



# Housing and Redevelopment Authority Agenda

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

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July 7, 2026 - 10 a.m.

Council Chambers - Courthouse Room 300

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## ROLL CALL

1. **Agenda of July 7, 2026 is Presented for Approval** [2026-251](#)  
Sponsors: County Manager's Office  
Approve the agenda of July 7, 2026.
2. **Minutes from June 23, 2026 are Presented for Approval** [2026-252](#)  
Sponsors: County Manager's Office  
Approve the June 23, 2026 Minutes.

## ADMINISTRATIVE ITEMS

3. **Obligation of Pathways to Reducing Obstacles to Housing Funding for Housing Development Projects** [2026-243](#)  
Sponsors: Community & Economic Development
  1. Approve the obligation of Pathways to Reducing Obstacles to Housing funding for the construction of affordable housing in the amount of \$1,300,000.
  2. Authorize the County Manager to enter into the necessary loan or other agreements and execute amendments to loans or other agreements in a manner consistent with local regulations and requirements, in a form approved by the County Attorney's Office.

## ADJOURNMENT



# Housing and Redevelopment Authority

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

## Request for Board Action

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**Item Number:** 2026-251

**Meeting Date:** 7/7/2026

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**Sponsor:** County Manager's Office

**Title**

Agenda of July 7, 2026 is Presented for Approval

**Recommendation**

Approve the agenda of July 7, 2026.



# Housing and Redevelopment Authority

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

## Request for Board Action

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**Item Number:** 2026-252

**Meeting Date:** 7/7/2026

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**Sponsor:** County Manager's Office

**Title**

Minutes from June 23, 2026 are Presented for Approval

**Recommendation**

Approve the June 23, 2026 Minutes.

**Attachments**

1. June 23, 2026 Minutes

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June 23, 2026 - 10 a.m.

Council Chambers - Courthouse Room 300

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The Ramsey County Housing and Redevelopment Authority met in regular session at 10:18 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 June 23, 2026 is Presented for Approval [2026-234](#)

Sponsors: County Manager's Office

Approve the agenda of June 23, 2026.

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

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

2. Minutes from April 28, 2026 are Presented for Approval [2026-235](#)

Sponsors: County Manager's Office

Approve the April 28, 2026 Minutes.

Motion by Miller, seconded by Moran. Motion passed.

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

### 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 amendments in a form approved by the County Attorney's Office.

Presented by Ella Mitchell, Redevelopment Program Manager, Community & Economic Development. Discussion can be found on archived video.

Motion by McMurtrey, seconded by Miller. Motion passed.

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

Resolution: [H2026-010](#)

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.

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

Motion by McMurtrey, seconded by Miller. Motion passed.

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

Resolution: H2026-011

## **ADJOURNMENT**

Chair Xiong declared the meeting adjourned at 10:41 a.m.

## Request for Board Action

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**Item Number:** 2026-243

**Meeting Date:** 7/7/2026

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**Sponsor:** Community & Economic Development

**Title**

Obligation of Pathways to Reducing Obstacles to Housing Funding for Housing Development Projects

**Recommendation**

1. Approve the obligation of Pathways to Reducing Obstacles to Housing funding for the construction of affordable housing in the amount of \$1,300,000.
2. Authorize the County Manager to enter into the necessary loan or other agreements and execute amendments to loans or other agreements in a manner consistent with local regulations and requirements, in a form approved by the County Attorney's Office.

**Background and Rationale**

Ramsey County has an urgent and evident need for affordable housing, especially for individuals and families with household incomes less than 30% of the area median income (AMI). According to Ramsey County's Economic Competitiveness and Inclusion (ECI) Plan, the county has a deficit of 15,000 units affordable to those at 30% AMI or below. The lack of affordable housing supply leads to greater housing instability for residents and exacerbates homelessness.

In 2023, Ramsey County, in partnership with the Metropolitan Council as the lead applicant, applied to the Pathways to Reducing Obstacles to Housing (PRO) grant from the U.S. Department of Housing and Urban Development (HUD). The intent of the grant funding is to reduce barriers to affordable housing production and increase housing supply.

In Ramsey County local cities have made great strides to amend their zoning codes to allow for more density and housing types. Community and Economic Development (CED) staff identified that one of the greatest barriers in Ramsey County is the lack of funding available to meet the need of the current affordable housing pipeline. Thus, Ramsey County's portion of the grant application focused on funds for deeply affordable housing development. The Metropolitan Council portion of the grant application focused on providing additional technical assistance, planning and policy resources for local cities to increase housing production and reduce regulatory barriers.

In late 2024 the Metropolitan Council, with Ramsey County as a direct subrecipient, was awarded PRO funds from HUD. In early 2026, Ramsey County entered a subrecipient grant agreement with the Metropolitan Council. The funding was then available for projects from the 2026 Housing Development Solicitation. To obligate PRO funds for deeply affordable housing development, 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 HUD. Ramsey County marketed the solicitation on the Ramsey County website, through the 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. One project

totaling \$1,300,000 is recommended for PRO funds. The project 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 the property’s title that requires rental affordability for at least 30 years. Affordability will be monitored through an annual compliance review to ensure that property owners are maintaining income and rental limits.

Summary of Proposed Distribution of PRO funds for 2026 Housing Development Projects

F2F@Arcade, Face 2 Face, Saint Paul \$1,300,000

Total Proposed Uses: \$1,300,000

Sources of Funds

PRO Funds \$1,300,000

Additional awards from projects that applied to the Housing Development Solicitation will be recommended with other funding sources. Each funding source will go to the appropriate authority as a separate request for board action.

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

- Well-being  Prosperity  Opportunity  Accountability

**Racial Equity Impact**

PRO 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**

CED recommends a \$1,300,000 award of PRO funds. This will obligate the entirety of the Ramsey County portion of the PRO Housing grant. F2F@Arcade also received an HRA levy award through the 2023 Emerging and Diverse Developers Solicitation.

**Last Previous Action**

On June 23, 2026 the Housing and Redevelopment Authority approved the recommended housing development projects in the amount of \$6,400,000 of 2026 HRA levy funds and reallocated funds from previous years (H2026-011).

On January 13, 2026 the Housing and Redevelopment Authority accepted the PRO Housing award and authorized the County Manager to enter into a grant agreement with the Metropolitan Council (H2026-004).

**Attachments**

1. Narrative Project Descriptions.

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

The projects listed below applied to the 2026 Housing Development Solicitation and are recommended for awards. The project description, funding source and award amount are described for each project. Each funding source will result in a separate board action for consideration by the Housing and Redevelopment Authority (HRA) and/or County Board. Projects recommended for HRA levy funds were approved on June 23, 2026.

### **F2F@Arcade, Face to Face Health and Counseling**

F2F@Arcade is a proposed 24-unit new construction building by Face to Face Health and Counseling located at 1170 Arcade Street on Saint Paul's Eastside. All 24 units in this development will be affordable at 30% AMI. The units will be permanent supportive units for youth between the ages of 16-24. The first floor of the building will provide space for Face to Face's health and counseling services. The project is recommended for a \$1,300,000 award of Pathways to Reducing Obstacles to (PRO) Housing funding. An existing award of \$432,152 of HRA Levy was awarded to this project in 2023 through the Emerging and Diverse Developers Solicitation. The awards represent 13% of the total development cost.

### **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.