



REQUEST FOR ECONOMIC DEVELOPMENT AUTHORITY ACTION

Date: 1/24/2022

Item No.: 6.c

Department Approval

Executive Director Approval

Janice Gundlach

Paula Trugen

Item Description: Consider amendments to the Land Trust Partnership Program and adopt a resolution authorizing application for Ramsey County funding

1 **BACKGROUND**

2 On November 8, 2021, the Roseville Economic Development Authority (REDA) authorized a Master
3 Grant Agreement for Community Land Trust Program with Twin Cities Habitat for Humanity (TCHFH)
4 (Attachment A). Since that time, the partnership has looked at 16 homes and made 2 offers, neither of
5 which were accepted. Based upon the limited availability of homes, as well as creation of other funding
6 sources, staff is recommending to seek financial assistance from Ramsey County and the Metropolitan
7 Council for matching funds to be used towards the land write down.

8 For the REDA’s consideration, staff is recommending to modify the language as follows to the guidelines
9 (Attachment B) when receiving matching funds from Ramsey County and Metropolitan Council:

10 Under *Uses of Funds*:

11 If the REDA receives matching funds from such other agencies, then such funds will be used as a
12 dollar-for-dollar match of the REDA’s contribution toward the purchase price of the property, for
13 an aggregate maximum contribution of up to \$160,000.

14
15 Under *General Conditions of Purchase*:

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- 17 • If the REDA utilizes matching funds from Ramsey County, the maximum purchase price of a
18 home may be increased above \$300,000 to the maximum program limit under Minnesota
19 Housing’s First Time Home Buyer Mortgage and Downpayment Loan Programs.
- 20 • If the REDA uses matching funds from Metropolitan Council, the maximum purchase price of a
21 home may be increased above \$300,000 to the home price considered affordable up to 80% of
22 the regional AMI limit established by HUD.
- 23

24 Minnesota Housing’s First Time Home Buyer Mortgage and Downpayment Loan Programs have a current
25 maximum home purchase price for the 11 County Metro area of \$352,300. The Metropolitan Council’s
26 maximum amount is \$316,000 for 2021. TCHFH believes these increases would provide enough
27 additional financial assistance to better position the Partnership for successful acquisition of homes in
28 Roseville. If the REDA is supportive of modifying the above Guidelines for the Allocation of REDA
29 Funds for Community Land Trust Properties, then the REDA must take action by adopting a resolution
30 (Attachment C).

31
32 Additionally, Ramsey County will be accepting applications for a first round of funding for 2022 in mid-
33 February. In order for the REDA to apply for funding in connection with acquisition of Community Land

34 Trust Properties, a resolution authorizing application to Ramsey County is required (Attachment D).

35 **BUDGET IMPLICATIONS**

36 The additional funding from Ramsey County and Metropolitan Council would be a revenue on the REDA
37 budget for 2022 if awarded. **STAFF RECOMMENDATION**

38 Adopt the following resolutions:

- 39 1. Approve amendments to the Guidelines for Allocation of REDA Funds for Community Land Trust
40 Properties (Attachment C), and
41 2. Authorize application to Ramsey County for funds in connection with acquisition of land trust
42 properties (Attachment D).

43 **REQUESTED EDA ACTION**

44 By motion, adopt the Resolutions provided as Attachments B and C, which:

- 45 1. Approve amendments to the Guidelines for Allocation of REDA Funds for Community Land Trust
46 Properties, and
47 2. Authorize application to Ramsey County for funds in connection with acquisition of land trust
48 properties.
49

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Attachments: A: Master Grant Agreement adopted November 8, 2021

B: Updated Guidelines for Allocation of REDA Funds for Community Land Trust Properties

C: Resolution approving amendments to the Guidelines for Allocation of REDA Funds for Community
Land Trust Properties

D: Resolution authorizing application to Ramsey County for funds in connection with acquisition of land
trust properties.