



Housing and Redevelopment Authority Agenda

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

June 6, 2023 - 9:45 a.m.

Council Chambers - Courthouse Room 300

ROLL CALL

1. **Agenda of June 6, 2023 is Presented for Approval** [2023-178](#)
Sponsors: County Manager's Office
Approve the agenda of June 6, 2023.
2. **Minutes from May 9, 2023 are Presented for Approval** [2023-209](#)
Sponsors: County Manager's Office
Approve the May 9, 2023 Minutes.

ADMINISTRATIVE ITEMS

3. **Obligation of Housing and Redevelopment Authority Levy Toward Critical Corridors** [2023-184](#)
Sponsors: Community & Economic Development
 1. Approve recommended projects and funding amounts for Critical Corridors projects.
 2. Authorize the County Manager to enter into the necessary grant, loan or other agreements and execute amendments to these agreements in a manner consistent with federal, state and local regulations and requirements, in a form approved by the County Attorney's Office.
4. **Allocate Housing Redevelopment Authority Levy Towards 2023 Housing Development Projects** [2023-185](#)
Sponsors: Community & Economic Development
 1. Approve recommended projects and funding sources and amounts for the preservation and construction of affordable housing.
 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.
 3. Authorize the County Manager to establish a project account number for Housing Development Solicitation Project in Community & Economic Development.

ADJOURNMENT



Housing and Redevelopment Authority

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

Request for Board Action

Item Number: 2023-178

Meeting Date: 6/6/2023

Sponsor: County Manager's Office

Title

Agenda of June 6, 2023 is Presented for Approval

Recommendation

Approve the agenda of June 6, 2023.



Housing and Redevelopment Authority

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

Request for Board Action

Item Number: 2023-209

Meeting Date: 6/6/2023

Sponsor: County Manager's Office

Title

Minutes from May 9, 2023 are Presented for Approval

Recommendation

Approve the May 9, 2023 Minutes.

Attachments

1. May 9, 2023 Minutes

Housing and Redevelopment Authority Minutes

May 9, 2023 - 10 a.m.

Council Chambers - Courthouse Room 300

The Ramsey County Housing and Redevelopment Authority met in regular session at 11:25 a.m. with the following members present: Frethem, MatasCastillo, McGuire, Moran, Ortega, Reinhardt, and Chair Xiong. Also present is Ryan O'Connor, County Manager.

ROLL CALL

Present: Frethem, MatasCastillo, McGuire, Moran, Ortega, Reinhardt, and Xiong

1. Agenda of May 9, 2023 is Presented for Approval [2023-176](#)

Sponsors: County Manager's Office

Approve the agenda of May 9, 2023.

Motion by McGuire, seconded by Frethem. Motion passed.

Aye: Frethem, MatasCastillo, McGuire, Moran, Ortega, Reinhardt, and Xiong

2. Minutes from April 4, 2023 are Presented for Approval [2023-177](#)

Sponsors: County Manager's Office

Approve the April 4, 2023 Minutes.

Motion by MatasCastillo, seconded by Ortega. Motion passed.

Aye: Frethem, MatasCastillo, McGuire, Moran, Ortega, Reinhardt, and Xiong

ADMINISTRATIVE ITEMS

3. 2023-24 Community Development Block Grant - HOME Investment Partnership Act Action Plan/Proposed Use of Funds [2023-210](#)

Sponsors: Community & Economic Development

1. Approve the 2023-24 Community Development Block Grant - HOME Investment Partnerships Act Action Plan/Proposed Use of Funds.
2. Authorize the County Manager to accept the Program 2023-24 Entitlement Award of \$1,202,421 of Community Development Block Grant Funds and \$593,806 of HOME Investment Partnerships Act Funds.
3. Authorize the County Manager to execute documents with the U.S. Department of Housing and Urban Development, related to the submission and execution of the 2023-24 Community Development Block Grant-HOME Investment Partnerships Act Program Action Plan/Proposed Use of Funds.
4. Authorize the County Manager to execute and amend agreements in a form approved by the County Attorney's Office, provided the amounts are within the budget of the approved plan.

Motion by Reinhardt, seconded by Ortega. Motion passed.

Aye: Frethem, MatasCastillo, McGuire, Moran, Ortega, Reinhardt, and Xiong

Resolution: H2023-006

ADJOURNMENT

Chair Xiong declared the meeting adjourned at 11:28 a.m.

Request for Board Action

Item Number: 2023-184

Meeting Date: 6/6/2023

Sponsor: Community & Economic Development

Title

Obligation of Housing and Redevelopment Authority Levy Toward Critical Corridors

Recommendation

1. Approve recommended projects and funding amounts for Critical Corridors projects.
2. Authorize the County Manager to enter into the necessary grant, loan or other agreements and execute amendments to these agreements in a manner consistent with federal, state and local regulations and requirements, in a form approved by the County Attorney's Office.

Background and Rationale

Ramsey County has a need for place-based investments that support identified goals around affordable housing, economic development, and community reinvestment. Ramsey County's Economic Competitiveness and Inclusion (ECI) Plan prioritizes investments in place-based inclusion as necessary to create resilient and equitable communities. Countywide, there is a need for tens of thousands of new units of affordable housing, and hundreds more minority business enterprises are needed in order to match the US business ownership rate. Cities and communities are also looking for support to enact policies and plans that drive equitable development tailored to their community.

The Critical Corridors programs were created in 2022 to enact three key strategies from the ECI Plan that address these needs: (1) fostering inclusive economic development - including affordable housing -- within county transit, economic, and cultural corridors; (2) developing pathways to entrepreneurship and business ownership in racially and ethnically diverse communities; and (3) supporting communities in equitable site development.

Funding for these programs comes from the Housing and Redevelopment Authority (HRA) levy. The first solicitations for Critical Corridors programs were held in fall of 2022, and 14 projects were awarded a total of \$1,830,947 in funding. In the second year of the programs, Critical Corridors programs were split into two rounds of solicitations. The spring solicitations are for the Pre-Development Planning and Commercial Corridor Initiative programs, and the fall solicitation will be for the Development & Infrastructure program.

To obligate HRA levy funds, Community & Economic Development (CED) staff opened solicitations for two Critical Corridors programs, Pre-Development Planning and Commercial Corridor Initiative, on March 7, 2023. Both solicitations closed on April 4, 2023. The solicitations were publicized on the Ramsey County website, in the CED newsletter, on social media, and through direct outreach to partner organizations and cities. An informational webinar open to the public was held by CED staff on March 1, 2023. At the close of the solicitations, 11 applications were received. All were deemed eligible and were reviewed by interdepartmental evaluation teams. CED staff presented an overview of the solicitation process to the Board on May 2, 2023.

Staff recommend that the HRA obligate \$161,900 of the 2023 HRA levy to further strategies in the ECI Plan related to redevelopment activities through the Critical Corridors programs.

The following projects are recommended for HRA levy funding through the Spring 2023 Critical Corridors

Solicitations. Additional information on each project and geographic distribution of funds can be found in the attachment, Critical Corridors Funding Recommendations Spring 2023.

Pre-Development Planning

Rice Street Gardens Concept Plan, Rondo Community Land Trust	\$50,000
Larpenteur-Snelling Corridor Study, City of Falcon Heights	\$50,000
<i>Subtotal</i>	<i>\$100,000</i>

Commercial Corridor Initiative

County Road E Placemaking Strategy, City of White Bear Lake	\$30,000
Filipino Village / Kusina Building Improvements, City of Mounds View	\$10,000
Mounds View Boulevard Design Theme, City of Mounds View	\$21,900
<i>Subtotal</i>	<i>\$61,900</i>

Critical Corridors Spring 2023 Recommendations	\$161,900
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County Goals (Check those advanced by Action)

☒ Well-being
 ☒ Prosperity
 ☒ Opportunity
 ☐ Accountability

Racial Equity Impact

HRA levy funds are invested in projects that aim to reduce racial disparities related to housing and economic development opportunities, in alignment with strategies from the ECI Plan. The recommended projects represent significant place-based investments in racially and ethnically diverse communities with intentional provisions to mitigate displacement pressures.

Community Participation Level and Impact

CED implemented a robust community engagement process in the creation of the ECI Plan and the approval of the HRA levy. This included engagement with residents, businesses, community organizations, other governmental agencies, elected officials, and local municipalities. Community was informed about the competitive solicitations, one step towards the implementation of the community-driven ECI Plan.

☒ Inform
 ☐ Consult
 ☐ Involve
 ☐ Collaborate
 ☐ Empower

Fiscal Impact

In 2023, \$11,201,003 was available for housing and redevelopment projects under the HRA levy. As a result of the actions in this RBA, \$161,900 of HRA levy funds will be allocated toward housing and redevelopment projects.

Last Previous Action

On May 2, 2023, Community & Economic Development presented a policy item to the Board: Update on Solicitations for Critical Corridors, CDBG, and Housing Development.

On December 13, 2022, the Ramsey County Housing and Redevelopment Authority approved the 2023 Ramsey County Housing and Redevelopment Authority Supplemental Budget of \$11,201,003 (Resolution H2022-013).

Attachments

1. Critical Corridors Funding Recommendations Spring 2023

Critical Corridors Funding Recommendations Spring 2023

The Community & Economic Development (CED) department launched the Critical Corridors programs in the fall of 2022 as part of the first year of Housing and Redevelopment Authority (HRA) levy funding availability. In this second year of the programs, Critical Corridors have been split into a spring and a fall round of solicitations. The spring solicitations were for two programs, Pre-Development Planning and Commercial Corridor Initiative, and the fall solicitation will be for one program, Development & Infrastructure.

In the spring Critical Corridors solicitations, eleven (11) eligible applications for funding assistance were received totaling \$394,000 in requests. A team of reviewers evaluated applications and made funding recommendations. Reviewers included representatives from Community & Economic Development, Public Works & Multi-Modal Planning, Workforce Solutions, and external reviewers from the Metropolitan Consortium of Community Developers and Metropolitan Council.

Recommendations through this solicitation comprise a total of \$161,900 in Critical Corridors awards to five (5) projects. The remaining ~\$1.5 million in Critical Corridors funding will be allocated through the fall 2023 solicitation.

Program	Funding Recommendations
Pre-Development Planning	\$100,000
Commercial Corridor Initiative	\$61,900
Critical Corridors Total	\$161,900

Pre-Development Planning

Rice Street Gardens Concept Plan

Applicant: Rondo Community Land Trust

Location: Maplewood

Funding Recommendation: \$50,000

Rondo Community Land Trust, in partnership with Rice Street Gardens (nonprofit) and Twin Cities Habitat for Humanity, will conduct a redevelopment feasibility study and create a concept plan for a 13-acre site into affordable housing and community gardens.

Larpenteur-Snelling Corridor Study

Applicant: City of Falcon Heights

Location: Falcon Heights

Funding Recommendation: \$50,000

The City of Falcon Heights will study the Larpenteur Avenue West and Snelling Avenue corridors to identify opportunities for redevelopment to meet projected housing and business needs. The study will look at possible zoning changes along the corridor to encourage infill development and redevelopment with the goal of evolving the area into a higher density, extended “city center” area.

Commercial Corridor Initiative

Creating a Shared Sense of Place for the County Road E Corridor

Applicant: City of White Bear Lake

Location: Gem Lake, Vadnais Heights, White Bear Lake

Funding Recommendation: \$30,000

The Cities of Gem Lake, Vadnais Heights, and White Bear Lake will engage a consultant to establish a brand identify, marketing, and placemaking strategy for the County Road E Corridor with the intent of attracting residents and visitors to local businesses. This project will build upon the community engagement and planning efforts of the County Road E Corridor Action Plan process which took place in Fall 2022.

Filipino Village / Kusina Building Improvements

Applicant: City of Mounds View

Location: Mounds View

Funding Recommendation: \$10,000

This grant will support building façade improvements for a building that houses two local businesses, Filipino Village (a grocery store) and Kusina (a fast casual restaurant specializing in Filipino cuisine).

A Design Theme for Mounds View Boulevard

Applicant: City of Mounds View

Location: Mounds View

Funding Recommendation: \$21,900

The City of Mounds View will update a 1998 corridor plan for Mounds View Boulevard, compiling all studies undertaken since then in order to prioritize infrastructure projects. The updated plan will lay out placemaking strategies and investments to support businesses and pedestrians along the corridor.

Request for Board Action

Item Number: 2023-185

Meeting Date: 6/6/2023

Sponsor: Community & Economic Development

Title

Allocate Housing Redevelopment Authority Levy Towards 2023 Housing Development Projects

Recommendation

1. Approve recommended projects and funding sources and amounts for the preservation and construction of affordable housing.
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.
3. Authorize the County Manager to establish a project account number for Housing Development Solicitation Project in Community & Economic Development.

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, which includes the entire county except the city of North Saint Paul. The levy was approved as part of the 2022-2023 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. Ramsey County will obligate \$7,200,000 of the 2023 HRA levy to further strategies in the ECI Plan related to affordable rental housing and owner-occupied housing. \$1,500,000 of the \$7,200,000 was obligated towards wealth creation initiatives, including the First Home down payment assistance program. \$5,700,000 remains for projects recommended from the 2023 Housing Development Solicitations and future solicitations.

To obligate HRA levy funds for this use, private, non-profit and governmental developers were encouraged to apply to the competitive 2023 Housing Development Solicitation that opened on February 14, 2023 and closed March 14, 2023. The 2023 Housing Development Solicitation was modeled after Ramsey County's 2022 Inclusive Housing Development Solicitation and the existing process for obligating funding from the U.S. Department of Housing and Urban Development (HUD). Ramsey County marketed the solicitation on the Ramsey County website, through the Community & Economic Development (CED) newsletter and direct outreach to partner organizations and municipalities.

Twenty-seven eligible applications were received, staff reviewed and scored each application. Eleven projects totaling \$4,075,000 are recommended for HRA levy awards and will be funded with unallocated HRA funds and wealth creation initiative dollars. \$2,000,000 of HRA levy funding remains available for future housing development solicitations in 2023.

One project, Twin Cities Habitat for Humanity's Single Family Acquisition project, from the 2022 Inclusive Development Solicitation award will be reallocated because the developer decided not to pursue the specific project. Those funds were made available in the 2022 Critical Corridors Solicitation and were designated to the approved Lochner Apartments project by Schafer Richardson on November 22, 2022. Previously \$500,000 was transferred per Resolution H2022-012. This request reallocates the remaining \$300,000 and \$187,000 from 2022 wealth creation initiatives to fully fund the previously approved Lochner project.

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 30 years. Affordability will be monitored through an annual compliance review to ensure that property owners are maintaining rental limits at 30% AMI.

The following projects are recommended for HRA levy funding:

2023 Obligations from the 2023 Housing Development Solicitation

Little Canada Senior, Lupe Development (Little Canada)	\$750,000
Rice Street, Reuter Walton (Little Canada)	\$600,000
833 University Rehab, Model Cities (Saint Paul)	\$490,936
City of Roseville Land Trust Project (Roseville)	\$400,000
Dunedin Hi-Rise, Saint Paul Public Housing Authority (Saint Paul)	\$350,000
Hamline Hi-Rise, Saint Paul Public Housing Authority (Saint Paul)	\$300,000
Ravoux Hi-Rise, Saint Paul Public Housing Authority (Saint Paul)	\$250,000
Iowa Hi-Rise, Saint Paul Public Housing Authority (Saint Paul)	\$250,000
Single Family Rehabilitation, Slipstream Inc. (Suburban Countywide)	\$200,000
Mary Hall, AEON (Saint Paul)	\$109,064
Subtotal:	\$3,700,000

2023 Obligations to be funded from wealth generation initiatives allocation

Homebuyer Initiated Program, Rondo Community Land Trust (Saint Paul)	\$375,000
Subtotal:	\$375,000

Total:	\$4,075,000
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2022 Inclusive Housing Development Solicitation Reallocations

Scattered Site Acquisition, Twin Cities Habitat for Humanity (Countywide)	\$300,000
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Additional information on each project can be found in the attachment titled "Narrative Project Descriptions."

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

HRA levy 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. 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. To undo these historical and lasting inequities, inclusive investment is needed in communities where wealth has been extracted over time.

Community Participation Level and Impact

CED implemented a robust community engagement process in the creation of ECI Plan and the approval of the Housing Redevelopment Authority 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.

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

The eleven projects recommended for awards have a total funding amount of \$4,075,000. \$3,700,000 will come from unallocated 2023 HRA levy funding and \$375,000 will come from the HRA levy funding allocated to wealth creation initiatives by the HRA on April 4, 2023. Some projects in this board action were also recommended for awards from other funding sources available through the 2023 Solicitations. Mary Hall is recommended for American Rescue Plan Act (ARPA) funding, Reuter Walton's Rice Street project was awarded HOME funds by the HRA on May 9, 2023 and Slipstream Inc. was awarded 2023 Community Development Block Grant (CDBG) funds by the HRA on May 9, 2023.

Projects selected from the 2023 Housing Development Solicitation may be recommended for funding from four different funding sources. Recommended awards for two funding sources will go to the Ramsey County Board or the HRA as separate administrative items on June 6, 2023. The sources and total recommended awards are as follows:

ARPA	\$14,400,000
HRA	\$4,075,000
Total:	\$18,475,000

Additionally, the Ramsey County HRA approved projects recommended for \$1,202,421 of CDBG funding and \$968,854 of HOME funding on May 9, 2023. Across all four funding sources the Ramsey County Board and the HRA board will consider recommended awards from CED sponsored solicitations in the total amount of \$20,646,275 in spring 2023.

Last Previous Action

On April 4, 2023 the Ramsey County Housing Redevelopment Authority approved \$1,500,000 for wealth

creation initiatives (Resolution H2023-005).

On November 21, 2022, the Ramsey County Housing Redevelopment Authority approved \$2,330,947 for Critical Corridors grants including \$1,000,000 for the Lochner Apartments project in White Bear Lake by Schafer Richardson (Resolution H2022-012).

On May 17, 2022, the Ramsey County Housing Redevelopment Authority approved recommended project awards in the amount of \$7,000,000 of HRA levy funding (Resolution H2022-008).

Attachments

1. Narrative Project Descriptions

Description of Recommended Projects and Awards from the 2023 Housing Development Solicitation

This document provides a narrative description of each project that is recommended for funding through the County Board or Ramsey County Housing Redevelopment Authority (HRA). Projects listed below are recommended for one of two funding sources: American Rescue Plan Act (ARPA) Funding and/or HRA Levy funding. All projects applied through the 2023 Housing Development Solicitations.

Mary Hall (ARPA and HRA funding) (*GO Bonds and HRA Levy funding- approved May 17, 2022*)

Mary Hall is a proposed 88-unit adaptive reuse project by AEON located in Downtown Saint Paul. The development would include 46 new units at 30% Area Median Income (AMI). The remainder of the units will be income restricted at 50% AMI. Supportive services would be provided through a Housing Support provider.

The project is recommended for two partial awards to be considered by the County Board and HRA on June 6, 2023. The recommendation is for \$2,390,936 of ARPA funding and \$109,064 of HRA funding. This funding is contingent on successfully receiving state funding in 2023 due to ARPA spending timelines. The 2023 recommended awards is in addition to the 2022 approved awards.

In 2022 the project was approved for two awards to be considered by County Board and HRA board on May 17, 2022. The recommendation is for \$1,485,310 of GO bonds and \$326,068 of HRA levy for a total award amount of \$1,811,378. At the time of application, the 2023 recommended awards and 2022 approved awards represents 16.5% of the total development cost of this new construction project. Construction is estimated to begin in 2024.

Gladstone Village II (ARPA funding)

Gladstone Village II is a proposed 51-unit new construction building by JB Vang Partners in Maplewood. The development would include 18 units affordable to residents making 30% AMI or below. The remainder of the units would be affordable at 50% AMI and 60% AMI. Supportive services would be provided on-site.

The project is recommended for an ARPA award of \$2,748,031 to be considered by the County Board on June 6, 2023. At the time of application, the award represented 12.6% of the total development cost. This funding is contingent on successfully receiving state funding in 2023 due to ARPA spending timelines.

Treehouse (ARPA funding) (*ARPA approved May 17, 2022*)

Treehouse is a proposed 36-unit new construction project by Trellis located in Saint Paul's Highland Park neighborhood. The development would include 27 units affordable at 30% AMI and the remainder of the units would income-restricted to residents making 50% AMI.

In 2023 Treehouse is recommended for an award of \$375,000 of ARPA funding, In 2022, the project was awarded of \$490,000 of ARPA funding. The recommended award represents 5.7% of the total development cost of this new construction project. Construction is estimated to begin in 2023.

Dunedin Hi-Rise (HRA funding)

Dunedin Hi-Rise is an existing 143-unit senior housing tower owned by the Saint Paul Public Housing Authority. 142 of the units are public housing units and affordable to those making less than 30% AMI through voucher programs. 1 unit is market-rate.

The project is recommended for a partial award of \$350,000 in HRA funding. The recommended grant will pay for roof replacement. The recommendation represents 100% of the total development cost of the roof replacement as Ramsey County HRA is the only source of capital funding in this project. The HRA will consider the recommended award on June 6, 2023. Construction is estimated to begin in 2024.

Ravoux Hi-Rise (HRA funding)

Ravoux Hi-Rise is an existing 220-unit housing tower owned by the Saint Paul Public Housing Authority. 229 of the units are public housing units and affordable to those making less than 30% AMI through voucher programs. 1 unit is market-rate.

The project is recommended for a partial award of \$250,000 in HRA funding. The recommended grant will pay for exterior joint sealant to prevent water intrusion. This recommendation represents 100% of the total development cost of the joint sealant project as Ramsey County HRA is the only source of capital funding in this project. The HRA will consider the recommended award on June 6, 2023. Construction is estimated to begin in 2024.

Iowa Hi-Rise (HRA funding)

Iowa Hi-Rise is an existing 148-unit senior housing tower owned by the Saint Paul Public Housing Authority. 147 of the units are public housing units and affordable to those making less than 30% AMI through voucher programs. 1 unit is market-rate.

The project is recommended for a partial award of \$250,000 in HRA funding. The recommended grant will pay for LED lighting upgrades to improve visibility for senior residents and increase energy efficiency. This recommendation represents 100% of the total development cost of the lighting upgrades as Ramsey County HRA is the only source of capital funding in this project. The HRA will consider the recommended award on June 6, 2023. Construction is estimated to begin in 2024.

Hamline Hi-Rise (HRA funding)

Hamline Hi-Rise is an existing 186-unit senior housing tower owned by the Saint Paul Public Housing Authority. 185 of the units are public housing units and affordable to those making less than 30% AMI through voucher programs. 1 unit is market-rate.

The project is recommended for a partial award of \$300,000 in HRA funding. The recommended grant will pay for LED lighting upgrades to improve visibility for senior residents and increase energy efficiency. This recommendation represents 100% of the total development cost of the lighting upgrades as Ramsey County HRA is the only source of capital funding in this project. The HRA will consider the recommended award on June 6, 2023. Construction is estimated to begin in 2024.

CB Ford II (ARPA funding)

CB Ford II is a proposed new construction building by Commonbond Communities in the Highland Park neighborhood of Saint Paul. The building will have 60 units, with 23 of the units affordable to those making 50% AMI and 37 units affordable to those making 30% AMI. It will contain a mix of 1 bedroom and 2 bedroom units.

The project is recommended for a partial award of \$2,400,000 of ARPA funding. The recommended award represents 9.6% of the total development cost of this new construction project. The County Board will consider this award on June 6, 2023. Construction is estimated to begin in 2024. This funding is contingent on successfully receiving state funding in 2023 due to ARPA spending timelines.

833 University (HRA funding)

833 University is a 6-unit existing building owned by Model Cities for residents that make less than 30% AMI and utilize Section 8 project-based vouchers. One of the units and the exterior cladding need rehabilitation due to water damage.

The project is recommended for an HRA award of \$490,936. The recommended award represents 74.6% of the total development cost of this rehabilitation project. The HRA will consider this award on June 6, 2023. Construction is estimated to begin in 2023.

Panorama (ARPA Funding)

Panorama is a proposed 72-unit senior building by Presbyterian Homes in the Highland Park neighborhood of Saint Paul. The building will provide a mix of affordability including units affordable at 30% AMI, 60% AMI, 80% AMI and market-rate units.

The project is recommended for an award of \$2,500,000 of ARPA funding. At the time of application, the recommended award represents 11.7% of the total development cost of the new construction project. The County Board will consider the recommendation on June 6, 2023. Construction is estimated to begin in 2023-2024.

Laurel Flats (ARPA Funding)

Laurel Flats is a proposed 8-unit acquisition rehab project by Outlaw Development in the Summit-University neighborhood of Saint Paul. The building will provide a mix of affordability including 1 unit affordable at 30% AMI and 7 units affordable at 50% AMI.

The project is recommended for an award of \$957,970 of ARPA funding. At the time of application, the recommended award represents 59.1% of the total development cost of the acquisition rehab project. The County Board will consider the recommendation on June 6, 2023. Construction is estimated to begin in 2023.

Magnolia Flats (ARPA Funding)

Magnolia Flats is a proposed 6-unit new construction project by Outlaw Development in the Greater Eastside neighborhood of Saint Paul. The building will provide two 4-bedroom units affordable at 30% AMI and four 4-bedroom units affordable at 60% AMI.

The project is recommended for an award of \$1,740,000 of ARPA funding. At the time of application the recommended award represents 65% of the total development cost of the new construction project. The County Board will consider the recommendation on June 6, 2023. Construction is estimated to begin in 2023.

PPL East 7th (ARPA Funding)

Project for Pride in Living's East 7th is a proposed new construction building in the Dayton's Bluff neighborhood of Saint Paul. The 60 unit building would have a mix of affordability at 30% AMI, 50% AMI and 60% AMI. Bedroom sizes would vary from 1 bedroom to 5 bedroom units and include supportive housing.

The project is recommended for a partial award of \$1,288,063 of ARPA funding. At the time of application this represents 4.0% of the total development cost of the new construction project. This funding is contingent on successfully receiving state funding in 2023 due to ARPA spending timelines.

Rice Street Reuter Walton (HRA funding) (*HOME funding approved on May 9, 2023*)

Reuter Walton is proposing a 173-unit new construction building in Little Canada. The building would have a mix of affordability levels include 17 units affordable at 30% AMI. It includes 1-bedrooms and 2-bedrooms and 3-bedrooms.

The project is recommended for a partial award of \$600,000 in HRA funding. On May 9, 2023 the HRA approved an award of \$831,821 in HOME funds for this project. At the time of application this represents 2.5% of the total development cost of the new construction project.

Little Canada Senior (HRA funding)

Little Canada Senior by Lupe Development is a proposed 60-unit building in Little Canada. The building would have a mix of affordability levels including 6 units affordable at 30% AMI.

The project is recommended for a partial award of \$750,000 in HRA funding. At the time of application this represents 2.2% of the total development cost of the new construction project.

Homebuyer Initiated Program, Rondo Community Land Trust (HRA funding)

The Rondo Community Land Trust manages the Homebuyer Initiated Program. It provides financing for prospective homebuyers to afford homeownership and enter the land trust. Rondo is partnering with the Twin Cities Land Bank to help homebuyers purchase duplexes so that new homeowners can create wealth with rental income. This project is recommended for a partial award of \$375,000 of HRA funding allocated on April 4, 2023 for wealth creation initiatives. The project will also utilize MHFA and other funding sources. Ramsey County HRA funding would be used to fund the purchase and affordability gap of three homes or duplexes.

Roseville Land Trust, City of Roseville (HRA funding)

The City of Roseville manages a single-family acquisition rehab program in conjunction with Habitat for Humanity. The city acquires, rehabs and enters single family homes into a land trust. The project is recommended for a partial award of \$400,000 of HRA funding. This recommended award will assist Roseville with the acquisition, rehab and affordability gap of 2-3 homes. The project will utilize Habitat

for Humanity and City of Roseville funds as well. The HRA will consider the recommendation June 6, 2023.

Slipstream Inc. Single Family Rehabilitation Program (HRA funding)

Slipstream Inc proposed a continuation of the existing rehabilitation loan program. The program will rehab 10 single family homes in suburban Ramsey County with forgivable loans up to \$20,000 for renovations including roofs, siding, decks, windows, and interior renovations.

The project is recommended for an award of \$200,000 of HRA funding. This represents 100% of the total cost of rehabilitation program. The HRA will consider the recommendation on June 6, 2023.

~~Gallery Building (ARPA funding – approved May 17, 2022)~~

~~Gallery Building is a proposed 80-unit adaptive reuse by Reuter Walton of a commercial office building into affordable housing in Downtown Saint Paul. The proposal would have 8 units affordable at 30% AMI and the rest would be income-restricted at 50% AMI.~~

~~This project has a recommended award of \$1,500,000 of ARPA funding and will be considered by the County Board on May 17, 2022. The recommended award represents 9.1% of the total development cost of this new construction project. Construction is estimated to begin in 2023-2024.~~

~~Scattered Site Portfolio Acquisition (HRA Levy funding – approved May 17, 2022)~~

~~Twin Cities Habitat for Humanity is proposing to acquire a portfolio of single family homes located in the communities of White Bear Township, White Bear Lake, Maplewood and Saint Paul. The homes would be renovated and sold to low to moderate income homebuyers.~~

~~The project is recommended for an award of \$800,000 of HRA levy funds to be considered by the HRA board on May 17, 2022. At the time of application, this recommended award represents 15.9% of the total project cost. Acquisition is expected to take place in 2022.~~