



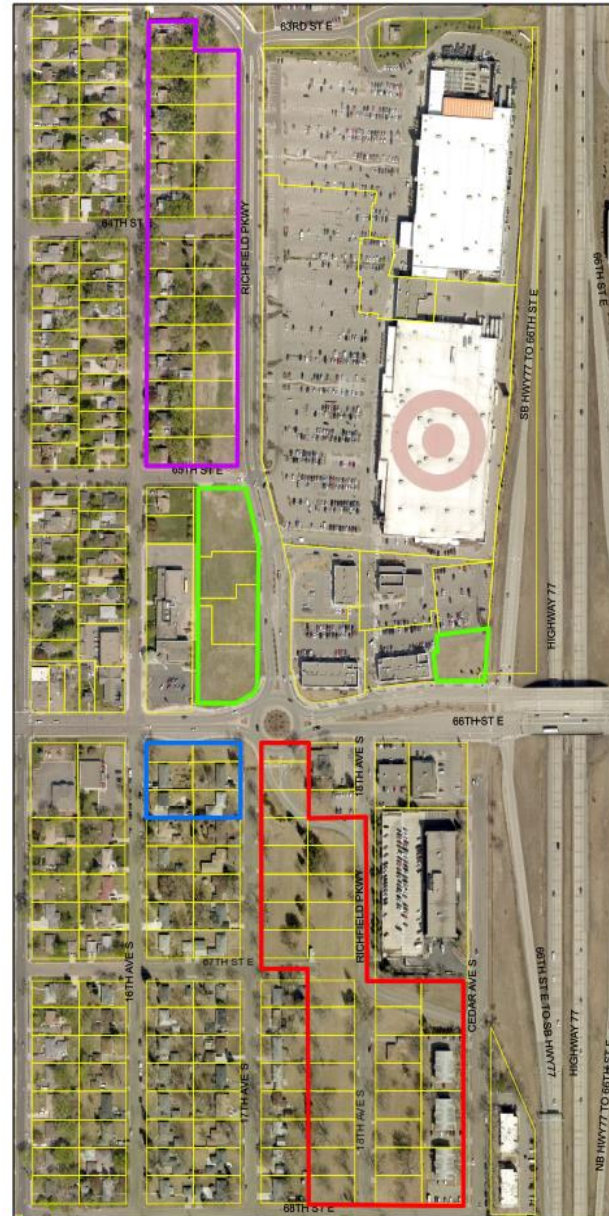
2018 Housing & Redevelopment Authority
Economic Development Authority
Year In Review



Redevelopment

Cedar Corridor Redevelopment

Richfield Parkway / Cedar Point Developments



- Cedar Point Commons Retail (Hempel)
- Retail Development (Interstate Partners)
- Cedar Point II Housing (Boisclair)
- Housing Development (Inland Partners)

RF64 (Cedar Point II Housing)



Plaza 66



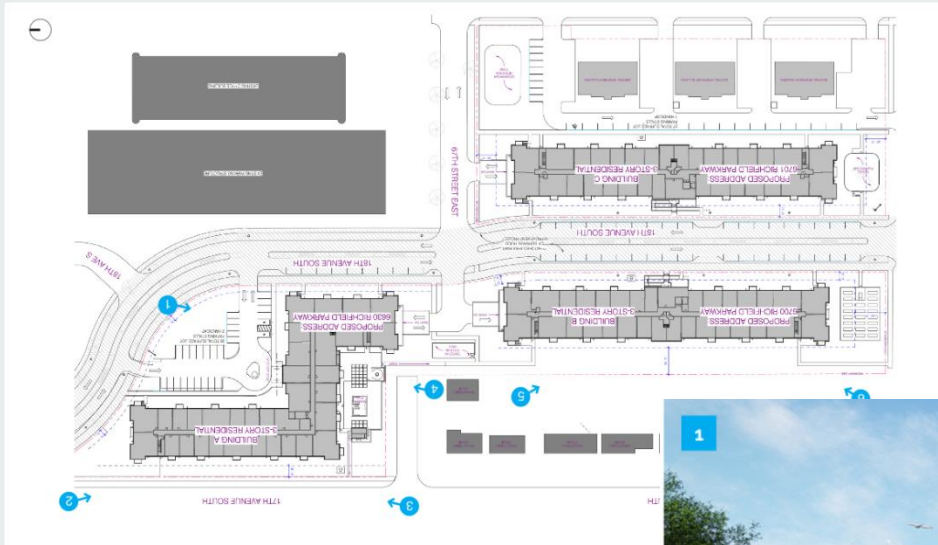
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Cedar Point Commons – Primrose School



The Chamberlain



The Chamberlain



Havenwood of Richfield



Lyndale Gardens



Photos courtesy of
The Cornerstone Group

Lyndale Gardens



Lyndale Gardens





El Jalapeno Market – 1430 66th Street East

Bumper-to-Bumper – 6501 Penn



Commercial Acquisitions



Housing

HRA Programs by Affordability

Home Ownership	Deferred Loan Program				Transformation Home Loans	Rehab
	Acquisition/Rehab				Architectural Consultant	
	Fix-Up Fund				Remodeling Advisor	
	New Home Program (Land Trust, HFH)				Richfield Rediscovered	New Construction
	Down Payment Assistance					Assistance
Rental	Apartment Remodeling					Rehab
	Redevelopment- 20% of Units				80% of Units	New Construction
	Kids at Home					Assistance
	Section 8					
	<30% AMI	31-50% AMI	51-80% AMI	81-110% AMI	No restrictions	



Rental Housing

STRENGTHENING RICHFIELD APARTMENT COMMUNITIES

GOALS

1. Preserve and improve the quality of existing affordable housing while discouraging displacement of our residents.
2. Diversify the housing stock through targeted redevelopment to provide a variety of rental housing opportunities at a range of income levels.
3. Strengthen protections for renters in order to promote housing stability.
4. Provide support to renters and apartment owners and managers to facilitate successful apartment communities.

1. PRESERVE & IMPROVE

Continue rental licensing program.

Provide Richfield Apartment Remodeling Program.

Offer building permit fee reduction for rehabilitation of affordable units.

Develop the Chamberlain: rehabilitation of 33 existing apartments.

Identify NOAH buildings; *meet with owners.*

Identify buildings in need of physical/management improvements; City response team.

Adopt a 4d Policy.

Promote voluntary "Legacy" Program.

3. STRENGTHEN TENANT PROTECTIONS

Implement tenant protection ordinance: 90-day period without non-renewals/rent increases.

Implement Fair Housing Policy.

Enact limit on mass non-renewals.

Enact cold weather rule, in case of mass non-renewals.

2. DIVERSIFY HOUSING CHOICES

Actively seek the development of new apartment communities through targeted redevelopment.

Require 20% affordable units in redevelopment projects or contribution in lieu.

Develop the Chamberlain: 31 new units affordable to households earning less than 50% AMI.

Offer building permit fee reduction for construction of new, affordable units.

Require all projects receiving City assistance to include best practices: Section 8 non-discrimination, provide advanced notice of sale, minimum of 2% of all new units reserved for Section 8 tenants (affordable units).

Implement Inclusionary Housing Policy.

4. SUPPORT RENTERS & APARTMENT COMMUNITIES

Enact Down Payment Assistance Program targeted at Richfield renters.

Continue support of the Kids@Home Program.

Educate apartment owners about the Section 8 Program.

Support the Richfield Apartment Managers' Association.

Develop strategies for recognizing renters as valued members of the Richfield community.

Develop incentives for participation in the Section 8 Program (e.g., landlord/tenant assistance fund).

Create & Implement Tenant Education Programs.



February 2019



Strengthening Apartment Communities

Inclusionary Housing Policy

Fair Housing Policy



RESOLUTION NO. 11549
A RESOLUTION APPROVING THE ADOPTION OF
AN INCLUSIONARY AFFORDABLE HOUSING POLICY

WHEREAS, the Richfield City Council adopted a Housing Policy Vision Statement in 2013 that supports a full range and balance of housing types that match the choices of its diverse residents; and

WHEREAS, the City Council wishes to further support development of high quality housing in the community for households of various income levels, ages and sizes in order to help the City meet its goals of preserving and promoting economically diverse housing options in the City; and

WHEREAS, without intervention, housing prices will continue to rise in new developments;

WHEREAS, the City Council wants to ensure that both the public and private continue to create affordable housing opportunities in the City; and

WHEREAS, the City Council believes that adoption of a policy setting criteria and standards for developers to build new affordable units will assist the City in achieving its housing goals; and

W. THEREFORE, BE IT RESOLVED by the City Council of the City of Richfield, Minnesota, that:

The Inclusionary Affordable Housing Policy is hereby approved and adopted. The City staff is authorized to carry out the policy effective immediately.

Pat by the City Council of the City of Richfield, Minnesota this 25th day of August, 2018.

Pat Elliott
Pat Elliott, Mayor

Libby
Libby, City Clerk



Policy Initiatives

- Two loans were approved
- Two projects were completed



Apartment Remodeling Program

- Two loans were approved
- Two projects were completed



Apartment Renovation Program

Rental Assistance

Section 8 Housing Choice Voucher Program

- Rental assistance for households earning < 50% of the AMI
- 295 households served in 2018



Rental Assistance

- **Kids@Home**

- Local rent-assistance and support services program for working families with children in Richfield schools
- 21 families served in 2018
 - 35 children





Kids @ Home

Para Una Familia Estable

Un programa de asistencia para el pago de la renta hasta de 48 meses de duración.

REQUISITOS:

- Tienen que estar actualmente viviendo en una casa rentada sin subsidio en Richfield (no puede ser casa compartida)
- Tener hijo/s que asistan a la escuela en Richfield (K-12)
- Uno de los padres tiene que tener empleo de por los menos 30 horas a la semana
- No tiene que estar recibiendo ningún otro tipo de ayuda para la vivienda
- El ingreso anual tiene que ser equivalente o menor a los parámetros de ingreso
- Las familias deben ser ciudadanos, residents permanentes, tener estatus migratorio legal, o presentar una carta de un abogado

PARA SOLICITAR:

- Jan 14—25th:** Personas tendrán que descargar el sitio web de la ciudad de www.richfieldmn.gov/kids
- February 1:** El formulario actual y los talones de correspondientes de la ciudad de Richfield
- May 1:** La asistencia de renta para los candidatos completaron el proceso con éxito comenzando mayo de 2019



¿Qué podrías lograr?

- Reducir
- Compartir
- Mejorar su
- Conseguir

Preguntas? City of Richfield at (612) 861-9760, or www.richfieldmn.gov/kids



Kids @ Home

Stable Homes
Stable Families

Get up to 4 years of Rental Assistance!

TO QUALIFY:

- Be a **current** Richfield renter
- Have a child or children in a public, private or charter Richfield school (Kindergarten—Grade 12)
- One adult must work **at least** 30 hours per week
- Must receive no other housing assistance
- Meet income limits

TO APPLY:

- Jan 14—25th:** Download an application at: www.richfieldmn.gov/kids
- February 1:** Complete and submit application to Richfield City Hall
- May 1:** Rental Assistance begins, if accepted into the program!

What might YOU accomplish in 4 years?



"There is so much I have to say about the Kids @ Home program. My first month into the program I developed short term and long term goals. I was able to **purchase a vehicle 2 months into the program**. I worked at cleaning up my credit and paying down debt..... I got a better job and in 2 years **doubled my annual salary**. This is something I thought was impossible!" ~ Program Participant

Questions? Contact the City of Richfield at (612) 861-9760, or www.richfieldmn.gov/kids





Homeownership



First Time Homebuyer Program

- New program launched in Fall 2018
- Available to Richfield renters
- \$10,000 towards downpayment and closing costs
- No-interest, forgivable loan
- 1 loan closed in 2018



Homeownership Programs

- Richfield partnered to give free HomeStretch workshops to Richfield renters
- Spanish language HomeStretch courses were held at city hall
- Collaborated with other organizations to market different homeownership programs



Richfield Rediscovered in 2018

- 3 applications approved for new construction
- 5 homes were completed





Richfield Rediscovered:

**6421 14th Avenue
6525 15th Avenue
6345 Bloomington Avenue**

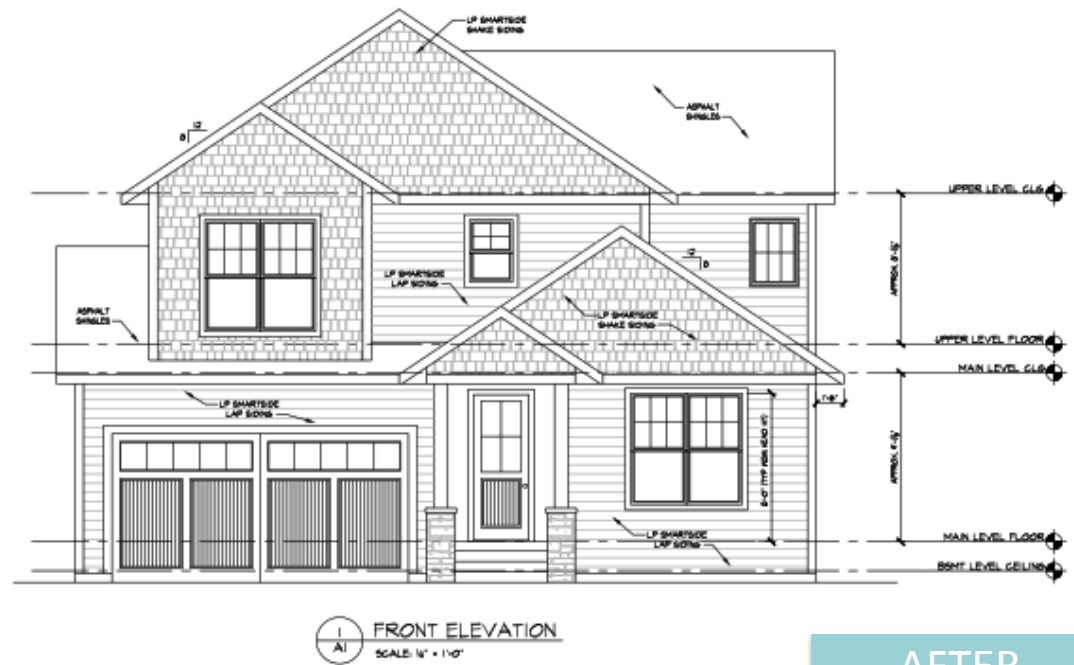


Richfield Rediscovered:

6416 16th Avenue
6420 16th Avenue



BEFORE



AFTER



Richfield Rediscovered, Approved: 7324 Girard



BEFORE



AFTER



Richfield Rediscovered, Approved: 7420 Sheridan



BEFORE



EXAMPLE HOME DESIGNS



Richfield Rediscovered, Approved: 6933 Oliver



New Home Program

In 2018:

- 6800 Portland – Rehab, *completed*
- 7208 Penn – Rehab, *completed*
- 7300 Portland - Sold to Twin Cities



Habitat for Humanity for New
Construction (Spring 2019)





6800 Portland Avenue



7208 Penn Avenue

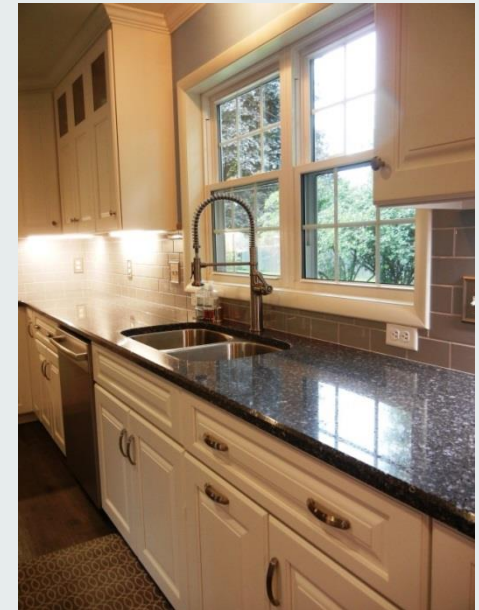


7300 Portland Avenue

Transformation Loan Program

In 2018:

- **7** new Transformation Loans approved
- **2** projects completed
- **5** will be completed in 2019



BEFORE



AFTER



Transformation Loan – 6615 Lynwood Blvd



BEFORE

AFTER





Community Development Block Grant Program (CDBG)

City received \$197,000 in FFY 2018:

- \$47,000 - Deferred Housing Rehab Loan Program
- \$100,000 - Affordable Single Family Acquisition/Rehab or New Construction (*covered in New Home Program*)
- \$50,000 – Down Payment Assistance Program





CDBG: Deferred Loan

Loans for health/safety or maintenance improvements for low-income households.

In 2018:

- 7 projects completed
- 6 projects started
- 24 households on the waiting list
- \$110,000 in repayments recycled back into the Program
- 4 loans matured and forgiven

Center for Energy & the Environment (CEE)

- Contract with HRA to provide remodeling advisor services and administer the Fix-Up Loan to residents
- In 2018:
 - 44 remodeling visits
 - 8 reduced-interest rate loan





Home Energy Squad Enhanced (CEE)

Home Visits include:

- Installation of free, energy-saving products
- Home energy report, including thermal image testing and blower door testing
- Access to vetted contractors, and ability to schedule on day of visit
- **64** households participated in 2018, including 2 low-income households





Architectural Consultations

- \$50 visit, for 2-hr, in-home consult
- Offers design input from licensed architects for large-scale remodeling projects
- 12 participating local architects
- 36 visits in 2018
- Some homeowners go on to hire the architects to design their projects



Asset Management

- HRA Loan portfolio management
 - Over 300 active loans
 - In 2018:
 - 2 Subordination requests
 - 14 Settlements or payoffs
 - 9 maturations



- Realtor workshop, “*Richfield in Focus*”
- Open Streets displays & activities
- 2018 Home Tour canceled due to lack of participation



Events & Outreach

Richfield HRA & EDA 2018 Year-In-Review

Questions?