



Housing and Redevelopment Authority Resolution

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

H2025-004

Sponsor: Community & Economic Development

Meeting Date: 1/21/2025

Title: Allocation of 2025 Housing and Redevelopment Authority Levy to Wealth Generation Programs

File Number: 2024-709

Background and Rationale:

Homeownership remains a key tool for individuals and families to create wealth and pass wealth on to future generations. Ramsey County residents, particularly racially and ethnically diverse residents, experience barriers to affordable homeownership including high home prices, high interest rates as well as disparities in income, employment and access to capital. Additionally, lack of income or access to capital creates a barrier for homeowners to complete repairs that are needed to keep their homes in safe working order. Historical barriers to achieving and maintaining homeownership for racially and ethnically diverse residents was founded on practices such as, “redlining,” restrictive covenants and the destruction of neighborhoods in the urban renewal era. The historic exclusion of residents from achieving and maintaining homeownership threatens the region’s economic growth and well-being.

Ramsey County’s Economic Competitiveness and Inclusion Plan lays out strategies to “ensure place-based inclusion and create resilient and equitable communities.” To actualize this goal Ramsey County aims to “expand affordable homeownership opportunities and improve housing stability for communities that have experienced historic wealth extraction.”

Since the 2022 addition of the first-generation model to Ramsey County’s existing down payment assistance (DPA) program, there has been a steady increase in the number of DPA loans to eligible homeowners. Additionally, the program has been able to expand to include non-traditional types of mortgages, such as Islamic (interest-free) and loans. In 2024, Ramsey County approved 46 loans with:

- 78% of borrowers being racially or ethnically diverse.
- 74% of borrowers qualifying as first-generation buyers.
- An average homebuyer income at 65% of the area median income (AMI).

In 2022 Community and Economic Development (CED) began partnering with the non-profit agency Slipstream Inc to administer the Critical Repair Program and the Single-family Rehab Loan Program to low-income homeowners in Suburban Ramsey cities. Wealth creation initiatives, like these are important tools to help improve housing stability for low-income communities that have experienced historic wealth extraction. In 2024, additional investments in the housing supply of owner-occupied units have helped to maintain affordable homeownership for 30 households with:

- 7 homeowners receiving Single-family Rehab Loans.
- 23 homeowners receiving Critical Repair Grants.
- 12 Critical Repair Grants were used to repair manufactured homes.

Additional HRA levy funds dedicated to wealth generation initiatives will allow staff to continue the success of programs and initiatives like these and connect eligible buyers and homeowners to other opportunities.

Recommendation:

The Ramsey County Housing and Redevelopment Authority resolved to:

1. Approve the allocation of 2025 Housing and Redevelopment Authority levy towards wealth creation initiatives in the amount of \$2,350,000.
2. Authorize the County Manager to enter into the necessary loans 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.

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

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

By: 

Jason Yang, Interim Chief Clerk - County Board