance partner, two in-person community meetings, on the Ramsey County website, through the CED newsletter, and direct outreach to partner organizations and municipalities.

One project totaling \$401,080 from the EDD Solicitation is recommended for awards funded with Statewide

Affordable Housing Aid (SAHA). SAHA is a funding source made available through the state of Minnesota to all counties, as well as cities in Greater Minnesota. In 2024 Ramsey County was allocated \$802,161 in SAHA funds.

The following project is recommended for SAHA funding:

2024 Obligations from the 2024 Emerging and Diverse Developers Solicitation:

Lexington Deluxe, ARRA Properties	\$401,080
Total 2024 SAHA Allocation:	\$401,080

**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 and the preservation of naturally occurring affordable housing. The obligation of SAHA funds also diversifies the pool of housing developers.

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. 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 communities where wealth has historically been extracted.

**Community Participation Level and Impact**

The co-design on the EDD Program started in January of 2023 by consulting with organization that support emerging developers. Staff learned what supports are needed to compete in competitive government development solicitations. Lessons learned were shared back out with the community and incorporated into the procurement process that was used to select technical assistance (TA) providers. The TA partners hosted small group sessions to hear directly from emerging developers on the barriers they face in the development process, which informed the eligible uses and scoring criteria in the solicitation. This included the availability of pre-development funding. Furthermore, community was invited to two public in-person meetings at the Rondo Community Library to learn more about the EDD Program and the solicitation. This solicitation is another step towards the implementation of the community driven ECI plan.

- Inform       Consult       Involve       Collaborate       Empower

**Fiscal Impact**

The one project from the Emerging and Diverse Developers Solicitation recommended for SAHA funding has a total funding amount of \$401,080. Staff recommend that a portion of the 2024 SAHA funds be used for this project. The remaining 2024 funds and the 2025 SAHA funds will be allocated to eligible housing projects at a later date.

**Last Previous Action**

On December 17, 2024 the Ramsey County Board of Commissioners approved \$500,000 of the 2023 HRA

Levy to be reallocated towards housing development projects by emerging and diverse developers.  
(Resolution H2024-012).

On December 19, 2023 the Ramsey County Board of Commissioners allocated 2023 State Affordable Housing Aid for housing development projects in the amount of \$802,161 (Resolution B2023-264).

**Attachments**

1. Narrative Project Descriptions

## Description of Recommended Projects and Awards from the 2024 Emerging and Diverse Developers Solicitation

*The housing projects in this document are recommended for 2024 funding awards. All recommended projects are applications from the 2024 EDD Solicitation. Recommended awards are funded with Housing and Redevelopment Authority (HRA) levy. HRA levy funds will be considered by the HRA Board on December 17, 2024. Statewide Affordable Housing Aid (SAHA) funds will be considered by the County Board on January 21, 2025.*

### **Lexington Deluxe, ARRA Properties**

Lexington Deluxe is a proposed new construction project of affordable rental apartments located on Lexington Parkway in the Frogtown neighborhood of Saint Paul. The units will be affordable to residents with area median income (AMI) ranging from 30% AMI to 80% AMI. The project is recommended for an award of \$401,080 of 2024 SAHA funds.

### **1200 Grand Acquisition-Rehab, New Verticals LLC (approved on 12/17/24)**

1200 Grand is an acquisition and rehabilitation of an existing eight-unit building located on Grand Avenue in the Summit Hill neighborhood of Saint Paul. The units will be affordable to residents making less than 50% of the AMI and offered to residents receiving supportive services through various local organizations including Radies Health, Women's Advocates and Women of Nations. The project is being recommended for an award of \$500,000 of reallocated 2023 HRA levy.

### **1609 Saint Anthony Rehab, Midway Green Development LLC (approved on 12/17/24)**

1609 Saint Anthony is a proposed rehab of an existing apartment building. The project will renovate the five existing units and create one additional unit. This project will provide a mix of affordability including one unit affordable to residents making less than 30% AMI and 5 units affordable to residents at 50% AMI. This project is in Saint Paul's Union Park neighborhood. This project is being recommended for an award of \$320,000 of 2024 HRA levy. This project was previously awarded \$230,000 in the 2024 Housing Development Solicitation for the acquisition of the building.

### **Aurora Revitalization, Thurmond Holdings LLC (approved on 12/17/24)**

The Aurora Revitalization is a rehabilitation of a vacant duplex in the Summit-University neighborhood of Saint Paul. A third unit will be added to this now condemned and vacant multifamily property. The project will include three units: a four bedroom unit, a 3-bedroom and a one-bedroom apartment. Two units will be affordable to residents making less than 50% AMI and one unit will be affordable to residents making less than 30% AMI. The project is being recommended for an award of \$179,550 of 2024 HRA levy.

### **Hewitt Pre-Development, Shakir Consulting LLC (approved on 12/17/24)**

Shakir Consulting plans to create three additional affordable units at an existing triplex in the Hamline-Midway neighborhood of Saint Paul. This includes retrofitting the garage and attic into apartments. The existing and future units are for residents that are served through Integrated Community Supports. The project is recommended for a \$20,000 pre-development loan to help design and plan for additional housing units.

### **Horace House Pre-Development, Horace Investment Group LLC (approved on 12/17/24)**

Horace House is a proposed new construction of a duplex in Saint Paul's North End. Each unit of the duplex would include six single room occupancy (SRO) units with shared common spaces. 10 SRO units would be affordable at 50% AMI and 2 units would be affordable at 30% AMI. This project is recommended for an award of \$20,000 in predevelopment funding.

### **Merriam Park Acquisition, Goshen LLC (approved on 12/17/24)**

Merriam Park Apartments is an acquisition of an existing “naturally occurring affordable housing” (NOAH) building in Saint Paul’s Union Park neighborhood. The project includes eleven 2-bedroom apartment units and rents would be affordable to residents making 50% AMI. The project is recommended for an award of \$430,000 of 2024 HRA levy funds.

**Reaney Acquisition-Rehab, Noelle Vertina (approved on 12/17/24)**

Located on Reaney Avenue in Saint Paul’s Eastside, this project seeks to acquire an existing duplex, restore the units and expand it into a triplex. The project includes one 4-bedroom, one 3-bedroom and a one-bedroom apartment. All units will be affordable to residents making less than 50% AMI. The project is recommended for an award of \$330,000 of 2024 HRA levy.

**Taylor Acquisition, Aventus Holdings (approved on 12/17/24)**

The Taylor Acquisition is the acquisition of a four-unit multifamily building in the Hamline-Midway neighborhood of Saint Paul. The building includes three, 2-bedroom units and a 1-bedroom unit. Three units will be affordable to residents at 50% AMI and one unit will be affordable to residents at 60% AMI. This project is recommended for an award of \$370,000 of 2024 HRA Levy.

**University Acquisition-Rehab, T&L Partners (approved on 12/17/24)**

The University Acquisition-Rehab by T&L Partners is the acquisition and rehab of a duplex located in Saint Paul’s Summit-University neighborhood. The project will rehab the two existing units and add an additional unit that will have two SROs. The SROs will be reserved for young people transitioning from the foster system. Two units, including the SROs, will be affordable at 30% AMI and one unit will be affordable at 50% AMI. This project is recommended for an award of \$330,000 of 2024 HRA Levy.

**White Bear Acquisition, Bungalow Boss Holdings LLC (approved on 12/17/24)**

Bungalow Boss Holdings proposes the acquisition and rehabilitation of a side-by-side duplex in the City of Maplewood. The project will expand the existing units and preserve affordable multifamily housing at 50% AMI. The project is being recommended for an award of \$397,312 of 2024 HRA levy.