

Description of Recommended Projects and Awards from the 2023 Housing Development Solicitation

This document provides a narrative description of each project that is recommended for funding through the County Board or Ramsey County Housing Redevelopment Authority (HRA). Projects listed below are recommended for one of two funding sources: American Rescue Plan Act (ARPA) Funding and/or HRA Levy funding. All projects applied through the 2023 Housing Development Solicitations.

Mary Hall (ARPA and HRA funding) *(GO Bonds and HRA Levy funding- approved May 17, 2022)*

Mary Hall is a proposed 88-unit adaptive reuse project by AEON located in Downtown Saint Paul. The development would include 46 new units at 30% Area Median Income (AMI). The remainder of the units will be income restricted at 50% AMI. Supportive services would be provided through a Housing Support provider.

The project is recommended for two partial awards to be considered by the County Board and HRA on June 6, 2023. The recommendation is for \$2,390,936 of ARPA funding and \$109,064 of HRA funding. This funding is contingent on successfully receiving state funding in 2023 due to ARPA spending timelines. The 2023 recommended awards is in addition to the 2022 approved awards.

In 2022 the project was approved for two awards to be considered by County Board and HRA board on May 17, 2022. The recommendation is for \$1,485,310 of GO bonds and \$326,068 of HRA levy for a total award amount of \$1,811,378. At the time of application, the 2023 recommended awards and 2022 approved awards represents 16.5% of the total development cost of this new construction project. Construction is estimated to begin in 2024.

Gladstone Village II (ARPA funding)

Gladstone Village II is a proposed 51-unit new construction building by JB Vang Partners in Maplewood. The development would include 18 units affordable to residents making 30% AMI or below. The remainder of the units would be affordable at 50% AMI and 60% AMI. Supportive services would be provided on-site.

The project is recommended for an ARPA award of \$2,748,031 to be considered by the County Board on June 6, 2023. At the time of application, the award represented 12.6% of the total development cost. This funding is contingent on successfully receiving state funding in 2023 due to ARPA spending timelines.

Treehouse (ARPA funding) *(ARPA approved May 17, 2022)*

Treehouse is a proposed 36-unit new construction project by Trellis located in Saint Paul's Highland Park neighborhood. The development would include 27 units affordable at 30% AMI and the remainder of the units would income-restricted to residents making 50% AMI.

In 2023 Treehouse is recommended for an award of \$375,000 of ARPA funding, In 2022, the project was awarded of \$490,000 of ARPA funding. The recommended award represents 5.7% of the total development cost of this new construction project. Construction is estimated to begin in 2023.

Dunedin Hi-Rise (HRA funding)

Dunedin Hi-Rise is an existing 143-unit senior housing tower owned by the Saint Paul Public Housing Authority. 142 of the units are public housing units and affordable to those making less than 30% AMI through voucher programs. 1 unit is market-rate.

The project is recommended for a partial award of \$350,000 in HRA funding. The recommended grant will pay for roof replacement. The recommendation represents 100% of the total development cost of the roof replacement as Ramsey County HRA is the only source of capital funding in this project. The HRA will consider the recommended award on June 6, 2023. Construction is estimated to begin in 2024.

Ravoux Hi-Rise (HRA funding)

Ravoux Hi-Rise is an existing 220-unit housing tower owned by the Saint Paul Public Housing Authority. 229 of the units are public housing units and affordable to those making less than 30% AMI through voucher programs. 1 unit is market-rate.

The project is recommended for a partial award of \$250,000 in HRA funding. The recommended grant will pay for exterior joint sealant to prevent water intrusion. This recommendation represents 100% of the total development cost of the joint sealant project as Ramsey County HRA is the only source of capital funding in this project. The HRA will consider the recommended award on June 6, 2023. Construction is estimated to begin in 2024.

Iowa Hi-Rise (HRA funding)

Iowa Hi-Rise is an existing 148-unit senior housing tower owned by the Saint Paul Public Housing Authority. 147 of the units are public housing units and affordable to those making less than 30% AMI through voucher programs. 1 unit is market-rate.

The project is recommended for a partial award of \$250,000 in HRA funding. The recommended grant will pay for LED lighting upgrades to improve visibility for senior residents and increase energy efficiency. This recommendation represents 100% of the total development cost of the lighting upgrades as Ramsey County HRA is the only source of capital funding in this project. The HRA will consider the recommended award on June 6, 2023. Construction is estimated to begin in 2024.

Hamline Hi-Rise (HRA funding)

Hamline Hi-Rise is an existing 186-unit senior housing tower owned by the Saint Paul Public Housing Authority. 185 of the units are public housing units and affordable to those making less than 30% AMI through voucher programs. 1 unit is market-rate.

The project is recommended for a partial award of \$300,000 in HRA funding. The recommended grant will pay for LED lighting upgrades to improve visibility for senior residents and increase energy efficiency. This recommendation represents 100% of the total development cost of the lighting upgrades as Ramsey County HRA is the only source of capital funding in this project. The HRA will consider the recommended award on June 6, 2023. Construction is estimated to begin in 2024.

CB Ford II (ARPA funding)

CB Ford II is a proposed new construction building by Commonbond Communities in the Highland Park neighborhood of Saint Paul. The building will have 60 units, with 23 of the units affordable to those making 50% AMI and 37 units affordable to those making 30% AMI. It will contain a mix of 1 bedroom and 2 bedroom units.

The project is recommended for a partial award of \$2,400,000 of ARPA funding. The recommended award represents 9.6% of the total development cost of this new construction project. The County Board will consider this award on June 6, 2023. Construction is estimated to begin in 2024. This funding is contingent on successfully receiving state funding in 2023 due to ARPA spending timelines.

833 University (HRA funding)

833 University is a 6-unit existing building owned by Model Cities for residents that make less than 30% AMI and utilize Section 8 project-based vouchers. One of the units and the exterior cladding need rehabilitation due to water damage.

The project is recommended for an HRA award of \$490,936. The recommended award represents 74.6% of the total development cost of this rehabilitation project. The HRA will consider this award on June 6, 2023. Construction is estimated to begin in 2023.

Panorama (ARPA Funding)

Panorama is a proposed 72-unit senior building by Presbyterian Homes in the Highland Park neighborhood of Saint Paul. The building will provide a mix of affordability including units affordable at 30% AMI, 60% AMI, 80% AMI and market-rate units.

The project is recommended for an award of \$2,500,000 of ARPA funding. At the time of application, the recommended award represents 11.7% of the total development cost of the new construction project. The County Board will consider the recommendation on June 6, 2023. Construction is estimated to begin in 2023-2024.

Laurel Flats (ARPA Funding)

Laurel Flats is a proposed 8-unit acquisition rehab project by Outlaw Development in the Summit-University neighborhood of Saint Paul. The building will provide a mix of affordability including 1 unit affordable at 30% AMI and 7 units affordable at 50% AMI.

The project is recommended for an award of \$957,970 of ARPA funding. At the time of application, the recommended award represents 59.1% of the total development cost of the acquisition rehab project. The County Board will consider the recommendation on June 6, 2023. Construction is estimated to begin in 2023.

Magnolia Flats (ARPA Funding)

Magnolia Flats is a proposed 6-unit new construction project by Outlaw Development in the Greater Eastside neighborhood of Saint Paul. The building will provide two 4-bedroom units affordable at 30% AMI and four 4-bedroom units affordable at 60% AMI.

The project is recommended for an award of \$1,740,000 of ARPA funding. At the time of application the recommended award represents 65% of the total development cost of the new construction project. The County Board will consider the recommendation on June 6, 2023. Construction is estimated to begin in 2023.

PPL East 7th (ARPA Funding)

Project for Pride in Living's East 7th is a proposed new construction building in the Dayton's Bluff neighborhood of Saint Paul. The 60 unit building would have a mix of affordability at 30% AMI, 50% AMI and 60% AMI. Bedroom sizes would vary from 1 bedroom to 5 bedroom units and include supportive housing.

The project is recommended for a partial award of \$1,288,063 of ARPA funding. At the time of application this represents 4.0% of the total development cost of the new construction project. This funding is contingent on successfully receiving state funding in 2023 due to ARPA spending timelines.

Rice Street Reuter Walton (HRA funding) (*HOME funding approved on May 9, 2023*)

Reuter Walton is proposing a 173-unit new construction building in Little Canada. The building would have a mix of affordability levels include 17 units affordable at 30% AMI. It includes 1-bedrooms and 2-bedrooms and 3-bedrooms.

The project is recommended for a partial award of \$600,000 in HRA funding. On May 9, 2023 the HRA approved an award of \$831,821 in HOME funds for this project. At the time of application this represents 2.5% of the total development cost of the new construction project.

Little Canada Senior (HRA funding)

Little Canada Senior by Lupe Development is a proposed 60-unit building in Little Canada. The building would have a mix of affordability levels including 6 units affordable at 30% AMI.

The project is recommended for a partial award of \$750,000 in HRA funding. At the time of application this represents 2.2% of the total development cost of the new construction project.

Homebuyer Initiated Program, Rondo Community Land Trust (HRA funding)

The Rondo Community Land Trust manages the Homebuyer Initiated Program. It provides financing for prospective homebuyers to afford homeownership and enter the land trust. Rondo is partnering with the Twin Cities Land Bank to help homebuyers purchase duplexes so that new homeowners can create wealth with rental income. This project is recommended for a partial award of \$375,000 of HRA funding allocated on April 4, 2023 for wealth creation initiatives. The project will also utilize MHFA and other funding sources. Ramsey County HRA funding would be used to fund the purchase and affordability gap of three homes or duplexes.

Roseville Land Trust, City of Roseville (HRA funding)

The City of Roseville manages a single-family acquisition rehab program in conjunction with Habitat for Humanity. The city acquires, rehabs and enters single family homes into a land trust. The project is recommended for a partial award of \$400,000 of HRA funding. This recommended award will assist Roseville with the acquisition, rehab and affordability gap of 2-3 homes. The project will utilize Habitat

for Humanity and City of Roseville funds as well. The HRA will consider the recommendation June 6, 2023.

Slipstream Inc. Single Family Rehabilitation Program (HRA funding)

Slipstream Inc proposed a continuation of the existing rehabilitation loan program. The program will rehab 10 single family homes in suburban Ramsey County with forgivable loans up to \$20,000 for renovations including roofs, siding, decks, windows, and interior renovations.

The project is recommended for an award of \$200,000 of HRA funding. This represents 100% of the total cost of rehabilitation program. The HRA will consider the recommendation on June 6, 2023.

~~Gallery Building (ARPA funding – approved May 17, 2022)~~

~~Gallery Building is a proposed 80-unit adaptive reuse by Reuter Walton of a commercial office building into affordable housing in Downtown Saint Paul. The proposal would have 8 units affordable at 30% AMI and the rest would be income-restricted at 50% AMI.~~

~~This project has a recommended award of \$1,500,000 of ARPA funding and will be considered by the County Board on May 17, 2022. The recommended award represents 9.1% of the total development cost of this new construction project. Construction is estimated to begin in 2023-2024.~~

~~Scattered Site Portfolio Acquisition (HRA Levy funding – approved May 17, 2022)~~

~~Twin Cities Habitat for Humanity is proposing to acquire a portfolio of single family homes located in the communities of White Bear Township, White Bear Lake, Maplewood and Saint Paul. The homes would be renovated and sold to low to moderate income homebuyers.~~

~~The project is recommended for an award of \$800,000 of HRA levy funds to be considered by the HRA board on May 17, 2022. At the time of application, this recommended award represents 15.9% of the total project cost. Acquisition is expected to take place in 2022.~~