

CITY OF NORTHFIELD, MN
HOUSING AND REDEVELOPMENT AUTHORITY RESOLUTION 2024-001 (AMENDED)
AUTHORIZING DEDICATED SOURCE OF PUBLIC REVENUE FOR
THE LOCAL HOUSING TRUST FUND

WHEREAS, pursuant to Minnesota Statute 469.001, the City of Northfield Housing and Redevelopment Authority (“HRA”) was created and exists in significant part to provide a sufficient supply of adequate, safe, and sanitary dwellings and to remedy the shortage of affordable housing for low- and moderate-income residents of the City of Northfield (the “City”);

WHEREAS, on April 19, 2022 the City established a Local Housing Trust Fund (“Trust Fund”) via Ordinance 22-1034 and provided that the HRA shall administer the Trust Fund on behalf of the City;

WHEREAS, Section 2-52 of City ordinance 22-1034, titled Funding Sources, provides for funding of the Trust Fund from multiple sources as determined by the City and as listed therein;

WHEREAS, Minnesota Statute 462C.16, subdivision 1 (e) provides that a local housing trust fund should include dedicated sources of public revenue for housing;

WHEREAS, the primary funding sources for the HRA include its annual levy, the annual Community Development Block Grant (CDBG) funds allocated through Dakota County, and any Statewide Affordable Housing Aid to Cities, when applicable. In addition, the HRA has the ability to acquire and sell real property;

WHEREAS, proceeds from the sale of HRA-owned real property are an eligible funding source for the trust fund;

WHEREAS, depositing CDBG funds in a local housing trust fund satisfies Federal requirements for the use of those funds;

WHEREAS, depositing 40% of the annual HRA’s levy satisfies the State requirement for applying to matching Local Housing Trust Fund grant funds as administered by Minnesota Housing Finance Agency.

NOW, THEREFORE, BE IT RESOLVED BY THE NORTHFIELD HOUSING AND REDEVELOPMENT AUTHORITY THAT:

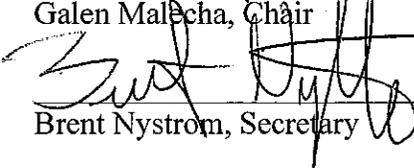
It is the recommendation of the HRA to the City that the dedicated sources of annual funding for the Local Housing Trust Fund include:

- a. 50% of CDBG funds annually received from Dakota County Community Development Agency;
- b. 100% of the City’s annual allocation of Statewide Affordable Housing Aid to Cities; and
- c. 40% of levy funds annually received by the HRA.

BE IT FURTHER RESOLVED that the provisions for possible funding sources listed in Ordinance 1034, Sec. 2-52 should otherwise continue to remain in full force and effect.

PASSED by the Board of Commissioners of the Housing and Redevelopment Authority of the City of Northfield on this 6 day of March, 2025.



Galen Malecha, Chair


Brent Nystrom, Secretary

VOTE: Absent CROW Yes MALECHA Absent NYSTROM

Yes FREELAND Yes THOMAS Absent THORSTEINSON Yes SOKUP