



Legislation Details (With Text)

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Title: The HRA Board shall be given an update on outstanding HRA/City and housing related items.
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Date	Ver.	Action By	Action	Result
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Meeting Date: September 27, 2022

To: Members of the Housing & Redevelopment Authority

From: Melissa Hanson, Housing Coordinator

The HRA Board shall be given an update on outstanding HRA/City and housing related items.

Action Requested:

There are a number of outstanding items related to and connected to the HRA, City, and housing in the community. Below is a summary update on each item. The Board has the opportunity to discuss or ask questions about each item individually if desired.

Summary Report:

Viking Terrace

HRA staff was invited to participate in a presentation by the Development Coordinator for NorthCountry Foundation regarding the process of creating a cooperative ownership structure for manufactured home communities. There were 23 individuals in the meeting representing local non-profits (including healthcare representatives) and government entities. The biggest hurdle that NCF representatives see to creating a cooperative is the apparent lack of a willingness by the community's corporate owners to sell. As long as the corporation is unwilling to sell, creating a co-op is not an option. The expected lot rent fee increases - as described by existing and former similarly situation manufactured home owners - is alarming to many. HRA staff was invited and attended a picnic hosted by the Resident's Association at Viking Terrace on Sunday, September 18. Staff counted more than 100 attendees. The Northfield Police Department shared information on how and when to contact police.

HRA staff has provided the Viking Terrace Resident's Association with information on the MN Housing Manufactured Home Community Redevelopment Program and related resources to community members willing to assist with the application process.

Community Development staff is evaluating several potential options for preserving affordable housing options for manufactured home residents and single family homeowners. These potential options include exploring

rent stabilization activities.

Riverside

HRA staff has invited the owner of Riverside to meet with City Planning and Housing to develop a site plan that will allow for Riverside to bring in newer manufactured homes. Riverside's owner received a MHFA Manufactured Home Community Redevelopment Program grant to update infrastructure to 33 lots in the community. The owner has indicated interest in meeting after the first of the New Year.

Spring Creek II Groundbreaking

Three Rivers Community Action hosted a groundbreaking event at Spring Creek for Spring Creek II on August 24, 2022. It is really happening and construction of 32 affordable housing units is moving forward!

Habitat for Humanity

Staff met with the Habitat for Humanity ED to talk about potential partnerships. Cost of land and labor and material shortages were focus of the discussion. Creative partnerships and creative housing options were also discussed.

Local Housing Trust Fund

A draft policy for Northfield's Local Housing Trust Fund was included in the August packet. More discussion to happen at October's Work Session.

Fair Housing Month April 2023

As a requirement for receiving Community Development Block Grant (CDBG) funds, the City of Northfield is required annually to reaffirm our commitment to Fair Housing. Historically this has been done through Resolution. HRA has partnered with Northfield Library and staff liaison to the Human Rights Commission to highlight Fair Housing. Staff has contacted Carleton College for partnership and support. More information to come.

Washington Street

Washington Street will be re-roofed on Wednesday, September 28. Closing on the property has been pushed back to November 1. Pillar Construction will do the work covered by the city-wide claim for the April 2022 hail storm.

Rent Survey

HRA staff sent 323 postcards to landlords who have rental licenses in Northfield. The HRA is looking for rental rates and other information. The survey can be accessed by these links:

[<https://Northfieldmn.gov/RentDataSurvey>](https://Northfieldmn.gov/RentDataSurvey)

[<https://www.Northfieldmn.gov/RentDataSurvey>](https://www.Northfieldmn.gov/RentDataSurvey)

[<https://www.surveymonkey.com/r/DRDQGY7>](https://www.surveymonkey.com/r/DRDQGY7)

October HRA Work Session

Due to the Boards and Commissions Training beginning at 5:30 on Tuesday, October 25 at the NCRC, October's HRA Work Session will be from 3:00 to 5:00. This will replace the Regular Meeting. Agenda Items:

- Policy and criteria for sale of HRA property;
- Development of HRA owned properties;
- Review of HRA existing programs that have been historically budgeted through CDBG: Manufactured Home Rehab loan, Single Family Home Rehab Loan, Down Payment Assistance, Aging in Place Grant.

Alternative Options:

N/A

Financial Impacts:

N/A

Tentative Timelines:

N/A