



Housing & Redevelopment Authority (HRA) Levy Update

October 25, 2023

Introductions

Ramsey County Housing & Redevelopment Authority
(HRA) Chair -

Commissioner Mai Chong Xiong, District 6

Community & Economic Development (CED) -

Kari Collins, Director of CED

Josh Olson, Deputy Director of CED

Max Holdhusen, Deputy Director of Housing Development




Agenda

- Background
 - Economic Competitiveness & Inclusion Plan
 - Areas of HRA Spending Priorities
- Ramsey County HRA Levy in Review
 - Integration with broader CED funding
- Investments in 2023 and Looking ahead to 2024
- Questions & Discussion

Strategy 1

Preserve and increase the supply of rental housing units for lowest-income residents

Recommended Actions

- 2022**  Activate a county Housing and Redevelopment Authority (HRA) levy and establish a dedicated fund to support new affordable housing development, including offering gap financing and land acquisition and development funds. Create specific guidelines that align with county housing goals and expectations for the type of projects new resources will fund, including a priority for projects that increase housing supply for households at 30% AMI or below, and commitments to long-term affordability along with county expectations. Continue to partner with Minnesota Housing Finance, Met Council, and city partners to map timing and guidelines focused on other housing programs in order to leverage funding.

Economic Competitiveness & Inclusion Plan

- ECI Plan brought light to major housing infrastructure deficit
- Identified Ramsey County as the lone metro County that wasn't actively levying for affordable housing
- First Strategy/First Recommendation – *Activate an HRA Levy*
- St. Paul Passed Resolution of Support Spring of 2021

HRA Levy Background

- HRA started in 2022, raised approximately \$11.1m with a new tax levy
- 10% “cap” for program administration
- \$9,787,594 remained available for programming
- Levy includes all jurisdictions in Ramsey County except North Saint Paul.
- 50% spend in Suburban Ramsey County, 50% spend in City of Saint Paul
- Eligible uses allowed in state statute include housing activities for low-to-moderate residents, redevelopment activities and blight mitigation/removal

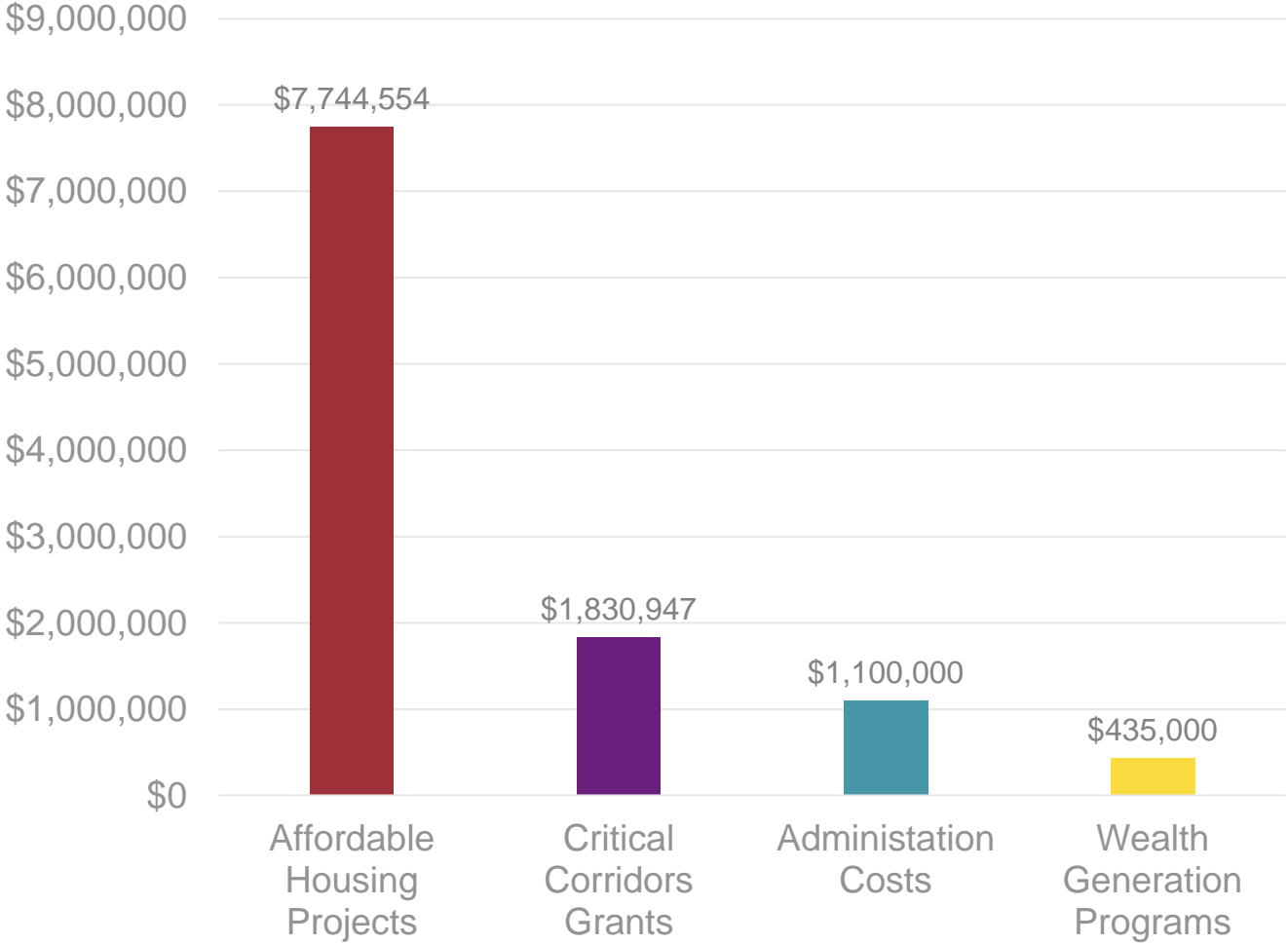
Ramsey County HRA priorities:

- Housing Infrastructure
- Redevelopment (Critical Corridors)
- Wealth Generation

**Ramsey County
HRA Levy in Review
2022**

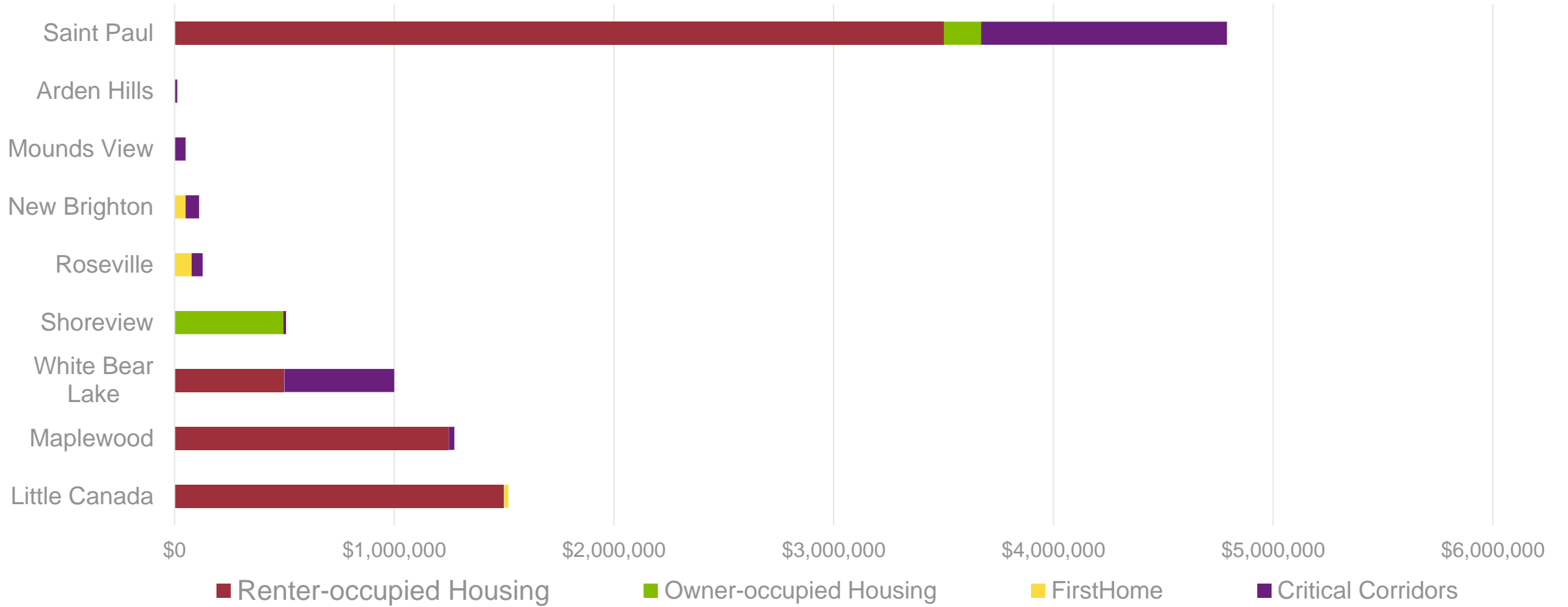


2022 - HRA Levy Spending Highlights

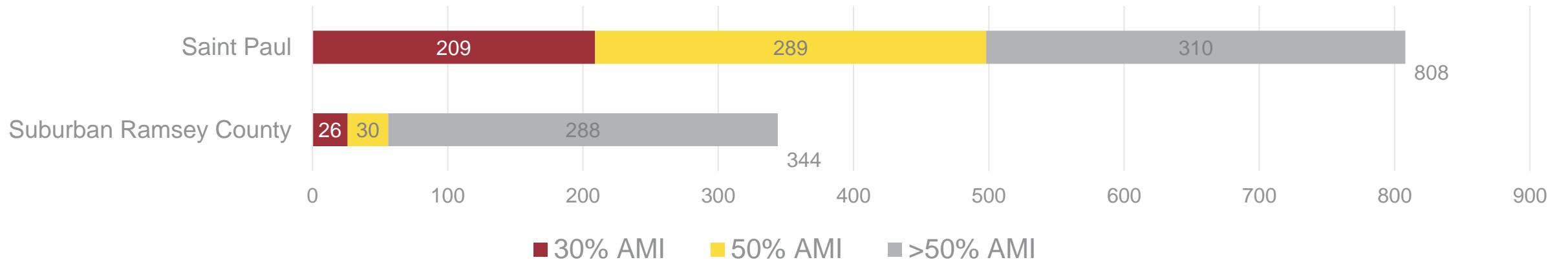


- HRA Levy spend focused on affordable housing infrastructure
 - Increasing supply
 - Deeper affordability levels
- Creation of new flexible and responsive programming
 - Down Payment Assistance
 - Critical Corridors
- Ensuring parity in HRA Levy spending across Saint Paul and Suburbs

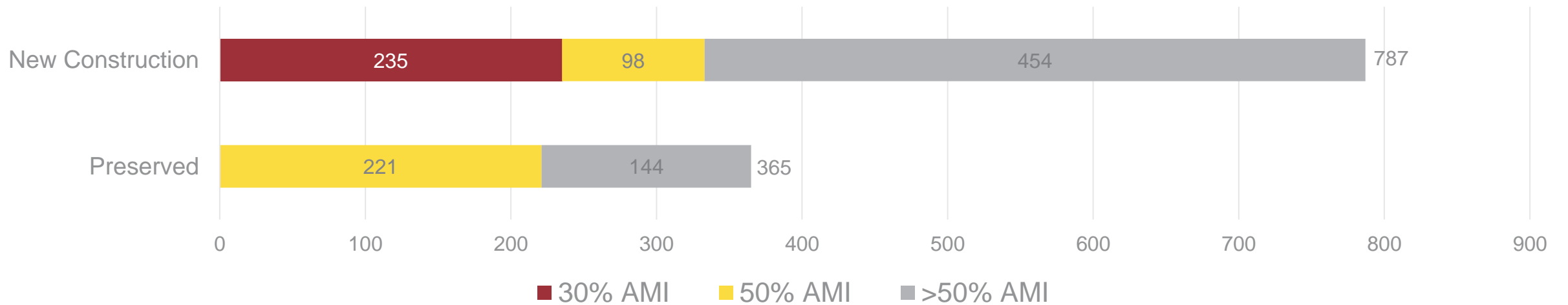
HRA Levy Spending By City



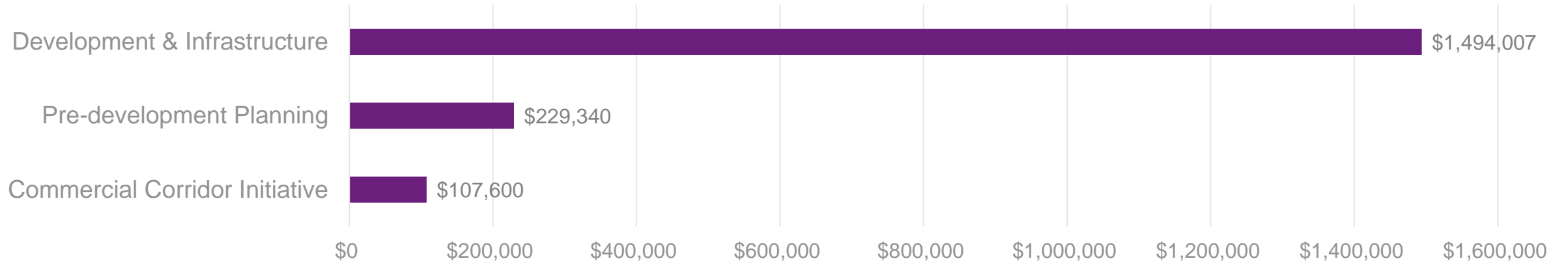
HRA Renter-occupied Housing Units Created and Preserved by Location



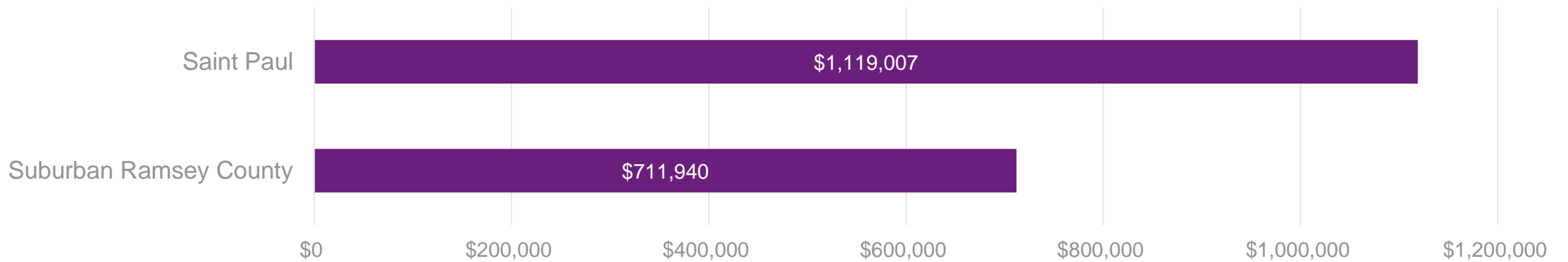
HRA Renter-occupied Housing Units Created and Preserved by Type



Critical Corridors Awards by Grant Type



Critical Corridors Awards by Location

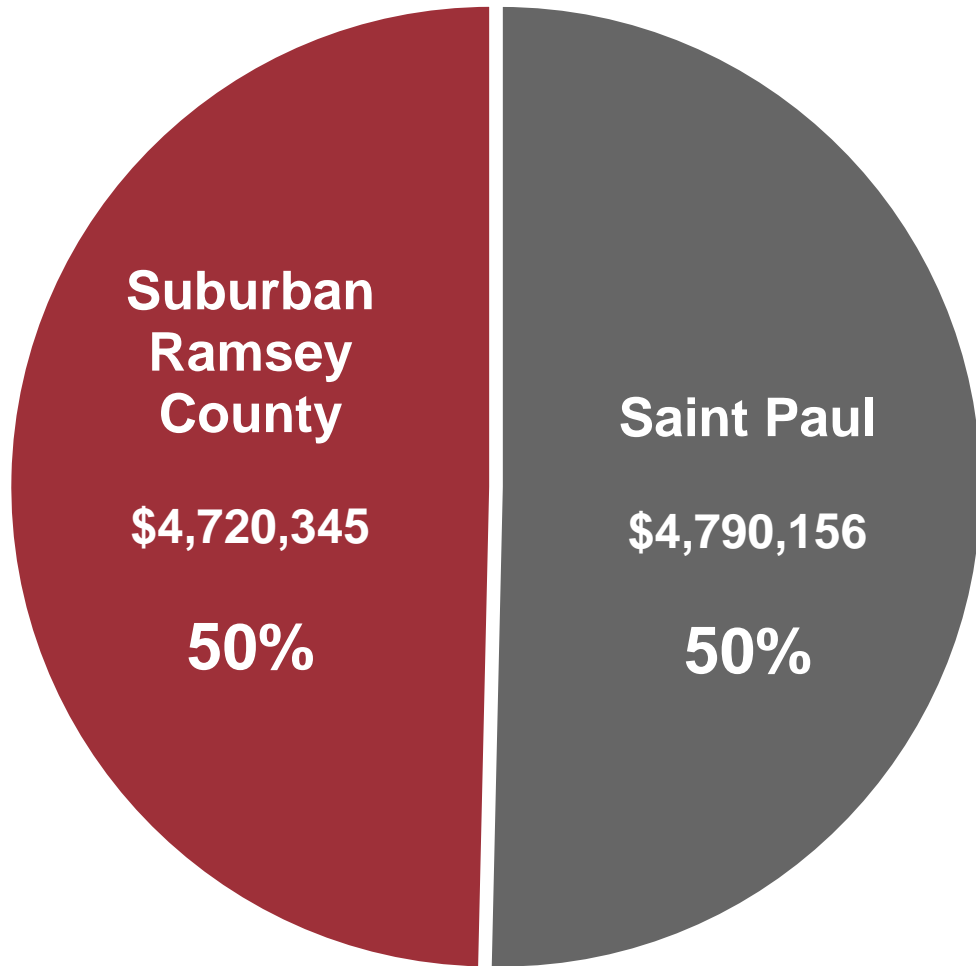


Saint Paul – 2022 *HRA Funded* Projects

HOUSING PROJECTS	
Edgerton & Seal Hi-Rise Renovations, SPPHA	\$ 1,100,000
Mary Hall, AEON	\$ 326,068
McDonough Homes, SPPHA	\$ 708,314
Restoring Waters, PPL	\$ 1,366,767
TOTAL	\$ 3,501,149

CRITICAL CORRIDOR PROJECTS	
Indigenous Roots - <i>Predevelopment</i>	\$ 25,000
Creative Enterprise Zone - <i>Predevelopment</i>	\$ 50,000
Little Africa Plaza – AEDS - <i>Development</i>	\$ 103,507
El Patio de la Plaza - <i>Development</i>	\$ 90,500
Hillcrest Redevelopment - <i>Development</i>	\$ 500,000
7th Street Gardens - <i>Development</i>	\$ 300,000
Amani Beacon Bluff - <i>Predevelopment</i>	\$ 50,000
TOTAL	\$ 1,119,007





HRA Levy Spending Parity

From City of Saint Paul resolution (RES 21797) May 26, 2021:

...The authorization granted herein is given on condition that at least fifty percent (50%) of any tax levied by the County HRA will be spent on projects located in the City of Saint Paul

Building Intergenerational Wealth



735 Margaret Street



Photo courtesy of Goodwill-Easter Seals Minnesota

- Rehabbed by County Property Tax Records and Elections Services' Productive Properties Division in collaboration with Workforce Solutions & Goodwill Easter Seals
- To be sold to a first-generation buyer current renter in Ramsey County.
- Working with Twin Cities Habitat
- If multiple homebuyers are eligible and interested, then a homebuyer will be selected via random drawing

Down Payment Assistance

- Implemented new program criteria in September 2022 that better match the needs of residents and the suburban Ramsey County market
 - New tool for first-generation homebuyers
 - Increased loan amount for first-time homebuyers
 - Increased purchase price limit
 - Eliminated asset limit to encourage wealth generation and savings

\$182,500	\$147,500	81%
Total loans in 2022 ↑ <i>from \$15,000 in 2021</i>	Loans funded via HRA Levy. Two loans are First Generation homebuyers totaling \$127,500	Total loan dollars went to homebuyers who are racially and/or ethnically diverse or American Indian

- Locations of homebuyer loans: New Brighton, Roseville, Little Canada, White Bear Lake*, North Saint Paul*
* Funded via HOME

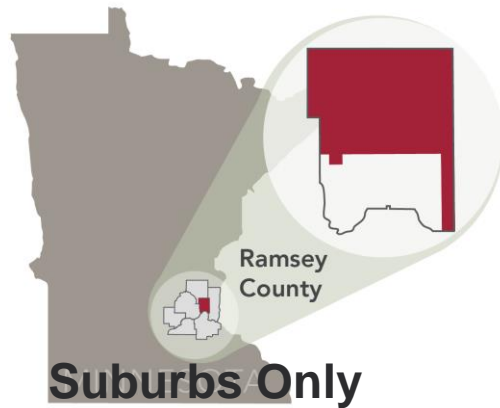
Integration with Broader CED funding



Integration with Broader CED Funding Sources

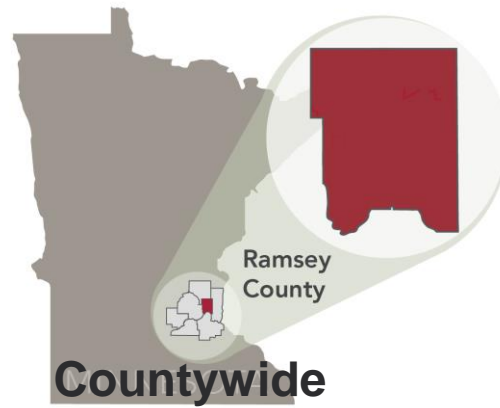
CDBG/HOME

\$2M *
annually



ERF

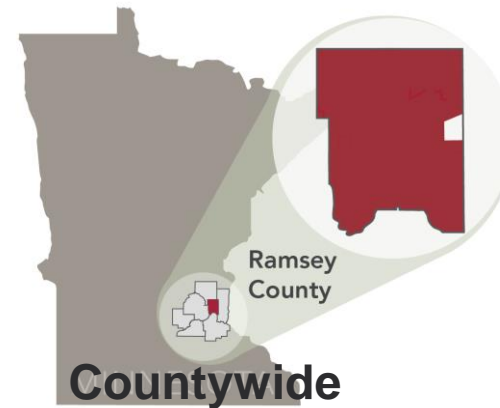
\$900K
annually



**GOAL: Parity between
Suburbs & Saint Paul**

HRA LEVY

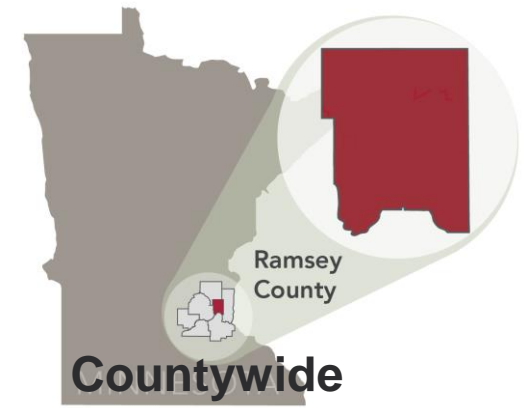
\$11.1M
annually



**GOAL: Parity between
Suburbs & Saint Paul**

ARPA

\$37M
one-time



* Ramsey County received additional one-time allocations of CDBG and HOME as a result of the CARES and American Rescue Plan Acts

Additional 2021-2022 CED Funded Projects in Saint Paul

HOUSING PROJECTS		
Mary Hall, AEON (Downtown)	\$ 1,485,310	GO Bonds
Kimball Court (Hamline-Midway)	\$ 307,848	GO Bonds
	\$ 2,941,152	ARPA
Stryker Senior (West Side)	\$ 750,000	ARPA
Treehouse (Highland Park)	\$ 490,000	ARPA
Dunedin Homes - (West Side)	\$ 1,350,000	ARPA
Sherman Forbes – (West 7th/West End)	\$750,000	ARPA
652 Sherburne - (Frogtown)	\$1,683,303	ARPA
Ashland Apartments - (Summit-University)	\$ 1,920,858	ARPA
McDonough Homes - (North End)	\$ 1,891,686	ARPA
Lumin - (Highland Park)	\$4,500,000	GO Bonds
Saint Paul Residence – (St. Anthony Park)	\$2,280,774	GO Bonds
Other CED funded projects and initiatives		
The Hollows - (Dayton's Bluff)	\$ 213,634	ERF
Hillcrest Redevelopment - (Greater Eastside)	\$ 300,000	ERF
The Balsam on Broadway - (Dayton's Bluff)	\$76,854	ERF
CEO Next – Countywide Business Support & Growth Program		
Open to Business – Countywide Business Support & Growth Program		

2023 Spend and Looking Ahead into 2024

HRA Levy ▶

- 2023 HRA Levy was \$11.4 million; 2024 HRA Levy is \$12.5 million
- Continued investment in slate of programming (Multifamily, Wealth Generation, Critical Corridors, Redevelopment)
- Continued emphasis on geographic parity
- Annual Report Released - [LINK](#)

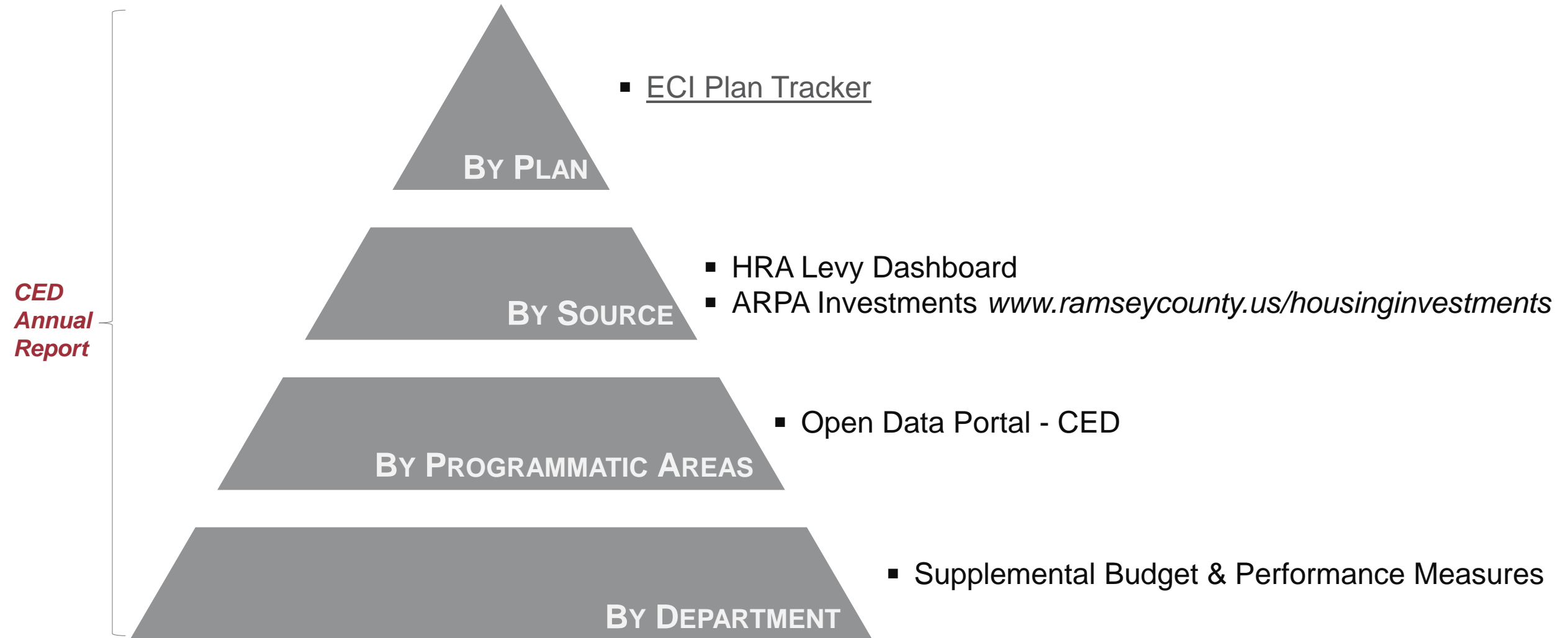
ARPA ▶

- All funding awarded, projects must close by end of 2024
- 14 projects with a total ARPA investment of \$21,038,032 in St. Paul

Housing Sales Tax ▶

- Estimated at \$12 million
- Upcoming Board Workshop to explore range of eligible uses on November 28

Reporting & Investments Into the ECI Plan



Links & Resources to Learn More

- Economic Competitiveness & Inclusion Plan

www.ramseycounty.us/economicinclusion

- Housing & Redevelopment Authority

www.ramseycounty.us/HRA

- Housing Investments By Solicitation

www.ramseycounty.us/AffordableHousing

Questions & Discussion

