

CITY OF NORTHFIELD, MN
CITY COUNCIL RESOLUTION 2026-070
AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO MINNESOTA HOUSING
FINANCE AGENCY FOR IMPACT FUNDS FOR THE CHERRY STREET REDEVELOPMENT
PROJECT

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

WHEREAS, the City of Northfield HRA owns the property located at 308 Cherry Street for the purpose of supporting infill housing and neighborhood reinvestment; and

WHEREAS, the City, through the HRA, proposes to redevelop these parcels into four energy-efficient, net-zero, factory-built single-family homes with up to three bedrooms, two bathrooms, unfinished basements, and garages; and

WHEREAS, the homes will be affordable to households earning between 80% and 115% of Area Median Income (AMI), supporting the City’s strategic efforts to expand affordable and workforce homeownership opportunities in alignment with the City’s Strategic Plan and the 2045 Comprehensive Plan goals related to infill development and equitable housing access; and

WHEREAS, the project will be undertaken in partnership with Rice County Habitat for Humanity in a builder capacity, and additional support for down payment assistance and homebuyer education administered through Three Rivers Community Action; and

WHEREAS, Minnesota Housing Finance Agency’s Impact Fund program provides critical gap financing to support affordable homeownership development, and receipt of such funds would significantly strengthen the affordability and financial feasibility of the Cherry Street redevelopment project.

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

1. The City Council hereby supports and authorizes the submission of a grant application to Minnesota Housing Finance Agency for Impact Funds in an amount up to the maximum eligible award amount necessary to support the Cherry Street redevelopment project, including value gap funding associated with the construction of four affordable owner-occupied homes; and
2. The City Council authorizes the City Administrator to sign all application forms, assurances, and related documents necessary to submit the application consistent with City’s Grant Management Policy.

PASSED by the Mayor and City Council of the City of Northfield on this 7 day of July, 2026.

ATTEST:

Mayor

City Clerk

VOTE: ___ ZWEIFEL ___ BEUMER ___ DAHLEN ___ HOLMES
 ___ NESS ___ PETERSON WHITE ___ SOKUP