



Legislation Details (With Text)

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Date	Ver.	Action By	Action	Result
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Meeting Date: October 26, 2021

To: Members of the Housing & Redevelopment Authority

From: Melissa Hanson, Housing Coordinator

Staff Update on Outstanding Items

Action Requested:

There are a number updates related to the HRA and housing in the Northfield community. Below is a summary update of each item.

Summary Report:

HRA Down Payment Assistance

The HRA has infused the current Down Payment Assistance program with \$150,000 from Reserves. \$50,000 has been allocated to approved applicants. There are \$100,000 in unassigned funds.

- Approved applications - 2
- Processing applications - 3

Fall Clean Up

The Fall Clean Up at Viking Terrace and Riverside Mobile Home Parks was on Saturday, October 9. Thank you to Council members, Board members, family members and property managers for all of your help! Although we are still waiting for final weights and invoice from Dick's Sanitation, volunteers counted 50 unique visitors and 76 trips total.



Engagement to Share Proposed Policy Changes

HRA staff is coordinating with city attorney and Building Department in scheduling stakeholder engagement sessions prior to final adoption by Council. There will be approximately 3-4 sessions that will be led by City attorney.

Leadership Northfield

HRA staff, along with City staff from Admin and the PD, are participating in the Northfield Area Chamber of Commerce & Tourism's Leadership Northfield program. **Leadership Northfield** enables candidates to learn about Northfield's resources, strengths, and opportunities. **Leadership Northfield** is a nine-month program that begins in September and ends with graduation in May. Classes are held the third Wednesday of each month from 8:30am - 1:00pm. Each session provides an in-depth look at nine key elements of our community: education, economic development, government, healthcare, public safety, technology, communications, community culture and diversity. On October 4, our cohort worked for 4 hours hanging sheetrock at Habitat for Humanity's 4-plex on Cotton Lane. Here's a link to our volunteer video <https://www.youtube.com/watch?v=MocYEy9Lxss>. On October 13, our cohort toured the Northfield Historical Society and Art's Guild.

Local Housing Trust Fund

Staff met with Elizabeth Glidden (MN Housing Partnership) regarding the creation of a Local Housing Trust Fund. Glidden posed questions related to how Northfield intends to use funds strategically and effectively. Glidden also shared some of her history and experience and will be a solid resource. City Attorney and HRA staff has begun the process of drafting an ordinance. Once the ordinance is drafted, staff will present information to Council for their consideration. Establishing a Local Housing Trust Fund makes the City of Northfield eligible to apply for an additional dollar-to-dollar matching grant from the state. An application has not yet been made available for the additional funding.

SE MN NAHRO Kickoff

October 18 was the kickoff for the Southeastern Minnesota National Association of Housing and Redevelopment Officials. This is a housing collaboration consisting of city and county housing authorities.

Website

The HRA, Building Department and Planning has been working with Kara Trygestad in Communications to update the City of Northfield's website to make navigating home and yard questions easier. Please feel free to see the progress so far: <https://ci.northfield.mn.us/1483/Home-Yard>

COVID-19 Rental Assistance

Federal Emergency Rental Assistance is now accessible to Minnesotans through MN Housing Finance Agency at www.RentHelp.MN.org <http://www.RentHelp.MN.org>

- Assistance is for renters at or below 80% AMI financially impacted by COVID-19
- Each household is limited to 15 months of assistance, can retro back to March 2020
- Landlords can apply on behalf of tenants

The eviction moratorium is ending

Know your rights. Mark these dates. Learn what you can do to stay in your home.



JUNE 30, 2021	JULY 14	AUG 13	SEPT 12	OCT 12	JUNE 1, 2022
Your lease could be terminated if you materially violate your lease agreement (does not include nonpayment of rent). You could be evicted if you qualify for rental assistance but refuse to apply.	You could be evicted if you materially violate your lease agreement (does not include nonpayment of rent).	Your lease could be terminated if you have not paid your rent and are not eligible for COVID-19 rental assistance.	You could be evicted if you have not paid your rent and are not eligible for COVID-19 rental assistance.	All lease termination and eviction protections are lifted except for eligible renters with pending COVID-19 rental assistance applications.	All lease termination and eviction protections are lifted.

Know your rights and responsibilities

- 15-day notice**
Between now and Oct. 12, property owners must give tenants a 15-day notice before they file an eviction for nonpayment.
- Apply for help**
You might be eligible for rental assistance. Go to [RentHelpMN.org](https://renthelpmn.org) or call 211.
- Refuse to apply?**
Tenants who are behind on rent and eligible for help but refuse to apply can be evicted starting June 30.
- Have legal questions?**
Visit [LawHelpMN.org](https://lawhelpmn.org) for additional information and legal resources.

COVID-19 Homeowner Assistance Fund

Minnesota Housing Finance Agency is now requesting proposals from community-based organizations to partner in outreach and engagement with Minnesota homeowners regarding housing stabilization and foreclosure prevention services for the HomeHelpMN COVID-19 Homeowner Assistance Program. Community Connectors will be critical partners in informing homeowners about available services and access the Home HelpMN program. RFP responses are due October 12, 2021. Program is estimated to be available to homeowners early 2022.

Alternative Options:

N/A

Financial Impacts:

N/A

Tentative Timelines:

N/A