

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

REPORT TO THE COMMISSIONERS

DATE: MAY 8, 2019

**REGARDING: AUTHORIZATION TO ALLOCATE COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) FUNDS AND ENTER INTO A FORGIVABLE CDBG LOAN AGREEMENT WITH AIN DAH YUNG CENTER FOR CAPITAL IMPROVEMENTS AT 1089 PORTLAND AVENUE, DISTRICT 8, WARD 1**

## **Requested Board Action**

The specific actions being requested of the HRA Board are as follows:

1. Authorization to allocate CDBG loan funds in the amount of \$70,000 to install eligible capital improvements at the Ain Dah Yung Center – an emergency shelter for homeless youth; and
2. Authorization to enter into a Forgivable Loan Agreement with Ain Dah Yung Center for construction of capital improvements at 1089 Portland Avenue Paul owned and operated housing facilities; and
3. Adoption of the Resolution.

## **Background**

Ain Dah Yung Center is the only 24-hour emergency shelter facility for any youth in Ramsey County and the East Metro area, and Ain Dah Yung Center is the only culturally-appropriate youth emergency shelter available to American Indian youth in the Twin Cities metro area. While there are other youth serving shelters, Ain Dah Yung Center is unique in its ability to serve children as young as five. This enables us to keep sibling groups together, of critical importance to our American Indian families and a benefit to all families in general.

Ain Dah Yung Center provides culturally-specific emergency shelter to American Indian youth who are homeless, runaway, in a family crisis, or involved with juvenile corrections. Services include: emergency and short-term shelter, crisis intervention, case and system advocacy, information and referral, access to medical/dental care, counseling, case management and community education.

Ain Dah Yung Center – Capital Improvement Project: Ain Dah Yung Center requests capital funds to reconstruct a large concrete and brick stairway with brick masonry walls and tuck point two chimneys.

Since 1991, Ain Dah Yung Center has provided emergency shelter services for runaway and homeless youth, in a large brick house (approx. 5000 square feet) that is located in the Historic District Heritage Preservation District. Ain Dah Yung Center submitted its proposed capital improvement project to the Saint Paul Preservation Commission subsequently approved a Certificate of Approval for Work with conditions. In accordance with the Historic Preservation Commission Design Review, Ain Dah Yung has permission to demolish the rear alley wing walls to salvage brick to move to front entrance and rebuild the ally wing walls with new bricks. Reclaimed brick from rear wall will be used to retain to retain historic “presence.”

Ain Dah Yung Center requests HRA funds to install eligible capital improvements that can ensure a safer environment for the homeless youth.

Ain Dah Yung Center – Capital Improvements

- Capital improvements will include reconstruction of a large concrete and brick stairway and tuck point two chimneys in compliance with properties located within a Saint Paul Heritage Preservation District.
- Serves formerly homeless youth – at or below 30% of Area Median Income
- Zoning: No proposed changes required
- Relocation: None required.
- Eminent Domain: None required
- Other City Approval: Building permits and Certificate of Occupancy required. Saint Paul Heritage Preservation Commission approved the work with conditions.
- Maps: Map identifying Parks & Schools (See: Attachment C)
- Planning District Profile: (See: Attachment D)

**Budget Action:** Approving the allocation of Community Development Block Grant funds totaling \$70,000 for eligible capital improvements for an emergency shelter facilities owned and operated by the Ain Dah Yung Center.

**Future Action:** No further action will be required.

**Financing Structure:** If approved, the CDBG financing would be structured as forgivable CDBG loan of \$70,000 (0% interest and forgivable on a pro-rata basis annually over the five year period). HRA staff will work with the City Attorney's Office to negotiate terms for a five-year grant performance period prior to executing the forgivable loan agreement.

**PED Credit Committee Review:** The PED Credit Committee recommends approval of a forgivable loan at 0% with a five year performance period.

**Compliance:** The Project must meet all applicable compliance requirements (e.g. Vendor Outreach, Affirmative Action, Davis Bacon, Section 3, Project Labor Agreements, Heritage Preservation Commission requirements. etc.).

**Green/Sustainable Development:** This project will comply with the Saint Paul Sustainable Development Policy, as needed.

**Environmental Impact Disclosure:** This project must comply with Historic Preservation requirements, as needed.

**Historic Preservation:** Saint Paul Heritage Preservation Commission – Certificate of Approval for Work approved with conditions during March 2019.

## **Public Purpose**

- Supports emergency shelter services to Saint Paul's homeless youth;
- Supports the only 24-hour emergency shelter facility for any homeless youth in Ramsey County and the only culturally-appropriate youth emergency shelter available to American Indian youth in the Twin Cities metro area
- Ensures a safer environment for homeless youth in the Ain Dah Yung Center owned and operated facilities; and
- Affirms the Consolidated Plan that homelessness prevention programs and supportive services are provided to Saint Paul homeless youth; and
- Supports the City's homelessness prevention initiatives so that homeless youth have the support services needed to eventually secure appropriate permanent housing.

**Recommendation:** The Executive Director and staff recommend approval of attached resolution authorizing the allocation of \$70,000 of Community Development Block Grant funds for the installation of capital improvements at housing facilities owned and operated by the Ain Dah Yung Center; and authorization to enter into a Forgivable Loan Agreement with the Ain Dah Yung Center for installation of capital improvements necessary to provide a safer environment at the Ain Dah Yung Center emergency shelter for homeless youth.

**Sponsored by: Commissioner Thao**

**Staff: Joe Collins (651-266-6020)**

## **Attachments**

- **Project Summary**
- **Map**
- **Public Purpose**
- **District 8 Profile**