



Housing and Redevelopment Authority Agenda

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

June 22, 2021 - 10 a.m.

Council Chambers - Courthouse Room 300

Pursuant to Minnesota Statutes Section 13D.02, as amended by 2021 Session Laws Chap. 14, the meeting will be held in person at the regular meeting location. Some commissioners might participate by interactive technology. Members of the public may attend in person, consistent with federal, state, and local guidance on the COVID-19 pandemic. The meeting broadcast will also be available online and linked via ramseycounty.us/boardmeetings.

ROLL CALL

- 1. Agenda of June 22, 2021 is Presented for Approval.** [2021-329](#)
Sponsors: County Manager's Office
Approve the agenda of June 22, 2021.
- 2. Minutes from May 4, 2021 are Presented for Approval** [2021-330](#)
Sponsors: County Manager's Office
Approve the May 4, 2021 Minutes.

POLICY ITEM

- 3. Housing and Redevelopment Authority Area of Operation** [2021-326](#)
Sponsors: Community & Economic Development
Approve the Ramsey County Housing and Redevelopment Authority area of operation countywide, excluding North Saint Paul.

ADJOURNMENT



Housing and Redevelopment Authority

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

Request for Board Action

Item Number: 2021-329

Meeting Date: 6/22/2021

Sponsor: County Manager's Office

Title

Agenda of June 22, 2021 is Presented for Approval.

Recommendation

Approve the agenda of June 22, 2021.



Housing and Redevelopment Authority

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

Request for Board Action

Item Number: 2021-330

Meeting Date: 6/22/2021

Sponsor: County Manager's Office

Title

Minutes from May 4, 2021 are Presented for Approval

Recommendation

Approve the May 4, 2021 Minutes.

Attachments

1. May 4, 2021 Minutes

May 4, 2021 - 10 a.m.

Council Chambers - Courthouse Room 300

The Ramsey County Housing and Redevelopment Authority met virtually in regular session at 10:09 a.m. with the following members present: Carter, Frethem, McDonough, McGuire, Ortega, Reinhardt, and Chair MatasCastillo. Also present were Ryan O'Connor, County Manager, and Amy Schmidt, Assistant County Attorney.

ROLL CALL

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

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

Sponsors: County Manager's Office

Approve the agenda of May 4, 2021.

Motion by Ortega, seconded by McGuire. Motion passed.

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

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

Sponsors: County Manager's Office

Approve the January 5, 2021 Minutes.

Motion by McDonough, seconded by MatasCastillo. Motion passed.

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

ADMINISTRATIVE ITEMS

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

Sponsors: Community & Economic Development

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

provided the amounts are within the budget of the approved plan.

Motion by Ortega, seconded by MatasCastillo. Motion passed.

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

Resolution: H2021-002

4. Environmental Response Fund Grant Awards

[2021-212](#)

Sponsors: Community & Economic Development

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

Motion by Ortega, seconded by MatasCastillo. Motion passed.

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

Resolution: H2021-003

ADJOURNMENT

Chair MatasCastillo declared the meeting adjourned at 10:11 a.m.

Request for Board Action

Item Number: 2021-326

Meeting Date: 6/22/2021

Sponsor: Community & Economic Development

Title

Housing and Redevelopment Authority Area of Operation

Recommendation

Approve the Ramsey County Housing and Redevelopment Authority area of operation countywide, excluding North Saint Paul.

Background and Rationale

On March 23, Ramsey County released its Economic Inclusion and Competitiveness Plan, which was developed with strong input from residents and community stakeholders over the past 18 months. The plan laid out a variety of recommendations to ensure long-term economic growth, equity and inclusion in Ramsey County.

One of the recommendations included activating a Housing and Redevelopment Authority (HRA) special benefit tax levy on properties in Ramsey County to address the longstanding housing crisis that has been exacerbated due to the COVID-19 pandemic and the subsequent economic downturn. Pursuant to Minnesota Statutes § 469.033, subd. 6, the HRA special benefit tax may be up to 0.0185 percent of estimated market value of taxable property, real and personal, in the county.

A countywide HRA special benefit tax levy in Ramsey County could raise up to \$11.1 million a year to fund affordable housing and redevelopment projects. The proposed HRA special benefit tax levy would increase annual taxes on a median value residential property by about \$45. Funds collected through the levy would support the preservation and creation of affordable housing developments. This would be done by offering gap financing and land acquisition funds as well as allocating resources to increase the competitiveness of Ramsey County housing projects applying for state grants.

The Ramsey County HRA may exercise all of its powers within its area of operation, which pursuant to Pursuant to Minnesota Statutes § 469.002, subd.8, and Minnesota Statutes § 469.004, subd. 1, is defined as all of Ramsey County. The county's HRA powers include the authority to levy a special benefit tax within its area of operation (see, Minn. Stat. § § 469.007, subd. 1, 469.033, subd. 6.) Because the cities of Saint Paul and North St. Paul have had an active HRA levy authority on or before June 30, 1971, each city must adopt a Resolution authorizing the Ramsey County HRA to exercise the county's HRA powers within each city at the same time that each city is exercising its own power (pursuant to Minnesota Statutes § 469.012, subd. 3).

On April 13, 2021, the Ramsey County Board of Commissioners approved a resolution that sought support from the cities of Saint Paul and North St. Paul to pass a resolution allowing for the exercise of the Ramsey County's Housing and Redevelopment Authority's powers within the cities' area of operation concurrent with the exercise of the same powers by HRAs of the cities of Saint Paul and North St. Paul, in order to create a housing and redevelopment project fund. With these cities consenting to the concurrent exercise of HRA powers, the fund will be used to support housing and redevelopment projects throughout the county, including within the cities of Saint Paul and North St. Paul.

On May 26, 2021, the City of Saint Paul City Council and the Saint Paul Housing and Redevelopment Authority Board of Commissioners approved a Resolution acknowledging the authority of the Ramsey County HRA to exercise its powers within the City of Saint Paul’s Housing and Redevelopment Authority’s area of operation and at the same time as the City’s the Housing and Redevelopment Authority with no alteration, limit, or impairment to the exercise of the powers by the Saint Paul’s HRA, and consenting to the same. The Saint Paul Resolution stipulated that fifty percent of any tax levied by the County HRA will be spent on projects located in the City of Saint Paul. The Saint Paul Resolution further acknowledged that the City’s consent would continue until revoked by subsequent resolution of the Saint Paul HRA. In response to feedback from local partners county-wide, and in alignment with policies around other funding tools like the Environmental Response Fund, Ramsey County CED will make every effort to distribute HRA levy resources “50-50” balancing HRA levy investment across the City of Saint Paul and suburban Ramsey County.

As of June 1, 2021, the City of North Saint Paul has not yet taken up an action regarding the County’s HRA area of operation in the City of North Saint Paul.

County Goals (Check those advanced by Action)

- Well-being
- Prosperity
- Opportunity
- Accountability

Racial Equity Impact

Many Ramsey County residents live in poverty and struggle to find or afford stable housing. The current market is not building or preserving enough affordable housing to meet the needs of these residents, including seniors, low-wage workers and others who make less than \$25,000 annually. This challenge is anticipated to grow, placing further strain on the housing market and county services for all households.

- Of Ramsey County’s 209,000 households, 65,000 pay more than 30% of their income on housing.
- 33,395 people in Ramsey County are currently in mixed-income housing, while 77,330 people are in poverty.
- There is currently a shortage of 15,000+ homes that are affordable for Ramsey County households making between \$30,000 - \$50,000 per year and 50,000+ homes - that are affordable for households making less than \$30,000 per year.
- If all new construction in Ramsey County was dedicated to affordable housing, it would take 20-50 years to meet the current need and would still require subsidies.

The housing shortage is anticipated to grow across Ramsey County, and proactive measures - not reactive - must be taken countywide to improve our local quality of life. Affordable housing is a smart investment of taxpayer dollars and a long-term solution addressing the root cause of homelessness. Additionally, a regional approach to building housing infrastructure is better aligned with how residents live, work and play in Ramsey County. Housing investment transcends municipal boundaries and functions as critical infrastructure that supports the needs of our residents, workforce and business community.

Activating the HRA levy was a specific Recommended Action within the Economic Competitiveness and Inclusion Plan. Most Black, Latinx, Asian, and Indigenous cost-burdened four-person households are earning less than \$51,700, which equates to 50% of the area median income (AMI). Black, Latinx, Asian, and Indigenous renters are more likely to be cost-burdened than white renters. Ramsey County’s biggest need is affordable rental units at 30% AMI, plus a need for more rental units with two or more bedrooms⁵. Additionally, the Economic Competitiveness and Inclusion Plan recommends that Ramsey County consider investing in opportunities along the full housing continuum including building generational wealth in communities that have experienced historic wealth extraction.

Community Participation Level and Impact

Significant engagement informed the strategies and actions within the Economic Competitiveness and

Inclusion Vision Plan. The plan was informed and developed through engagement of residents, businesses, community leaders, a steering committee, and the Ramsey County Board of Commissioners, all of whom helped shape the development of an implementable plan that outlines economic and community objectives (and subsequently future budgets) over the next five years.

The engagement, however, does not stop with what needs to be done. CED staff will continue to work with the community, housing leaders, and city partners on the How. The implementation of these actions will take trust, and co-creation to ensure successful delivery. Implementation councils is being suggested to help steer the direction of the Economic Competitiveness based actions of the Plan.

CED is in a unique climate of transformative energy and are eager to partner with the community to determine how best to build out HRA programming that will help residents locate full housing options in every corner of the County.

Access to the Economic Competitiveness and Inclusion Vision Plan can be found here: <https://www.ramseycounty.us/your-government/projects-initiatives/economic-development-initiatives/economic-competitiveness-inclusion-plan>

Additional information pertaining to the HRA levy can be found here: <https://www.ramseycounty.us/your-government/leadership/board-commissioners/railroad-housing-authorities/proposed-housing-redevelopment-authority-hra-levy>

- Inform Consult Involve Collaborate Empower

Fiscal Impact

An HRA levy in Ramsey County could raise up to \$11.1 million a year to fund affordable housing and redevelopment projects. The proposed HRA levy would increase annual taxes on a median value residential property by about \$45.

County Manager Comments

Ramsey County is the only metropolitan county that does not levy from affordable housing and redevelopment projects through its Housing and Redevelopment Authority. A countywide levy would allow greater effectiveness in deploying HRA funds and ensure all current and future residents equitable access to HRA programs, projects and initiatives.

Last Previous Action

On April 13, 2021, the Ramsey County Board of Commissioners approved the request to the cities of Saint Paul and North St. Paul to pass a resolution allowing for the exercise of the Ramsey County’s Housing and Redevelopment Authority’s powers within the cities’ area of operation concurrent with the exercise of the same powers by HRAs of the cities of Saint Paul and North St. Paul in order to create and support housing and redevelopment projects within their communities. (Resolution B2021-086)

Attachments

- 1. City of Saint Paul Resolution
- 2. City of Saint Paul Housing and Redevelopment Authority (HRA) Resolution
- 3. Map of Ramsey County Housing and Redevelopment Authority Area of Operation

RESOLUTION

Title ...

Resolution authorizing The Ramsey County Housing & Redevelopment Authority to exercise its powers within the Housing and Redevelopment Authority of Saint Paul, Minnesota's area of operation at the same time the Housing and Redevelopment Authority of Saint Paul, Minnesota exercises the same powers.

Body...

WHEREAS, Ramsey County, the City of St. Paul, and our entire region are facing an affordable housing crisis that has been exacerbated due to the COVID-19 pandemic and its subsequent economic downturn; and

WHEREAS, many residents of the City of St. Paul and Ramsey County struggle to find or afford stable housing along the full housing continuum; and

WHEREAS, nearly half of renters and 20% of homeowners in Ramsey County are cost-burdened, spending more than 30% of their income on housing expenses; and

WHEREAS, the current market is not building or preserving enough affordable housing to meet the needs of these residents, including seniors, low-wage workers, and others who make less than \$25,000 annually; and

WHEREAS, at the current pace of construction and if all construction was dedicated to affordable housing, it would take more than 21 years to build enough units to meet the demand; and

WHEREAS, this housing shortage is anticipated to grow in the City of St. Paul and Ramsey County, and will place further strain on the housing market and city and county services for all households; and

WHEREAS, throughout Ramsey County the availability of land is scarce and nearly all development that occurs or will occur will be redevelopment; and

WHEREAS, redevelopment challenges are very site specific and contribute to the added cost and time necessary to ready and advance projects; and

WHEREAS, affordable housing is a smart investment of taxpayer dollars and a long-term solution addressing the root cause of homelessness; and

WHEREAS, the City of St. Paul established the Housing and Redevelopment Authority of Saint Paul, Minnesota (the "City HRA") prior to June 8, 1971 and levies a tax upon all taxable property within the City of St. Paul pursuant to Minnesota Statutes § 469.033, subd. 6; and

WHEREAS, to help support the preservation of existing and creation of new affordable housing developments as well as the redevelopment and revitalization of blighted corridors and sites across Ramsey County, including in the City of St. Paul, the Board of Commissioners of The Ramsey County Housing & Redevelopment Authority (the “County HRA”) has proposed to levy a tax upon all taxable property within Ramsey County pursuant to Minnesota Statutes § 469.033, subd. 6 (the “County HRA Levy”); and

WHEREAS, funds collected through the County HRA Levy will be used in the City of St. Paul and across Ramsey County to expand homeownership programs, offer gap financing and land acquisition funds, and to allocate resources to increase the competitiveness of the City of St. Paul and Ramsey County housing projects when applying for state grants; and

WHEREAS, the County HRA will also be involved in broader development and redevelopment efforts in the City of St. Paul and throughout Ramsey County that advance Ramsey County’s goals; and

WHEREAS, a County HRA Levy could collect up to \$11.6 million each year (based on the pay 2021 tax rates and tax capacity) to fund affordable housing and broader development and redevelopment efforts that advance Ramsey County’s goals, with steady investments that support projects in St. Paul and County-wide; and

WHEREAS, the County HRA will seek authorization from the City St. Paul to implement housing projects in the City’s jurisdiction; and

WHEREAS, the County HRA commits to balancing County HRA Levy investments across St. Paul and suburban Ramsey County equitably; and

WHEREAS, pursuant to Minnesota Statutes § 469.012, subd. 3, the City HRA may adopt a resolution authorizing the County HRA to exercise the County HRA’s powers within the City of St. Paul at the same time that the City HRA is exercising its own powers; and

WHEREAS, notwithstanding Ramsey County’s authority pursuant to Minnesota Statutes § 469.004, subd. 1a, to exercise the powers of a housing and redevelopment authority, independent of the general law authority of housing and redevelopment authorities, for clarity Ramsey County and the County HRA have requested that the City of St. Paul, pursuant to Minnesota Statutes § 469.004, subd. 1a and § 469.005, subd. 1, and the City HRA, pursuant to Minnesota Statutes § 469.012, subd. 3, authorize the County HRA to exercise the County HRA’s powers within the City of St. Paul at the same time that the City HRA is exercising its own powers; and

NOW, THEREFORE, BE IT RESOLVED, by the City of Saint Paul, Minnesota as follows:

1. Notwithstanding Minnesota Statutes § 469.008, the County HRA is authorized to exercise its powers, including without limitation exercise of the County Levy, within the City of Saint Paul to the extent authorized by this Resolution.

2. The authorization granted herein is given on condition that said authorization may be revoked by subsequent resolution of the City HRA and said authorization shall continue until revoked by such resolution of the City HRA.
3. The authorization granted herein is given on condition that the County HRA's exercise of its powers will not alter, limit or impair the City HRA's powers, area of operation, or levy.
4. The authorization granted herein is given on condition that at least fifty percent (50%) of any tax levied by the County HRA will spent on projects located in the City of Saint Paul.

DRAFT

RESOLUTION

Title ...

Resolution authorizing The Ramsey County Housing & Redevelopment Authority to exercise its powers within the Housing and Redevelopment Authority of Saint Paul, Minnesota's area of operation at the same time the Housing and Redevelopment Authority of Saint Paul, Minnesota exercises the same powers.

Body...

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WHEREAS, many residents of the City of St. Paul and Ramsey County struggle to find or afford stable housing along the full housing continuum; and

WHEREAS, nearly half of renters and 20% of homeowners in Ramsey County are cost-burdened, spending more than 30% of their income on housing expenses; and

WHEREAS, the current market is not building or preserving enough affordable housing to meet the needs of these residents, including seniors, low-wage workers, and others who make less than \$25,000 annually; and

WHEREAS, at the current pace of construction and if all construction was dedicated to affordable housing, it would take more than 21 years to build enough units to meet the demand; and

WHEREAS, this housing shortage is anticipated to grow in the City of St. Paul and Ramsey County, and will place further strain on the housing market and city and county services for all households; and

WHEREAS, throughout Ramsey County the availability of land is scarce and nearly all development that occurs or will occur will be redevelopment; and

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WHEREAS, affordable housing is a smart investment of taxpayer dollars and a long-term solution addressing the root cause of homelessness; and

WHEREAS, the City of St. Paul established the Housing and Redevelopment Authority of Saint Paul, Minnesota (the "City HRA") prior to June 8, 1971 and levies a tax upon all taxable property within the City of St. Paul pursuant to Minnesota Statutes § 469.033, subd. 6; and

WHEREAS, to help support the preservation of existing and creation of new affordable housing developments as well as the redevelopment and revitalization of blighted corridors and sites across Ramsey County, including in the City of St. Paul, the Board of Commissioners of The Ramsey County Housing & Redevelopment Authority (the “County HRA”) has proposed to levy a tax upon all taxable property within Ramsey County pursuant to Minnesota Statutes § 469.033, subd. 6 (the “County HRA Levy”); and

WHEREAS, funds collected through the County HRA Levy will be used in the City of St. Paul and across Ramsey County to expand homeownership programs, offer gap financing and land acquisition funds, and to allocate resources to increase the competitiveness of the City of St. Paul and Ramsey County housing projects when applying for state grants; and

WHEREAS, the County HRA will also be involved in broader development and redevelopment efforts in the City of St. Paul and throughout Ramsey County that advance Ramsey County’s goals; and

WHEREAS, a County HRA Levy could collect up to \$11.6 million each year (based on the pay 2021 tax rates and tax capacity) to fund affordable housing and broader development and redevelopment efforts that advance Ramsey County’s goals, with steady investments that support projects in St. Paul and County-wide; and

WHEREAS, the County HRA will seek authorization from the City St. Paul to implement housing projects in the City’s jurisdiction; and

WHEREAS, the County HRA commits to balancing County HRA Levy investments across St. Paul and suburban Ramsey County equitably; and

WHEREAS, pursuant to Minnesota Statutes § 469.012, subd. 3, the City HRA may adopt a resolution authorizing the County HRA to exercise the County HRA’s powers within the City of St. Paul at the same time that the City HRA is exercising its own powers; and

WHEREAS, notwithstanding Ramsey County’s authority pursuant to Minnesota Statutes § 469.004, subd. 1a, to exercise the powers of a housing and redevelopment authority, independent of the general law authority of housing and redevelopment authorities, for clarity Ramsey County and the County HRA have requested that the City of St. Paul, pursuant to Minnesota Statutes § 469.005, subd. 1, and the City HRA, pursuant to Minnesota Statutes § 469.012, subd. 3, authorize the County HRA to exercise the County HRA’s powers within the City of St. Paul at the same time that the City HRA is exercising its own powers; and

NOW, THEREFORE, BE IT RESOLVED, by the Housing and Redevelopment Authority of Saint Paul, Minnesota as follows:

1. Notwithstanding Minnesota Statutes § 469.008, the County HRA is authorized to exercise its powers, including without limitation exercise of the County Levy, within the City of Saint Paul to the extent authorized by this Resolution.

2. The authorization granted herein is given on condition that said authorization may be revoked by subsequent resolution of the City HRA and said authorization shall continue until revoked by such resolution of the City HRA.
3. The authorization granted herein is given on condition that the County HRA's exercise of its powers will not alter, limit or impair the City HRA's powers, area of operation, or levy.
4. The authorization granted herein is given on condition that at least fifty percent (50%) of any tax levied by the County HRA will spent on projects located in the City of Saint Paul.

DRAFT

Ramsey County Housing and Redevelopment Authority Area of Operation as adopted in June, 2021

