



Housing and Redevelopment Authority Resolution

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

H2022-010

Sponsor: Community & Economic Development

Meeting Date: 9/20/2022

Title: Obligation of Housing and Redevelopment Authority Levy
Towards Inclusive Housing Development

File Number: 2022-482

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). 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.

On June 22, 2021, the Housing Redevelopment Authority (HRA) approved the area of operation for the HRA levy. The levy was approved as part of the 2022-23 county budget on December 21, 2021. As determined by state statute, HRA levy funding can be used for the preservation and development of affordable housing, redevelopment activities or blight removal.

To obligate HRA levy funds for this use developers were encouraged to apply to the competitive Inclusive Housing Development Solicitation that opened on February 14, 2022 and closed March 14, 2022. The Inclusive Housing Development Solicitation was modeled after Ramsey County's existing process for obligating funding from the U.S. Department of Housing and Urban Development. Ramsey County marketed the solicitation on the Ramsey County website, through the Community & Economic Development newsletter and direct outreach to partner organizations. Thirty-seven eligible applications were received, staff received and scored each application. The following project is additionally recommended for HRA Levy funding as it was the next highest scoring project in the Inclusive Housing Development Solicitation that was not funded through an alternative source and the project is able to demonstrate its readiness and immediate closing.

2022 Obligations from the Inclusive Housing Development Solicitation:

Restoring Waters, Project for Pride in Living	\$1,366,767
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Restoring Waters and all previously approved projects are 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 the property's title that requires rental affordability for at least 30 years. Affordability will be monitored through an annual compliance review to ensure that the property owner is maintaining rental limits at 30% AMI. Community & Economic Development staff already monitor affordability with Housing and Urban Development funded projects.

Recommendation:

The Ramsey County Housing and Redevelopment Authority resolved to:

1. Approve Housing and Redevelopment Authority levy funds towards the Project for Pride in Living's Restoring Waters affordable housing development project in the amount of \$1,366,767.
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 a form approved by the County Attorney's Office.

A motion to approve was made by Commissioner MatasCastillo, seconded by Commissioner Frethem.

Motion passed.

Aye: - 7: Carter, Frethem, MatasCastillo, McDonough, McGuire, Ortega, and Reinhardt

By: 
Mee Cheng, Chief Clerk - County Board