

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

REPORT TO THE COMMISSIONERS

DATE: JULY 26, 2017

**REGARDING: APPROVAL OF THE RENTAL REHABILITATION LOAN PROGRAM
GUIDELINES**

Requested Board Action

Approval of the Rental Rehabilitation Loan Program guidelines.

Background

The HRA's 2017 budget includes \$750,000 for the Small Rental Rehab Loan Program and staff is proposing the following goals for the Program:

1. Provide a source of funds to responsible landlords of occupied rental single family, duplex, triplex, or fourplex buildings desiring to make property improvements that provide safe, decent, and healthy rental units in the City of Saint Paul
2. Preserve affordable rental housing options for St. Paul residents.

Attached is a summary of the Program Guidelines. Staff conducted multiple meetings with various stakeholders including landlords, tenants, and others which informed these guidelines.

The recently completed Addendum to the Analysis of Impediments to fair housing in the metro area recommended that the City consider taking actions to address fair housing challenges. The Small Rental Rehab Loan Program will address six of the ten identified fair housing goals:

- Reduce Resident Displacement
- Expand Funding for Affordable Housing
- Institute Effective and Meaningful Community Engagement
- Invest in Place-Based Community Improvements
- Support Multicultural Housing Needs
- Support Residents' Fair Housing Rights

Budget Action: N/A

Future Action: N/A

PED Credit Committee Review

PED Credit Committee reviewed and approved on July 17, 2017.

Compliance

The following compliance requirements may apply:

Labor Standards (Little Davis-Bacon), Vendor Outreach Program, Two-bid Policy and Sustainability Initiative.

Green/Sustainable Development

N/A

Environmental Impact Disclosure

An environmental assessment will be completed for each project if required.

Historic Preservation

A historic preservation review will be completed for each project prior to loan closing if required.

Public Purpose/Comprehensive Plan Conformance

The program meets objectives of the Housing Plan, adopted as part of the City's Comprehensive Plan, Section 6.0, Strategy 3: Ensure Availability of Affordable Housing.

Recommendation:

Staff recommends approval of the Rental Rehab Loan Program Guidelines.

Sponsored by: HRA Chair Brendmoen

Staff: Patty Lilledahl 6-6593 and Jules Atangana 6-6552

Attachments

- Attachment - Summary of Rental Rehabilitation Loan Program Guidelines
- Attachment - Program Policies
- Attachment - Map of Class C and D Rental Properties 1-4 Units
- Attachment - Income Limits and Maximum Gross Rents
- Attachment - Self-Certification