



Housing and Redevelopment Authority Agenda

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

January 13, 2026 - 10 a.m.

Council Chambers - Courthouse Room 300

ROLL CALL

1. **Agenda of January 13, 2026 is Presented for Approval** [2026-024](#)
Sponsors: County Manager's Office
Approve the agenda of January 13, 2026.
2. **Minutes from January 6, 2026 are Presented for Approval** [2026-025](#)
Sponsors: County Manager's Office
Approve the January 6, 2026 Minutes.

ADMINISTRATIVE ITEMS

3. **Acceptance of Pathways to Removing Obstacles to Housing Funding from the Metropolitan Council** [2025-295](#)
Sponsors: Community & Economic Development
 1. Accept Pathways to Removing Obstacles to Housing funding from the Metropolitan Council in the amount of \$1,300,000.
 2. Authorize the County Manager to establish a project for Pathways to Removing Obstacles to Housing funded projects within Community & Economic Development.
 3. Authorize the County Manager to enter into the necessary grant or other agreements and execute amendments to grant or other agreements, in a form approved by the County Attorney's Office.
4. **Environmental Response Fund Grant Awards** [2025-548](#)
Sponsors: Community & Economic Development
 1. Approve the selection of Roseville Economic Development Authority, GloryVille, and JB Vang to receive Environmental Response Funds.
 2. Authorize the award of Environmental Response Funds to the following projects:
 - a. Roseville Economic Development Authority, Twin Lakes Technology Center - \$500,000
 - b. GloryVille LLC, GloryVille - \$200,000
 - c. JB Vang, Hamm's West End Development - \$200,000
 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.

5. Allocation of 2026 Housing and Redevelopment Authority Levy for Wealth Generation Programs [2025-551](#)

Sponsors: Community & Economic Development

1. Approve the allocation of 2026 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.

ADJOURNMENT



Housing and Redevelopment Authority

Request for Board Action

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

Item Number: 2026-024

Meeting Date: 1/13/2026

Sponsor: County Manager's Office

Title

Agenda of January 13, 2026 is Presented for Approval

Recommendation

Approve the agenda of January 13, 2026.

Housing and Redevelopment Authority

Request for Board Action

Item Number: 2026-025

Meeting Date: 1/13/2026

Sponsor: County Manager's Office

Title

Minutes from January 6, 2026 are Presented for Approval

Recommendation

Approve the January 6, 2026 Minutes.

Attachments

1. January 6, 2026 Minutes

Housing and Redevelopment Authority Minutes

January 6, 2026 - 10:15 a.m.

Council Chambers - Courthouse Room 300

The Ramsey County Housing and Redevelopment Authority met in regular session at 9:51 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 January 6, 2026 is Presented for Approval [2026-018](#)

Sponsors: County Manager's Office

Approve the agenda of January 6, 2026.

Motion by Miller, seconded by Ortega. Motion passed.

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

2. Minutes from December 16, 2025 are Presented for Approval [2026-019](#)

Sponsors: County Manager's Office

Approve the December 16, 2025 Minutes.

Motion by McGuire, seconded by McMurtrey. Motion passed.

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

POLICY ITEM

3. Election of the Chair for 2026 [2026-020](#)

Sponsors: Housing and Redevelopment Authority

Elect the chair for the year 2026.

Commissioner Miller nominated Commissioner Xiong as chair, seconded by Commissioner McGuire.

Motion by Miller, seconded by McGuire. Motion passed.

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

Resolution: [H2026-001](#)

4. Election of the Vice-Chair for 2026 [2026-021](#)

Sponsors: Housing and Redevelopment Authority

Elect the vice-chair for the year 2026.

Commissioner Jebens-Singh nominated Commissioner McMurtrey as vice-chair, seconded by

Commissioner Moran.

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

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

Resolution: H2026-002

5. Election of the Secretary for 2026

[2026-022](#)

Sponsors: Housing and Redevelopment Authority

Elect the secretary for the year 2026.

Commissioner Miller nominated Commissioner McGuire as secretary, seconded by Commissioner Moran.

Motion by Miller, seconded by Moran. Motion passed.

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

Resolution: H2026-003

ADJOURNMENT

Chair Xiong declared the meeting adjourned at 9:54 a.m.

Request for Board Action

Item Number: 2025-295

Meeting Date: 1/13/2026

Sponsor: Community & Economic Development

Title

Acceptance of Pathways to Removing Obstacles to Housing Funding from the Metropolitan Council

Recommendation

1. Accept Pathways to Removing Obstacles to Housing funding from the Metropolitan Council in the amount of \$1,300,000.
2. Authorize the County Manager to establish a project for Pathways to Removing Obstacles to Housing funded projects within Community & Economic Development.
3. Authorize the County Manager to enter into the necessary grant or other agreements and execute amendments to grant or other agreements, in a form approved by the County Attorney's Office.

Background and Rationale

Pathways to Removing Obstacles to Housing (PRO Housing) is a federal grant from the U.S. Department of Housing and Urban Development (HUD) to help reduce barriers to housing production across the country. In late 2023, the Metropolitan Council as lead grantee applied for PRO Housing in partnership with Hennepin and Ramsey Counties as direct grant subrecipients. Ramsey County's portion of the grant application focused on funding for the new construction of deeply affordable housing units as the availability of funding is a major barrier to housing production. Other partner agencies applied with a focus on land use policies. In 2024 the partnership learned that the application was awarded a partial award of \$4,000,000 with Ramsey County set to receive \$1,300,000 of the total awarded grant. Upon approval, Ramsey County will enter a subrecipient agreement with the Metropolitan Council for these funds. Funds will be obligated through existing 2025 or 2026 development solicitations at a later date. Any obligation of funds will be brought to the Housing and Redevelopment Authority for approval.

County Goals (Check those advanced by Action)

☒ Well-being

☒ Prosperity

☒ Opportunity

☒ Accountability

Racial Equity Impact

PRO Housing 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 (HRA) 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 step 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 2025 Housing Development Solicitation.

☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Fiscal Impact

The Metropolitan Council is the direct grantee of PRO Housing funds with HUD. Ramsey County is a direct subrecipient of \$1,300,000 with the Metropolitan Council. \$1,200,000 of the funds will be obligated to housing development projects at a later date. The remaining \$100,000 of PRO Housing funds will be used for administrative costs associated with the management of the grant and implementation of the recommended project. This could include staff salaries, legal costs and other professional service costs. PRO Housing Funds have not yet been incorporated into the Community and Economic Development department's 2026-2027 budget.

Last Previous Action

None.

Attachments

None.

Request for Board Action

Item Number: 2025-548

Meeting Date: 1/13/2026

Sponsor: Community & Economic Development

Title

Environmental Response Fund Grant Awards

Recommendation

1. Approve the selection of Roseville Economic Development Authority, GloryVille, and JB Vang to receive Environmental Response Funds.
2. Authorize the award of Environmental Response Funds to the following projects:
 - a. Roseville Economic Development Authority, Twin Lakes Technology Center - \$500,000
 - b. GloryVille LLC, GloryVille - \$200,000
 - c. JB Vang, Hamm's West End Development - \$200,000
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.

Background and Rationale

In 1997, the Minnesota Legislature enacted Minnesota Statutes Section 383A.80 enabling Ramsey County to impose a mortgage registry and deed taxes equal to .0001 percent of the value of transferred properties in Ramsey County to establish an environmental response fund. In December 2002, the Ramsey County Board of Commissioners imposed these taxes for the express purpose of creating a fund to mitigate contamination and foster redevelopment.

Applications for Environmental Response Fund (ERF) program funding are accepted on May 1st and November 1st of each year in conjunction with similar redevelopment and clean-up programs administered by the Minnesota Department of Employment and Economic Development (DEED), Metropolitan Council and Hennepin County.

Four eligible ERF applications for funding assistance were submitted for consideration in November 2025 totaling \$1,360,627 in funding requests. Submissions were evaluated based on adopted Ramsey County guidelines including the degree of soil contamination clean-up, financing gap, developer capacity, project readiness and short and long-term benefits to the community. Projects are also evaluated on their ability to address the following Ramsey County goals:

- Strengthening individual, family and community health, safety and well-being.
- Cultivating economic prosperity and invest in neighborhoods with concentrated financial poverty.
- Enhancing access to opportunity and mobility for all residents and businesses.

The review committee recommends awards to three projects, including one full funding award and two partial funding awards, for a total ERF funding amount of \$900,000. These awards come with the express condition that funding may be withdrawn if not spent within 18 months of approval.

These grant awards will support the creation of 173 units of housing, over 200,000 square feet of commercial space, and over 66 new jobs. For project details, see attached project descriptions.

County Goals (Check those advanced by Action)☒ Well-being☒ Prosperity☒ Opportunity☐ Accountability**Racial Equity Impact**

The Environmental Response Fund was established to improve the quality of land through environmental remediation and support increased utilization of land for the creation of housing, jobs and economic development. Racial and ethnic communities are disproportionately impacted by environmental hazards and are far more likely to live in areas with heavy pollution. Priority in ERF funding is given to projects located in Environmental Justice Areas. The Minnesota Pollution Control Agency incorporates these factors into their definition of Environmental Justice Areas, which they define as areas where at least 40% of the population are people of color, at least 35% of households have income below 200% of the federal poverty level, at least 40% of the population has limited proficiency in English, or sites that are located in Indian County.

These recommended project awards will address the historic legacies of pollution on 17.7 acres of land in total, of which 5.2 acres are located in Environmental Justice Areas. For more details on individual project racial equity impacts, see attached project descriptions.

Community Participation Level and Impact

To publicize the availability of ERF funds, Community and Economic Development participates in regular information sessions, both in-person and virtual, with the other brownfield grant programs at DEED and Metropolitan Council, as well as through regular economic development summits with community partners. Applicants demonstrate community support for ERF project applications via either a letter of support or a city council resolution.

☒ Inform☐ Consult☐ Involve☐ Collaborate☐ Empower**Fiscal Impact**

There are \$1,047,407 of uncommitted funds available in the current ERF budget. Total ERF awards recommended in this Recommended Board Action (RBA) are \$900,000. The resulting uncommitted fund balance after ERF awards will be \$147,407.

Last Previous Action

On July 1, 2025, the Ramsey County Housing and Redevelopment Authority approved \$360,354 in Environmental Response Funds for the May 2025 round of funding (Resolution H2025-012).

Attachments

1. Environmental Response Fund November 2025 Recommendations

Environmental Response Fund November 2025 Project Descriptions

Twin Lakes Technology Center

Applicant: Roseville Economic Development Authority

Location: 1945 Twin Lakes Parkway, Roseville

Funding Recommendation: \$500,000

Roseville Economic Development Authority has applied for cleanup funding on behalf of Hyde Development, which is redeveloping a 12.5-acre site in the Twin Lakes redevelopment area of Roseville. This site was used as a trucking terminal for decades beginning in the 1950s, which resulted in significant remediation needs. The Responsible Party is contributing to investigation and cleanup costs through a reduced purchase price. Environmental concerns to be remediated include chlorinated and petroleum VOCs. When complete, the project will create 152,250 square feet of new light industrial technology space, leading to the creation of at least 25 new jobs, retention of 225 jobs, and an increase in property tax base. Roseville's Strategic Racial Equity Action Plan set out principles and methods for addressing the impacts of historic processes that have resulted in economic and racial disparities. Achieving environmental cleanup of the longest existing brownfield site in the community, increasing the stable tax base, and providing job opportunities to the affordable housing developments in the area support the city's economic vitality and thereby further its racial equity goals.

ERF Funds Requested: \$500,000

Total Remediation Costs: \$6,737,000

Total Development Costs: \$29,945,569

GloryVille

Applicant: GloryVille, LLC

Location: 1570 White Bear Avenue, Saint Paul

Funding Recommendation: \$200,000

GloryVille is the redevelopment of a 2.2-acre site on the Greater East Side of Saint Paul. The site previously included a gasoline station, bowling alley, and office building, all of which have been demolished. Contamination likely comes from past property uses, particularly the gasoline station, and potentially off-site sources. Contaminants of concern include GRO, DRO, PAHs, and VOCs. Funds will be used for soil remediation and a soil vapor mitigation system. Expected benefits of the project include 87 new units of affordable rental housing, including 28 units at 30% AMI, 49 units at 50% AMI, and 10 units at 60% AMI, as well as approximately 25,000 feet of commercial space, expected to support 16 new jobs. The commercial space is planned to include "khw muag khoom noj" or grocery store that will serve the Asian and Greater East Side communities, providing culturally relevant foods and other products, and there will also be commercial spaces for smaller businesses. The site is located in an Environmental Justice Area, as defined by MPCA, and the project is led by Gloria Wong, a local Asian-American emerging developer.

ERF Funds Requested: \$525,000

Total Remediation Costs: \$2,337,554

Total Development Costs: \$49,455,521

Hamm's West End

Applicant: JB Vang

Location: 680-694 Minnehaha Avenue East, Saint Paul

Funding Recommendation: \$200,000

West End is the second phase of the redevelopment of Hamm's Brewery which operated on the site from the 1860s to the 1990s. Asbestos is present in several of these historic buildings and is the primary contaminant of concern under this application. West End is the adaptive reuse of historic brewery buildings into 86 units of housing, including 35 units of affordable housing (30% and 60% AMI) and 51 units of moderate-income housing (80% AMI), and 30,000 square feet of commercial space for marketplace. Together these are expected to support at least 25 jobs through management of the buildings and is expected to create many more by supporting small businesses in its marketplace. The 3-acre site is located in an Environmental Justice Area, as defined by MPCA. The development project is also led by JB Vang, a BIPOC-owned company of Hmong descent, and has connected extensively with local community groups and partners, including Hmong American Partnership, which is contributing to the design of the marketplace.

ERF Funds Requested: \$305,209

Total Remediation Costs: \$1,855,209

Total Development Costs: \$144,000,000

Request for Board Action

Item Number: 2025-551

Meeting Date: 1/13/2026

Sponsor: Community & Economic Development

Title

Allocation of 2026 Housing and Redevelopment Authority Levy for Wealth Generation Programs

Recommendation

1. Approve the allocation of 2026 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.

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 expanded to include non-traditional types of mortgages, such as Islamic (interest free) and individual taxpayer identification number (ITIN) loans. In 2025, Ramsey County approved 38 loans with:

- 77% of borrowers being racially or ethnically diverse.
- 84% of borrowers qualifying as first-generation buyers.
- An average homebuyer income at 67% of the area median income (AMI).

In 2022 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 2025, additional investments in the housing supply of owner-occupied units have helped to maintain affordable homeownership for 60 households with:

- 25 homeowners receiving Single-family rehab loans.

- 35 homeowners receiving critical Repair grants.
 - 15 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.

County Goals (Check those advanced by Action)☒ Well-being☒ Prosperity☒ Opportunity☒ Accountability**Racial Equity Impact**

Ramsey County experiences large racial disparities in homeownership. According to Ramsey County's 2022 Community Indicators, approximately 69% of non-Hispanic White households own a home, 47% of Asian households, 41% of Hispanic/Latino households, 38% of American Indian households and 20% of Black/African American households. The gap between White households and Black/African American households is 49 percentage points and is a main contributor to the racial wealth gap. In addition, renters, who are more likely to be racially/ethnically diverse, are also more likely to be cost-burdened by their housing costs.

Wealth creation initiatives, like the First Home DPA program, Critical Repair Program and the Single-Family Rehab Loan Program are vital tools to help undo these disparities. CED tracks borrowers by race and ethnicity and aims to increase the number of diverse borrowers. Additional investments in the housing supply of owner-occupied units are needed to further reduce these disparities.

Community Participation Level and Impact

CED staff actively and regularly engage with residents, lenders, real estate agents, city staff, as well as nonprofit organizations and safety net programs to promote homeowner assistance programs. CED staff will continue to partner with staff from other local and state agencies as they implement new homeowner assistance programs that can be layered or combined with ours. This will ensure maximum wealth creation opportunities across the entire county.

☒ Inform☐ Consult☐ Involve☐ Collaborate☐ Empower**Fiscal Impact**

The 2026 HRA levy has approximately \$14,016,819 available for eligible housing and redevelopment projects and programs. Of this total, \$2,350,000 will be used for wealth generation initiatives including the First Home downpayment assistance program. The remaining funds available for programming will go towards recommended projects from the 2026 Development Solicitation, Emerging and Diverse Developers program and the Critical Corridors program.

Last Previous Action

On January 21, 2025, the Ramsey County Housing and Redevelopment Authority allocated \$2,350,000 of HRA levy towards wealth generation initiatives including the First Home downpayment assistance program (Resolution H2025-004).

Attachments

None.