



Legislation Details (With Text)

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On agenda: 10/27/2020 **Final action:**
Title: 3rd Quarter Rental Property Report
Sponsors:
Indexes:
Code sections:
Attachments: 1. 2020 Rental Income & Expense v.3

Date	Ver.	Action By	Action	Result
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DATE: October 27, 2020
TO: Members of the Housing & Redevelopment Authority
FROM: Melissa Hanson, Housing Coordinator

3rd Quarter Rental Property Report

SUMMARY AND ACTION REQUESTED:

The HRA to review 3rd quarter report of expenses and income for rental properties.

BACKGROUND:

The HRA owns and operates 5 rental units in 4 properties. Two units are rented to the Community Action Center (CAC) for the homeless prevention program, 1 unit is rented to a Bridge's participant through CAC and Rice County HRA, and 2 are rented to families at or below 80% of area median income.

ANALYSIS:

- Due to program changes, the HRA has not yet received full rent for HV for September or October. Rice County has indicated that we will receive September-October-November payments at the same time. Short \$2,164
- \$11,422.54 (Pumper Plumbing service call charge, LaRoche's to clean out drain, Bauer Restoration for biohazard cleanup) in line item Other for Washington Street is attributed to the sewer backup. The City of Northfield's attorney is reviewing a written a letter by the City Clerk requesting reimbursement from CAC for damages/cleanup
- Air conditioner went out in July at Washington Street due to furnace filters never having been changed. \$471.03
- Replaced 12 year old water heater at 2334 EL in June \$1,117.50
- A/C went out at 2330 EL in July \$186.65

- HV handyman services and appliance repairs needed to pass HQS inspection \$391.30
- Basement tightening at HV \$199

RECOMMENDATION:

None at this time.