



RAMSEY COUNTY

2023 Housing Development Solicitation Informational Session

Thursday, February 16, 2023

Agenda

- Welcome & Background
- Application Timeline
- Application Requirements & Funding Walk-Through
- Scoring Criteria and Evaluation
- Q&A

Welcome and Background

- Community and Economic Development (CED) Team
 - Max Holdhusen (Manager of Housing Development and Policy)
 - Jerica Gomez (Multifamily Housing Specialist)
 - Carmel San Juan (Intern)
- CDBG Public Services and Facilities Session this morning
 - Slides, presentation recording will be posted tomorrow morning (2/17)
- Application hosted on ZoomGrants
 - Free application software, just sign up for an account if you have not yet.

Background: Alignment with Planning, Engagement and Priorities

- Ramsey County Economic Competitiveness and Inclusion Plan
 - Establishes 30% AMI rental housing as a major priority
- Deeply Affordable Housing Initiative
 - City/County planning and engagement partnership
 - Engagement report recommendations
- CED Equitable Development Framework

Background: Previous Solicitations

- Fall 2022 Affordable Housing Development Readiness Solicitation
 - Total Awards: \$6,750,000
- Spring 2022 Inclusive Housing Solicitation
 - Total Awards: \$24,195,751
- Website Navigation

2023 Application Timeline

| | |
|---------------------|---|
| Feb 14 | Application opens on ZoomGrants |
| Feb 16 | Informational session |
| March 14 (4pm) | Application closes |
| March 15 - April 17 | Evaluation and review of solicitations <ul style="list-style-type: none">• CED staff may have follow up questions while reviewing applications. |
| May 4 - May 11 | Applicants notified of recommended projects |
| May 9 | HRA votes on recommended CDBG and HOME projects |
| May 16 | Board votes on recommended ARPA and HRA projects |
| May 16 | Send out notification letters of project and program approval |

Requirements (Pass/Fail)

- **Eligible Housing Type and Projects (Pass/Fail)**
 - Permanent general occupancy rental housing with a minimum of five rental units and/or permanent supportive housing for low to moderate-income renters with a minimum of five units;
- OR,
- A pool of funds for the acquisition of existing housing units for affordable homeownership for low-to-moderate income residents by nonprofit or city partner agencies;
- AND,
- Provided all required application materials by the application deadline.



Requirements (Pass/Fail)

- **Required Materials (Pass/Fail)**
 - Application will not move onto scoring without the following required materials submitted in ZoomGrants:
 - Multifamily workbook
 - Responses to the “Ramsey County Equitable Development and Livability” questions (Attachment A)
 - Acknowledgement letter (Attachment B)
 - Lobby Certification Form (Attachment C)

Application Walk-Through

- ZoomGrants:
 - 2023 Ramsey County Housing Development Solicitation

Ramsey County

Community and Economic Development

2023 Ramsey County Housing Development Solicitation

CLOSED **Deadline** 3/14/2023

HIDE DESCRIPTION

HIDE REQUIREMENTS

HIDE FUNDING CRITERIA

HIDE RESOURCES FOR SOLICITATION

SHOW/JOIN MEETING

Description [hide this](#)

General considerations

The Ramsey the County Board of Commissioners (“County”) are accepting applications for the 2023 Ramsey County Solicitation (“Solicitation”) for eligible developments located within the boundaries of Ramsey County.

This Solicitation is offered once per year and consolidates and coordinates multiple housing resources into one application process. Applicants request funding for a specific housing development that meets a specific housing need, but generally do not apply for specific funding sources. Ramsey County Community and Economic Development (“CED”) staff evaluate the proposals and match eligible applicants with the most appropriate available funding source.

Funding Sources

Housing Redevelopment Authority (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
- Grant or loan
- Affordability declaration of 30 years

Funding Sources

Community Development Block Grant (CDBG)

- Target area restriction: Suburban communities
- Uses: acquisition and rehabilitation of affordable rental housing
- Grant or loan
- Affordability declaration of 20 years
- If looking for funding for Public Service programs and Public Facilities projects, apply to **2023 CDBG Public Services, Programs, and Facilities Solicitation**

Funding Sources

HOME

- Suburban Ramsey county communities only
 - for the new construction of permanent rental housing.
 - at closing for pre-development costs including legal consulting, architectural and engineering services, zoning approvals, and other activities listed in 24 CFR 92.206.
 - HOME-assisted rental units must be occupied by income eligible tenants and carry rent and occupancy restrictions for varying lengths of time depending upon the amount of HOME funds invested per unit. HOME funds will be structured as a loan.
 - Affordability declaration of at least 20 years

For more information:

<https://www.hudexchange.info/programs/home/topics/rental-housing/#policy-guidance-and-faqs>

Funding Sources

American Rescue Plan Act (ARPA)

- Uses: Acquisition, development, conversion, and rehab of affordable housing
- Structured as deferred loan
- 30 year affordability declaration
- At least 10% of units must be affordable to households at 30% Area Median Income

Scoring Criteria and Evaluation

- Feasibility and Financial Capacity
 - Project costs and subsidy
 - Cost effectiveness
 - For permanent supportive housing:
 - Service model, staffing, and secured funding are adequate to address the needs of the population to be served.
 - Letter of support from local municipality

Scoring Criteria and Evaluation

Organizational Capacity

- Related housing experience
- Completion of similar projects or partnering with other organizations that have completed similar projects
- Current and expected ongoing capacity to complete/maintain

Scoring Criteria and Evaluation

- Affordability
 - A minimum of 10% of units affordable at 30% AMI for ARPA
 - Affordable to renters at 30% AMI
 - Affordable to renters at 50% AMI
 - Offer and maintain 30% AMI affordability without external subsidy
 - You may have units above these AMI levels

Scoring Criteria and Evaluation

- Alignment with Strategic and Selection Priorities
 - Ramsey County Economic Competitiveness and Inclusion Plan
 - Equitable Development Framework
 - Deeply Affordable Housing Initiative



Thank You!

ramseycounty.us/HousingSolicitations

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