

CITY OF NORTHFIELD, MINNESOTA
CITY COUNCIL RESOLUTION 2025-060

GREATER MINNESOTA HOUSING INFRASTRUCTURE GRANT
FUNDING APPLICATION APPROVAL AND COMMITMENT OF MATCHING FUNDS

- WHEREAS, Minnesota Housing (the state Housing Finance Agency) has solicited applications for funding infrastructure improvements that benefit local communities in greater Minnesota through the new Greater Minnesota Housing Infrastructure Grant; and,
- WHEREAS, the area known as FarGaze Meadows and Meadows Park was acquired through tax forfeiture during the Great Recession after a proposed development failed to be achieved, with the intent to develop housing and parkland for a public purpose; and,
- WHEREAS, housing studies commissioned by the city from qualified market consultants from 2020, 2022 and 2024 identify a great need for housing in the City of Northfield (more than 500 units over 10 years); and,
- WHEREAS, the Northfield 2045 comprehensive plan and three-year Strategic Plan documents both identify the need for housing and a goal for the municipality to support the construction of homes of all types and sizes citywide; and,
- WHEREAS, completing the infrastructure as previously planned for the area is more likely than not to significantly reduce the cost to develop the area for needed housing that is affordable to families at or below 150% of the HUD-defined area median income; and,
- WHEREAS, the City of Northfield will submit a funding application requesting up to \$800,000 based upon preliminary design estimates and the eligible housing unit numbers and types as defined by Minnesota Housing; and,
- WHEREAS, Minnesota Housing requires a commitment of matching funds for 50% of the infrastructure costs; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:


City Council supports and approves the submission of the Greater Minnesota Housing Infrastructure Grant application, along with the commitment of up to \$800,000 in matching funds identified as generated through a mix of the cost of the land (\$1,416,600), downpayment assistance funds (\$450,000), affordable housing trust fund dollars (\$150,000), and in-kind staff time and site evaluation and preparation (\$200,000) and the City of Northfield will ensure this project is completed in accordance with state requirements if the project is selected for the Greater Minnesota Housing Infrastructure Grant.

PASSED by the City Council of the City of Northfield on this 3rd day of June, 2025

ATTEST



City Clerk



Mayor

VOTE: Y ZWEIFEL Y BEUMER Y DAHLEN Y HOLMES
 Y NESS ~~absent~~ PETERSON WHITE Y SOKUP