
Sponsor: Community & Economic Development

Meeting Date: 7/22/2025

Title: Obligation of Local Affordable Housing Aid for 2025 Housing Development Projects

File Number: 2025-240

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 the county's ongoing homelessness crisis.

To obligate Local Affordable Housing Aid (LAHA) funds for this use, private, non-profit and governmental developers were encouraged to apply to the competitive 2025 Housing Development Solicitation which was published on April 25, 2025, and responses were due on May 29, 2025. The 2025 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 47 eligible applications were received, staff reviewed and scored each application. 17 projects are recommended for awards and will be funded with \$11,900,000 of 2025 LAHA funds.

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 rental limits.

The following projects are recommended for LAHA funds funding:

Summary of Proposed Distribution of LAHA Funds for 2025 Housing Development Projects

Bellaire Apartments Acquisition-Rehab, 612 651 Properties (White Bear Lake)	\$785,000
Selby Grotto Apartments Preservation, Premier Housing (St. Paul)	\$700,000
McCarron's View Apartments Preservation, Summit Acquisitions (Roseville)	\$850,000
232 Aurora Acquisition-Rehab, Thurmond Holdings (St. Paul)	\$340,000
Magnolia Duplex Rehab, Movement Property (St. Paul)	\$75,000
Mt. Airy Hi-Rise Rehabilitation, St. Paul Public Housing Agency (St. Paul)	\$1,573,000
Payne Ave Acquisition-Rehab, Bungalow Boss (St. Paul)	\$427,000
Minnesota Park Rehabilitation, Sand Companies (St. Paul)	\$900,000
1380 Hewitt Rehabilitation, Shakir Holdings (St. Paul)	\$540,000
Prosperity Heights Acquisition-Rehab, Goshen LLC (St. Paul)	\$1,200,000
Shields Acquisition-Rehab, New Verticals LLC (St. Paul)	\$700,000
Torre De San Miguel Preservation, Commonbond (St. Paul)	\$400,000

434 Lafond Acquisition-Rehab, YO Companies (St. Paul)	\$700,000
Douglas Street Acquisition-Rehab, Aventus Holdings (St. Paul)	\$700,000
University Dale Preservation, Premier Housing (St. Paul)	\$700,000
Ramsey Hill Preservation, Trellis (St. Paul)	\$660,000
Presshouse Apartments Preservation, Real Estate Equities (St. Paul)	\$650,000

Total Uses: \$11,900,000

Sources of Funds

2025 LAHA Funds \$11,900,000

Total Sources: \$11,900,000

Additional information on each project that is recommended for funding from the 2025 Housing Development Solicitation can be found in the attachment titled "Narrative Project Descriptions."

Recommendation:

The Ramsey County Board of Commissioners resolved to:

1. Approve recommended projects and funding amounts up to \$11,900,000 for the acquisition, stabilization and preservation of existing affordable housing.
2. Authorize the County Manager to enter into the necessary loan or other agreements and execute amendments to loan or other agreements, in a form approved by the County Attorney's Office.

A motion to approve was made by Commissioner Xiong, seconded by Commissioner McGuire.
Motion passed.

Aye: - 6: Jebens-Singh, McGuire, McMurtrey, Moran, Ortega, and Xiong

Excused: - 1: Miller

By: 
Jason Yang, Chief Clerk - County Board