

City of Northfield HRA Update




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Housing Coordinator
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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)

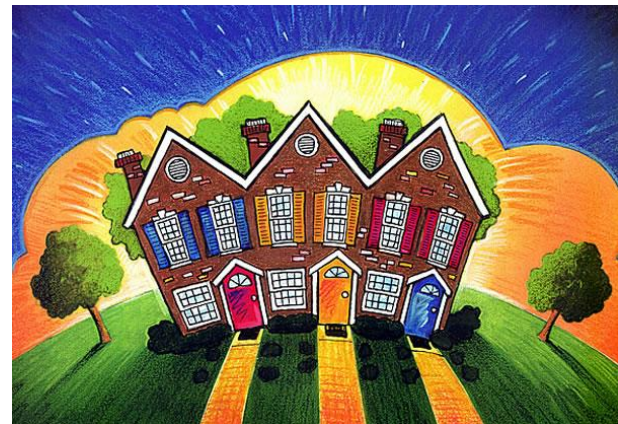
Partner Resources

- 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 1st 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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