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CITY OF SAINT PAUL

Housing Strategy and Housing Trust Fund Update



Today's discussion

- Housing strategy update
- Housing Trust Fund – where are we now?
- Housing Trust Fund – where are we going?



Housing Strategy: Protect, Preserve and Produce

Increase supply of deeply affordable units

Preserve and maintain existing affordable housing

Explore innovative approaches to meet housing needs

Build wealth for residents and communities

Equitable access to housing





Housing Strategy: Outcomes

Increase supply of deeply affordable units

- 30% ARPA solicitation

Preserve and maintain existing affordable housing

- 4d program**
- Homeowner rehab assistance
- Rental rehab assistance
- Long term homeownership affordability**

Explore innovative approaches to meet housing needs

- Emergency Rent Assistance
- Project Home**
- Families First**

Build wealth for residents and communities

- Inspiring Communities**
- Down Payment Assistance**

Equitable access to housing

- Expanded equity criteria in all solicitations
- Support the capacity building of emerging BIPOC developers**



Housing Strategy: Analysis

The only constant is change!

- Continued pandemic impacts on housing stability
- Influx of federal funding for affordable housing
- Staff transitions
- Social reckoning and racial trauma





Housing Strategy: Analysis

Some changes helped; others hurt

- Covid recovery funding has enabled the City to:
 - Fund deeply affordable units
 - Provide Emergency Rent Assistance
 - Maintain and sustain shelters for unsheltered residents
- Deeper focus on equity has increased the number and capacity of developer partners that are Black, Indigenous, or persons of color.
- The pandemic impacted our ability to administer certain programs at the scale intended (Families First, Rondo CLT)
- Staff turnover has limited capacity, and some programs have been paused (DPA, Rental Rehab)



Housing Strategy: What's Next?

- Establish guiding principles – how we do the work is as important as the work itself
- Make some tweaks to Housing Strategy objectives
- Dig deeper into each objective to develop more specific priorities
- Set goals and benchmarks for evaluation





Housing Strategy: Guiding Principles

Data driven and prioritized

- Establish data-informed priorities that consider deepest needs first
- Balance immediate needs with longer term goals

Transparent and responsive

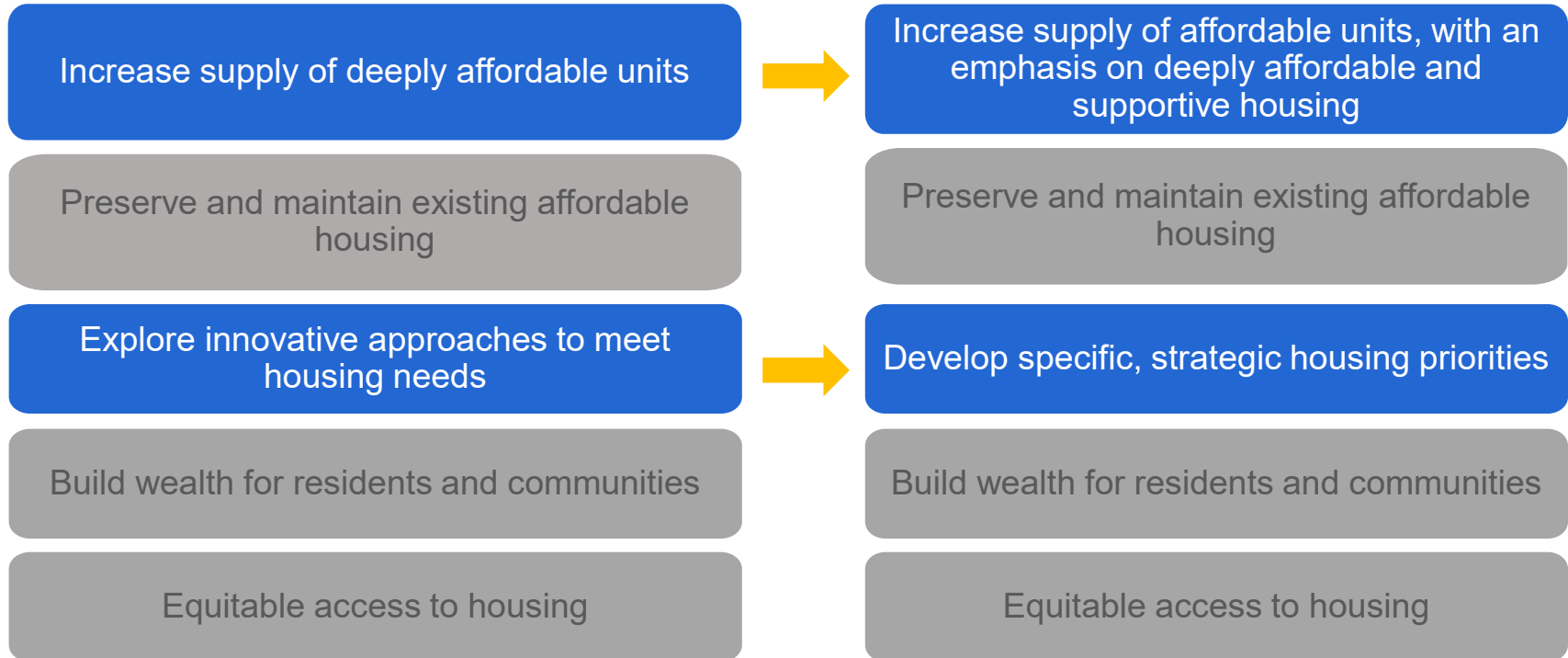
- Transparency mitigates risk which in turn attracts development
- Use resources strategically and holistically
- Be flexible when possible while improving consistency in general

Equitable and accountable

- Approach every aspect of our work from an anti-racist lens
- Use data-driven priorities to evaluate outcomes



Housing Strategy: Objectives





Housing Trust Fund: Outcomes

- Over \$10.5M budgeted since 2019

Program	Amount budgeted 2019-2022	Outcomes
4d program	\$234,603	2,244 affordable units preserved
Shelter Support	\$1,287,244	Program Home through March 2022
Repurposed Bridge Fund	\$540,000	Emergency BIPoC Developer Training
Rondo Community Land Trust	\$100,000	Capacity building
Long term affordable homeownership	\$1,000,000	11 projects awarded; 2 completed, 7 underway
Down Payment Assistance	\$1,500,000	38 households served, 23 pending
Families First Pilot	\$3,000,000	95 families referred; 65 enrolled, 4 pending
Inspiring Communities	\$2,500,000	Recently allocated, anticipated to create 13-20 affordable housing units
PED and OFE staffing	\$585,665	Senior Project Manager (PED), Fair Housing staff (OFE)
TOTAL	\$10,747,512	



Housing Trust Fund: What's next?

- Approximately \$6M in available HTF programming for 2023

Program	Proposed budget 2023	Anticipated outcomes
4d Program Administration	\$110,000	1,000 additional affordable units preserved
Rondo Community Land Trust	\$1,000,000	15 additional households served
Down Payment Assistance	\$2,000,000	35 additional households served
Preservation Program	\$3,000,000	2023 solicitation for NOAH and other preservation
PED and OFE staff	\$249,759	Senior Project Manager (PED), Fair Housing Staff (OFE)
TOTAL	\$6,359,759	

Thank you!

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