

# City of Northfield HRA Update



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Housing Coordinator  
November 19, 2019



***The HRA is authorized by state statute to provide sufficient supply of adequate safe & sanitary dwellings.***

**Statutory Requirements**

- 1987 Legislation (MN Statute 469.001-047)
  - Established by Enabling Resolution  
Reactivated by Enabling Resolution
  - Board Size – 5
  - Officers
  - Budget Resources and Levy (0.0185%)
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# ***What Can the HRA Do?***

***Housing Redevelopment Authorities (HRA's) to create new housing and protect existing housing.***

## **HRA**

- Acquire Property
- Issue Loans
- Enter into Contracts
- Limited Partnerships
- Joint Powers Agreements
- Issue Bonds
- Marketing & Public Relations
- Studies and Research
- Tax Increment
- Tax Abatement

## **Limitation of Powers**

- Enabling Resolution Restrictions from Governing Body
- Bonding Authority
- HRA Composition



# ***Northfield HRA Resources***

## **Local Resources**

- Tax Increment Finance
- Tax Abatement
- Property Tax Levy
- Community Development Block Grants (CDBG)

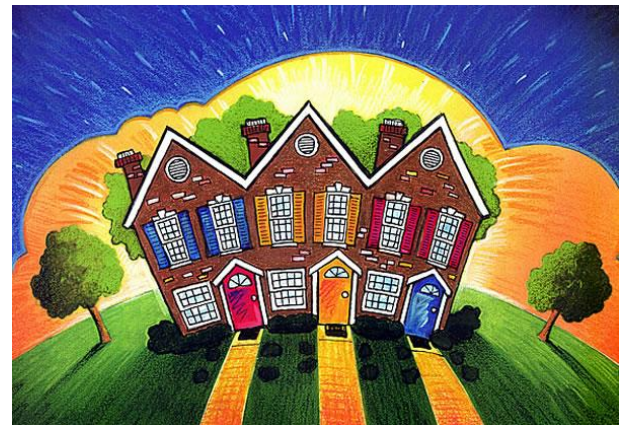
## **Partner Resources**

- Dakota County Community Development Authority
  - USDA Programs
  - MN Housing Finance Agency
  - Mn Housing Partnership
  - Greater Mn Housing Fund
  - Rice County HRA
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# HRA Properties

Properties owned by the HRA

- 11.18 Acres at Southbridge
- 517 Washington St S (Duplex)
- 2007 Hidden Valley Rd
- 2330 Elianna Drive
- 2334 Elianna Drive



# ***Northfield HRA Partners***

## **Three Rivers Community Action Agency**

- Spring Creek Townhomes – Spring Creek II
- North & South Oaks Apartments
- Northern Oaks Townhomes



## **Northfield Community Action Agency**

- HRA provides two dwelling units for homeless transition program
- Manufacture home repair program
- Homeless/shelter programs



## **Northfield Union of Youth**

- Wallflower Project (Host homes for homeless youth)

## **Ruth's House of Hope**

- Women in Transition Program



# HRA Budget - 2020

## ***Fund 295***

### Revenue

- Levy \$267,504
  - Rent \$ 49,752
  - Investments \$ 10,000
- \$327,256

### Expenditures

- Personnel \$116,843
  - Services \$ 63,661
  - Rental/Land Costs \$ 49,660
  - Programs \$ 97,092
- \$327,256

- Street Assessment Assistance
- Fall Clean Up
- NUY Wallflower Project
- Viking Terrace Rehab
- Housing Market Needs Study

## ***Fund 250***

### ***CDBG Program***

Annual allowance-Approx \$61,000

- Downpayment Assistance Program
- Residential Rehab Program
- Northern Oaks Rehab
- Mobile Home Rehab Program



# Recent Northfield Projects & Programs



# Grow & Maintain Housing

## **Future Development**

- Spring Creek II Townhomes -32 Units (2, 3, & 4 bed) - If funded, construction will begin Aug 2020.
- Habitat for Humanity – 4 townhome units to be built in 2020



# Grow & Maintain Housing



## **Workforce Housing Summit**

- June 20, 2019
- Partnered with Rice County HRA, City of Faribault, City of Lonsdale, City of Morristown.

## **Housing Market Study**

- RFP issued November 3, 2019
- Completed Product expected by April, 2020
  - Provide HRA, elected officials, stakeholders & community members an understanding of key housing issues & how they impact the community
  - Inform strategy and policy decisions, housing & funding priorities
  - Convey market opportunities to private investment market

# Grow & Maintain Housing



## *Programs*

- Northfield Union of Youth Wallflower Project
  - Provides host homes for homeless youth
- Street Assessment Assistance Program
  - HRA assist income qualified homeowners with street assessment costs
- Residential Rehab Program
  - HRA assists income qualified homeowners with rehab costs, utilizing CDBG funds

# Grow & Maintain Housing



## Programs

- Downpayment Assistance
  - HRA assists 1<sup>st</sup> time homebuyers with down payment, utilizing CDBG funds
- Manufactured Home Rehab Program
  - HRA assists income qualified MH homeowners with rehab costs, utilizing CDBG funds
- Northern Oaks Rehab Project
  - HRA assist with rehab costs for low and very low income residents, utilizing CDBG funds

# Grow & Maintain Housing

- CAC for homeless prevention program
  - HRA provides 2 dwelling units for program
- Ruth's House of Hope for Women in Transition Program
  - HRA provides a 1 dwelling unit for program



# Housing & Redevelopment Authority

## Questions?

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