

September 5, 2024

To: Melissa Hanson
Community Development
Housing Coordinator
City of Northfield

From: Dayna Norvold, Rice County Habitat for Humanity
Norman Oberto, Oberto Properties, LLC

Subject: Letter of Interest/Tentative Developer Status Request
307 Sumner, Northfield, MN 55057

Melissa,

This letter of interest documents our interest in acquiring the parcel at 307 Sumner, Northfield, MN P.I.D. 22.06.3.26.064.

Our desire is to initiate an R1 Revitalization and Affordable Housing Initiative at this site. Our focus is the Northfield R1 district, and to strategically locate properties deemed unusable and convert them into affordable home ownership opportunities within the R1 district guidelines. Our goal is to focus on home ownership for those at 80% or below AMI.

We would design an aesthetically pleasing housing option within the R1 LDC guidelines that will be compatible with the existing neighborhood and maximize the space utilization to optimize home ownership opportunities.

The design may be a single, double, or triplex design depending on the design and space consideration.

Our desire is to utilize Sweetgrass Design Studio for designing these home ownership opportunities and present this to the Housing Redevelopment Authority and City of Northfield.

Once the design is complete, we will work with our construction team to estimate the cost to build these affordable home ownership opportunities. After the estimation is complete, we will be able to determine what amount we can offer for the purchase of this property.

Our approach will be totally transparent with the HRA and City of Northfield from design to completion. Our goal is to both provide an affordable home ownership opportunity for 1, 2, or 3 families while improving the R1 District.

If we are successful with this initial project, we envision following a similar process for other R1 properties so we cannot only meet the needs of families but improve the R1 District for the long term.

Given the aforementioned background and explanation, by way of this Letter of Interest, we are submitting this Tentative Developer Status Request for a six (6) month duration to properly explore a design and cost estimate to construct an efficient and aesthetically appropriate housing option for the subject property.

We look forward to hearing back from you as soon as possible so we can begin this initiative. We are also available to discuss this R1 Revitalization of Affordable Housing Initiative at your convenience.

Respectfully,

A handwritten signature in blue ink that reads "Dayna Norvold".

Dayna Norvold
Executive Director
Rice County
Habitat for Humanity

A handwritten signature in blue ink that reads "Norman Oberto".

Norman Oberto
President
Oberto Properties, LLC

cc: Brian Nowak, Sweetgrass Design Studio
Brent Nystrom, Northfield Housing Redevelopment Authority