



Housing and Redevelopment Authority Agenda

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

September 23, 2025 - 10:15 a.m.

Council Chambers - Courthouse Room 300

ROLL CALL

1. **Agenda of September 23, 2025 is Presented for Approval** [2025-384](#)
Sponsors: County Manager's Office
Approve the agenda of September 23, 2025.
2. **Minutes from July 01, 2025 are Presented for Approval** [2025-385](#)
Sponsors: County Manager's Office
Approve the July 01, 2025 Minutes.

POLICY ITEM

3. **Certification of the Maximum Tax Levy for the Ramsey County Housing & Redevelopment Authority** [2025-316](#)
Sponsors: Community & Economic Development
Approve the proposed maximum tax levy to finance the 2026 Ramsey County Housing & Redevelopment Authority Budget in the amount of \$14,266,482.

ADJOURNMENT



Housing and Redevelopment Authority

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

Request for Board Action

Item Number: 2025-384

Meeting Date: 9/23/2025

Sponsor: County Manager's Office

Title

Agenda of September 23, 2025 is Presented for Approval

Recommendation

Approve the agenda of September 23, 2025.



Housing and Redevelopment Authority

Request for Board Action

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

Item Number: 2025-385

Meeting Date: 9/23/2025

Sponsor: County Manager's Office

Title

Minutes from July 01, 2025 are Presented for Approval

Recommendation

Approve the July 01, 2025 Minutes.

Attachments

1. July 01, 2025 Minutes

Housing and Redevelopment Authority Minutes

July 1, 2025 - 10 a.m.

Council Chambers - Courthouse Room 300

The Ramsey County Housing and Redevelopment Authority met in regular session at 10:51 a.m. with the following members present: Jebens-Singh, McGuire, McMurtrey, Miller, Ortega and Chair Xiong. Commissioner Moran was absent. Also present was Ling Becker, County Manager, and Scott Schwahn, Assistant County Attorney, Ramsey County Attorney's Office.

ROLL CALL

Present: Jebens-Singh, McGuire, McMurtrey, Miller, Ortega, and Xiong

Excused: Moran

1. Agenda of July 1, 2025 is Presented for Approval [2025-208](#)

Sponsors: County Manager's Office

Approve the agenda of July 1, 2025.

Motion by Miller, seconded by McGuire. Motion passed.

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

Excused: Moran

2. Minutes from May 20, 2025 are Presented for Approval [2025-209](#)

Sponsors: County Manager's Office

Approve the May 20, 2025 Minutes.

Motion by Miller, seconded by McGuire. Motion passed.

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

Excused: Moran

ADMINISTRATIVE ITEMS

3. Obligation of Housing and Redevelopment Authority Levy for 2025 Housing Development Projects [2025-242](#)

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 \$6,152,025.
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.

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

Motion by Ortega, seconded by Miller. Motion passed.

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

Excused: Moran

Resolution: H2025-011

4. Environmental Response Fund Grant Awards

[2025-237](#)

Sponsors: Community & Economic Development

1. Approve the selection of The Beasley, Metro Deaf School, and Macalester College to receive Environmental Response Funds.
2. Authorize the award of Environmental Response Funds to the following projects:
 - a. The Beasley, Rondo Community Land Trust - \$149,834
 - b. Metro Deaf School Addition and Parking Improvements, Metro Deaf School - \$110,520
 - c. Macalester College Welcome Center and Residence Hall, Macalester College - \$100,000
3. Authorize the County Manager to enter into necessary grant, loan or other agreements and execute amendments to those agreements in a form approved by the County Attorney's Office.

Motion by Miller, seconded by Ortega. Motion passed.

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

Excused: Moran

Resolution: H2025-012

ADJOURNMENT

Chair Xiong declared the meeting adjourned at 10:59 a.m.

Request for Board Action

Item Number: 2025-316

Meeting Date: 9/23/2025

Sponsor: Community & Economic Development

Title

Certification of the Maximum Tax Levy for the Ramsey County Housing & Redevelopment Authority

Recommendation

Approve the proposed maximum tax levy to finance the 2026 Ramsey County Housing & Redevelopment Authority Budget in the amount of \$14,266,482.

Background and Rationale

Minnesota Statutes 275.065 requires the Ramsey County Housing & Redevelopment Authority (RCHRA), as a special taxing district, to certify a proposed maximum tax levy to the County Auditor by September 30, 2025.

An important provision of the proposed property taxes law is that the approved tax levy for the 2026 RCHRA budget cannot be more than the proposed maximum tax levy certified by the RCHRA.

The RCHRA will approve the 2026 Budget and Property Tax Levy in December 2025.

County Goals (Check those advanced by Action)

☒ Well-being

☒ Prosperity

☒ Opportunity

☒ Accountability

Racial Equity Impact

The 2026-27 RCHRA proposed budget and tax levy allows the RCHRA to implement eligible strategies from Ramsey County's Economic Competitiveness and Inclusion Plan (ECI Plan) by investing in projects and programs that specifically aim to reduce racial disparities and grow intergenerational wealth. Strategies include increasing the supply of deeply affordable rental housing units and expanding pathways to homeownership.

Ramsey County has large racial disparities between racially and ethnically diverse communities and white residents in accessing housing and homeownership. These disparities include a disproportionate number of African American and American Indian residents experiencing homelessness compared to white residents. Housing data demonstrates that racially and ethnically diverse communities are far more likely to be cost-burdened by housing costs compared to white residents. The data is reflective of a legacy of racially exclusive housing practices such as redlining and racially restrictive covenants. To undo these historical and lasting inequities, inclusive investment is needed in communities that have experienced historic wealth extraction.

Community Participation Level and Impact

On this specific action, the community participation levy is to inform. This is one action in the larger County process of proposing and approving its budget. The process has involved information and consulting through community budget conversations, Board presentations, and public hearings held in 2025 and will continue through 2026.

Two public hearings are incorporated in the budget process and scheduled for the public to comment on the 2026-2027 proposed budget. The public hearings are scheduled for:

- Tuesday, September 22, 2025, at 5:00 p.m. - Ramsey County Courthouse, Council Chambers - 15 West Kellogg Blvd., Saint Paul, MN 55102
- Thursday, December 11, 2025, at 6:00 p.m. - Ramsey County Courthouse, Council Chambers - 15 West Kellogg Blvd., Saint Paul, MN 55102

Information on the 2026-2027 proposed budget is available at:
<<https://www.ramseycounty.us/your-government/budget-finance>>

☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Fiscal Impact

The 2026 proposed levy for the RCHRA is \$14,266,482, which is an increase of \$681,817 or 5.02% from the 2025 levy of \$13,584,665.

Last Previous Action

On September 18, 2025, the Economic Growth and Community Investment Service Team presented the Ramsey County Housing & Redevelopment Authority 2026-27 budget to the Ramsey County Board of Commissioners.

On September 2, 2025, the County Manager presented the 2026-27 proposed biennial budget to the Ramsey County Board of Commissioners.

Attachments

None.