



Northfield HRA

August 2025



We build strength, stability and self-reliance through shelter.

Today I will go through:

1. Update on the latest quad on Ford St
2. Progress on 1102 Forest Ave
3. Progress on 307 Summer St – and a question
4. A request for 315 Poplar St



1. Update on the latest quad on Ford St

Three of the four units are sold and occupied. All have been in need of the 25K Down Payment Assistance from the HRA.



Derek was the first to move in. Here he's pictured with CEO of Habitat International in Washington DC. Derek helped us advocate for USDA 502 funding.



Kayla and her daughter were the second to move in.



Maria and her two kids were the third to move in.

1. Update on the latest quad on Ford St

	AMI %	1 st Mortgage	2 nd Mortgage	3 rd Mortgage	4 th Mortgage	5 th Mortgage	Monthly Payment	30% of their income
Income = 48,647	48% (based on AMI at 100,900)	180,000	95,745	25,000	89,155		1,264.49 1,564.46 (w/HOA)	1,216.00 paying 39% of income
Income = 47,199	44% (based on AMI at 107,700)	189,950	15,000	95,000	25,000	9,950	934.38 1,234.38 (w/HOA)	1,180 paying 31% of income
Income = 42,432	42% (based on AMI at 107,700)	125,000	15,000	95,000	25,000	74,900	826.17 1,126.17 (w/HOA)	1,060 paying 32% of income

We need your help to fill the last unit. Two beds, two bath, accessible.

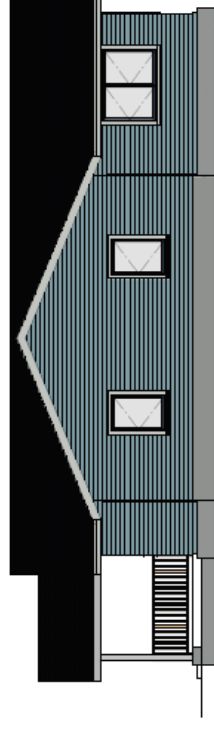
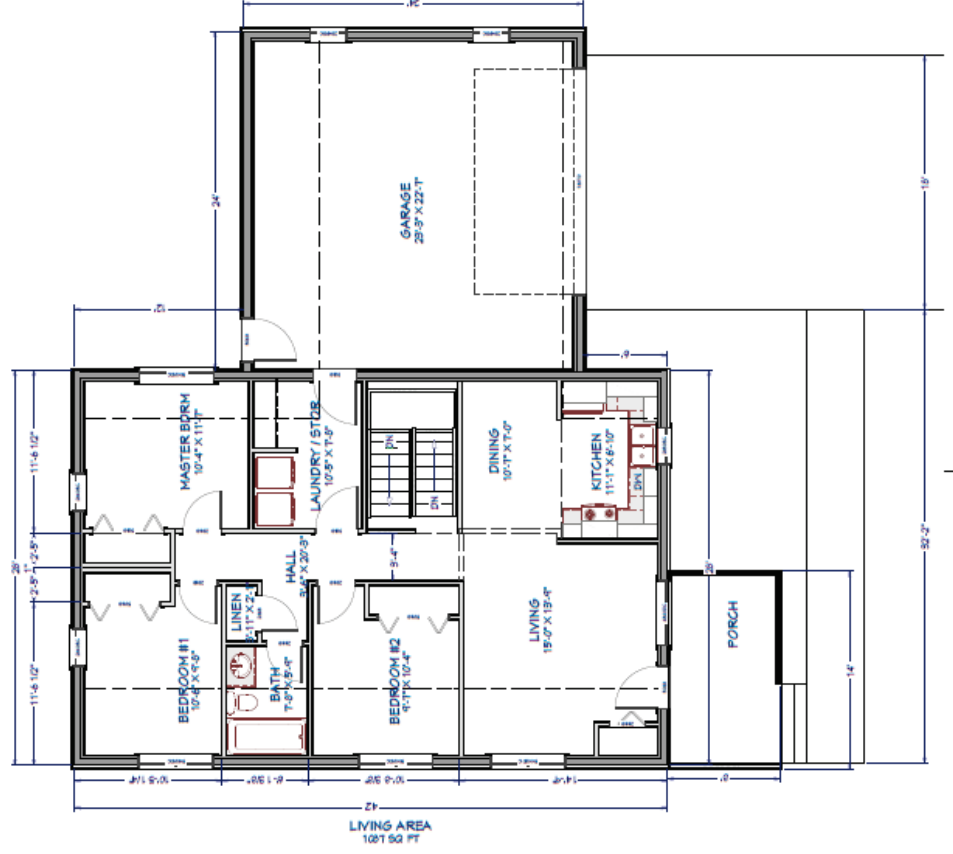
2. Progress on 1102 Forest Ave

We acquired this property for \$65,000 in February, 2023. The HRA gave us a \$30,000 forgivable loan with the following terms:

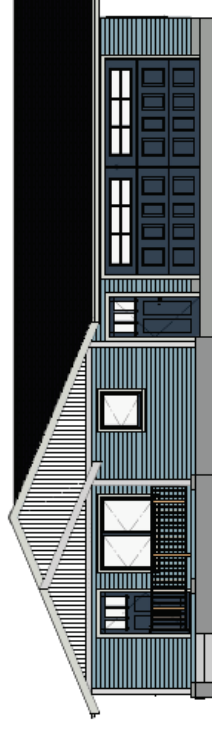
1. AMOUNT AND TERMS
 - a. Forgivable Loan. Subject to, and upon the terms and conditions herein set forth, the HRA agrees to make the Forgivable Loan to Recipient in the amount of Thirty Thousand and 00/100 Dollars (\$30,000) (“Loan Funds”).
 - b. Term. The term of the Forgivable Loan shall be five (5) years from the Effective Date of this Agreement or such a time as Habitat closes on the sale of the home with an eligible household, whichever date is first.
 - c. Interest. No interest shall accrue on the Loan Funds.

We have five years to build on this (must be done by February, 2028) and we are AHEAD of schedule!

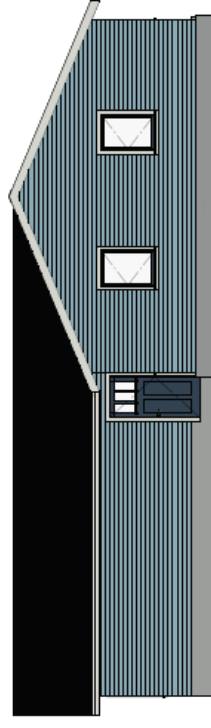
We are working with Dynamic Homes, a modular home builder.



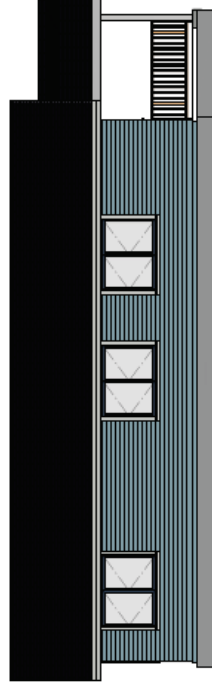
Exterior Elevation Right



Exterior Elevation Front



Exterior Elevation Back



Exterior Elevation Left

Rice County Habitat for Humanity Builders Sworn Construction Statement

Property Address: 1102 Forest Ave, Northfield, MN 55057

This is a three bedroom, 1 bath house with a basement (plumbed for future bath).

	Vendor	Account	Total Cost
5103 · Land			
1 Acquisition Cost			65,000.00
5172 · Site Preparation/Earth			
2 Work	Unlimited Site Works	5172 · Site Preparation/Earth Work	19,953.00
	Red Wing Trees or Flom	Tree removal	2,500.00
5174 Landscaping	Knecht's or Nigel's or Jirak	5174 - Landscaping	3,500.00
5175 · Foundation		full basement (Cast in Place) - includes concrete	
3 and Concrete	Krause Masonry	cost	49,045.00
19 5183 · Plumbing	Welch Plumbing Inc.	5183 · Plumbing	13,110.80
5184 · heating &			
20 Ventilation	Streitz 72 degrees	5184 · Heating & Ventilation	21,000.00
21 5185 · Appliances	Quality Appliance	5185 · Appliances	3,500.00
22 5186 · Insulation	Installed Building Solutions	Foundation Insulation	6,628.64
23 5200-01 · Fees			
	City of Northfield	5200-03 · Building Permits/ Fees	7,000.00
5202 · Architect Fee	Environmental Review (For SHOP)		4,174.61
24 and Printing	Rebuild Studio	5202 · Architect Fee and Printing	3,975.00
25 5204 · Survey Fees	Pioneer Engineering	5204 · Survey Fees survey	1,900.00
TOTAL			349,838.05



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3. Progress on 307 Sumner St

Current

- We have been working with city staff to do the necessary work to split the lot into four parcels. We expect that process to be complete very soon and the property to be sold to Rice County Habitat for \$1.
- We have been digging into the best/most efficient wall type to use for cost and energy efficiency.

August, 2025

- We will be submitting the necessary paperwork for the build permit
- Construction loan financing is being secured with Greater MN Housing Fund
- Tuesday, August 19, 8:30 am – Realtor/Lender Gathering – you are all welcome to come.

September – November, 2025

- Break ground!
- A contractor will frame these buildings

December, 2025 – April, 2026

Volunteers will work on interior of these units.

May, 2026

Celebrate the completion!



Tuesday, August 19, 8:30 am – Realtor/Lender Gathering – you are all welcome to come.

Location: The Depot, Northfield

We really need to get the word out about applications. We need household incomes of 55K – 84K.

**Question to the HRA: Are you able to offer the
DPA of 25K per unit if needed?**

4. A request for 315 Poplar



This house is on the market for 237,000. We have toured this house and believe it would take about 100K to rehab it.

This is a four bedroom, two bath home.

Rice County Habitat for Humanity

Builders Sworn Construction Statement

Property Address: 315 Poplar, Northfield, MN 55057

Vendor		Account	Total Cost
5103 • Land			
1 Acquisition Cost	Edina Realty		196,626 starting offer
5175 • Foundation and Concrete	Van Haren or Kraus Concrete	driveway/sidewalk	
5 5178-02 • Lumber	Lampert's	5176-02 • Lumber	12,000 driveway and sidewalk need to be redone to fix the slope
5178-02 • Cabinets, Vanities,			3,000 redo back deck
6 CounterTops	MINNCOR	5178-01 • Finish Carpentry	9,500 new kitchen and bathroom cabinetry
7 5178-08 • Flooring	Faribault Interior	5178-03 • Interior Doors and Frames, trim	3,000 trim replacement
8 5178-09 • Paint	Sherin Williams or Young's	5178-08 • Flooring	5,500 flooring throughout
11 5178-14 • Lighting	Menards	5178-09 • Paint	4,500 Kilz and paint throughout
5178-01 • exterior Doors, Windows, 12 Glass	Menards or Lamperts and Simonson Lumber	5178-12 • Drywall mudding and taping materials	1,500 we don't think we need to replace the drywall but may need some patching
14 5179-03 • Siding	Lampert's	5178-14 • Lighting	750 some light fixture replacement
17 5180 • Roofing	Millersberg		
5184 • Heating & 20 Ventilation	Better Air or Stretz Habitat International GIK or Quality Appliance	5180 • Roofing	15,000 new roof is needed
21 5185 • Appliances		5184 • Heating & Ventilation	15,000 we assume a new furnace and A/C
26		5185 • Appliances	4,000
27		5200-03 • Building Permits/Fees	5,000
		Dumpster	5,000
		Cleaning supplies	250
			\$ 304,626

The question is.... How low of an AMI household do we want to go?

Right now, the USDA interest rate is 5% (that does not include the subsidy)

	No DPA or other support	Habitat MN DPA only (60K)	Habitat MN DPA 60K) and HRA DPA (25K)	Habitat MN DPA (60K) + HRA DPA (25K) + HRA 30K
1st Mortgage Amt	304,626	244,626	219,626	189,626
Principal and Interest	1,572	1,262	1,133	978.72
Taxes/Insurance	475	475	475	475
Total Payment	2,047	1,737	1,608	1,453
Income Needed	83,200	70,720	64,480	58,240
AMI	80% + AMI	70% AMI	64% AMI	58% AMI

Based on: taxes \$3,500/annually = 292/month
insurance \$2,200/annually = 183/month

REQUEST: 30K upfront grant to help with costs during the rehab + 25K DPA with future homebuyer

71 New houses 7 Aging in Place 2 Repairs 5 Recycled 2 Acquisition/Rehab 87 households served	Northfield 25 Dundas 10 Nerstrand 4 Faribault 39 Morristown 4 Lonsdale 5	216 Children 7 Young Adults 103 Adults 9 Seniors = 335 people
head of household: 34% two adults 63% female head 3% male head	10 individuals with disabilities • Deaf/hard of hearing • Wheelchairs	14% Hispanic 1% Asian 29% African 56% white
90% of the original Partner Families are still in their homes today!		



Questions and Discussion



Contact us

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