



## Legislation Text

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**File #:** 18-138, **Version:** 1

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**DATE:** March 8, 2018

**TO:** Members of the Housing & Redevelopment Authority

**FROM:** Janine Atchison, Housing Coordinator

2018 Street Assessment Assistance Program

**SUMMARY AND ACTION REQUESTED:**

2018 street assessment types and areas.

**BACKGROUND:**

The objective of the City of Northfield Street Assessment Assistance Program is to lessen the financial burden of the 2018 street assessments for income eligible households in Northfield, Minnesota. Financial assistance up to \$3,000 may be provided to assist with required street assessment expenses for income-eligible homeowners. This assistance is in the form of a grant and will not need to be repaid to the City. This program is funded with tax levy dollars awarded to the HRA.

Eligibility:

- The owner's income must be below 80% of the area median income as established by HUD for Rice County.
- The homeowner must utilize the assessed property as their primary residence. Properties that are owned but lived in by a third party are NOT eligible for assistance.
- Properties currently for sale, have been for sale or are in escrow anytime since Feb 15, 2018, are not eligible for this program.
- Homeowners who are in default of their property taxes are NOT eligible unless a written repayment plan has been accepted by Rice County.

Financial Assistance:

The maximum assistance **shall not exceed \$3,000**. Assessment amounts to be awarded are based on the type of street project being completed and the assessment total for the individual property. The following terms apply:

- Full Reconstruction - ½ of assessment or \$3,000, whichever is less
- Street Reclamation - ½ of assessment or \$2,500, whichever is less
- Mill and Overlay - ½ of assessment or \$2,000, whichever is less
- Overlay- ½ of assessment or \$1,500, whichever is less

The award is paid directly to the City. The homeowner is responsible for paying the remaining balance.

**ANALYSIS:**

The HRA has budgeted \$40,000 for the 2018 Street Assessment Assistance Program. The 46 residential properties affected by the 2018 street projects will have either a full reconstruction and 2 will have an overlay.

The project area for 2018:

- Division Street from Eighth Street to Sixth Street
- Seventh Street from Water Street to Washington Street
- Washington Street from Woodley Street to Second Street
- City Hall Parking Lot - 801 Washington Street, Northfield, MN
- Washington Street and Fifth Street Parking Lot - Lot 1, 2, 4 of Block 33 - Northfield Original Town Plat
- Washington Street Parking Lot 1(Third Street Lot) - 300 Washington St. S., Northfield, MN
- Washington Street Parking Lot 2(Grand Event Center Lot) - Lot 2, Block 23 - Northfield Original Town Plat

Applications for street assessment assistance will be taken beginning in March 26, 2018. All applications must be received no later than September 14, 2018 to be considered for assistance.

The Street Assessment Assistance Program began in 2012. Since that time, the HRA has assisted 61 moderate & low-income families with street assessments at an average of \$2,010 per family.