



# Housing and Redevelopment Authority Agenda

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

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**December 1, 2020 - 10 a.m.**

**Council Chambers - Courthouse Room 300**

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Pursuant to Minn. Stat. § 13D.021 and 13D.04 Subd. 3, the Chair of the Ramsey County Board of Commissioners has determined that an in-person meeting is not practical or prudent because of the COVID-19 pandemic and the declared state and local emergencies. Commissioners will participate by telephone or other electronic means. In addition, it may not be feasible to have any commissioner, staff, or members of the public present at the regular meeting location due to the COVID-19 pandemic and the declared emergencies. The meeting broadcast will be available online and linked via [ramseycounty.us/boardmeetings](http://ramseycounty.us/boardmeetings). Members of the public and the media will be able to watch the public meeting live online.

## **ROLL CALL**

1. **Agenda of December 1, 2020 is Presented for Approval.** [2020-549](#)

Sponsors: County Manager's Office

Approve the agenda of December 1, 2020.

2. **Minutes from October 27, 2020 are Presented for Approval** [2020-550](#)

Sponsors: County Manager's Office

Approve the October 27, 2020 Minutes.

## **ADMINISTRATIVE ITEMS**

3. **Amendment to the 2019 Action Plan for Community Development Block Grant Funds** [2020-511](#)

Sponsors: Community & Economic Development

Authorize the County Manager to submit a Plan Amendment to the 2019 Action Plan to the U.S. Department of Housing and Urban Development that allocates an additional \$1,044,909 in supplemental Community Development Block Grant funds provided by the CARES Act, and to accept the amount of \$1,044,909 once funds become available, for a cumulative total of \$1,729,813.

4. **HOME Funds 2020 Action Plan Amendment Cobblestone Court - AEON NOAH Acquisition** [2020-522](#)

Sponsors: Community & Economic Development

Authorize the County Manager to submit a Plan Amendment to the 2020 Action Plan to the U.S. Department of Housing and Urban Development that allocates \$425,000.00 of Fiscal Years 2018 - 2020 Home Investment Partnerships Program (HOME) funds to assist with the

acquisition of Cobblestone Court.

**ADJOURNMENT**



# Housing and Redevelopment Authority

## Request for Board Action

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

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**Item Number:** 2020-549

**Meeting Date:** 12/1/2020

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**Sponsor:** County Manager's Office

**Title**

Agenda of December 1, 2020 is Presented for Approval.

**Recommendation**

Approve the agenda of December 1, 2020.



# 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:** 2020-550

**Meeting Date:** 12/1/2020

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**Sponsor:** County Manager's Office

**Title**

Minutes from October 27, 2020 are Presented for Approval

**Recommendation**

Approve the October 27, 2020 Minutes.

**Attachments**

1. October 27, 2020 Minutes

# **Housing and Redevelopment Authority Minutes**

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**November 24, 2020 - 10 a.m.**

**Council Chambers - Courthouse Room 300**

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The Ramsey County Housing and Redevelopment Authority met in regular session at 11:20 a.m. with the following members present: Carter, Frethem, McDonough, McGuire, Ortega, Reinhardt, and Chair MatasCastillo. Also present were Ryan O'Connor, County Manager, and Amy Schmidt, Assistant County Attorney.

## **ROLL CALL**

Present: Carter, Frethem, MatasCastillo, McDonough, McGuire, Ortega, and Reinhardt

1. Agenda of November 24, 2020 is Presented for Approval [2020-544](#)

Sponsors: County Manager's Office

Motion by McDonough, seconded by Reinhardt. Motion passed.

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

2. Minutes from October 27, 2020 are Presented for Approval [2020-545](#)

Sponsors: County Manager's Office

Motion by Ortega, seconded by Carter. Motion passed.

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

## **POLICY ITEMS**

3. Conduit Bonds/Conduit Financing Policy for Affordable Housing Projects [2020-526](#)

Sponsors: Community & Economic Development

Motion by Reinhardt, seconded by Ortega. Motion passed.

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

Resolution: H2020-011

4. Preliminary Approval to the Issue Conduit Revenue Bonds for the Wilder Square Apartments Project [2020-528](#)

Sponsors: Community & Economic Development

Motion by McDonough, seconded by Carter. Motion passed.

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

Resolution: H2020-012

5. Set Public Hearing Date: Issuance of Conduit Revenue Bonds for Affordable Housing Projects for Wilder Square Apartments Project [2020-525](#)

Sponsors: Community & Economic Development

Motion by Ortega, seconded by McGuire. Motion passed.

Aye: Carter, Frethem, MatasCastillo, McDonough, McGuire, Ortega, and Reinhardt  
Resolution: H2020-013

**ADJOURNMENT**

Chair MatasCastillo declared the meeting adjourned at 11:30 a.m.

## Request for Board Action

**Item Number:** 2020-511

**Meeting Date:** 12/1/2020

**Sponsor:** Community & Economic Development

**Title**

Amendment to the 2019 Action Plan for Community Development Block Grant Funds

**Recommendation**

Authorize the County Manager to submit a Plan Amendment to the 2019 Action Plan to the U.S. Department of Housing and Urban Development that allocates an additional \$1,044,909 in supplemental Community Development Block Grant funds provided by the CARES Act, and to accept the amount of \$1,044,909 once funds become available, for a cumulative total of \$1,729,813.

**Background**

Funds are provided to Ramsey County under the Community Development Block Grant Program (CDBG) to support the development of viable communities, principally for persons of low and moderate income through the provision of decent housing; a suitable living environment; and expanded economic opportunities. The amendment proposes to accept the supplemental CDBG funds which will be provided through the Coronavirus Aid, Relief and Economic Security Act (CARES Act), which makes available \$5 billion nationally in supplemental CDBG funding for grants to prevent, prepare for, and respond to coronavirus (CDBG-CV grants). Funds are allocated to jurisdictions based on the current CDBG formula.

These funds are limited for use in suburban Ramsey County. The City of Saint Paul received a separate entitlement of approximately \$6M in CDBG-CV funds. It is anticipated CDBG-CV funds will be used for small business assistance and housing support for low- and moderate-income households.

The U.S. Department of Housing and Urban Development (HUD) regulations for CDBG funds require an amendment from the Housing and Redevelopment Authority whenever a project is undertaken which was not specifically identified, including an address, in a previously approved action plan.

**County Goals** (Check those advanced by Action)

☒ Well-being

☒ Prosperity

☐ Opportunity

☐ Accountability

**Racial Equity Impact**

Despite leading a significant portion of the nation's businesses, minority-owned firms are still having a much harder time accessing small business loans than their white counterparts. Minority-owned firms are much less likely to be approved for small business loans than white-owned firms. Renters in suburban Ramsey County are more likely to be low-income persons of color. Providing assistance to small business and renters during this challenging time will have a positive impact on racial equity in delivery of these services.

**Community Participation Level and Impact**

Goals and objectives for the Community Development Block Grant and HOME funds are set during the consolidated planning process, following the outreach and participation strategies required by that plan. Notice of Funds Available are issued annually, and suburban municipalities work together to set priorities. A notice

regarding the potential funding was published for public comment in official paper of the County on October 28, 2020. No comments have been received to-date.

☒ Inform      ☒ Consult      ☐ Involve      ☐ Collaborate      ☐ Empower

**Fiscal Impact**

CDBG-CV funds totaling \$1,729,813 are available through the CARES Act. There is a commitment requirement that 80% of the funds must be committed within 3 years.

**County Manager Comments**

HRA approval is required to accept the \$1,044,909 supplemental funds allocated through the CARES Act. For more information on Community and Economic Development, please see

<https://www.ramseycounty.us/your-government/departments/economic-growth-and-community-investment/community-economic-development>.

**Last Previous Action**

On May 12, 2020, the Housing and Redevelopment Authority approved an amendment for \$685,000 in CDBG-CV (Resolution H2020-009).

**Attachments**

1.None



## Request for Board Action

**Item Number:** 2020-522

**Meeting Date:** 12/1/2020

**Sponsor:** Community & Economic Development

**Title**

HOME Funds 2020 Action Plan Amendment Cobblestone Court - AEON NOAH Acquisition

**Recommendation**

Authorize the County Manager to submit a Plan Amendment to the 2020 Action Plan to the U.S. Department of Housing and Urban Development that allocates \$425,000.00 of Fiscal Years 2018 - 2020 Home Investment Partnerships Program (HOME) funds to assist with the acquisition of Cobblestone Court.

**Background**

AEON, a local affordable housing developer, is purchasing the 74 apartment homes at Cobblestone Court to preserve their affordability for the long-term. Rents will be maintained under 60% AMI. This purchase of a NOAH (naturally occurring affordable housing) property by AEON eliminates the risk of being converted into higher-rent homes, which would displace existing residents and eliminate affordable homes that are already in short supply. Cobblestone Court Apartments is an existing multifamily apartment complex, consisting of 3 buildings located in Maplewood just north of I-94 and west of Highway 120, adjacent to the 3M campus. HOME funds of \$425,000 are proposed to help with the acquisition.

**County Goals** (Check those advanced by Action)

☒ Well-being      ☒ Prosperity      ☐ Opportunity      ☐ Accountability

**Racial Equity Impact**

The lack of investment in the upkeep of naturally occurring affordable housing has resulted in blighted living conditions for many residents of color and displacement of families. Reinvesting in maintenance of existing NOAH properties both improves well-being of the residents who reside in apartments and prevents displacement. A significant percentage of residents at Cobblestone Court are Hmong/Lao.

**Community Participation Level and Impact**

Goals and objectives for the Community Development Block Grant and HOME funds are set during the consolidated planning process, following the outreach and participation strategies required by that plan. The proposed project was identified through collaboration with the City of Maplewood and conversations with NOAH II Impact Fund staff at the Greater Minnesota Housing Fund. A notice regarding the potential funding was published for public comment in official paper of the County on October 28, 2020. No comments have been received to-date.

☒ Inform      ☒ Consult      ☐ Involve      ☐ Collaborate      ☐ Empower

**Fiscal Impact**

Fiscal Years 2019 and 2020 HOME Investment Partnership funds totaling \$425,000 are available for this project. These funds are available because of changes to two projects previously approved by the HRA in May 2020. Loden II (\$300,000) was withdrawn by the developer, and Shoreview Tax Forfeited Land Acquisition (\$110,000) will now be funded with Community Development Block Grant Funds. The remaining \$15,000 will come from the FirstHome project from 2019.

**County Manager Comments**

The Ramsey County Housing and Redevelopment Authority must approve amendments to previously approved action plans.

**Last Previous Action**

The Ramsey County Housing and Redevelopment Authority approved the FY2020 Action Plan on May 12, 2020 (Resolution H2020-009).

**Attachments**

1.None