



# Housing and Redevelopment Authority Agenda

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

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May 14, 2024 - 10 a.m.

Council Chambers - Courthouse Room 300

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## ROLL CALL

1. **Agenda of May 14, 2024 is Presented for Approval** [2024-176](#)  
Sponsors: County Manager's Office  
Approve the agenda of May 14, 2024.
2. **Minutes from January 16, 2024 are Presented for Approval** [2024-175](#)  
Sponsors: County Manager's Office  
Approve the January 16, 2024 Minutes.

## ADMINISTRATIVE ITEMS

3. **2024-2025 Community Development Block Grant - HOME Investment Partnerships Act Action Plan/Proposed Use of Funds** [2024-160](#)  
Sponsors: Community & Economic Development
  1. Approve the 2024-2025 Community Development Block Grant -HOME Investment Partnerships Act Action Plan/Proposed Use of Funds.
  2. Authorize the County Manager to accept the 2024-2025 Entitlement Award of \$1,202,421 of Community Development Block Grant and \$524,806 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 2024-2025 Community Development Block Grant-HOME Investment Partnerships Act Program Action Plan/Proposed Use of Funds.
  4. Authorize the County Manager to execute and amend HOME Investment Partnership Acts Program agreements in a form approved by the County Attorney's Office, provided the amounts are within the budget of the approved plan.
  5. Authorize the County Manager to execute and amend Community Development Block Grant agreements in accordance with procurement policies and procedures, provided the amounts are within the budget of the approved plan.

## ADJOURNMENT



# Housing and Redevelopment Authority

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

## Request for Board Action

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**Item Number:** 2024-176

**Meeting Date:** 5/14/2024

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**Sponsor:** County Manager's Office

**Title**

Agenda of May 14, 2024 is Presented for Approval

**Recommendation**

Approve the agenda of May 14, 2024.



# Housing and Redevelopment Authority

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

## Request for Board Action

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**Item Number:** 2024-175

**Meeting Date:** 5/14/2024

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**Sponsor:** County Manager's Office

**Title**

Minutes from January 16, 2024 are Presented for Approval

**Recommendation**

Approve the January 16, 2024 Minutes.

**Attachments**

1. January 16, 2024 Minutes



# Housing and Redevelopment Authority

## Minutes

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

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January 16, 2024 - 10 a.m.

Council Chambers - Courthouse Room 300

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The Ramsey County Housing and Redevelopment Authority met in regular session at 9:50 a.m. with the following members present: Frethem, Martinson, McGuire, Moran, Ortega, Reinhardt, and Chair Xiong. Also present were Ryan O'Connor, County Manager.

### ROLL CALL

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

1. Agenda of January 16, 2024 is Presented for Approval [2024-011](#)

Sponsors: County Manager's Office

Approve the agenda of January 16, 2024.

Motion by McGuire, seconded by Martinson. Motion passed.

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

2. Minutes from January 2, 2024 are Presented for Approval [2024-010](#)

Sponsors: County Manager's Office

Approve the January 2, 2024 Minutes.

Motion by Reinhardt, seconded by Frethem. Motion passed.

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

### ADMINISTRATIVE ITEMS

3. Environmental Response Fund Grant Awards [2023-618](#)

Sponsors: Community & Economic Development

1. Approve the selection of Gladstone Crossing, Gladstone Village, Wire Mill Expansion & Upgrade, and Fish Hatchery Trail Reconstruction to receive Environmental Response Funds.
2. Authorize the award of Environmental Response Funds to the following projects:
  - a. Gladstone Crossing, Maplewood -- \$58,765
  - b. Gladstone Village, Maplewood -- \$80,058
  - c. Wire Mill Expansion & Upgrade, Saint Paul -- \$57,550
  - d. Fish Hatchery Trail Reconstruction, Saint Paul -- \$219,070
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.

Motion by Reinhardt, seconded by Frethem. Motion passed.

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

Resolution: [H2024-004](#)

## **ADJOURNMENT**

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

## Request for Board Action

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**Item Number:** 2024-160

**Meeting Date:** 5/14/2024

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**Sponsor:** Community & Economic Development

**Title**

2024-2025 Community Development Block Grant - HOME Investment Partnerships Act Action Plan/Proposed Use of Funds

**Recommendation**

1. Approve the 2024-2025 Community Development Block Grant -HOME Investment Partnerships Act Action Plan/Proposed Use of Funds.
2. Authorize the County Manager to accept the 2024-2025 Entitlement Award of \$1,202,421 of Community Development Block Grant and \$524,806 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 2024-2025 Community Development Block Grant-HOME Investment Partnerships Act Program Action Plan/Proposed Use of Funds.
4. Authorize the County Manager to execute and amend HOME Investment Partnership Acts Program agreements in a form approved by the County Attorney's Office, provided the amounts are within the budget of the approved plan.
5. Authorize the County Manager to execute and amend Community Development Block Grant agreements in accordance with procurement policies and procedures, provided the amounts are within the budget of the approved plan.

**Background and Rationale**

Ramsey County has received Community Development Block Grant (CDBG) funding as an "urban county" for more than 27 years. The U.S. Department of Housing and Urban Development (HUD) provides these annual grants to "develop viable urban communities by providing decent housing, a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons". The Dakota County Consortium is the "participating jurisdiction" for Ramsey County's receipt of HOME Investment Partnerships Act Program Funds (HOME), which are limited to projects constructing affordable housing in suburban Ramsey County. The Consortium consists of Anoka, Dakota, Ramsey, and Washington Counties, as well as the city of Woodbury.

The Consolidated Plan, required by HUD, guides the investment of entitlement CDBG and HOME funds over a five-year period. The Consolidated Plan is designed to help states and local jurisdictions assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for community members and organizations to provide input and identify housing and community development priorities that align and focus funding. The Consolidated Plan is carried out through Annual Action Plans, which provide a summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified in the consolidated planning process. Ramsey County reports on accomplishments and progress towards Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report. The 2024-2025 Annual Action Plan will be the fifth, and last, annual plan of the current five-year Consolidated Plan.

The 2024-2025 Annual Action Plan/Proposed Use of Funds addresses needs of low and moderate-income persons in the suburban Ramsey County service area. Overall priorities for this year’s funding include public services related to housing instability and housing rehabilitation, after consultation with suburban municipalities and community partners each year. The plan addresses the statutory requirements for receiving annual entitlement funds from HUD and is consistent with department strategies to foster prosperity and access to opportunities.

Projects recommended for funding in HUD’s fiscal year 2024 (July 1, 2024 - June 30, 2025) are consistent with the current Consolidated Plan. Ramsey County anticipates receiving a 2024 allocation of \$1,202,421 in CDBG funding and \$511,510 in HOME funding. Ramsey County has \$247,626 of CDBG program income from the repayment of CDBG loans from previous years and \$183,315 of HOME program income from the repayment of HOME loans from previous years. In addition, Ramsey County is able to reallocate \$268,286 of unspent or unallocated CDBG funds from previous years. The total available HOME funding is \$694,825 and the total amount of CDBG funding available is \$1,718,333. If the actual entitlement awards from HUD are smaller or larger than the anticipated award amounts, then all proposed funding amounts will increase or decrease proportionately.

Summary of Proposed Distribution of CDBG Funds

Minnesota One Stop for Communities, Housing Rehabilitation - scattered sites suburban countywide	\$85,000
Hammer Residences, Home Revitalization - scattered sites suburban countywide	\$131,000
HOME Line Tenant Hotline - suburban countywide	\$40,000
HousingLink, Beyond Backgrounds Program - suburban countywide	\$22,400
Slipstream Inc., Critical Repair Program - suburban countywide	\$544,099
Slipstream Inc., Single Family Home Rehab Loan Program - suburban countywide	\$450,000
Open Arms of MN, Nutrition Program - suburban countywide	\$20,000
Hearts and Hammers, housing rehab activities- suburban countywide	\$10,000
White Bear Area Foodshelf, Food Support- suburban countywide	\$20,000
Keystone Food Services, Food Support- suburban countywide	\$20,000
Ramsey County Housing Stability Department, Rapid Stabilization Program - suburban countywide	\$135,430
Administration and Planning	\$240,404
 Total	 \$1,718,333

CDBG Sources of Funds

Fiscal Year 2024 Allocation	\$1,202,421
Program Income on Hand	\$247,626
Previously Unspent or Unallocated Funds from Prior Years	\$268,286
 Total Available Funding	 \$1,718,333

Summary of Proposed Distribution of HOME Funds

Lupe Development, New Senior Rental Construction, near County Road B, Little Canada, MN	\$576,784
Community Housing Development Organization (CHDO) Set Aside	\$78,694
Administration and Planning ( <i>less Dakota CDA Admin</i> )	\$39,347
 Total	 \$649,825

HOME Source of Funds

HOME Program Allocation FY2024 (less Dakota CDA Admin)	\$511,510
Program Income on Hand	\$183,315
 Total Available Funding	 \$649,825

In addition, CHDO Set Aside from the 2022 and 2023 Annual Action Plans will be used for the rehabilitation of a vacant home located at 531 Lexington Avenue, Shoreview, MN by Community Action Partnership of Ramsey and Washington Counties, Ramsey County’s only CHDO-eligible organization. The activity will be funded in the amount of \$150,800.

County Goals (Check those advanced by Action)

- Well-being
- Prosperity
- Opportunity
- Accountability

Racial Equity Impact

In Ramsey County, Black/African American, American Indian and other residents of color are more likely to be renters than White residents. Renters of color and American Indian residents are more likely to be cost-burdened by housing costs than White residents. According to the Mapping Prejudice Project and the Economic Competitiveness and Inclusion Plan, Ramsey County also has one of the largest homeownership gaps between White residents and Black residents in the nation. Strategic investments in affordable rental and owner-occupied housing by the county can help reduce these racial disparities in housing. Furthermore, HOME-funded units are 100% affordable and subject to rigorous fair housing requirements. This prohibits discrimination by direct providers of housing, such as landlords and real estate companies, whose practices make housing unavailable to persons because of race or color, religion, sex, national origin, familial status or disability.

Community Participation Level and Impact

Goals and objectives for CDBG and HOME funds are set during the consolidated planning process, following the community outreach and participation strategies required by that plan. As required two public meetings were held to gather community input on the recommended projects and a public notice was given in the local newspaper. The meetings occurred on February 1, 2024 and May 7, 2024. Additionally, projects were selected through the 2024 Housing Development and 2024 CDBG Public Services and Housing Programs Solicitations, which was designed with input from community providers and governmental partners.

- Inform
- Consult
- Involve
- Collaborate
- Empower

Fiscal Impact

Community & Economic Development, in partnership with the County Attorney’s Office and Finance, solicited for eligible activities through two competitive solicitations. The 2024 Housing Development Solicitation was open to projects the expanded or preserved the supply of affordable housing and the 2024 CDBG Public Services and Housing Programs Solicitation. The process for selection included a review for eligibility and completeness, an interdepartmental scoring team and financial analysis for housing development projects. All projects included in the Annual Action Plans/Proposed Use of Funds were selected through this process. The 2024 CDBG process was informed by Ramsey County’s Purchasing And Contracting Transformation effort and subsequent grant agreements will be incorporated into the centralized contract management system. 2024-2025 CDBG and HOME funding become available through HUD and the Dakota County HOME Consortium on July 1, 2024 pending HUD approval of the Annual Action Plan.

Ramsey County anticipates receiving a 2024 allocation of \$1,202,421 in CDBG funding and \$511,510 in HOME funding. Ramsey County has \$247,626 of CDBG program income received through the repayment of



CDBG loans from previous years and \$183,315 of HOME program income received through the repayment of HOME loans from previous years. In addition, Ramsey County is able to reallocate \$268,286 of unspent or unallocated CDBG funds from previous years. The total available HOME funding is \$694,825 and the total amount of CDBG funding available is \$1,718,333. If the actual entitlement awards from HUD are smaller or larger than the anticipated award amounts, then all proposed funding amounts will increase or decrease proportionately.

**Last Previous Action**

On May 9, 2023, the Housing Redevelopment Authority approved the 2023-24 Community Development Block Grant-HOME Investments Partnerships Act Annual Action Plan/Proposed Use of Funds (Resolution H2023-006).

**Attachments**

1. Narrative Project Descriptions
2. CDBG-HOME Public Notice and Affidavit

Narrative Project Descriptions of Proposed Use of Funds for the 2024 Annual Action Plan

**Housing Rehabilitation**

**Hearts and Hammers** **\$10,000**  
**Suburban county-wide** **CDBG**

Hearts & Hammers will use funds for painting and exterior rehabilitation of homes for low-income seniors, disabled individuals, and veteran homeowners within suburban Ramsey County. Through Hearts & Hammers, we aim to restore each house’s character and accessibility, ensuring that residents can continue living independently and comfortably. The project will mobilize teams of volunteers who generously donate their time and skills to transform homes in a single day. Activities include exterior painting, caulking, repair of damaged siding or trim, railing installation, and landscaping or yard renewal as needed. By addressing these essential home-improvement needs, we aim to enhance the overall quality of life for residents in our community.

**Hammer Residences, Scattered Site Home Revitalization** **\$131,000**  
**Suburban county-wide** **CDBG**

Hammer Residences will rehabilitate multiple homes that residents with disabilities live in across multiple communities in suburban Ramsey County. The funding will also allow Hammer Residences to meet federal requirements like the environmental review, lead paint assessments and radon testing. Hammer will rehab one home at a time.

**MN One-Stop for Communities, Program Services** **\$85,000**  
**Suburban county-wide** **CDBG**

MN One-Stop will use funds from Ramsey County CDBG to expand services by increasing the number of individuals served on a nightly basis. This will be accomplished by adding bedrooms and bathrooms, updating the exterior, adding laundry machines, and installing play areas at three of its sites. Currently, Kingston House is a single family home located in Maplewood. Funds will be used to replace the exterior siding, add a privacy fence in the backyard, install a children’s play system, add a bedroom and a bathroom, and add coin-operated washing machine and dryer. The Victoria House is a single family home located in Roseville. Funds will be used to add a bedroom and bathroom, a privacy fence to the backyard, install a children’s play system, and add a coin-operated washing machine and dryer. The Edgemont House is a single family home located in Maplewood. Funds will be used to add a bedroom, a bathroom, a privacy fence in the backyard, install a children’s play system, and add coin-operated washing machine and dryer.

**Slipstream Inc., Critical Repair Program** **\$544,099**  
**Suburban county-wide** **CDBG**

The Critical Repair Program will use funding to provide grants to suburban Ramsey County homeowners who reside in either owner-occupied homes or manufactured homes and are considered low-to-moderate income. Grants will be used to make necessary health, safety, code and

related repairs. It will expand services for single-family homes where level of needs exceeds available grant funding and coordinate with Ramsey County Rehab Loan Program. Community Action Partnership of Ramsey and Washington Counties will complete the on-the-ground rehab advising and Slipstream will lead the administration of the program.

**Slipstream Inc., Rehab Loan Program** **\$450,000**  
**Suburban county-wide** **CDBG**

The Rehab Loan Program will use funding to provide forgivable loans to suburban Ramsey County homeowners who reside in owner-occupied homes and are considered low-to-moderate income. Loans will be processed to provide needed health, safety, code and related repairs. Community Action Partnership of Ramsey and Washington Counties will complete the on-the-ground rehab advising and Slipstream will lead the administration of the program.

**Public Services**

**Tenant Hotline- HOME Line** **\$40,000**  
**Suburban county-wide** **CDBG**

HOME Line’s tenant hotline program provides free and confidential legal advice to renters throughout the state about any rental issue they are experiencing. Homeline expect to serve approximately 1,000 households in suburban Ramsey County during the next year, providing advice about repairs, evictions, notices to vacate, security deposits, privacy, questions about leases, and more. The renters the program serves are disproportionately low-income, people of color, and female.

**HousingLink, Beyond Backgrounds** **\$22,400**  
**Suburban county-wide** **CDBG**

Beyond Backgrounds serves low-to-moderate-income renters in suburban Ramsey County. The vast majority of renters in the program have income below 30% of the area median income. The program helps renters get housed by engaging properties in renting to households they would normally deny for not meeting their resident selection criteria. This is accomplished by renters accessing resources that help them understand and explain the barriers in their background like criminal convictions, bad credit, and recent eviction. In addition to education, our housing search connects them to properties willing to consider Beyond Backgrounds program participants. Finally, if a property requires it, the renter can also secure a risk assurance fund that provides the property access up to \$2,000 at the end of the lease period. This fund can be used to pay for past due rent, cover damages to the unit, or eviction filing fees. Our program has seen 96% of the renters complete their 12-month lease.

**Open Arms of Minnesota, Nutrition Program** **\$20,000**  
**Suburban county-wide** **CDBG**

Open Arms will use funds to prepare and delivery hundreds of meals for low-income suburban Ramsey County residents living chronic and severe illness. Open Arms’ Nutrition Program pairs homemade,

medically tailored meals with nutrition education and counseling; this model ensures the clients receive both the nutrition and the information they need to improve their health. Each year, our volunteers deliver to more than 4,200 clients, caregivers, and dependent children living throughout the Twin Cities and Minnesota, including suburban Ramsey County.

**White Bear Area Food Shelf, Food Support** **\$20,000**  
**Suburban county-wide** **CDBG**

White Bear Area Food Shelf has been serving residents in suburban Ramsey County experiencing food insecurity for over 40 years. The new Community Market provides healthy culturally connected food 4 days a week. WBAFS receives food rescued from nine local grocery stores that includes fresh produce, frozen meat, deli, dairy and bakery items. This is supplemented with a purchased delivery each week from Second Harvest Heartland food bank of fresh produce and culturally connected dry goods. This food is received by the WBAFS Food Systems Coordinator and is sorted and stocked by a team of volunteers supervised by the WBAFS Community Market Program Specialist. The Community Market food distribution happens with a team of volunteers who assist neighbors with questions about products, using the iPads at checkout, and connecting them to the food shelf’s Community Resource Coordinator for additional support services.

**Keystone Community Services, Food Support** **\$20,000**  
**Suburban county-wide** **CDBG**

Keystone will use the funding to purchase and distribute food to an estimated 2,000 suburban Ramsey County residents via approximately 3,000 visits in 2024. This project will distribute food to low-and moderate-income suburban Ramsey County residents using Keystone’s food shelves, two Foodmobiles that visit 11 suburban Ramsey County distribution sites on a regular monthly schedule, and food shelf home delivery to 20-30 suburban Ramsey County older adults and people with disabilities each month.

**Ramsey County Housing Stability Department, Rapid Stabilization Program** **\$135,350.43**  
**Suburban county-wide** **CDBG**

The Family Emergency Shelter Team/Rapid Stabilization project navigates households with minor children to and through the emergency shelter system. This includes diverting families from entering shelter whenever possible, referring families to emergency shelter, and joining them with Coordinated Entry to receive supportive housing and rapid stabilization services. Staff help residents identify and create a barrier plan to help them connect to resources to be successful in completing their plan. The premise of the program is that success is most attainable when people have the acknowledged resources and support in paving their own pathway to success.

**HOME-funded Housing Development Projects**

**Lupe Development, New Senior Rental Construction** **\$576,784**  
**Little Canada, MN** **HOME**

Lupe Development proposes a 106-unit, 100% affordable senior rental housing project in Little Canada, Little Canada. This will be a 4-story building with one level of underground parking. The site will also have grade level parking lot. The 106 units of affordable housing will include 20 studios, 67 one-bedrooms and 19 two-bedrooms with rents ranging from 30% to 80% of the area median income.

**Community Action Partnership of Ramsey and Washington Counties, CHDO  
5931 Lexington Avenue, Shoreview, MN**

**\$150,800  
HOME**

5931 Lexington Avenue in Shoreview is a single-family home that was recently purchased by the City of Shoreview from Ramsey County's Productive Properties Division. The single-family home was formerly tax-forfeited and is currently vacant. Community Action Partnership of Ramsey and Washington Counties will renovate the home and rent it to a low-to-moderate income family. HUD requires HOME recipients to set aside funding for eligible Community Housing Development Organizations (CHDOs) every year. This project will use part of the CHDO set aside from the 2022 and 2023 Annual Action Plans.

**AFFIDAVIT OF PUBLICATION  
STATE OF MINNESOTA  
COUNTY OF RAMSEY**

Kayla Tsuchiya, being duly sworn on oath, says:  
that she is, and during all times herein state has been,  
Inside Sales Representative of Northwest Publication,  
LLC., Publisher of the newspaper known as the Saint  
Paul Pioneer Press, a newspaper of General circulation  
within the City of St. Paul and the surrounding Counties  
of Minnesota and Wisconsin including Ramsey and  
Kanabec. That the notice hereto attached was cut from  
the columns of said newspaper and was printed and  
published therein on the following date(s):

(Newspaper Clip is on the Next Page)

**Sunday, April 7, 2024**

**Newspaper Ref./AD Number#: 71516321**

**Client/Advertiser: Ramsey County**

*Kayla Tsuchiya*  
Kayla Tsuchiya (Apr 8, 2024 10:43 CDT)

**AFFIANT SIGNATURE**

**Subscribed and sworn to before me this  
8th day of April, 2024**

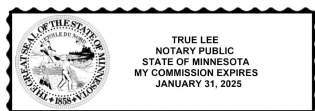
**True Lee**

*True Lee*  
True Lee (Apr 8, 2024 10:47 CDT)

**NOTARY PUBLIC**

**Ramsey County, MN**

**My commission expires January 31, 2025**



**AFFIDAVIT OF PUBLICATION  
STATE OF MINNESOTA  
COUNTY OF RAMSEY**

**270 Legal Notices** **270 Legal Notices** **270 Legal Notices** **270 Legal Notices** **270 Legal Notices**

**PUBLIC NOTICE**

**NOTICE TO ANNOUNCE START OF PUBLIC COMMENT PERIOD and PUBLIC HEARING**

This notice is to announce the beginning of a thirty-day public comment and review period of a draft of the Ramsey County portion of the Dakota County Consortium 2024 Annual Action Plan. The comment period for the 2024 Annual Action Plan will run from April 7, 2024- May 7, 2024. The public hearing for comment will be held in person on May 6, 2024, from 5:00 p.m. – 6:00 p.m., in the Board Room of the Maplewood Library: 3025 Southlawn Dr., Maplewood, MN 55109. It will also be available online and linked via: [ramseycounty.us/PublicHearings](https://ramseycounty.us/PublicHearings). The 2024 Annual Action Plan will be considered by the Ramsey County Housing and Redevelopment Authority on May 14, 2024, immediately following the County Board meeting in the Council Chambers, 15 West Kellogg Boulevard, Saint Paul, MN 55102. The meeting broadcast will be available online and linked via <https://ramseycountymn.legistar.com/Calendar.aspx>.

The purpose of the public comment period and hearing is to receive comments from the general public concerning the proposed housing and community development needs and objectives of Ramsey County and the proposed use of FY2024 CDBG, HOME Investment Partnerships Program (HOME) funding, program income derived from CDBG and HOME, and funds reallocated from previous action plans. If the actual CDBG or HOME entitlement award amounts increase or decrease prior to the start of the fiscal year, then all proposed activities listed below will proportionally increase or decrease from the estimated/proposed funding amounts to match actual allocation amounts.

A copy of the draft FY2024 CDBG-HOME Annual Action Plan will be available on [www.ramseycounty.us/cdbg](http://www.ramseycounty.us/cdbg) and in-person at 15 W. Kellogg Blvd. Suite 250, St. Paul, MN 55102. Persons wishing to comment on the plan should contact Max Holdhusen at 651-266-8026, [askced@co.ramsey.mn.us](mailto:askced@co.ramsey.mn.us), or submit a comment to Community and Economic Development, 250 Courthouse, 15 West Kellogg Boulevard, Saint Paul, MN, 55102. (Hearing impaired, call Minnesota Relay at 1-800-627-3529.) Ramsey County provides free language services to people whose primary language is not English. Contact Ramsey County staff if you require any additional accommodations.

<b>Summary of Proposed Distribution of CDBG Funds</b>	
Minnesota One Stop for Communities, Housing Rehabilitation-scattered sites suburban countywide	85,000
Hammer Residences, Home Revitalization- scattered sites suburban countywide	131,000
HOME Line Tenant Hotline- suburban countywide	40,000
HousingLink, Beyond Backgrounds Program- suburban countywide	22,400
Slipstream Inc., Critical Repair Program- suburban countywide	544,099
Slipstream Inc., Single Family Home Rehab Loan Program- suburban countywide	450,000
Hearts and Hammers, housing rehab – suburban countywide	10,000
Open Arms of MN, Nutrition Program- suburban countywide	20,000
White Bear Area Food Shelf, Food Support- suburban countywide	20,000
Keystone Community Services, Food Shelf Services, suburban county-wide	20,000
Ramsey County Housing Stability Department, Rapid Stabilization Program- suburban countywide	135,350.43
Administration and Planning	240,484.20
<b>TOTAL</b>	<b>1,718,333.63</b>

<b>CDBG Source of Funds</b>	
Fiscal Year 2024 Allocation	1,202,421
Program Income on Hand	247,626.63

Previously unspent or unallocated from prior years	268,286
<b>TOTAL AVAILABLE</b>	<b>1,718,333.63</b>

<b>Summary of Proposed Distribution of HOME Funds</b>	
Lupe Development, New Senior Rental Construction, near County Road B, Little Canada, MN	576,784.72
CHDO Set Aside	78,693.98
Administration and Planning (less Dakota CDA Admin)	39,346.99
<b>TOTAL</b>	<b>694,825.69</b>

<b>HOME Source of Funds</b>	
Home Program Allocation FY2024 (less Dakota CDA Admin)	511,510.89
Program Income on hand	183,314.80
<b>TOTAL AVAILABLE</b>	<b>694,825.69</b>

This notice amends the 2019, 2020, 2021, 2022, and 2023 Action Plans. This cancels the Shoreview Lexington acquisition activity from 2019 and reprograms the \$120,000 to the 2024 Hammer Residences Home Revitalization activity. \$120,209.01 from the 2021 Ramsey County Homeowner Rehab activity and will be reprogrammed to the 2024 Single Family Rehab Loan Program activity administered by Slipstream. \$28,076.95 from 2021 Planning and Administration will be reprogrammed towards the 2024 Minnesota One Stop for Communities housing rehabilitation activity.



# Housing and Redevelopment Authority Resolution

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

B2024-080

**Sponsor:** Community & Economic Development

**Meeting Date:** 5/14/2024

**Title:** 2024-2025 Community Development Block Grant - HOME Investment Partnerships Act Action Plan/Proposed Use of Funds

**File Number:** 2024-160

## Background and Rationale:

Ramsey County has received Community Development Block Grant (CDBG) funding as an “urban county” for more than 27 years. The U.S. Department of Housing and Urban Development (HUD) provides these annual grants to “develop viable urban communities by providing decent housing, a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons”. The Dakota County Consortium is the “participating jurisdiction” for Ramsey County’s receipt of HOME Investment Partnerships Act Program Funds (HOME), which are limited to projects constructing affordable housing in suburban Ramsey County. The Consortium consists of Anoka, Dakota, Ramsey, and Washington Counties, as well as the city of Woodbury.

The Consolidated Plan, required by HUD, guides the investment of entitlement CDBG and HOME funds over a five-year period. The Consolidated Plan is designed to help states and local jurisdictions assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for community members and organizations to provide input and identify housing and community development priorities that align and focus funding. The Consolidated Plan is carried out through Annual Action Plans, which provide a summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified in the consolidated planning process. Ramsey County reports on accomplishments and progress towards Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report. The 2024-2025 Annual Action Plan will be the fifth, and last, annual plan of the current five-year Consolidated Plan.

The 2024-2025 Annual Action Plan/Proposed Use of Funds addresses needs of low and moderate-income persons in the suburban Ramsey County service area. Overall priorities for this year’s funding include public services related to housing instability and housing rehabilitation, after consultation with suburban municipalities and community partners each year. The plan addresses the statutory requirements for receiving annual entitlement funds from HUD and is consistent with department strategies to foster prosperity and access to opportunities.

Projects recommended for funding in HUD’s fiscal year 2024 (July 1, 2024 - June 30, 2025) are consistent with the current Consolidated Plan. Ramsey County anticipates receiving a 2024 allocation of \$1,202,421 in CDBG funding and \$511,510 in HOME funding. Ramsey County has \$247,626 of CDBG program income from the repayment of CDBG loans from previous years and \$183,315 of HOME program income from the repayment of HOME loans from previous years. In addition, Ramsey County is able to reallocate \$268,286 of unspent or unallocated CDBG funds from previous years. The total available HOME funding is \$694,825 and the total amount of CDBG funding available is \$1,718,333. If the actual entitlement awards from HUD are smaller or larger than the anticipated award amounts, then all proposed funding amounts will increase or decrease proportionately.



Summary of Proposed Distribution of CDBG Funds

Minnesota One Stop for Communities, Housing Rehabilitation - scattered sites suburban countywide	\$85,000	
Hammer Residences, Home Revitalization - scattered sites suburban countywide		\$131,000
HOME Line Tenant Hotline - suburban countywide	\$40,000	
HousingLink, Beyond Backgrounds Program - suburban countywide		\$22,400
Slipstream Inc., Critical Repair Program - suburban countywide		\$544,099
Slipstream Inc., Single Family Home Rehab Loan Program - suburban countywide		\$450,000
Open Arms of MN, Nutrition Program - suburban countywide	\$20,000	
Hearts and Hammers, housing rehab activities- suburban countywide	\$10,000	
Open Arms of Minnesota, Nutrition Program- suburban countywide	\$20,000	
White Bear Area Foodshelf, Food Support- suburban countywide	\$20,000	
Keystone Food Services, Food Support- suburban countywide	\$20,000	
Ramsey County Housing Stability Department, Rapid Stabilization Program - suburban countywide	\$135,430	
Administration and Planning	\$240,484	
 Total	 \$1,718,333	

CDBG Sources of Funds

Fiscal Year 2024 Allocation	\$1,202,421	
Program Income on Hand	\$247,626	
Previously Unspent or Unallocated Funds from Prior Years		\$268,286
 Total Available Funding	 \$1,718,333	

Summary of Proposed Distribution of HOME Funds

Lupe Development, New Senior Rental Construction, near County Road B, Little Canada, MN	\$576,784	
Community Housing Development Organization (CHDO) Set Aside	\$78,694	
Administration and Planning ( <i>less Dakota CDA Admin</i> )		\$39,347
 Total	 \$649,825	

HOME Source of Funds

HOME Program Allocation FY2024 ( <i>less Dakota CDA Admin</i> )		\$511,510
Program Income on Hand	\$183,315	
 Total Available Funding	 \$649,825	

In addition, CHDO Set Aside from the 2022 and 2023 Annual Action Plans will be used for the rehabilitation of a vacant home located at 531 Lexington Avenue, Shoreview, MN by Community Action Partnership of Ramsey and Washington Counties, Ramsey County's only CHDO-eligible organization. The activity will be funded in the amount of \$150,800.

**Recommendation:**

The Ramsey County Housing and Redevelopment Authority resolved to:

1. Approve the 2024-2025 Community Development Block Grant -HOME Investment Partnerships Act Action Plan/Proposed Use of Funds.
2. Authorize the County Manager to accept the 2024-2025 Entitlement Award of \$1,202,421 of Community Development Block Grant and \$524,806 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 2024-2025 Community Development Block Grant-HOME Investment Partnerships Act Program Action Plan/Proposed Use of Funds.
4. Authorize the County Manager to execute and amend HOME Investment Partnership Acts Program agreements in a form approved by the County Attorney’s Office, provided the amounts are within the budget of the approved plan.
5. Authorize the County Manager to execute and amend Community Development Block Grant agreements in accordance with procurement policies and procedures, provided the amounts are within the budget of the approved plan.

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

Aye: - 7: Frethem, Martinson, McGuire, Moran, Ortega, Reinhardt, and Xiong

By:   
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Mee Cheng, Chief Clerk - County Board