



**Ramsey County Housing and Services/Infrastructure Solicitations  
Informational Meeting  
February 16, 2022**

## Informational Meeting Agenda

- 9:30 a.m – 10:30 a.m. -- Inclusive Housing Development Solicitation Overview
- 10:30 a.m. – 11:30 a.m. – Public Services and Infrastructure Solicitation Overview

## Welcome and Background!

- The Ramsey County Housing Division
  - Jules Atangana (Multifamily focus)
  - Portia Jackson (Owner-occupied focus)
  - Heather Posthumus (Services, Infrastructure, Facilities)
- Historical Levels of Investment in Affordable Housing Development
  - \$20 million in countywide ARPA
  - \$2 mil in HOME-ARP
- One application, many funding sources
  - ZoomGrants

## Alignment with Planning, Engagement and Priorities

- Ramsey County Economic Competitiveness and Inclusion Plan
  - Establishes 30% AMI as a major priority
  - Wealth Creation opportunities, eliminating the racial homeownership gap
- Deeply Affordable Housing Initiative
  - City/County Planning and Engagement Partnership
  - Engagement Report Recommendations
- CED Equitable Development Framework

## 2022 Application Timeline of Events

- Feb. 14<sup>th</sup> Inclusive Housing Development Solicitation Application Opens on ZoomGrants
- Feb. 15<sup>th</sup> Solicitation Technical Assistance Webinar
- Mar. 14<sup>th</sup> at 10PM Inclusive Housing Development Solicitation Submission Closes
- Mar. 15<sup>th</sup> Begin Review of Inclusive Housing Development Solicitations
  - *-CED staff may have follow up questions while reviewing applications*
- Apr. 1<sup>st</sup> Projects Will Chosen for Recommendation to Approve
  - *CED staff will begin to let subgrantees know about their projects' recommendation status.*
- Apr. 5<sup>th</sup> 30-day Public Comment Period Begins
- May 5<sup>th</sup> Public Meeting is Held for Public Comment
- May 10<sup>th</sup> Projects Chosen for Recommendation to Be Voted On By Ramsey County HRA Board
- May – June 2022, Notification Letters of Project and Program Approval Will Be Sent Out
- June 2022 and Beyond, Grant Contracts Will Be Sent for Review and Signature
- July 2022 and Beyond Start of CDBG/HOME Program Year 2022

# Inclusive Housing Development Solicitation

## Funding Sources

### American Rescue Plan (ARPA)

- Uses: Acquisition, development, conversion, and rehab of permanent supportive housing and rental housing
- Restriction: A least 10% of the units to be affordable to households with income at 30% AMI

### HRA Levy

- Uses: Acquisition, development, conversion, and rehab of affordable housing
- Priority is given to projects with units targeting low- to extremely-low income households



# Inclusive Housing Development Solicitation

## Funding Sources Cont'd



### HOME and HOME-ARP

- Target area restriction: Suburban communities
- Uses: acquisition, new construction, or rehabilitation of affordable rental housing
- *Some HOME-ARP funding may be used for supportive services in Suburban Ramsey County (apply to CDBG Public Services and Infrastructure solicitation)*

### CDBG

- Target area restriction: Suburban communities
- Uses: acquisition, relocation and demolition, or rehabilitation of affordable rental housing
- National objectives:
  - Benefit low- and moderate-income persons
  - Prevention or elimination of slums or blight
  - Address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available

# Inclusive Housing Development Solicitation

## Funding Sources Cont'd

### General Obligation Bonds

- Uses: acquisition, new construction, or rehabilitation of affordable rental housing

### Environmental Response Fund (ERF)

- Uses:
  - Response action plans
  - Soil and groundwater cleanups
  - Soil vapor mitigation
  - Asbestos and lead-based paint abatement



# Inclusive Housing Development Solicitation

## Application Materials

1. Application form
2. Exhibits
  - Project description
  - Equitable development and livability
  - Development and financing team
  - Project schedule
  - Financing analysis/underwriting report
  - Financial statements
  - Project budget
  - Sources and uses
  - Commitment letters
  - Architectural drawings
  - 15-year proforma
  - MF workbook (excel format)
  - ....



## Owner-Occupied (“Single-Family”) Guidelines

- There will not be a set aside amount for housing types, will compete with all applications
- Similar Requirements to the general multi-family application
- If less than 4 units, applicant does not need to fill out the Multifamily Workbook
  - Expect same categories (budget, sources and uses, commitment letters, etc.) in a form that the applicant is comfortable with.
- Projects will be underwritten similarly to the general multi-family applications

## Scoring Criteria and Evaluation

- Minimum Thresholds (Pass/Fail):
  - Rental housing to ELI to Moderate income
  - Permanent supportive housing
  - Owner-occupied housing
- Scoring Criteria:
  - Project Feasibility and Financial Capacity
    - Project costs reasonability and feasibility
    - Letter of support from local municipality
    - Market study that demonstrates the need for housing
  - Organizational Capacity
  - Affordability
  - Alignment with Strategic and Selection Priorities

## Inclusive Housing Development Solicitation Questions?

- We may not have the answers to all questions today
- This informational meeting and a webinar will be posted online after the meeting.
- FAQ will be posted online after the meeting



## Public Services and Infrastructure Solicitation

- The Ramsey County Housing Division
  - Jules Atangana (Multifamily focus)
  - Portia Jackson (Owner-occupied focus)
  - Heather Posthumus (Services, Infrastructure, Facilities)
- CDBG and HOME (Suburban Only!)
  - 15% of HUD grant may be used for public services
  - HOME ARP funds may be used for some eligible public services, but will be application driven.
- One application, many funding sources
  - ZoomGrants

## 2022 Solicitation Application Timeline of Events

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## Overall CDBG Program

**The Community Development Block Grant (CDBG) Program** supports community development activities to build stronger and more resilient communities. HUD awards grants to entitlement community grantees to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services.

- **CDBG spending must meet HUD’s “overall benefit” requirements, including:**
  - At least 70 percent of grant funds must be used for activities principally benefiting low-to-moderate income (LMI) persons.
  - No more than 15 percent of Ramsey County’s grant funds can be used for Public Service activities.
- **Previously funded Ramsey County CDBG Public Infrastructure and Services Projects:**
  - City of Arden Hills: Arden Manor Park \$189,700    -City of Roseville: Marion Trail \$99,597
  - HOME Line: Tenant Hotline \$38,523    -HousingLink: Beyond Backgrounds Program \$20,000

## Public Service Programs

**Public Service Projects:** CDBG funds may only be used for **new** or **expanded** social services. CDBG funds may not be used to replace other funds.

- Definition of New and Expanded Programs:
  - New programs/activities are those that have not been funded with state or local dollars in the last 12-months.
  - Expanded programs/activities must have a quantifiable increase in those receiving service in the last 12-months.
- Eligible public services previously funded include food resources, legal resources, a tenant hotline, and an emergency family hotel program.
- Ineligible public service activities include income payments directly to an individual or family and political activities.



# Public Service Programs

## Public Service Projects Cont'd:

- Public service programs will be reimbursed, based on a per-client cost for each LMI eligible client served.
  - Per-client cost should include reasonable, allowable, and allocable overhead costs and combined salaries/benefits that will be charged for each LMI eligible client served. The per-client cost base should reflect a fair share of indirect costs in reasonable relation to the benefits received from those costs.
- Public service programs must meet one of HUD National Objectives.
  - **LMI Benefit National Objective:** CDBG-funded public service activities are typically categorized under the LMI Benefit National Objective as either **Area Benefit** or **Limited Clientele** activities.
    - Under the **Area Benefit** criteria, the public service must be offered to all residents of an area where at least 51 percent of the residents are LMI. The area must be clearly delineated by the State and must be primarily residential.
    - **Limited Clientele** activities benefit a specific targeted group of persons of which at least 51-percent must be LMI.

## Public Service Programs

### Public Service Projects Cont'd:

- **Slum/Blight National Objective:** Public service activities that aid in the prevention or elimination of slums or blight in a designated area may qualify under the Slum/Blight National Objective (Area Basis). However, this category is **rarely used** for public service activities since the activity must meet qualifying criteria.
- **Urgent Needs National Objective:** if the public service is designed to alleviate existing conditions that pose a serious and immediate threat to the health or welfare of the community and following conditions are met: The conditions are of recent origin or recently became urgent.



# Public Infrastructure



- **Public Infrastructure** is defined by HUD as:
  - Publicly or nonprofit owned (Although buildings used for general conduct of government cannot be assisted unless improving accessibility to the public facility); AND
  - Open to the public;
- **Examples of Public Infrastructure include:**
  - Streets, parks, playgrounds, underground utilities like water and sewer line improvements, and
  - The regulations specify that facilities that are designed for use in providing shelter for persons having special needs are considered public facilities (and not permanent housing). Publicly-owned and nonprofit owned buildings, such as senior centers, childcare centers, community centers, homeless shelters, housing for people with special needs, libraries, health clinics, and neighborhood fire stations.

## Public Infrastructure

- **Public Infrastructure Eligible Uses- Non-residential**

- **Acquisition:** The use of CDBG funds to acquire real property, in whole or in part, by purchase, long-term lease, (including long-term leases for periods of 15 years or more), donation, or otherwise, for any public purpose.
  - Real property to be acquired may include land, air rights, easements, water rights, rights-of-way, buildings and other property improvements, or other interests in real property;
- **Construction:** Could be used as an “urgent need” to construct a public facility or improvement designed to alleviate existing conditions that are a serious and immediate threat to the health or welfare of the community.
- **Reconstruction:** Such as the reconstruction of a deteriorated public park located in an area designated by the grantee as slum or blighted pursuant to CDBG rules.
- **Rehabilitation:** Rehabilitation must be limited to the extent necessary to eliminate specific conditions detrimental to public health and safety. Includes removal of architectural barriers to accessibility;
- **Installation:** Of public buildings or facilities;

## Public Infrastructure

- **Public Infrastructure Ineligible Activities**

- The maintenance and repair of public facilities or improvements is generally ineligible (e.g., filling potholes or repairing cracks in the sidewalk);
  - Generally, improvements with a useful life of less than five to eight years are considered repairs and not new construction.
- CDBG cannot cover facility operating or maintenance costs;
- Purchase of construction equipment is generally ineligible; OR
- Cost of furnishings and other personal items such as uniforms.



# Application Review Process

## 1. Cost-Effectiveness of Project

- Does your project leverage funding to serve, assist, or connect a higher-than-expected, adequate, or lower than adequate number of people compared to project cost?

## 2. Inclusion of Racial Equity (could include population served, inclusion in design, and development)

- Does the project have a clear linkage to racial equity objectives, and does it describe the connection?

## 3. Project discusses priority populations and alignment with Continuum of Care

- CoC Priorities include homeless youth, families, unsheltered, single adults, and county priority of COVID-19 related populations.
- HUD requirement of at least 70% LMI clientele being served.

## 4. Community Engagement

- Is project development linked to community engagement and community needs?
- Was public/local jurisdiction is involved?



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