



Housing and Redevelopment Authority Resolution

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

H2024-012

Sponsor: Community & Economic Development

Meeting Date: 12/17/2024

Title: Allocate 2024 Housing and Redevelopment Authority for Housing Development Projects by Emerging and Diverse Developers.

File Number: 2024-684

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) and less than 50% 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 help build and preserve needed housing supply, Ramsey County seeks to expand the pool of affordable housing developers to reflect the racial and ethnic diversity of Ramsey County. To accomplish this Community & Economic Development created the Emerging and Diverse Developers (EDD) Program. Ramsey County defines emerging developers as an individual or entity that has owned or developed no more than 25 units of housing or 15,000 square feet of commercial space in the last 10 years.

The EDD Program is one program with two parts. CED contracts with NEOO Partners to provide technical assistance through a classroom cohort model, one-on-one coaching, and small-group sessions. Thirty participants graduated from the program and their journey was celebrated at the board meeting on November 12, 2024.

The second component of the program was a competitive solicitation specifically for emerging and diverse developers. The solicitation opened on September 5, 2024, and closed on October 31, 2024. Eligible applicants could apply for development funds for the acquisition, rehabilitation, and construction of affordable housing with requested amounts not to exceed \$500,000. Developers who already owned the property that they were applying for could also qualify for up to \$20,000 of funding for eligible pre-development costs.

Twenty-four eligible applications were received with a total requested amount of \$10,011,972. An internal scoring team reviewed and scored each application in a manner consistent with the annual housing development solicitation process. Ramsey County marketed the solicitation through its contracted technical assistance partner, two in-person community meetings, on the Ramsey County website, through the CED newsletter, and direct outreach to partner organizations and municipalities.

10 projects totaling \$2,896,862 of HRA levy funds are recommended for HRA levy awards and will be funded with \$2,396,862 of 2024 unallocated HRA funds and \$500,000 of reallocated 2023 HRA funds. \$500,000 of 2023 HRA levy dollars that were awarded to the Hazelwood Acquisition by Reign Development will be reallocated to the 1200 Grand Acquisition project by New Verticals. Reign Development was unable to move forward with their planned acquisition.

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 20 years. Affordability will be monitored through an annual compliance review to ensure that property owners are maintaining income-restricted rental limits.

The following projects are recommended for HRA levy funding:

2024 Obligations from the 2024 Emerging and Diverse Developers Solicitation:

Merriam Park Acquisition, Goshen LLC	\$430,000
White Bear Acquisition-Rehab, Bungalow Boss Holdings LLC	\$397,312
Taylor Acquisition, Aventus Holdings	\$370,000
University Acquisition-Rehab, T&L Partners	\$330,000
Reaney Acquisition-Rehab, Noelle Vertina	\$330,000
1609 Saint Anthony Rehab, Midway Green Development LLC	\$320,000
Aurora Revitalization, Thurmond Holdings LLC	\$179,550
Horace House Pre-Development, Horace Investment Group LLC	\$20,000
Hewitt Pre-Development, Shakir Consulting LLC	\$20,000
Total 2024 HRA Levy:	\$2,396,862

Reallocation from 2023 HRA Levy

1200 Grand Acquisition-Rehab, New Verticals LLC	\$500,000
Total 2023 HRA Levy Reallocation:	\$500,000

Additional information on each project can be found in the attachment titled “Narrative Project Descriptions.”

Recommendation:

The Ramsey County Housing and Redevelopment Authority resolved to:

1. Approve recommended projects and funding amounts for the preservation and construction of affordable housing by emerging and diverse developers.
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 Frethem, seconded by Commissioner Reinhardt. Motion passed.

Aye: - 6: Frethem, McGuire, Moran, Ortega, Reinhardt, and Xiong

By: 

 Jason Yang, Interim Chief Clerk - County Board