

# DEVELOPING A SINGLE-FAMILY HOUSING REHABILITATION PROGRAM

## RESILIENT COMMUNITIES PROJECT

### About the Partner

Maplewood is a city within Ramsey County that stretches along the northern and eastern borders of Saint Paul. There are approximately 15,808 households, with a total population of 41,738 (2019).



### Project Description

The City of Maplewood's strategic plan has identified addressing the gaps in the city's housing stock and making progress on the housing goals and policies identified in the city's 2040 Comprehensive Plan as a high priority.

One of the potential housing programs that has been identified to help accomplish this is a single-family home acquisition, rehabilitation, and resale program.

The City of Maplewood has 1,000 new housing units in various phases of development that could be constructed in the next three years. Of the 1,000 new housing units, up to 600 of them would be new affordable units at varying affordability levels; however all of the new affordable housing units under development are multi-family rental units. The proposed rehabilitation program would offer the potential for owner-occupied, single-family, affordable housing units, which would provide a greater diversity of affordable housing in Maplewood.

Currently, the City of Maplewood has documented 43 single-family homes that are vacant and that have nuisance conditions, regular city code violations, and are a blight on the neighborhood. The proposed housing program would focus on the acquisition and rehabilitation of these properties and then the resale as owner-occupied housing.

The city council will be dedicating part of its American Rescue Plan Act (ARPA) funding to support a single-family housing program and is interested in partnering with Ramsey County, and its implementation of a new county-wide HRA levy, to build a rehabilitation program to support the city's housing goals.

## Key Issues, Questions, and Ideas to Explore

1. What are the models for similar single family housing rehabilitation programs in the Twin Cities, Minnesota, and throughout the United States?
2. What are best practices and recommendations for program policies, guidelines, and requirements?
3. What equity frameworks should guide this program? How can this program be developed in a way that responds to barriers that some people in our community experience in owning an affordable home in Maplewood?
4. What are the options for financing the program long-term?
5. Who are potential partners for this program?

## How Student Work Will Be Used to Build Community Resilience

- To develop the policies and program criteria so that the city can successfully implement a single-family rehabilitation program.

## Potential Community Partners or Stakeholders Existing Plans & Reports

- Ramsey County
- Community organizations such as: Housing Justice Center, Habitat for Humanity, Center for Energy and Environment, Minnesota Home Ownership Center
- City of Maplewood Comprehensive Plan: Housing (Chapter 6)
- Who Owns the Twin Cities? (Freemark, Noble, Su June 2021)

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