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Date: May 2, 2017
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FOR IMMEDIATE RELEASE

The following actions were taken at the May 2, 2017, Washington County Board of Commissioners meeting at the Government Center in Stillwater, Minnesota

County will receive additional funds for electronic alcohol monitoring devices

Washington County will receive \$12,000 from the state to pay for additional remote electronic alcohol monitoring devices, after the County Board accepted the grant May 2.

State law requires that corrections agencies establish a program to use breath analyzer units to monitor impaired driving offenders who are ordered to abstain from alcohol use as a condition of pretrial release.

The county provides assistance to indigent persons who are court ordered to use remote electronic alcohol monitoring devices. In recent years, Washington County has received \$24,000 each state budget biennium. However, the county has experienced an 83 percent increase in the number of pre-trial offenders using the devices, so the state Department of Corrections has awarded Washington County an additional \$12,000 for 2017 to offset the cost of additional services.

Contact: Terry Thomas, Jr., Community Corrections Deputy Director, 651-430-6951

Safari Services will provide group residential housing in county

Safari Services will provide group residential housing (GRH) for Washington County residents after the County Board approved a contract with the agency May 2.

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Equal Employment Opportunity / Affirmative Action

Washington County identified a need for additional supportive housing provided through GRH funding for housing options for individuals with disabilities receiving services through the county. GRH is a state-funded income supplement program that pays for room and board costs for low-income adults with a disabling condition who have been placed in a licensed or registered setting that holds a formal agreement with a county. It is mandated that each county have a contract with all providers that receive GRH funds.

The current rate for GRH is \$891 per person per month for room and board and \$482.84 per person per month for supplemental services. Individuals referred and deemed eligible by the county will receive up to this amount paid to the provider on their behalf by the state. The provider pays for rent, utilities, and may keep a small administrative fee.

The supplemental service funds pay for individualized services, and may include help with transportation, arranging meetings and appointments, arranging medical/social services, medication reminders, and up to a 24-hour plan of care.

Contact: Sarah Tripple, Community Services Planning and Program Manager, 651-430-6480

County continues task of transferring tax-forfeited land parcels

Washington County will reappraise some tax-forfeited parcels it owns, and offer those parcels to adjacent land owners, after the County Board approved the procedures May 2.

The county offered a number of tax-forfeited parcels for sale last June, and is now working to transfer ownership of the rest of them.

Of the parcels remaining from last June's sale, 14 will be withdrawn from the sale list, and will be reappraised. Other parcels, which the county has reviewed with the municipalities in which they are located, will be offered for sale to adjacent property owners. It was determined that these parcels cannot be built on or used for another improved use.

Contact: Steve Gransee, Property Records and Taxpayer Services Division Manager, 651-430-8272

County Board reviews use of tax credits to support affordable housing in county

The Washington County Board of Commissioners approved the county's use of its 2018 allocation for tax credits to support affordable housing May 2.

The Housing Tax Credit (HTC) program was created by the federal Tax Reform Act of 1986 to stimulate private capital investment in new construction, substantial rehabilitation, and preservation of affordable housing. In exchange for federal tax credits over 10 years, a private company provides equity to help construct the project.

The Washington County Community Development Agency (CDA) is designated under Minnesota state law as the tax credit allocating agency for Washington County. The 2018 tax credit allocation to Washington County is estimated to be \$492,205.

Since the program's inception, housing tax credits have been used to produce, preserve, or rehabilitate 1,780 units of affordable housing in 31 developments across Washington County. An additional 226 units are under construction in Newport and Cottage Grove. The program is a key tool to attract private sector investment in affordable housing. The programs are aimed at households earning less than 60 percent of the area median income, which is \$51,480 for a family of four.

The federal government requires that allocating agencies develop a Qualified Allocation Plan (QAP) which sets forth the selection priorities and process for distribution of tax credits within their jurisdiction. Tax credits are awarded to projects through a competitive process.

The CDA will receive applications for 2018 Housing Tax Credits by June 15.

The 2018 QAP places greater emphasis on coordination and services to end homelessness, longer affordability periods, and lower rents. All changes are consistent with the state's multi-family funding programs to ensure Washington County housing developments are competitive for state gap financing.

The CDA Board of Commissioners conducted a public hearing on and adopted the 2018 QAP April 18. The County Board is also required to sign off on the plan.

Contact: Yvonne Klinnert, Public Information Manager, 651-430-6026

County Board outlines action plan for block grant, HOME investment funds

The Washington County Board of Commissioners outlined plans for the use of the county's allocation of the Community Development Block Grant (CDBG) and HOME Investment Partnership program May 2.

Each year, the county must prepare an Annual Action Plan detailing its intended use of the CDBG and HOME funds granted by the U.S. Department of Housing and Urban Development (HUD).

In 2016, the programs accomplishments were:

- 79 affordable senior apartment units completed;
- eight home improvement loans in process or completed; and
- five affordable townhome units under construction for homebuyers.

The HOME projects for 2017 are:

- Ivy Estates Development by Two Rivers Community Land Trust, with \$177,432 for six new owner-occupied units; and
- Community Housing Development Organization development, a Community Action Partnership of Ramsey and Washington counties, with \$245,284 going to three three-bedroom rental units.

Also, \$23,065 will be used for program administration.

The program also had an amendment to the plan for 2017 that allowed for \$224,518 to be used by Generation Acres to build four new homebuyer homes.

The CDBG projects for 2017 are:

- St. Andrews Resource Center Emergency Shelter, using \$165,209 for five overnight beds;
- Washington County using \$212,869 for a home improvement loan program to rehabilitate seven owner-occupied units;
- Twin Cities Habitat for Humanity, using \$123,702 for rehabilitation of two owner-occupied units; and
- Washington County using \$114,009 for a Homeless Prevention & Crisis program, which should benefit 540 households.

Also, \$144,272 will be used for program planning and administration.

The funded activities must address the priorities identified in the 2015-2019 Consolidated Plan.

The Community Development Agency (CDA) solicited applications for the 2017 Program Year in November 2016. The CDBG/HOME program year runs from July 1, 2017, to June 30, 2018. The CDA staff and CDBG Citizen Advisory Committee reviewed the five applications. The 2017 Annual Action Plan contains those programs and projects that are eligible for funding, meet the funding priorities of the Consolidated Plan, and scored competitively.

A public comment period was conducted from March 6 to April 18. No comments were received. After County Board approval, the plan will be submitted to the Department of Housing and Urban Development by May 15.

Contact: Yvonne Klinnert, Public Information Manager, 651-430-6026

Washington County CDA project awarded Redevelopment Excellence Award

Piccadilly Square, a senior housing development in Mahtomedi, was awarded the Redevelopment Excellence Award by the National Association of Local Housing Finance Agencies.

The award was presented to the Washington County Board of Commissioners May 2.

Piccadilly Square Redevelopment is the reuse of a vacant supper club and former streetcar powerhouse into a 79-unit apartment building affordable to low-income seniors.

In 2012, the City of Mahtomedi approached the Washington County Community Development Agency (WCCDA) to fulfill a need for affordable senior apartments in the community. The site is highly visible, with easy pedestrian access to shops, restaurants, transit, and other amenities, but was passed over by the private market due to costs of site clearance, soil remediation, and sealing a 500-plus feet deep well.

The WCCDA worked with Sand Companies, a local developer and design firm, leveraging the experience and expertise of both partners to secure \$3.5 million of grants and subordinate loans from local, regional and federal funders. The \$16.8 million dollar project is financed with the combination of private activity bonds backed by Washington County's AAA and Aaa ratings, and 4 percent low-income housing tax credits, in addition to the subordinate financing.

The new three-story development contains one- and two-bedroom units affordable to seniors earning less than 50 percent and 60 percent of the area median income, which is approximately \$35,000, underground parking, community room, management and service offices, fitness and craft rooms, and

outdoor patio. A new public plaza creates a sense of place with a way-finding and history-telling kiosk and trail connections.



Photo: The Washington County Board of Commissioners congratulated Washington County Community Development Agency staff members on receiving the Redevelopment Excellence Award from the National Association of Local Housing Finance Agencies for the Piccadilly Square project in Mahtomedi. Commissioners Stan Karwoski, District 2, Lisa Weik, District 5, and Fran Miron, District 1, congratulate Melissa Taphorn, Deputy Executive Director, as did commissioners Gary Kriesel, District 3, and Karla Bigham, District 4.

County Board approves ordinance that will allow for waste designation

The Washington County Board of Commissioners agreed to amendments to the county's Solid Waste Ordinance May 2 that will allow for waste designation in the county.

The amendments will now go to the Minnesota Pollution Control Agency (MPCA) for review.

Waste designation is the term used in Minnesota law that allows counties to enact an ordinance that requires all or a portion of solid waste to be delivered to a designated waste management facility. Sometimes called "flow control," waste designation can be put into place after a planning process that is approved by the MPCA. Designation relates to what happens to waste after it is collected – it does not affect who collects trash, or when it is collected.

The waste designation was central to the decision of the Ramsey and Washington county boards to purchase the Recycling & Energy Center in Newport.

In 2016, Ramsey and Washington counties submitted amendments to their respective solid waste master plans and a joint waste designation plan and received MPCA approval in late 2016. The plans call for the delivery to the Recycling & Energy Center in Newport the portion of the county's solid waste that is acceptable to be processed by the center.

Waste designation ordinance requirements are the centerpiece of waste designation. Both counties have sections of their current solid waste ordinances that address waste designation that were put into place in the 1980s.

Contact: Judy Hunter, Environmental Program Manager, 651-430-4031

Summer road maintenance planned for in Woodbury, Grant, Stillwater

The Washington County Board of Commissioners approved contracts with paving companies May 2 to do pavement preservation work in Woodbury, Grant, and Stillwater this summer.

The pavement preservation program is part of the usual roadway maintenance done on county roads. One project will be the County State Aid Highway (CSAH) 19 mill and overlay project, from 370 feet south of Park Crossing to Tamarack Road and the intersection of CSAH 19 and Hudson Road in Woodbury, which will be performed by Valley Paving, Inc. The roadway will receive improvements, including bituminous milling and paving, guardrails, concrete curb and gutter, sidewalk, pedestrian ramps, storm and sewer pipe cleaning and lining, signals, signing, and striping. The contract is for \$655,548, which will be paid for with county state aid.

The project is expected to be done in September, and take about a month to do. The roadway will be closed for six days to accommodate the work.

The second project, in Grant and Stillwater, will include work on CSAH 9, from 500 feet north of CSAH 12 to one mile north of Highway 96 in Grant, and County Road 64, or McKusick Road, from CSAH 15 to CSAH 5 in Stillwater.

The County Board approved a contract with North Valley, Inc., for \$2.56 million for that project. The project will be paid for with county state aid and proceeds from the wheelage tax.

Roadway improvements in both locations include paving, culverts, signing, and striping. In addition, the work on County Road 64 includes a traffic barrier, Americans with Disabilities Act (ADA) improvements, and construction of water quality best management practices in cooperation with the Brown's Creek Watershed District (BCWD).

The BCWD will pay for \$356,699 of the project to add water quality amenities to the area. Those include adding three underground water quality tanks near Brown's Creek. The tanks will help protect Brown's Creek, a designated trout stream, and will be paid for by BCWD using a Clean Water Grant awarded by the Board of Water and Soil Resources. The watershed district will be responsible for cleaning and maintaining the water quality tanks.

Contact: Gerritt Bangma, Construction Engineer, 651-430-4317

Salary set for county sheriff

The Washington County Board of Commissioners established the salary of the county's sheriff May 2, after Dan Starry was sworn in as the new Washington County Sheriff.

Starry, who was appointed by the board, succeeds Bill Hutton, who retired at the end of April to take a position with the state's sheriff's association. Starry was the former chief deputy. He will serve out Hutton's term as sheriff, which will expire in January 2019. His salary was set at \$145,043 for 2017. Brian Mueller, who was formerly a commander in the Sheriff's Office, was named as chief deputy. The board agreed to delegate the authority to the county sheriff to set the salary for the chief deputy position to be consistent with the human resource policies of the county.

Contact: Molly O'Rourke, Administrator, 651-430-6002

County Board accepts gifts for first quarter of year

The Washington County Board of Commissioners accepted gifts from the public May 2.

The Sheriff's Office received almost \$900 for its Explorer program. The Library received almost \$500 from a bequest and donation boxes. The Parks Department received more than \$300 from a school tour donation, and from exhibit box donations.

In-kind donations included items donated to child protection services from Crossroads Church, and a silk dress donated to the Parks Department.

Contact: Yvonne Klinnert, Public Information Manager, 651-430-6026

Crandall Arambula will do planning for transit-oriented development along Gold Line

Crandall Arambula will do planning for bus rapid transit-oriented development for the Gold Line transit line, which follows the Interstate 94 route from downtown St. Paul to Woodbury.

The Washington County Board of Commissioners, sitting as the Regional Rail Authority May 2, approved a \$1.3 million contract with the company for the work.

The Gateway Corridor Commission approved hiring the company at its April 13 meeting.

The cost of the contract is funded by a Federal Transit Administration Pilot Program Grant of \$1 million, a Counties Transit Improvement Board (CTIB) grant of \$270,000, and Gateway Corridor Commission dues of \$30,000 from Washington and Ramsey counties.

The planning firm will coordinate planning and policy along the entire corridor, with the goal of enhancing economic development and improve ridership. The agency will work with the cities along the route to do the work. In addition, the firm will build a knowledge base of existing conditions and future market potential and determine a vision for future development along the line.

The project will include community engagement in plans for the area, review the previous station area planning, and perform a market analysis. The plan will also have development plans for the area, and traffic circulation and infrastructure plans.

Contact: Jan Lucke, Transit and Planning Manager, 651-430-4316