

Request for Board Action Details

File #: 2021-210

Type: Administrative Item **Status:** Passed

In control: Housing and Redevelopment Authority

On agenda: 5/4/2021 **Final action:** 5/4/2021

Title: 2021 Community Development Block Grant - HOME Investment Partnerships Act Action Plan

Sponsors: Community & Economic Development

Indexes:

Code sections:

Attachments: 1. Final Project Narratives FY2021, 2. Affidavit of Public Notice, 3. Resolution

Date	Ver.	Action By	Action	Result
5/4/2021	1	Housing and Redevelopment Authority	approved	Pass

Sponsor: Community & Economic Development

Title
2021 Community Development Block Grant - HOME Investment Partnerships Act Action Plan

Recommendation

1. Approve the 2021-22 Action Plan Community Development Block Grant - HOME Investment Partnerships Act Action Plan/Proposed Use of Funds
2. Authorize the County Manager to accept the Program 2021-2022 Entitlement Award of \$1,197,719 of Community Development Block Grant Funds and \$542,165 of HOME Investment Partnerships Act Funds, which are available to the County through participation in the Dakota County HOME Consortium.
3. Authorize the County Manager to execute document the U.S. Department of Housing and Urban Development, related to the submission and execution of the 2021-22 Community Development Block Grant-HOME Investment Partnerships Act Program Action Plan/Proposed Use of Funds and to execute agreements with sponsors of Community Development Block Grant Program funded projects, in a form approved by the County's Attorney Office.
4. Authorize the County Manager to approve and execute amendments to agreements provided the amounts are within the budget of the approved plan.

Background and Rationale

Ramsey County has received Community Development Block Grant funding as an Urban County for more than 25 years. The US 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 providing affordable housing. The Consortium consists of Anoka, Dakota, Ramsey and Washington Counties.

The Consolidated Plan, required by HUD, guides the investment of entitlement Community Development Block Grant Funds (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-drive, place-based investment decisions. The consolidated planning process serves as the framework for community members and organizations to 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 Consolidated Plan and subsequent Action Plans contain information that HUD requires for identifying housing, homeless, community and economic development needs throughout suburban Ramsey County, and to implement a funding strategy to meet those needs. The consolidated planning process also provides residents an opportunity to comment on how programs will be implemented to address the needs of low and moderate-income residents. Information is compiled by Ramsey County and its sub-recipients and is used to make decisions regarding the most appropriate use of limited federal funds.

The 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 the use of funds, including countywide housing rehabilitation and weatherization, homebuyer assistance and business loan opportunities, and investment in affordable multi-family housing development, are after consultation with suburban municipalities, which participate in the Ramsey County Entitlement Program 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 federal Fiscal Year 2021 (July 1, 2021-June 30, 2022) are consistent with the current Consolidated Plan. Ramsey County anticipates receiving a 2021 allocation of \$1,197,719 in CDBG funding and \$542,165 in HOME funding from HUD. Reprogrammed funds and loan repayments are expected to increase the total available investment to \$2,415,988.

CDBG Distribution of Funds

Energy Efficiency Deferred Loan Program- Center for Energy and Environment- suburban county-wide	\$150,000
Homeowner Rehab Program- Ramsey County- suburban county-wide	\$200,000
County Rehab Project Phase III- ASI Ramsey, Inc.- Falcon Heights and White Bear Lake	\$110,000
Potential Home Acquisition- One Stop for MN Communities -suburban county-wide	\$100,000
Heating and Cooling Replacement Units- Solid Ground- White Bear Lake	\$82,500
Housing Link Beyond Backgrounds- suburban county-wide	\$20,000
HOMELine Tenant Hotline- suburban county-wide	\$38,583
Marion Street Trail Connection- City of Roseville Economic Development Authority- Roseville	\$99,597
Arden Manor Park Improvement- City of Arden Hills- Arden Hills Administration and Planning	\$189,700
TOTAL	\$239,544
	\$1,229,924

CDBG Source of Funds

Fiscal Year 2021 Allocation	\$1,197,719
Anticipated Program Income	\$32,205
TOTAL AVAILABLE	\$1,229,924

HOME Distribution of Funds

Amber Union- Buhl Investments- Falcon Heights	\$400,000
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Gladstone Village- JB Vang Partners- Maplewood	\$160,000
FirstHOME Down Payment Assistance- Ramsey County- Suburban county-wide	\$148,000
Harbor at Twin Lakes-	
Roseville Leased Housing Associates II, LLLP- Roseville	\$340,949
Community Housing Development Organization (CHDO)	\$83,410
Administration and Planning	\$53,705
TOTAL	\$1,186,064

HOME Source of Funds

HOME Program Allocation FY2021 (less Dakota CDA Admin)	\$458,755
Anticipated Program Income	\$160,000
Program Income on hand	\$45,621
CHDO	\$83,410
CHDO from previous years	\$83,899
Reprogrammed from previous years	\$354,379
TOTAL AVAILABLE	\$1,186,064

The attachment describe the proposed projects recommended for funding with 2021-22 CDBG and HOME federal funding resources available to Ramsey County.

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 also more likely to be cost-burdened by housing costs than White residents. According to the Mapping Prejudice Project, Ramsey County also has the largest homeownership gap 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 outreach and participation strategies required by that plan.

- Inform Consult Involve Collaborate Empower

Fiscal Impact

2021-2022 CDBG and HOME funds are available beginning July 1, 2021.

County Manager Comments

Ramsey County's Housing and Redevelopment Authority approval is required for the expenditure of CDBG funds before awards may be distributed.

Last Previous Action

On May 5, 2020, the Housing and Redevelopment Authority approved the proposed 2020 Community Development Block Grant- HOME Investment Partnerships Act Action Plan/Proposed Use of Funds (Resolution H2020-009).

Attachments

1. Final Project Descriptions Narrative
2. Affidavit of Public Notice