



Housing and Redevelopment Authority Agenda

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

June 23, 2026 - 10 a.m.

Council Chambers - Courthouse Room 300

ROLL CALL

1. **Agenda of June 23, 2026 is Presented for Approval** [2026-234](#)
Sponsors: County Manager's Office
Approve the agenda of June 23, 2026.
2. **Minutes from April 28, 2026 are Presented for Approval** [2026-235](#)
Sponsors: County Manager's Office
Approve the April 28, 2026 Minutes.

ADMINISTRATIVE ITEMS

3. **Environmental Response Fund Grant Awards** [2026-174](#)
Sponsors: Community & Economic Development
 1. Approve the selection of JB Vang to receive Environmental Response Funds.
 2. Authorize the award of Environmental Response Funds to the following project:
 - a. JB Vang, Hamm's West End Development - \$250,000
 3. Authorize the County Manager to enter into necessary grant, loan or other agreements and execute amendments to those agreements in a form approved by the County Attorney's Office.
4. **Obligation of 2026 Housing and Redevelopment Authority Levy for Housing Development Projects** [2026-220](#)
Sponsors: Community & Economic Development
 1. Approve the obligation of Housing and Redevelopment Authority levy for recommended projects and funding amounts for the preservation and construction of affordable housing in the amount of \$6,400,000.
 2. Authorize the County Manager to enter into the necessary loan or other agreements and execute amendments to loan or other agreements in a manner consistent with local regulations and requirements, in form approved by the County Attorney's Office.
 3. Authorize the County Manager to establish a project for Housing and Redevelopment Authority program income funded projects within the Community and Economic Development department.

ADJOURNMENT



Housing and Redevelopment Authority

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

Request for Board Action

Item Number: 2026-234

Meeting Date: 6/23/2026

Sponsor: County Manager's Office

Title

Agenda of June 23, 2026 is Presented for Approval

Recommendation

Approve the agenda of June 23, 2026.



Housing and Redevelopment Authority

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

Request for Board Action

Item Number: 2026-235

Meeting Date: 6/23/2026

Sponsor: County Manager's Office

Title

Minutes from April 28, 2026 are Presented for Approval

Recommendation

Approve the April 28, 2026 Minutes.

Attachments

1. April 28, 2026 Minutes

April 28, 2026 - 10 a.m.

Council Chambers - Courthouse Room 300

The Ramsey County Housing and Redevelopment Authority met in regular session at 10:05 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 Kathleen Ritter, Assistant County Attorney, Ramsey County Attorney's Office.

ROLL CALL

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

1. Agenda of April 28, 2026 is Presented for Approval [2026-149](#)

Sponsors: County Manager's Office

Approve the agenda of April 28, 2026.

Motion by Miller, seconded by Ortega. Motion passed.

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

2. Minutes from February 17, 2026 are Presented for Approval [2026-148](#)

Sponsors: County Manager's Office

Approve the February 17, 2026 Minutes.

Motion by Ortega, seconded by Miller. Motion passed.

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

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.

Presented by Max Holdhusen, Deputy Director, Community and Economic Development.
Discussion can be found on archived video.

Motion by Moran, seconded by Miller. Motion passed.

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

Resolution: H2026-008

**4. Reallocation of Housing and Redevelopment Authority Program Income [2026-138](#)
Towards a Housing Development Project**

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.

Presented by Max Holdhusen, Deputy Director, Community and Economic Development.
Discussion can be found on archived video.

Motion by Moran, seconded by McGuire. Motion passed.

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

Resolution: H2026-009

ADJOURNMENT

Chair Xiong declared the meeting adjourned at 10:36 a.m.

Request for Board Action

Item Number: 2026-174

Meeting Date: 6/23/2026

Sponsor: Community & Economic Development

Title

Environmental Response Fund Grant Awards

Recommendation

1. Approve the selection of JB Vang to receive Environmental Response Funds.
2. Authorize the award of Environmental Response Funds to the following project:
 - a. JB Vang, Hamm's West End Development - \$250,000
3. Authorize the County Manager to enter into necessary grant, loan or other agreements and execute amendments to those 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. In May 2026, the Minnesota State legislature passed the Taxes Omnibus Bill (HF2438), which included the extension of these taxes for both Ramsey and Hennepin Counties from the previously sunset date of January 1, 2028 to January 1, 2036.

Applications for Environmental Response Fund (ERF) program funding are accepted on May 1st and November 1st of each year in coordination with similar redevelopment and clean-up programs administered by the Minnesota Department of Employment and Economic Development (DEED), Metropolitan Council and Hennepin County.

Three eligible ERF applications for funding assistance were submitted for consideration in May 2026 totaling \$1,150,000 in funding requests. Submissions were evaluated based on the degree of soil contamination clean-up, financing gap, developer capacity, project readiness, environmental justice impact and short and long-term benefits to the community. Projects are also evaluated on their ability to address the following Ramsey County goals:

- Strengthening individual, family and community health, safety and well-being.
- Cultivating economic prosperity and investing in neighborhoods with concentrated financial poverty.
- Enhancing access to opportunity and mobility for all residents and businesses.

The review committee recommends an award to one project for a total ERF funding amount of \$250,000. This award comes with the express condition that funding may be withdrawn if not spent within 18 months of approval.

This grant award will support the creation of 70 units of affordable housing and approximately 10 new jobs. For project details, see attached project description.

County Goals (Check those advanced by Action)

Well-being

Prosperity

Opportunity

Accountability

Racial Equity Impact

The Environmental Response Fund was established to improve the quality of land through environmental remediation and support increased utilization of land for the creation of housing, jobs and economic development. Racial and ethnic communities are disproportionately impacted by environmental hazards and are far more likely to live in areas with heavy pollution. Priority in ERF funding is given to projects located in Environmental Justice Areas. The Minnesota Pollution Control Agency incorporates these factors into their definition of Environmental Justice Areas, which they define as areas where at least 40% of the population are people of color, at least 35% of households have income below 200% of the federal poverty level, at least 40% of the population has limited proficiency in English, or sites that are located in Indian County.

This recommended project award will address the historic legacies of pollution on 3 acres of land in an Environmental Justice Area. For more details on project-specific racial equity impacts, see attached project description.

Community Participation Level and Impact

To publicize the availability of ERF funds, Community and Economic Development participates in regular information sessions, both in-person and virtual, with the other brownfield grant programs at DEED and Metropolitan Council, as well as through regular economic development summits with community partners. Applicants demonstrate community support for ERF project applications via either a letter of support or a city council resolution.

Inform

Consult

Involve

Collaborate

Empower

Fiscal Impact

There are \$423,608 of uncommitted funds available in the current ERF budget. Total ERF awards recommended in this Request for Board Action are \$250,000. The resulting uncommitted fund balance after ERF awards will be \$173,608.

Last Previous Action

On January 13, 2026, the Ramsey County Housing and Redevelopment Authority approved \$900,000 in Environmental Response Funds for the November 2025 round of funding (Resolution H2026-005).

Attachments

1. Environmental Response Fund May 2026 Recommendations

Environmental Response Fund May 2026 Project Description

Hamm's West End

Applicant: JB Vang

Location: 680-694 Minnehaha Avenue East, Saint Paul

Funding Recommendation: \$250,000

West End is the second phase of the redevelopment of Hamm's Brewery which operated on the site from the 1860s to the 1990s. Asbestos is present in several historic buildings and is the primary contaminant of concern under this application. West End is the adaptive reuse of historic brewery buildings into an affordable housing development. The development plan for this project has changed since its previous application, and the plans now comprise 70 units of affordable housing, including 22 units at 30% AMI, 28 units at 50% AMI, and 20 units at 60% AMI. The building is expected to support about 10 property management jobs. The 3-acre site is located in an Environmental Justice Area, as defined by MPCA. The development project is also led by JB Vang, a BIPOC-owned company of Hmong descent, and has connected extensively with local community groups and partners through meetings, focus groups, and online engagement. This project previously received a partial award of \$200,000 in ERF in the November 2025 grant round.

ERF Funds Requested: \$250,000

Total Remediation Costs: \$1,641,144

Total Development Costs: \$68,850,047

Request for Board Action

Item Number: 2026-220

Meeting Date: 6/23/2026

Sponsor: Community & Economic Development

Title

Obligation of 2026 Housing and Redevelopment Authority Levy for Housing Development Projects

Recommendation

1. Approve the obligation of Housing and Redevelopment Authority levy for recommended projects and funding amounts for the preservation and construction of affordable housing in the amount of \$6,400,000.
2. Authorize the County Manager to enter into the necessary loan or other agreements and execute amendments to loan or other agreements in a manner consistent with local regulations and requirements, in form approved by the County Attorney's Office.
3. Authorize the County Manager to establish a project for Housing and Redevelopment Authority program income funded projects within the Community and Economic Development department.

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 homelessness.

On June 22, 2021, the Housing 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.

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

A total of 45 eligible applications were received. Staff reviewed and scored each application. Five projects totaling \$6,400,000 are recommended for HRA levy awards and will be funded with \$4,950,000 of 2026 HRA levy funds and \$1,450,000 of HRA funds that were previously obligated in prior years. All projects will be funded in a manner consistent with federal and local regulations and requirements in a form approved by Finance and the County Attorney's Office. A declaration will be recorded against each property's title that requires rental affordability for 30 years. Affordability will be monitored through an annual compliance review to ensure that property owners are maintaining income and rental limits. Additional information on each project can be found in the attachment titled "Narrative Project Descriptions".

The following projects are recommended for 2026 HRA levy funding:

Summary of Proposed Distribution of HRA Levy Awards for 2026 Housing Development Projects

Gloryville, Gloryville LLC, Saint Paul	\$2,500,000
Fairway Commons, Velair, Falcon Heights	\$1,361,215
Aragon, Beacon Interfaith, Saint Paul	\$1,200,000
Edison III, TTT Housing , Roseville	\$623,785
Rondo Revitalize, RME, Saint Paul	\$715,000

Total Proposed Uses: \$6,400,000

Sources of Funds

2026 HRA Levy Funds	\$4,950,000
Reallocated 2025 HRA Funds	\$400,000
Reallocated 2024 HRA Funds	\$250,000
Reallocated 2023 HRA Funds	\$500,000
Reallocated 2022 HRA Funds	\$300,000

Total Sources: \$6,400,000

County Goals (Check those advanced by Action)

- Well-being
- Prosperity
- Opportunity
- Accountability

Racial Equity Impact

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

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

Community Participation Level and Impact

CED implemented a robust community engagement process in the creation of the ECI Plan and approval of the Housing and 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 action towards the implementation of the community-driven ECI Plan. Additional engagement with housing organizations that directly serve residents facing housing instability and homelessness occurred during the planning stage of the Deeply Affordable Housing Initiative. A community meeting was also hosted at Maplewood Community Library to provide information on the 2026 Housing Development Solicitation.

- Inform
- Consult
- Involve
- Collaborate
- Empower

Fiscal Impact

The projects recommended for HRA levy awards have a total funding amount of \$6,400,000. \$4,950,000 is

from unallocated 2026 HRA levy funding. \$1,450,000 is reallocated from past projects that were awarded 2025, 2024, 2023, and 2022 HRA levy funds that are no longer moving forward. The reallocations will come from the following awards:

- \$400,000 was awarded to Rice Line Crossing in the 2025 Housing Development Solicitation.
- \$250,000 was awarded to Arcade Apartments in the 2024 Critical Corridors Solicitation.
- \$500,000 was awarded to Enclave Apartments in the 2023 Critical Corridors Solicitation.
- \$300,000 was awarded to 7th Street Gardens in the 2022 Critical Corridors Solicitation.

Last Previous Action

On July 1, 2025 the Ramsey County Housing and Redevelopment Authority approved recommended housing development project awards in the amount of \$6,125,025 of HRA levy funding from 2025 HRA funds and reallocated funds from previous years (Resolution H2025-011).

Attachments

1. Narrative Project Descriptions

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

Rondo Revitalize, RME Properties

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

Edison III, TTT Housing

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

Fairway Commons

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

The Aragon

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

GloryVille

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