



RAMSEY COUNTY

Ramsey County Board Discussion:

Housing Affordability

Community & Economic Development, Property Tax, Records and Election Services,
County Manager's Office

February 26, 2019

Estimated start: 9:45 a.m.

220 Courthouse, Large Conference Room

Agenda

1. Introduction - Ryan O'Connor, County Manager
2. Presentation -
 - Max Holdhusen, Senior Policy Analyst, Policy & Planning
 - Kari Collins, Director of Community & Economic Development
 - Chris Samuel, Director of Property Tax, Records and Election Services
3. Discussion and next steps

Housing Affordability

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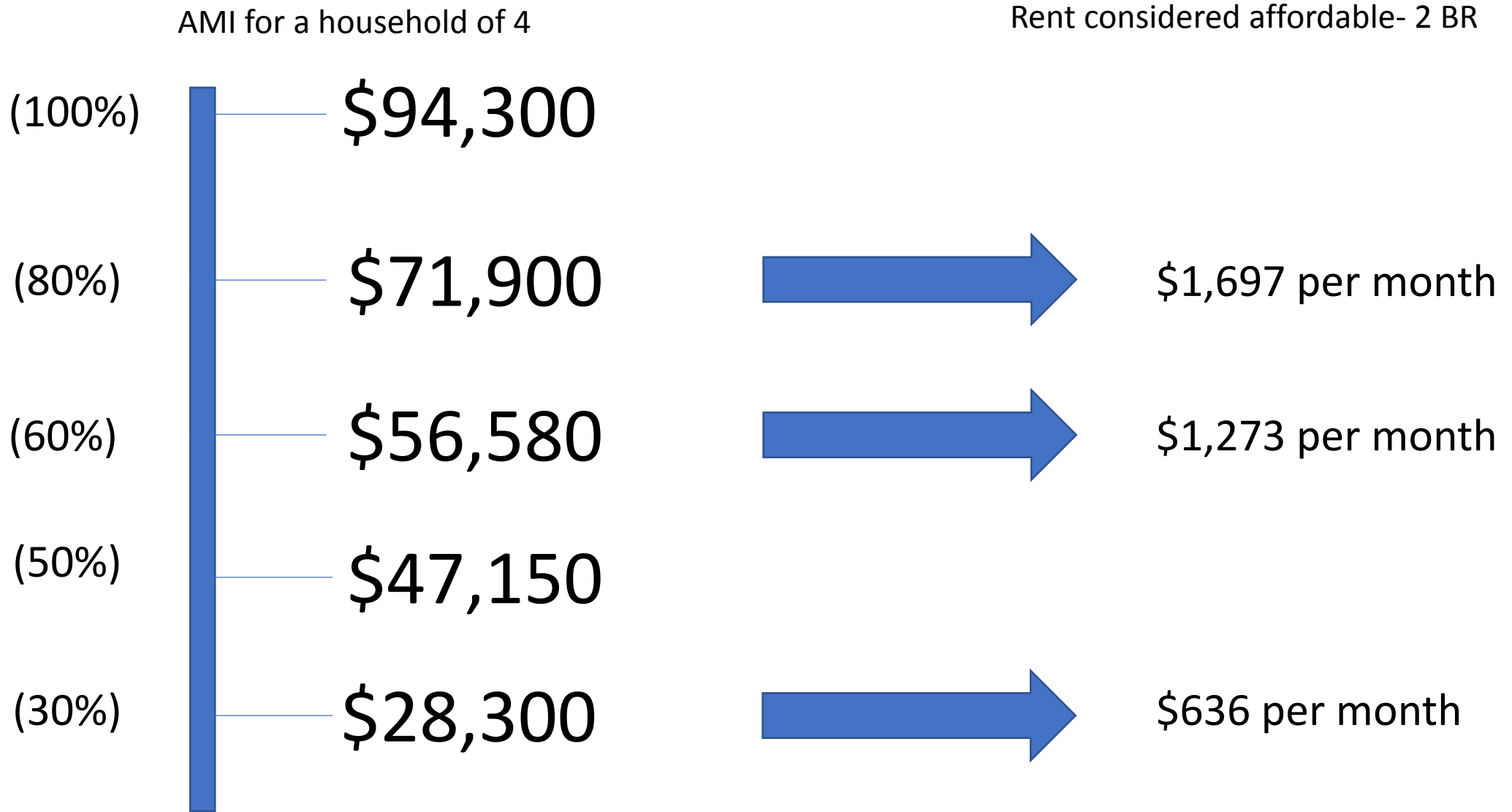
Discussion Outline

- Build foundational knowledge
 - Affordability
 - Demographics
 - Current need
 - Current county impact
- Discussion on Assumptions
- Discussion on paths forward

What is Affordable Housing?

“housing in which the occupant is paying no more than 30% of their income for gross housing costs, including utilities” – HUD

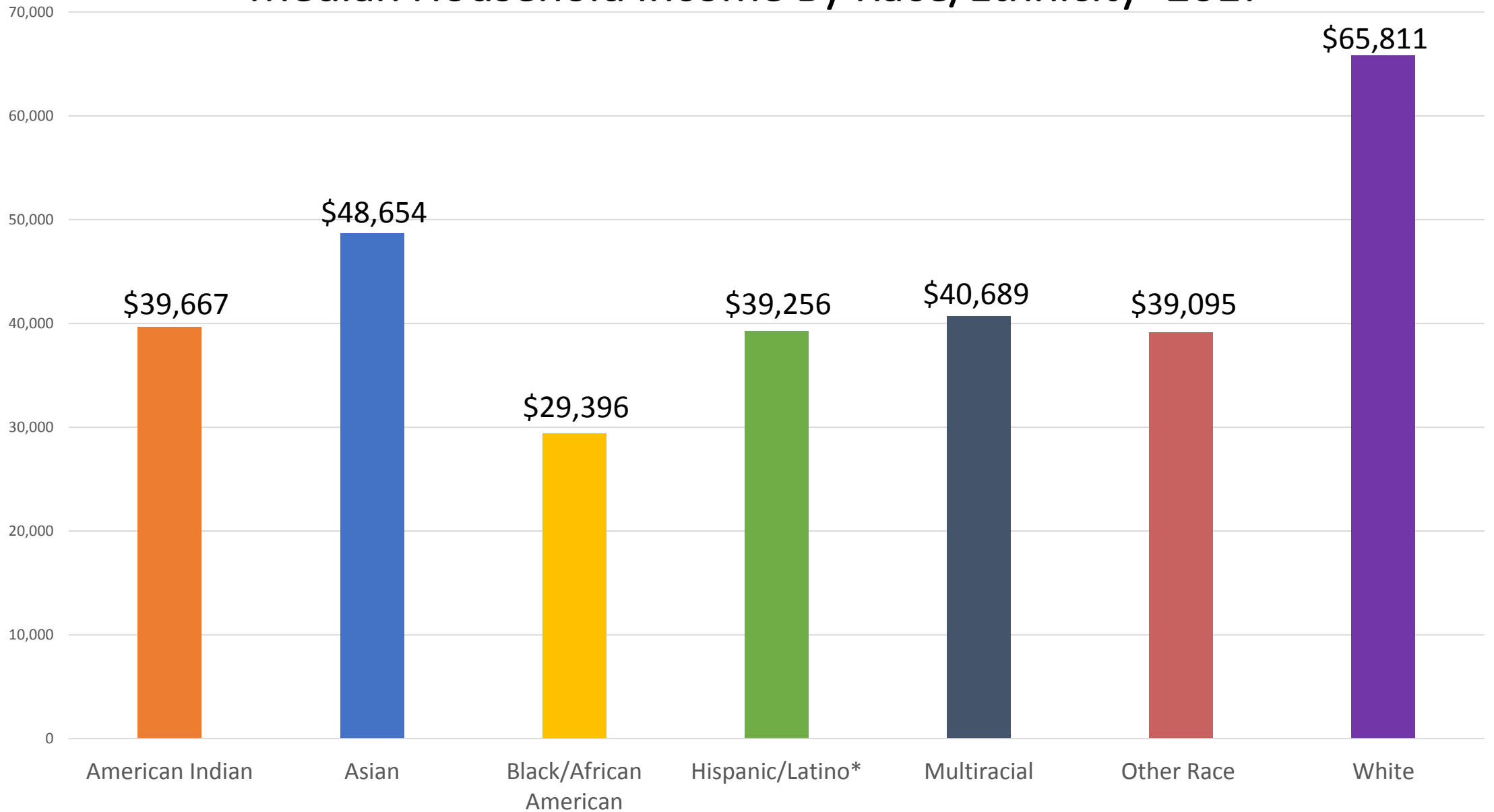
Area Median Income (AMI)



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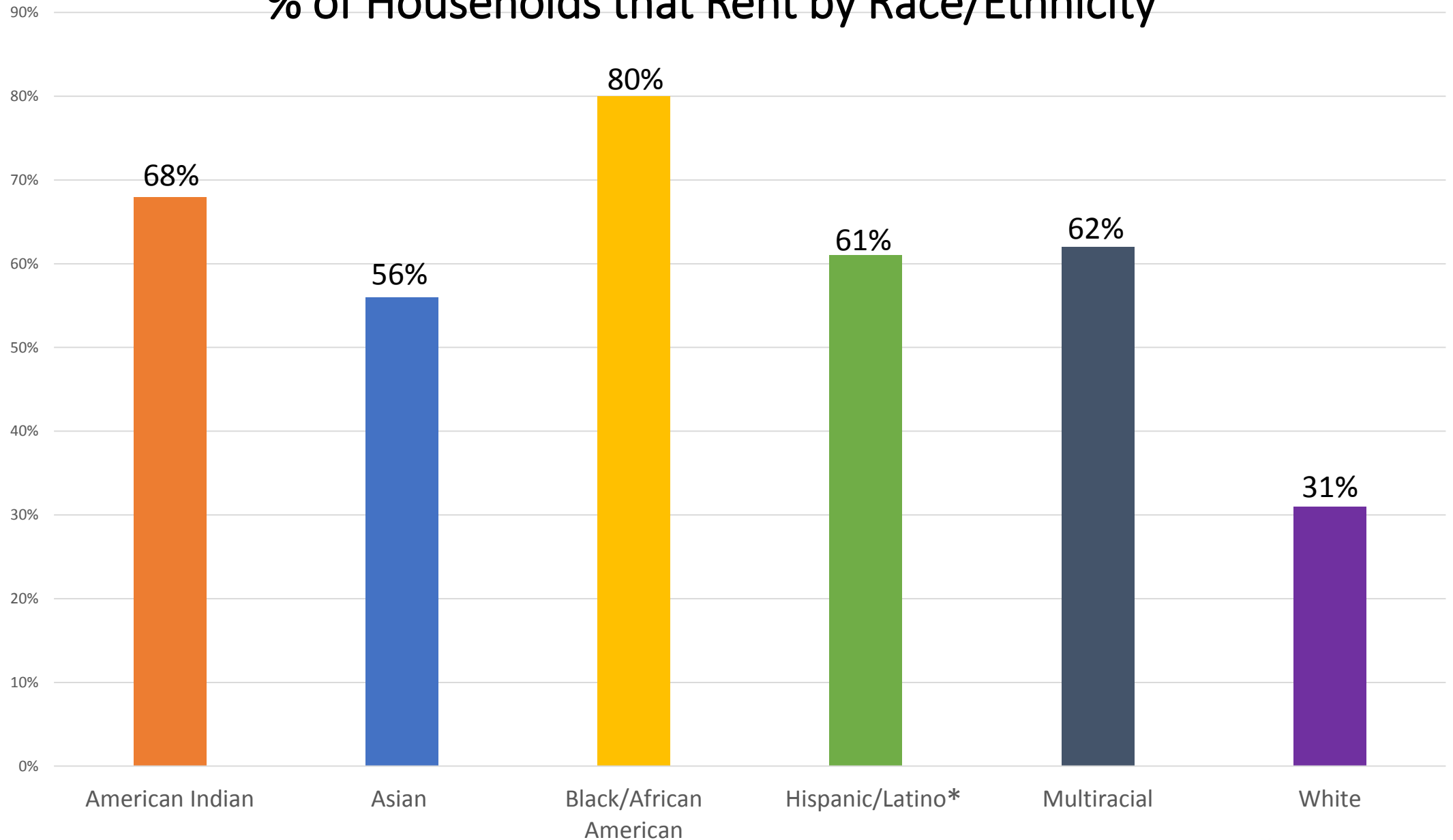
Household Size	14-County HUD AMI	Ramsey County AMI	Difference
Singles	\$66,100	\$33,747	(\$32,353)
2-person	\$75,500	\$80,162	\$4,662
3-person	\$84,900	\$79,534	(\$5,366)
4-person	\$94,300	\$95,285	\$985
5-person	\$101,900	\$89,488	(\$12,412)
6-person	\$109,400	\$50,417	(\$58,983)
7-or more person	\$117,000	\$69,085	(\$47,915)

Median Household Income By Race/Ethnicity- 2017



*Latino/Hispanic is an ethnicity

% of Households that Rent by Race/Ethnicity



*Latino/Hispanic is an ethnicity

Vacancy Rate

Median home prices and available inventory
Purchase price (\$000s) and inventory (months of stock)



- **Local rental market remains tight**
 - 2%-3.5% vacancy rate

- **Landlord’s market**
 - Criminal records
 - Poor rental histories, previous evictions
 - People with disabilities

- **Increasing number of people experiencing homelessness**
 - Families in cars
 - Encampments

Ramsey County Impact

- Property Tax, Records and Election Services (PTRES)
 - Between 2013-2018 Conveyed 44 tax-forfeited properties to affordable housing development (43 were low-density residential)
 - Continue to move upstream to prevent tax forfeiture
- Community & Economic Development (CED) 2000-2016
 - 270 Single Family Rehabs (CDBG)
 - Participated in 22 Multi-Family Developments (HOME)
 - 220 First Buyer Assistance Program loans (HOME)
 - Environmental Remediation Fund (ERF) cleans up properties countywide
 - CDBG sometimes used for infrastructure for multi-family developments

Assumptions

- Ramsey County continues to use the HUD definition of affordability
- Affordable housing supply, function and funding, sits within our economic development area

Discussion Questions

- What role should Ramsey County play in affordable housing supply?
 - What else do you need to know?
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