



Housing and Redevelopment Authority Agenda

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

January 11, 2022 - 10 a.m.

**Virtual meeting / Council Chambers - Courthouse
Room 300**

Pursuant to Minnesota Statutes Section 13D.021, 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 prevalence of the Delta variant. Commissioners will participate by telephone or other electronic means. In addition, it may not be feasible for commissioners, staff, or members of the public to be present at the regular meeting location due to the COVID-19 pandemic and the prevalence of the Delta variant. The meeting broadcast will be available online and linked via 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 January 11, 2022 is Presented for Approval.** [2022-015](#)

Sponsors: County Manager's Office

Approve the agenda of January 11, 2022.

2. **Minutes from January 4, 2022 are Presented for Approval** [2022-016](#)

Sponsors: County Manager's Office

Approve the January 4, 2022 Minutes.

ADMINISTRATIVE ITEMS

3. **Environmental Response Fund Grant Awards** [2021-756](#)

Sponsors: Community & Economic Development

1. Approve the selection of 176 South Robert Street, Kimball Court, Central Village Apartments and Saint Paul City School to receive Environmental Response Funds.
2. Authorize the award of Environmental Response Funds for 176 South Robert Street in the amount of \$198,199, Kimball Court in the amount of \$136,500, Central Village Apartments in the amount of \$43,400, and Saint Paul City School in the amount of \$154,200.
3. Authorize the County Manager to enter into agreements in a form approved by the County Attorney's Office.

4. **Amendment to the 2020 Community Development Block Grant - HOME Investments Partnerships Act Annual Action Plan.** [2021-772](#)

1. Approve the amended 2020 Community Development Block Grant - HOME Investments Partnerships Act Action Plan/Proposed Use of Funds.
2. Authorize the County Manager to submit a Substantial Plan Amendment to the U.S. Department of Housing and Urban Development.

ADJOURNMENT



Housing and Redevelopment Authority

Request for Board Action

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

Item Number: 2022-015

Meeting Date: 1/11/2022

Sponsor: County Manager's Office

Title

Agenda of January 11, 2022 is Presented for Approval.

Recommendation

Approve the agenda of January 11, 2022.

Housing and Redevelopment Authority

Request for Board Action

Item Number: 2022-016

Meeting Date: 1/11/2022

Sponsor: County Manager's Office

Title

Minutes from January 4, 2022 are Presented for Approval

Recommendation

Approve the January 4, 2022 Minutes.

Attachments

1. January 4, 2022 Minutes

Housing and Redevelopment Authority Minutes

January 4, 2022 - 9:30 a.m.

**Virtual meeting / Council Chambers - Courthouse
Room 300**

The Ramsey County Housing and Redevelopment Authority met in regular session at 9:54 a.m. with the following members present: Carter, Frethem, MatasCastillo, McGuire, Ortega, Reinhardt, and Chair McDonough. 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 January 4, 2022 is Presented for Approval. [2021-729](#)

Sponsors: County Manager's Office

Approve the agenda of January 4, 2022.

Motion by Reinhardt, seconded by McDonough. Motion passed.

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

2. Minutes from December 21, 2021 are Presented for Approval [2021-730](#)

Sponsors: County Manager's Office

Approve the December 21, 2021 Minutes.

POLICY ITEM

3. Election of the Chair for 2022 [2021-731](#)

Sponsors: Housing and Redevelopment Authority

Election of the chair for the year 2022.

Commissioner Ortega nominated Commissioner McDonough as chair, seconded by Commissioner Frethem.

Motion by Ortega, seconded by Frethem. Motion passed.

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

Resolution: [H2022-001](#)

4. Election of the Vice-Chair for 2022 [2021-732](#)

Sponsors: Housing and Redevelopment Authority

Election of the vice-chair for the year 2022.

Commissioner MatasCastillo nominated Commissioner Reinhardt as vice-chair, seconded by Commissioner McDonough.

Motion by MatasCastillo, seconded by McDonough. Motion passed.

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

Resolution: H2022-002

5. Election of the Secretary for 2022

[2021-733](#)

Sponsors: Housing and Redevelopment Authority

Election of the secretary for the year 2022.

Commissioner Reinhardt nominated Commissioner Carter as secretary, seconded by Commissioner McGuire.

Motion by Reinhardt, seconded by McGuire. Motion passed.

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

Resolution: H2022-003

ADJOURNMENT

Chair McDonough declared the meeting adjourned at 9:59 a.m.

Request for Board Action

Item Number: 2021-756

Meeting Date: 1/11/2022

Sponsor: Community & Economic Development

Title

Environmental Response Fund Grant Awards

Recommendation

1. Approve the selection of 176 South Robert Street, Kimball Court, Central Village Apartments and Saint Paul City School to receive Environmental Response Funds.
2. Authorize the award of Environmental Response Funds for 176 South Robert Street in the amount of \$198,199, Kimball Court in the amount of \$136,500, Central Village Apartments in the amount of \$43,400, and Saint Paul City School in the amount of \$154,200.
3. Authorize the County Manager to enter into agreements in a form approved by the County Attorney's Office.

Background and Rationale

In 1997, the Minnesota Legislature enacted Minnesota Statutes Section 383A.80 enabling Ramsey County to impose a mortgage registry and deed taxes equal to .0001 percent of the value of transferred properties in Ramsey County to establish an environmental response fund. In December 2002, the Ramsey County Board of Commissioners imposed these taxes for the express purpose of creating a fund to mitigate contamination and foster redevelopment.

Applications for Environmental Response Fund (ERF) program funding are accepted on May 1st and November 1st of each year in conjunction with similar redevelopment and clean-up programs administered by the Minnesota Department of Employment and Economic Development (MNDEED) and the Metropolitan Council.

Four ERF applications for funding assistance were submitted for consideration in November 2021 totaling \$531,399. The balance available in the ERF account for the current period is \$979,869.51. Submissions were evaluated based on adopted Ramsey County guidelines including the degree of soil contamination clean-up, financing gap, developer capacity, project readiness and short and long-term benefits to the community of Ramsey County's investment. Applicants are also asked and evaluated on the project's ability to address the following Ramsey County goals:

- strengthening individual, family and community health, safety and well-being;
- cultivating economic prosperity and invest in neighborhoods with concentrated financial poverty;
- enhancing access to opportunity and mobility for all residents and businesses.

The committee (comprised of staff from CED and Environmental Health) recommended awards totaling \$532,299 with the express condition that funding will be withdrawn if not spent within 18 months of approval. Unspent funds may be reallocated to future projects. Applications will be accepted through May 1 for the spring funding round in 2022.

Awards of the ERF to new projects will result in the creation of 196 new housing units, all 196 of which will be

affordable housing units, numerous new job opportunities as well as a substantial increase in property values.

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

Once approved, this action will enable the Community and Economic department to continue to reduce the number known brownfield properties, many of which are concentrated within areas of racially concentrated areas of poverty, and which can result in protracted disinvestment and racially disparate health outcomes. All four projects are identified as *Environmental Justice Areas of Concern* by the Minnesota Pollution Control Agency (MPCA). MPCA considers census tracts with higher concentrations of low-income residents and people of color, as well as tribal areas, as areas of increased concern for environmental justice.

Partnering with communities and property owners to reinvest in these complex contaminated sites results in an increase in community health and cultivates new economic prosperity and community wealth building within communities where historic disinvestment has occurred. Lastly, ERF funds are first awarded to projects that are creating affordable housing for residents in areas with limited housing options.

Community Participation Level and Impact

The requirement set by the Ramsey County Housing and Redevelopment Authority to maintain an equal fund balance between city and suburban projects guides funding decisions. To publicize the availability of ERF funds, CED participates in regular informational webinars with the other brownfield grant programs at MNDEED and Metropolitan Council, as well as via quarterly economic development summits with community partners. Applicants demonstrate community support for ERF project applications via either a letter of support or a city council resolution.

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

Approximately \$979,869 is available to allocate in this grant round based upon average annual deed and registration fees collected through October 2021. Total ERF awards recommended are \$532,299. Therefore, the resulting fund balance after ERF awards will be \$447,570.

County Manager Comments

No additional comments.

Last Previous Action

On July 20, 2021, the Ramsey County Housing and Redevelopment Authority approved awards for Stryker Senior Housing in the amount of \$50,000, The Hollows in the amount of \$188,161, Farwell Yards in the amount of \$200,849, and Harbor at Twin Lakes in the amount of \$213,740. (Resolution H2021-005).

Attachments

1. Environmental Response Fund November 2021 Recommendations

Environmental Response Fund November 2021 Grant Project Descriptions

The first Environmental Response Fund (ERF) awards were made in 2003. Applications are accepted for consideration twice a year in cooperation with similar soil contamination clean-up programs administered by the Minnesota Department of Employment and Economic Development (DEED) and the Metropolitan Council. Along with Hennepin County, funders co-sponsor bi-annual information sessions for local jurisdictions, non-profits and the redevelopment community. Staff also meets with prospective project principals throughout the year. Bi-annually, Ramsey County CED staff meet with funding partners, DEED and Metropolitan Council, to review project proposals and recommend funding options. All prospective ERF cleanup projects are required to have a Response Action Plan (RAP) approved by the Minnesota Pollution Control Agency that describes how contaminants will be handled both on and off the site to reduce health risks.

Four (4) Environmental Response Fund applications for funding assistance were submitted for consideration in November 2021 totaling \$531,399. The balance available in the ERF account for the current period is \$979,869.51.

Redevelopment Projects

176 South Robert Street

Funding Recommendation \$198,199

176 South Robert Street
Saint Paul

Schafer Richardson is redeveloping a 2.86 acre site located near downtown St. Paul along the Rice-Robert high-frequency transit corridor into a five-story mixed use building comprised of 174 affordable apartment units and 9561 square feet of ground floor commercial space. Apartment units will range in size from 1-4 bedrooms serving tenants with incomes at <60% AMI. The developer is also working to secure financing to enable up to 35 units at <30% AMI.

Total Remediation Cost – \$1,853,672
ERF Funds Requested -- \$198,199
Total Development Cost – \$58,630,501
Housing Units – 174 (174 units at <60% AMI)

Kimball Court

Funding Recommendation \$136,500

543-45 and 555 Snelling Ave N.
Saint Paul

Beacon Interfaith Housing Collaborative proposes to renovate and expand an apartment building on a .37 acre site providing supportive housing for extremely low-income adults who are exiting homelessness and live with a disabling mental or chemical health condition. The project would increase the number of units from 76 to 98; all of the new units will be affordable at incomes at or <30% AMI. Additionally, the project will include additional office space for onsite staff, community activity spaces, a fitness room, computer lab and bike storage. The project also creates 7.75 FTE new jobs.

Total Remediation Cost – \$ 434,545
ERF Funds Requested -- \$ 136,500

Total Development Cost – \$14,231,786
Housing Units – 22 units (22 units at <30% AMI)

Central Village Apartments
2510-2514 E. 7th Avenue
North Saint Paul

Funding Recommendation \$43,400

This request funds required vapor mitigation for two existing adjacent apartment buildings with 26 total units. The owner was notified by the Minnesota Pollution Control Agency (MPCA) of exceedances of tetrachloroethene (PCE) on the properties, caused by investigation of a prior release of PCE and trichloroethylene (TCE) on the abutting property, a former dry cleaning business. To reduce health risks, MPCA requires an active vapor mitigation system.

Total Remediation Cost – \$ 43,400
ERF Funds Requested -- \$ 43,400
Housing Units – 26 existing apartment units

Saint Paul City School
215 University Avenue
Saint Paul

Funding Recommendation \$154,200

Saint Paul City School proposes a new mixed 3-story, 2-story and single-story building located at the corner of Marion Street and University Avenue. The 1.8-acre site is made up of nine separate parcels and has been vacant and blighted for over 20 years. This project enables the expansion and consolidation from three different current St. Paul campuses for the public charter school serving 620 PreK-12 students. The project, located along the Green Line LRT and one block from the new Rice-Robert BRT corridors, will include brand new, state-of-the-art classrooms, a full gymnasium, green space/playground, cafeteria and community space, and a full-service community clinic. The project redevelops an important opportunity site with the Capitol Area, retains 115 FTE jobs and creates 12 FTE new jobs. The funding recommendation will fund regulated soil excavation and disposal and vapor mitigation system installation.

Total Remediation Cost – \$ 490,000
ERF Funds Requested -- \$ 181,300
Total Development Cost – \$ 18,600,000

Request for Board Action

Item Number: 2021-772

Meeting Date: 1/11/2022

Sponsor: Community & Economic Development

Title

Amendment to the 2020 Community Development Block Grant - HOME Investments Partnerships Act Annual Action Plan.

Recommendation

1. Approve the amended 2020 Community Development Block Grant - HOME Investments Partnerships Act Action Plan/Proposed Use of Funds.
2. Authorize the County Manager to submit a Substantial Plan Amendment to the U.S. Department of Housing and Urban Development.

Background and Rationale

Ramsey County has received Community Development Block Grant (CDBG) funding as an urban county since 1986. 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-to-moderate-income individuals.” Categories of eligible activities include, but are not limited to, public services, public infrastructure, and the rehabilitation of low-to-moderate-income housing. The funds are limited for use in suburban Ramsey County. As the grant recipient, Ramsey County may obligate funds internally to eligible activities or may subgrant funds to eligible activities using an approved solicitation process.

On May 12, 2020 the Ramsey County Housing and Redevelopment Authority (HRA) authorized the County Manager to submit an Annual Action Plan (AAP) for the use of 2020 CDBG and HOME funds. Per HUD rules and regulations, an amendment to an AAP is needed when grant funding is obligated to projects and activities in an amount over \$100,000.

Projects recommended for CDBG funding within an amended 2020 AAP:

CDBG Distribution of Funds:

Ramsey County Emergency Family Hotel Program - suburban countywide	\$168,000
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County Goals (Check those advanced by Action)

☒ Well-being

☒ Prosperity

☐ Opportunity

☐ Accountability

Racial Equity Impact

Persons of color in Ramsey County experience housing instability and homelessness at disparate rates when compared to white residents. Additional resources towards hotel and meal costs will primarily benefit families of color and American Indian families who are awaiting placement into the family shelter system or permanent housing.

Community Participation Level and Impact

Ramsey County Community & Economic Development staff routinely engage with partner cities, community organizations and other internal staff to set priorities for CDBG and HOME funding for the AAP process. Rising levels of family homelessness due to the end of the eviction moratorium and other factors have led to a need for greater investment of CDBG funding in public services that serve families experiencing homelessness. Broader goals and objectives for the use of CDBG funds are set during the consolidated planning process which includes citizen participation and additional outreach.

As required by HUD, a substantial amendment, involving more than \$100,000 of funding, requires a 30-day public comment period and a public notice. A community meeting was held on Monday, January 10th, 2022 as part of the 30-day public comment period to allow residents to comment on the proposed use of CDBG funds. No comments were received.

☒ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

Fiscal Impact

The proposed use of funds in the amended 2020 AAP would come from unallocated 2018, 2019 and 2020 funds and unallocated 2020 program income. The funds would pay for eligible expenses including hotel and meal costs that occurred in the 2021 Homeless Project Fund managed by the Housing Stability department within the Economic Growth and Community Investment Service Team. The Housing Stability Department procured services for hotel and meal related services in a manner consistent with approved county procurement processes.

Up to 15% of the grant amount and 15% of program income in each AAP can be obligated to eligible activities within the public services category. The amended AAP remains within the allowable 15% cap for public services.

County Manager Comments

No additional comments.

Last Previous Action

On May 12, 2020, the Ramsey County Housing Redevelopment Authority approved the proposed 2020 Community Development Block Grant - HOME Act Annual Action Plan/Proposed Use of Funds (Resolution H2020-009).

Attachments

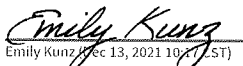
1. Affidavit of Public Notice

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

Emily Kunz, being duly sworn on oath, says:
that she is, and during all times herein states
has been, Clerk of Northwest Publications,
LLC., Publisher of the newspaper known as the
Saint Paul Pioneer Press, a newspaper of
general circulation within the Counties of
Chisago, Dakota, Ramsey and Washington in
Minnesota and Pierce and St. Croix in
Wisconsin.

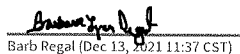
That the notice hereto attached was from
the columns of said newspaper and was
printed and published therein on the
following date(s):

December 11th 2021
Newspaper Ref./ Ad #71481044

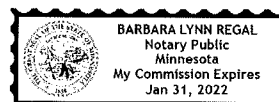

Emily Kunz (Dec 13, 2021 10:47 CST)

Subscribed and sworn to before me this
13 December 2021

Barbara Regal


Barb Regal (Dec 13, 2021 11:37 CST)

NOTARY PUBLIC
Ramsey County, MN
My Commission Expires January 31, 2022



**RAMSEY COUNTY
COMMUNITY AND ECONOMIC DEVELOPMENT**

**Notice of Public Hearing and Comment Period for
SUBSTANTIAL AMENDMENT TO FY2020 ANNUAL
ACTION PLAN**

This notice is to announce a public hearing and the beginning of a thirty-day (30) public comment and review period of a proposed amendment to the Ramsey County portion of the Dakota County Consortium 2020 Annual Action Plan. A public hearing will be held on Monday, January 10, 2022 from 6PM to 7PM. The hearing will be available online and linked via <https://www.ramseycounty.us/content/public-hearing-proposed-amendments-2020-annual-action-plan> where a copy of the draft amended 2020 Annual Action Plan will be available for review. Comments may also be submitted through January 11, 2022 at 8AM via email to max.holdhusen@co.ramsey.mn.us or forwarded to Community and Economic Development, 250 Courthouse, 15 West Kellogg Boulevard, Saint Paul, MN, 55102. Persons wishing to review the plan but unable to access online, need information on how to comment, and/or request additional information on the public hearing, please contact 651-266-8025. Please let Ramsey County know if you require any special accommodations.

The purpose of the public comment period is to receive comments from the general public concerning the proposed housing and community development needs and objectives of Ramsey County and the projected use of FY 2020 Community Development Block Grant (CDBG) and Program Income derived from CDBG. This also amends the 2018, 2019 and 2020 Action Plans.

CDBG funding in the amount of \$168,000 will be awarded to Ramsey County Human Services Housing Stability division for the Emergency Hotel Stay Program, which will assist with homeless prevention and housing stability in Suburban Ramsey County. Funds for this come from prior years' 2018, 2019 and 2020 unallocated funds and 2020 unallocated program income.

The amendment will be considered by the Ramsey County Housing and Redevelopment Authority on January 11, 2022, immediately following the County Board in the Council Chambers, 15 West Kellogg Boulevard, Saint Paul. The meeting broadcast will be available online and linked via <https://ramseycountymn.legistar.com/Calendar.aspx>.