

Investing in the Housing Continuum

*Planning and Implementing Local Affordable
Housing Aid*

April 14, 2026



Today's Presenters

Opening and Introductions:

- Kari Collins, Deputy County Manager, Economic Growth and Community Investment (EGCI)
- Karen Francois, Deputy County Manager, Community Services & Supports

Today's Presenters:

- Jaime Wilkins, Director of Housing Stability (HSD)
- Max Holdhusen, Deputy Director of Community & Economic Development (CED)

Workshop Goals

- Review Local Affordable Housing Aid (LAHA).
- Review Housing Continuum and Past LAHA Investments.
- Discuss 2026 LAHA investment strategy and process.
- Present recommended uses of funds and next steps.

What is Local Affordable Housing Aid?

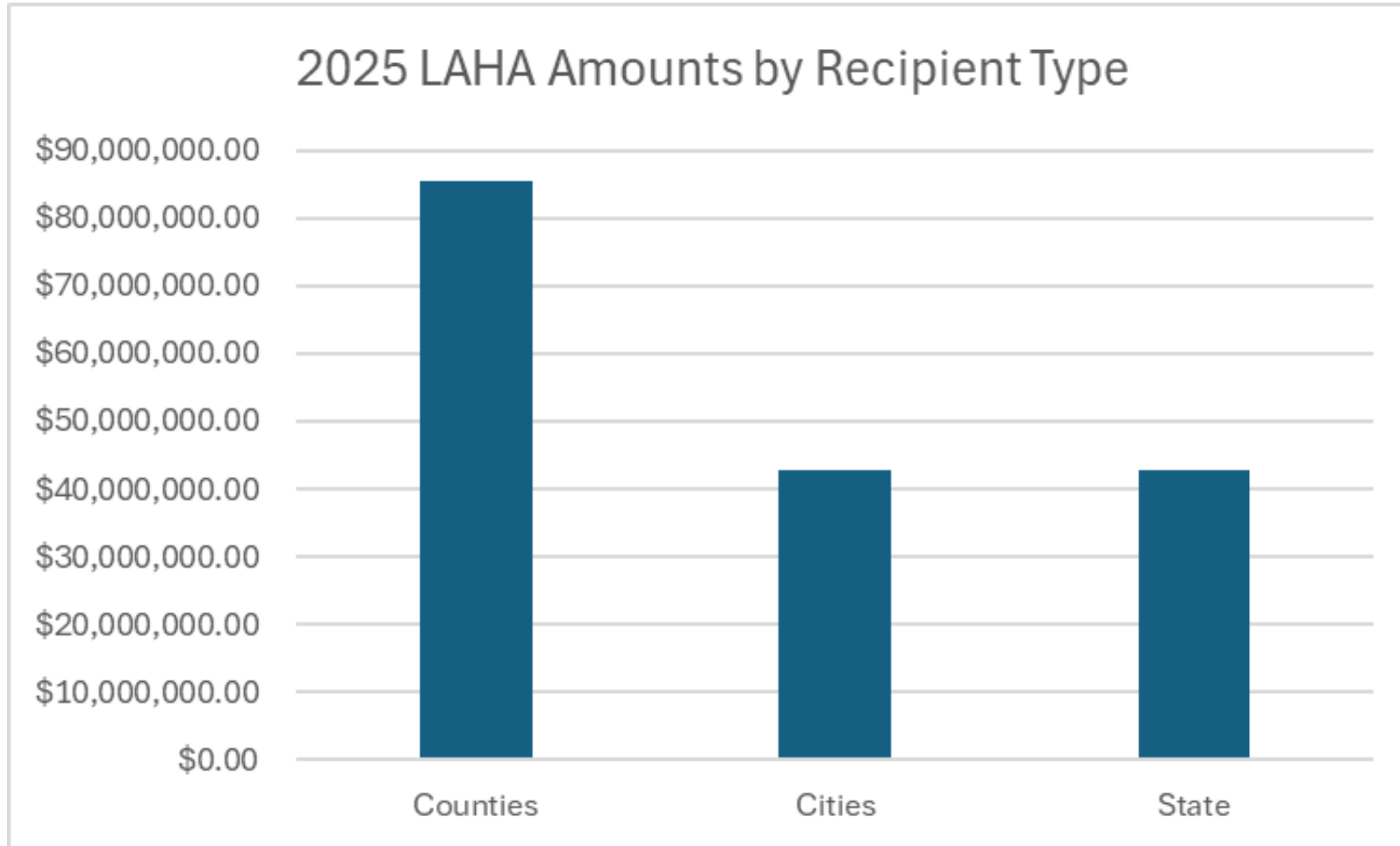
- LAHA is a 0.25% sales tax collected across the seven-county metro area by the State's Department of Revenue.
 - Collection started in 2023. Aid received in 2024 and 2025.
 - 50% of funds go to metro counties, 25% go to metro cities, 25% goes to Minnesota Housing (MHFA).
- Annual aid amounts are announced in June or July of every year.
 - Aid amounts are based on % of rent-burdened households.
- Reporting to MHFA is due in November of every year.
 - Funds cannot replace local investments in the housing continuum.
- Local governments have three years to obligate the funding and four years to spend.

Allowable Uses of LAHA

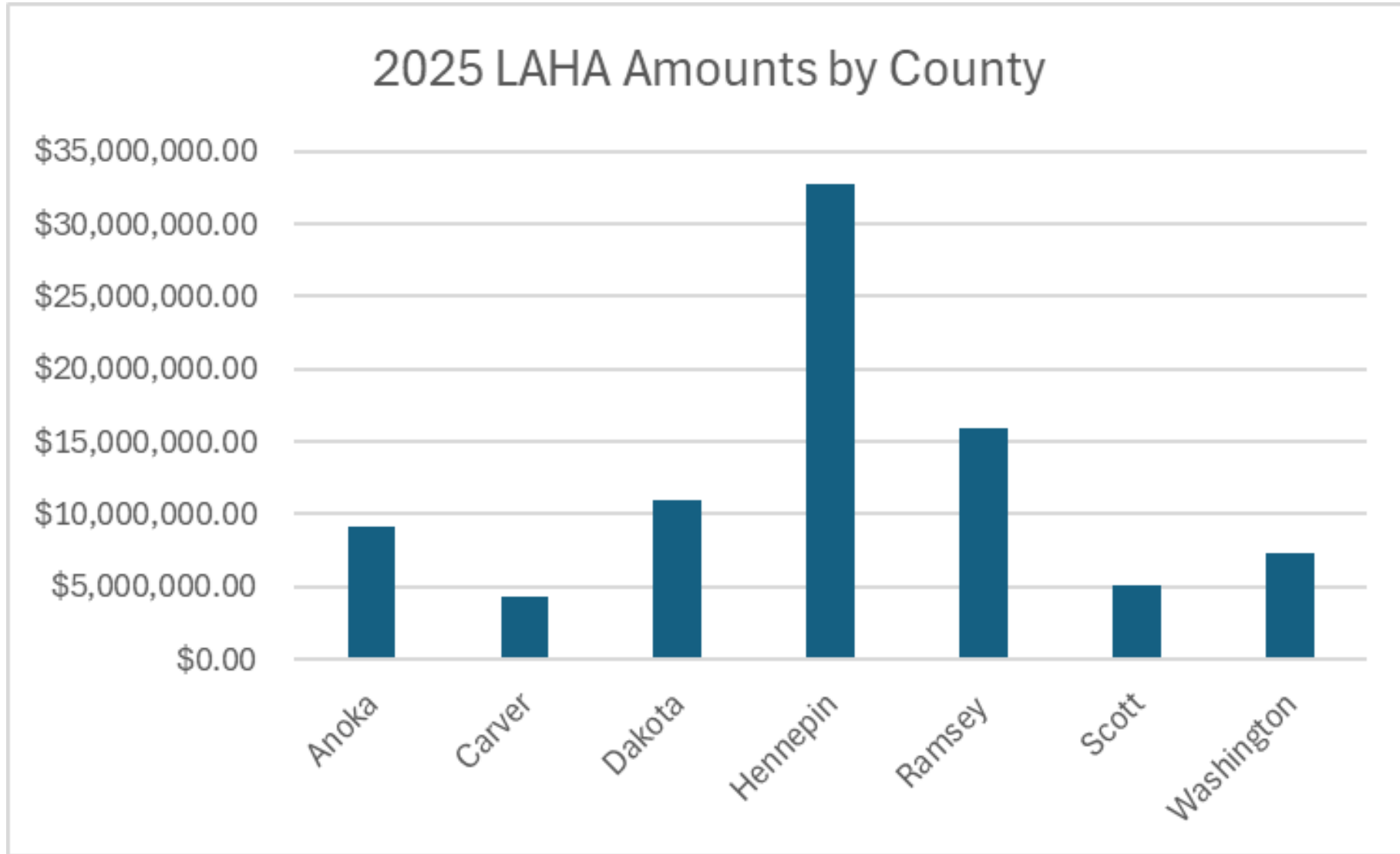
What can LAHA be used for?

- Emergency rental assistance for households earning less than 80% of the area median income (AMI).
- Financial support to nonprofit affordable housing providers.
- Projects designed for the purpose of construction, acquisition, rehabilitation, demolition, and financing of affordable housing, including homeownership activities.
- Financing the operations and management of financially distressed residential properties.
- Funding of supportive services or staff of supportive services and providers for supportive housing.
- Costs of operating emergency shelter facilities.
- NOTE: Administrative costs are not eligible.

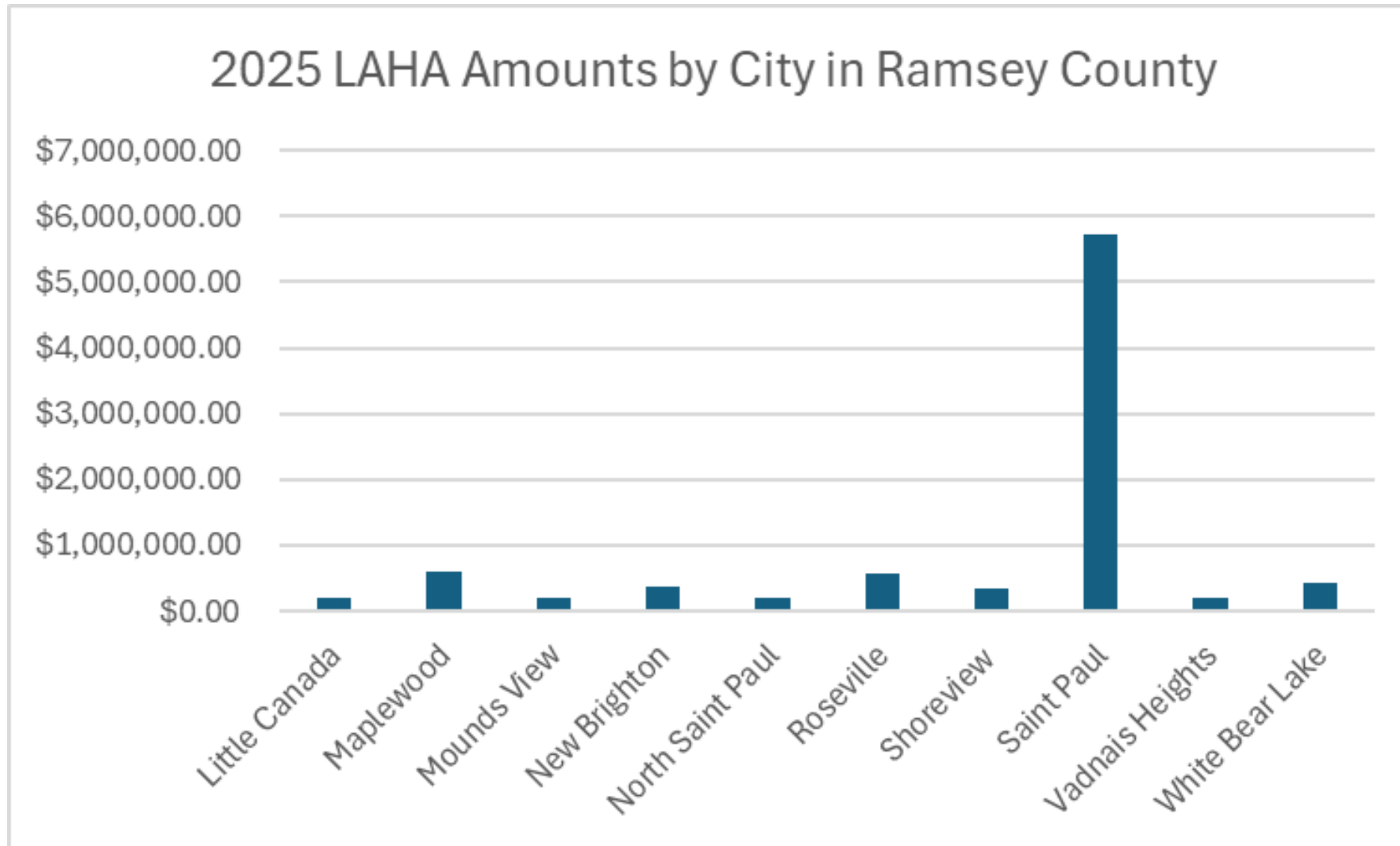
2025 LAHA by the numbers



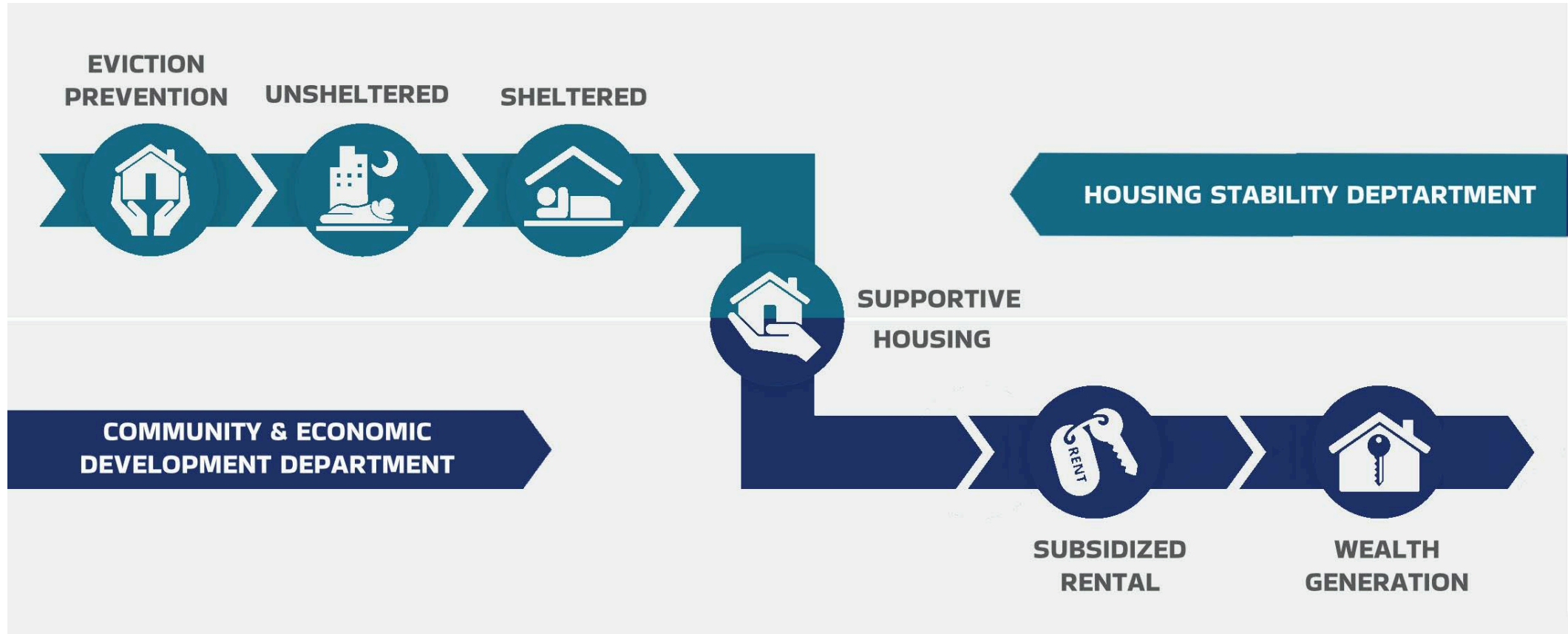
2025 LAHA by the numbers



2025 LAHA by the numbers



Investing in the Housing Continuum



Investing in the Housing Continuum

- Funding across the housing continuum is complex. It includes:
 - Service funding and capital development funding.
 - Private, philanthropic, federal, state, regional, and local funds.
 - Contracted services, grants and loans.
 - Varying timeframes and lengths of agreements (1 year to 50 years).
- Efforts are coordinated through a variety of coalitions and plans.
 - Heading Home Ramsey (Continuum of Care).
 - Needs Assessment and Strategic Plan.
 - Coordination with state, regional and municipal partners.
 - Economic Competitiveness and Inclusion Plan and Consolidated Solicitations.
- LAHA is just one funding source.

Investments made with 2024 LAHA

- Ramsey County received approximately \$6 million in 2024.
 - \$1 million obligated and spent on emergency shelter (Project Home family shelter).
 - \$5 million obligated to stabilization of existing supportive housing buildings and operations through the Support and Stabilize solicitation.
 - Funding priorities established through board workshops and approved through board actions.



Investments made with 2025 LAHA



- Ramsey County received approximately \$15.9 million in 2025.
 - \$4 million obligated to eviction prevention, shelter operations and supportive services.
 - \$11.9 million obligated to the preservation, acquisition and rehabilitation of affordable housing through the annual consolidated Housing Development Solicitation.
 - Funding priorities established through board workshops and approved through board actions.

2026 LAHA Investment Strategy and Process

- Create a strong process between HSD and CED that centers collaboration, systems change, impact and accountability.
- Root decision-making in past planning efforts and community engagement.
 - Heading Home Ramsey (HHR) Needs Assessment.
 - HHR Strategic Plan.
 - Economic Competitiveness and Inclusion (ECI) Plan.
 - Deeply Affordable Housing (DAH) Engagement Report.
- Build ongoing process that aligns with existing county policies and budgeting process.
- Proposed uses of LAHA will leverage other funding sources and thoughtfully reflect on systems needs.

2026 Proposed Uses of LAHA

- Collaborative process resulted in project proposals that outlined:
 - Intended outcomes and community impacts of investments
 - Staff and provider capacity.
 - Eligibility and alignment with state requirements.
 - Program readiness.
- After review, CED and HSD proposals aligned to allocate approximately \$8 million for affordable housing supply and \$8 million on prevention, shelter and services.
- Proposed uses of LAHA will adjust proportionately if actual aid amount comes in higher or lower than expected.

2026 Proposed Uses

Community and Economic Development

- ~\$8 million to increase the supply of rental housing affordable to households at 30% and 50% of the area median income.
 - Funds will be placed in forthcoming Local Housing Trust Fund for increased flexibility.
 - Need identified in ECI Plan, HHR Strategic Plan, and DAH Engagement.
 - Funding will be made available to eligible developments through the consolidated 2026 Housing Development Solicitation.
 - Funds will be obligated in a County Board action after aid amounts are announced in Summer 2026.

2026 Proposed Uses

Housing Stability Investments

\$2M – Emergency Shelter Operations (2027)

- Stabilize and expand shelter capacity for families and single adults
- Support operations and critical facility improvements

\$2M – Rental Assistance & Prevention (CoC Gap Funding)

- Expand emergency rental assistance for households <80% AMI
- Strengthen eviction prevention and reduce inflow into shelter
- Fill gaps in supportive housing if federal funding is reduced

\$4M Coordinated Entry & Housing Support Investments

- Expand CE operations to improve system navigation and progress toward Functional Zero
- Pilot wraparound services for households on the CE waitlist
- Invest in Housing Support staffing and flexible assistance pool

Next Steps

- 2026 Housing Development Solicitation applications due May 26.
- LAHA aid amounts are announced in June-July 2026.
- CED to bring recommended housing development awards to board in Summer 2026.
- HSD to work with Purchasing and Contracting and Controller/Finance to embed 2026 LAHA in existing work and solicit for services, if needed.
- CED and HSD to monitor LAHA obligation and spend to prepare for reporting to MHFA.
- Annual reporting due in November 2026.
- Future years of LAHA obligation will align with existing budgeting process and existing procurement policies.
- Evaluate impact of LAHA investments in partnership with Policy & Administrative Strategy.