

# City of Northfield HRA Update




Melissa Hanson  
Housing Coordinator  
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***The HRA is authorized by state statute to provide sufficient supply of adequate safe & sanitary dwellings.***

### **Statutory Requirements**

- 1987 Legislation (MN Statute 469.001-047)
  - Established by Enabling Resolution  
Reactivated by Enabling Resolution
  - Board Size – 7
  - Officers
  - Budget Resources and Levy (0.0185%)
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# ***What Can the HRA Do?***

*Housing Redevelopment Authorities (HRA's) to create new housing and protect existing housing.*

## HRA

- Acquire Property
- Issue Loans
- Enter into Contracts
- Limited Partnerships
- Joint Powers Agreements
- Issue Bonds
- Marketing & Public Relations
- Studies and Research
- Tax Increment
- Tax Abatement

## Limitation of Powers

- Enabling Resolution Restrictions from Governing Body
- Bonding Authority
- HRA Composition




# ***Northfield HRA Resources***

## **Local Resources**

- Tax Increment Finance
- Tax Abatement
- Property Tax Levy
- Community Development Block Grants (CDBG)

## **Partner Resources**

- Dakota County Community Development Authority (CDA)
  - USDA Programs
  - MN Housing Finance Agency
  - MN Housing Partnership
  - Greater MN Housing Fund
  - Rice County HRA
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# HRA Properties

Properties owned by the HRA

- 11.18 Acres at Southbridge
- 517 Washington St S (Duplex)
- 2007 Hidden Valley Rd
- 2330 Elianna Drive
- 2334 Elianna Drive



# ***Northfield HRA Partners***

## **Three Rivers Community Action Agency**

- Spring Creek Townhomes – Spring Creek II
- North & South Oaks Apartments
- Northern Oaks Townhomes



## **Northfield Community Action Agency**

- HRA provides two dwelling units for homeless transition program
- Manufacture home repair program
- Homeless/shelter programs



## **Northfield Union of Youth**

- Wallflower Project (Host homes for homeless youth)



# HRA Budget - 2021

## **Fund 295**

### Revenue

- Levy \$278,204
  - Rent \$ 49,752
  - Investments \$ 15,000
- \$342,956

### Expenditures

- Personnel \$117,552
  - Services \$ 89,755
  - Rental/Land Costs \$ 50,649
  - Programs \$ 85,000
- \$342,956

- Street Assessment Assistance
- Fall Clean Up
- NUY Wallflower Project
- HRA Portfolio Review

## **Fund 250**

### **CDBG Program**

Annual allowance-Approx \$65,000

- Downpayment Assistance Program
- Residential Rehab Program
- Mobile Home Rehab Program



# Recent Northfield Projects & Programs





# Grow & Maintain Housing

## Recent Development

- Maple Brook Townhomes- opened spring 2020
  - 24 units of affordable housing was added using TIF. 5 units rented to households at 50% AMI, remaining 19 units affordable for those households at 80% AMI. All units rented prior to project completion.



# Grow & Maintain Housing

## Current Development

- 5<sup>th</sup> Street Lofts- opening Spring 2021
  - 8 units of affordable housing to be added



- Timberfield Apartments- opening Summer 2021

- 2 buildings, 36 units each of market rate units
- 2 2-bedroom fully accessible units



# Grow & Maintain Housing

## *Future Development*

- Spring Creek II Townhomes -32 Units (2, 3, & 4 bed) - construction will begin Spring 2021
- Habitat for Humanity – 4 townhome units and 1 single family home to be built in 2021



# Grow & Maintain Housing

## Rental Licensing Review

- WSB Consulting
- Phase I

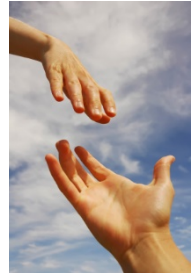


## Housing Market Study

- Project Kickoff Meeting with Hoisington Koegler Group Inc. (HKGI) August 11, 2020
- Completed Product expected by early December, 2020
  - Provide HRA, elected officials, stakeholders & community members an understanding of key housing issues & how they impact the community
  - Inform strategy and policy decisions, housing & funding priorities
  - Convey market opportunities to private investment market



# Grow & Maintain Housing



## *Programs*

- Northfield Union of Youth Wallflower Project
  - Provides host homes for homeless youth
- Street Assessment Assistance Program
  - HRA assist income qualified homeowners with street assessment costs
- Residential Rehab Program
  - HRA assists income qualified homeowners with rehab costs, utilizing CDBG funds

# Grow & Maintain Housing



## ***Programs***

- Downpayment Assistance
  - HRA assists 1<sup>st</sup> time homebuyers with down payment, utilizing CDBG funds
- Manufactured Home Rehab Program
  - HRA assists income qualified MH homeowners with rehab costs, utilizing CDBG funds
- Florella's Mobile Home Coach Removal Project
  - HRA assist with removal of 8 abandoned coaches utilizing CDBG funds

# Grow & Maintain Housing

## *Programs*



- Mobile Home Weatherization Kits
  - HRA partnered with CERTs, Growing Up Healthy and Faribault HRA to provide winter weatherization kits to mobile home park residents
- Fall Cleanup
  - HRA sponsors an annual Fall Cleanup at Viking Terrace, Florella's, and Northfield Estates





# Housing & Redevelopment Authority

## Questions?

*Melissa Hanson*

Melissa Hanson, Housing Coordinator  
City of Northfield  
801 Washington Street S  
Northfield, MN 55057  
Ph: 507-645-3047  
Melissa.Hanson@ci.northfield.mn.us

