



Legislation Text

File #: 19-954, **Version:** 1

DATE: July 1, 2019

TO: Members of the Housing & Redevelopment Authority

FROM: Janine Atchison, Housing Coordinator

2020 Viking Terrace Rehabilitation Program

SUMMARY AND ACTION REQUESTED:

The Housing & Redevelopment Authority (HRA) to review plans for proposed Viking Terrace Rehabilitation Program for manufactured homeowners in accordance with the Northfield Strategic Plan priorities for maintaining affordable housing, diversity, equity, inclusion and climate change impacts.

BACKGROUND:

Utilizing Community Development Block Grant (CDBG) funds, the HRA approved approximately \$62,000 in funding for a rehabilitation program at Viking Terrace. The program will begin in August or September, when 2019 CDBG funds are released by HUD.

Unfortunately, homeowners may be income eligible for the program, but cannot participate because of other HUD requirements. HRA Board members have discussed setting up a separate rehabilitation program utilizing tax levy funds to assist income eligible homeowners who do not meet all HUD requirements for CDBG funding.

The HRA is partnering with the Healthy Community Initiative-Growing Up Healthy (HCI), Excel Energy, and Northfield Community Action Center (CAC). Other partners may include Bear Creek Community Church who have developed a manufactured home rehabilitation program in Rochester, Three Rivers Community Action Agency (TRCA), and Cannon River Mobile Home Park.

The program will kick off in July with HCI's Laura Tiano making site visits to each Viking Terrace homeowner. Tiano will assess needs and register residents to receive free energy reviews conducted by Excel Energy. Tiano will assist residents to access CDBG rehab applications and/or other funding sources.

ANALYSIS:

CDBG funds will be the main source of funding for rehabilitation for the Viking Terrace Rehab Project. However, to serve income eligible homeowners who do not meet other HUD requirements, Staff proposes the HRA provide \$20,000 in 2020 for a separate rehabilitation fund to be administered by the CAC. The conditions and guidelines for CAC administration of the HRA provided rehab funds are not completed at this time.

The secondary funding utilizing levy dollars will assist those homeowners who do not qualify for CDBG assistance. The program provides equitable services to an underserved community to maintain affordable housing. The free energy reviews and recommendations will lead to energy and water conservation, which is in line with the goals of the City's Climate Change Impacts Strategic Priority.

OPTIONS:

The Viking Terrace Rehabilitation Program may rely solely on CDBG funding.

RECOMMENDATION:

Staff recommends the HRA consider an allocation of \$20,000 for the Viking Terrace Rehabilitation Program in 2020.