

# **RICHFIELD IN BLOOM**

THE 2021 REALTOR FORUM



MINNEAPOLIS AREA  
**REALTORS®**



**WELCOME!**









Welcome	9:00
Richfield Public Schools Update	9:10
Richfield Housing Market	9:25
Break 9:55-10:05	
Richfield in the News	10:05
Point of Sale Refresher	10:15
Richfield Housing Programs	10:30
Break 10:55-11:05	
Richfield Sustainability Initiatives	11:05
Redevelopment Update	11:35
Closing	End at 12:00



# **RICHFIELD PUBLIC SCHOOLS**

Dr. Steven Unowsky, Superintendent, ISD 280





*Enriching and accelerating learning*

**R**

**RICHFIELD**  
PUBLIC SCHOOLS

**Realtor Workshop**

May 13, 2021

*Enriqueciendo y acelerando el aprendizaje*



# Welcome

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**RICHFIELD**  
PUBLIC SCHOOLS

## Why Richfield Public Schools?

We deliver a world-class education within a tight-knit community.

- Valuing diversity
- Range of programs and pathways
- Strong relationships with families
- Smart response to the pandemic that incorporated student and family feedback to improve our programming





# District Information: Our Vision



**RICHFIELD**  
PUBLIC SCHOOLS

From our 2021-26 strategic plan.

- Students will receive a challenging, engaging and relevant academic experience which will prepare them for college, career and life.
- All students, families, staff and community members will share a sense of ownership, pride and belonging to Richfield Public Schools, where they will be part of a warm, welcoming and respectful environment that celebrates each and every individual.
- Students will develop life skills, friendships and a sense of belonging through active participation in a variety of extracurricular activities at all grade levels. Activities will be inclusive, providing access, opportunity and a welcoming environment for all students.





# District Information: At-A-Glance



**RICHFIELD**  
PUBLIC SCHOOLS

Richfield Public Schools by the numbers.

- 8 Schools
  - 4 elementary schools (PK-5)
  - 1 middle school (6-8)
  - 1 high school (9-12)
  - 2 specialty programs: Central Education Center (PK) and Richfield College Experience Program (9-12)
- 600 employees
- 4,200 students
- 60 native languages
- Mascot: The Spartan
- Colors: Red and Gray





# Diversity & Equity

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**RICHFIELD**  
PUBLIC SCHOOLS

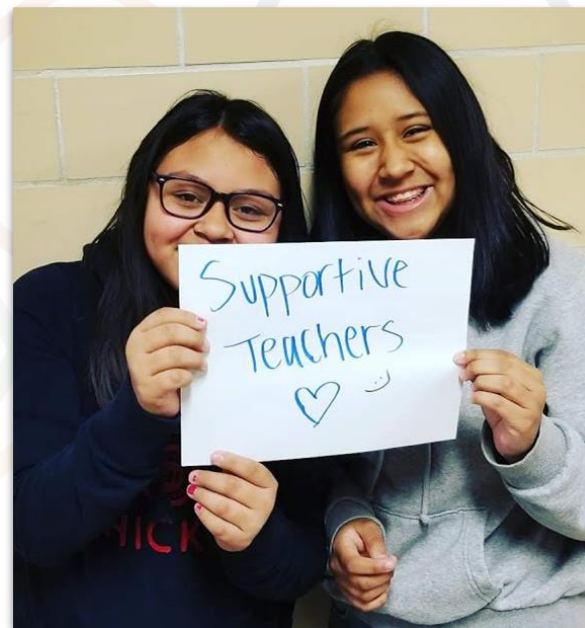
We are committed to viewing and analyzing all of our work through a racial and cultural equity lens so that each individual can learn, grow and excel.

We believe:

- all children have a right to quality education, high standards, rigorous curriculum and powerful instruction
- that valuing our diverse backgrounds, experiences and perspectives fosters unity and empowers all
- it is everyone's responsibility to provide a safe, supportive and engaging environment

We will:

- provide a high quality, competitive educational program
- accelerate achievement for ALL students
- engage family and community members as partners
- ensure an environment where ALL belong





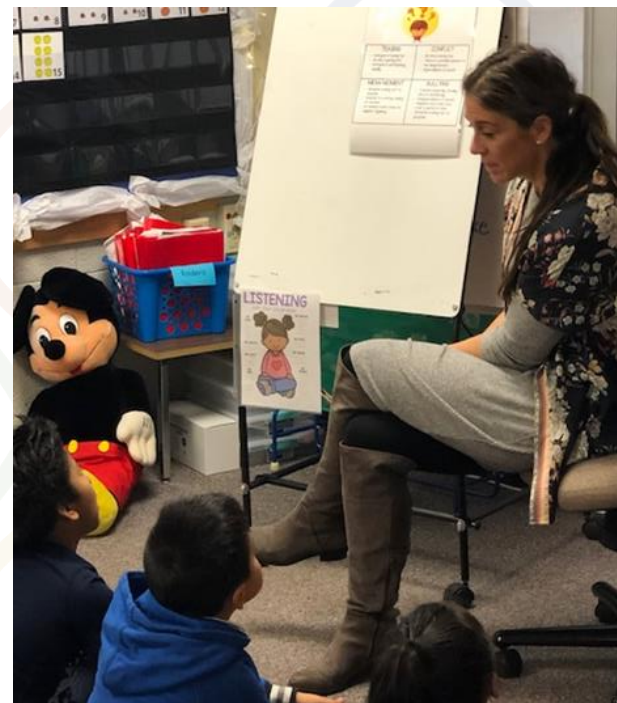
# Centennial Elementary



**RICHFIELD**  
PUBLIC SCHOOLS

Neighborhood school serving families east of Nicollet Avenue

- Small class sizes
- Makerspace: technology, engineering & robotics
- Schoolwide system of support for English Language Learners, Special Education, Reading and Math Intervention and Talent Development
- Beacons Program after school
- Events & activities throughout the year for families
- Volunteer opportunities and community partnerships





# Sheridan Hills Elementary



**RICHFIELD**  
PUBLIC SCHOOLS

Neighborhood school serving families west of Nicollet Avenue

- Emphasis on community
- Artist residency
- Focus on the whole child
- Developing creative and critical thinkers
- Big enough to offer opportunities, small enough to feel like a strong community





# Richfield Dual Language School



**RICHFIELD**  
PUBLIC SCHOOLS

Spanish dual language magnet school open to all students

- Enrollment
- Dual language immersion
- Diverse staff
- Amities exchange program
- Latin American Festival
- Math and Specialists night





# Richfield STEM Elementary



**RICHFIELD**  
PUBLIC SCHOOLS

STEM magnet school provides learning through the lens of Science, Technology, Engineering & Math.

- Diverse Academic Offerings in STEM
  - Accelerated Math Options
  - Science & Engineering Offerings
- Specialists include PE, Art, Music, Technology, and STEM
- Remodel Student Work Spaces & Labs
- Strong Community Partnerships for academic rigor and family support





## Richfield Community Education and more!

- **Early Learning Programs**
  - Preschool for 3s and 4s
  - Early Childhood Family Education
  - Early Childhood Special Education
  - Early Childhood Screening
  - Home Visiting / One-on-One Parenting
- **Community Education**
  - Classes & activities for youth & adult
  - Family activities and field trips
  - Adult ESL/ELL (Metro South)
- **Community Involvement opportunities**
- **Partnerships & Resources**





# Richfield Middle School

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**RICHFIELD**  
PUBLIC SCHOOLS

- Grades 6-8
- Safe, supportive learning community where all students are challenged to reach their highest levels of achievement and grow as individuals
- Exploratory career pathways courses that are aligned with high school learning
- Spanish dual language immersion program
- After-school activities, clubs and athletics





- College in the Schools (CIS)
  - Students earned nearly \$1M in U of MN credits
- Advanced Placement (AP)
- Post Secondary Enrollment
- Extended 7-period schedule
- Early college model
- Nationally awarded business program





# Athletics & Activities



**RICHFIELD**  
PUBLIC SCHOOLS

- Boys basketball state tournament qualifier 2 years in a row
- Boys soccer won conference championship
- Swimming & diving teams highly competitive
- All sports offered for students of any gender
- Wide range of activities and clubs





# Partnerships

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**RICHFIELD**  
PUBLIC SCHOOLS

- Mayo Clinic, Exploradome, Wood Lake Nature Center, and U of MN for award-winning STEM program
- U of MN and 7 metro colleges for top student teacher candidates
- Best Buy, RBCU, other local businesses



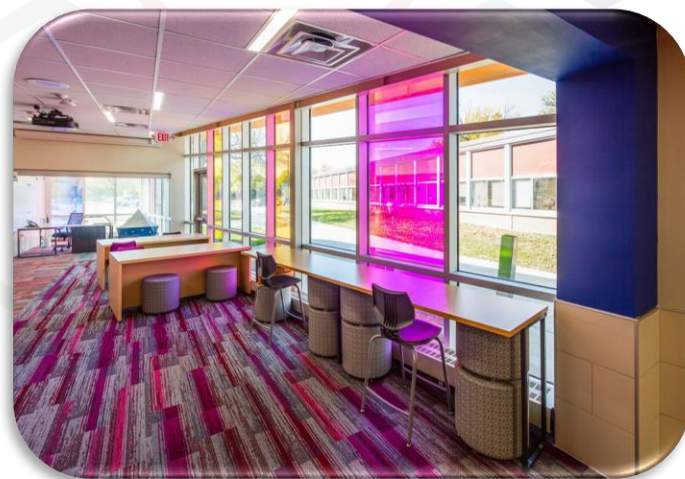


# Facilities



**RICHFIELD**  
PUBLIC SCHOOLS

- In the final year of a \$100,000,000 renovation project for all buildings
- Safety and security enhancements
- Equitable, collaborative, and flexible learning environments
- Many mechanical, electrical, exterior wall and roof systems are being replaced



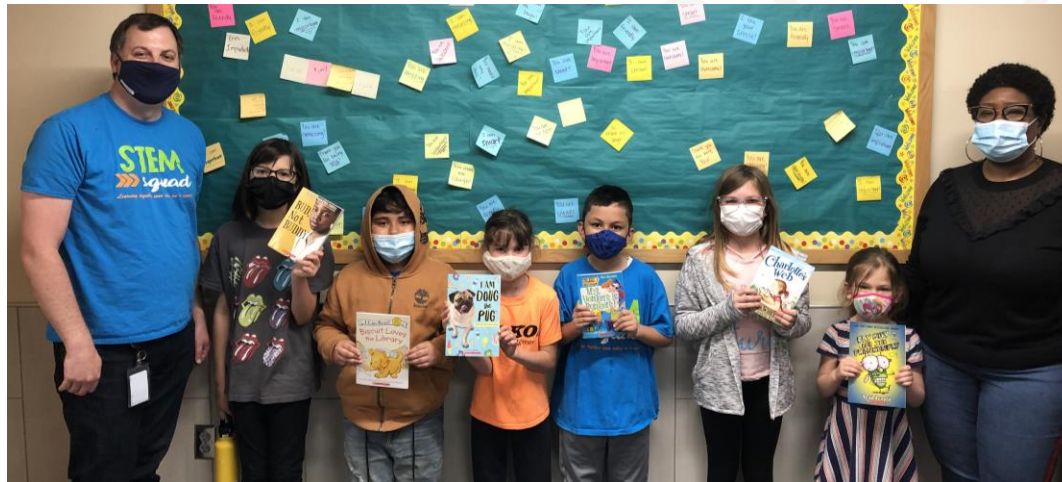


# Results & Highlights



**RICHFIELD**  
PUBLIC SCHOOLS

- Among the lowest class sizes in the metro
  - Active parent organizations
  - Experienced and highly educated staff
    - 72% of our educators have a master's degree or higher
  - Among the highest participation in College in the Schools high school program
- High percentage of bilingual graduates
- Free breakfast and healthy snacks





*Enriching and accelerating learning*

R

**RICHFIELD**  
PUBLIC SCHOOLS

Questions

*Enriqueciendo y acelerando el aprendizaje*

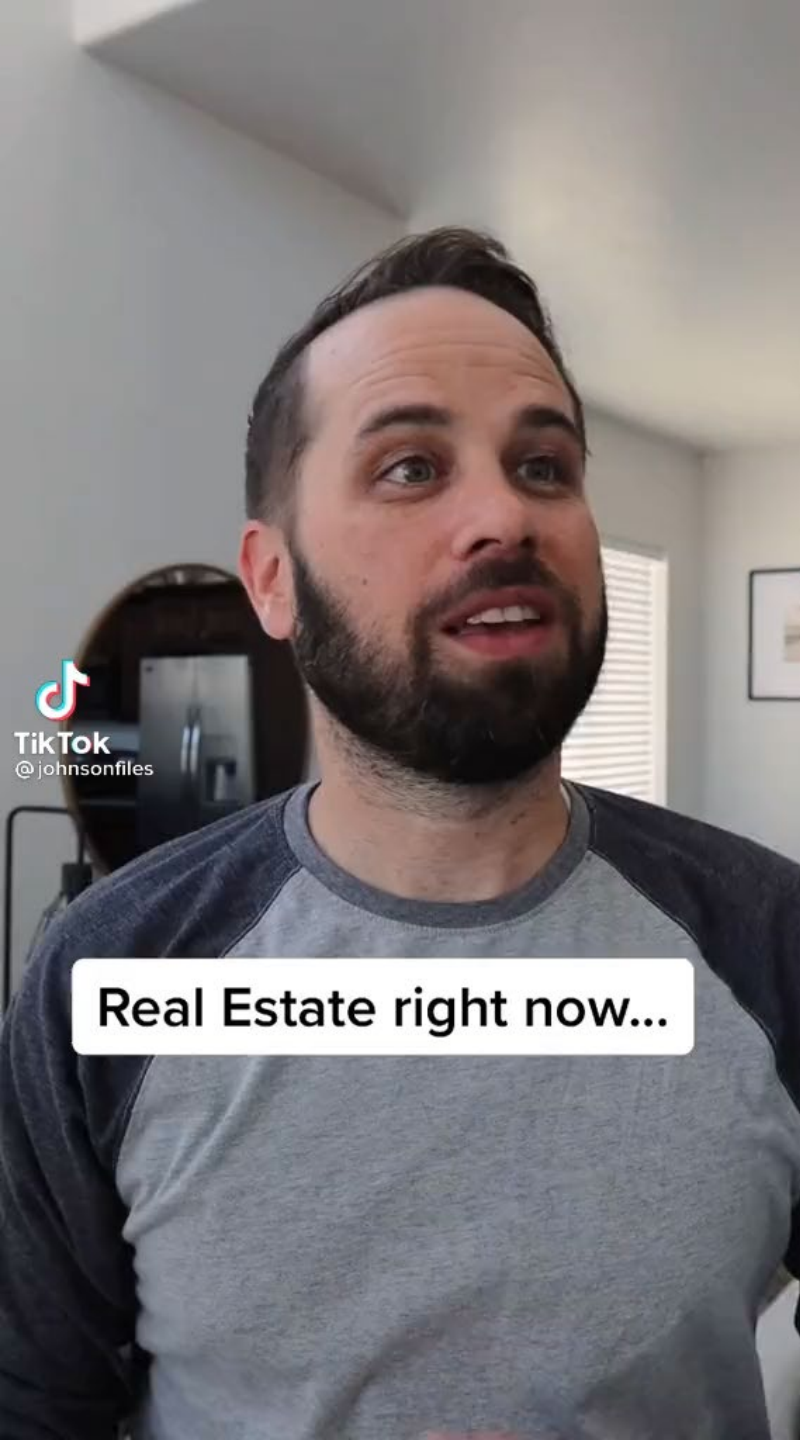


# THE HOUSING MARKET

David Arbit, MAR Director of Research





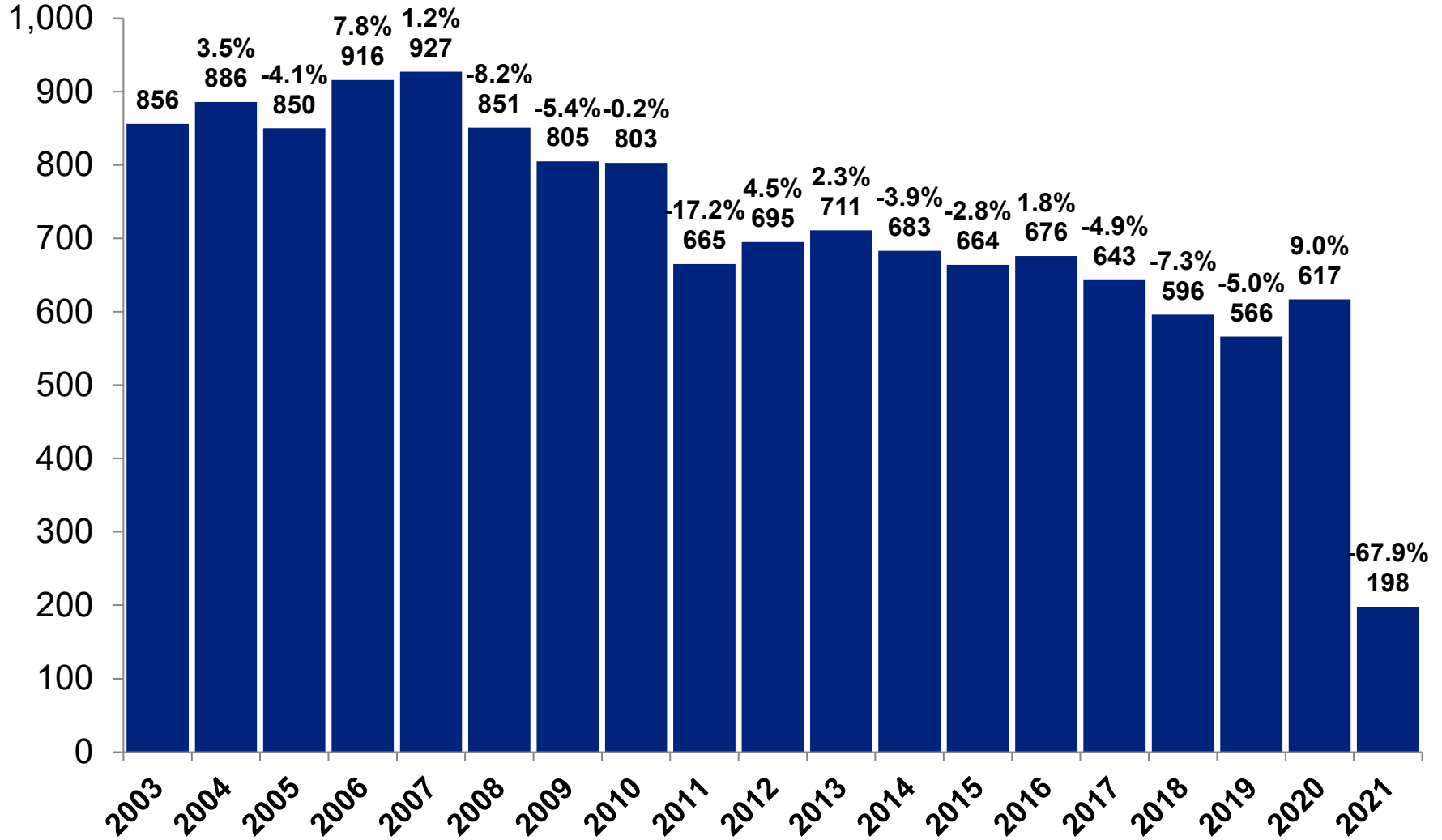


  
TikTok  
@johnsonfiles

Real Estate right now...

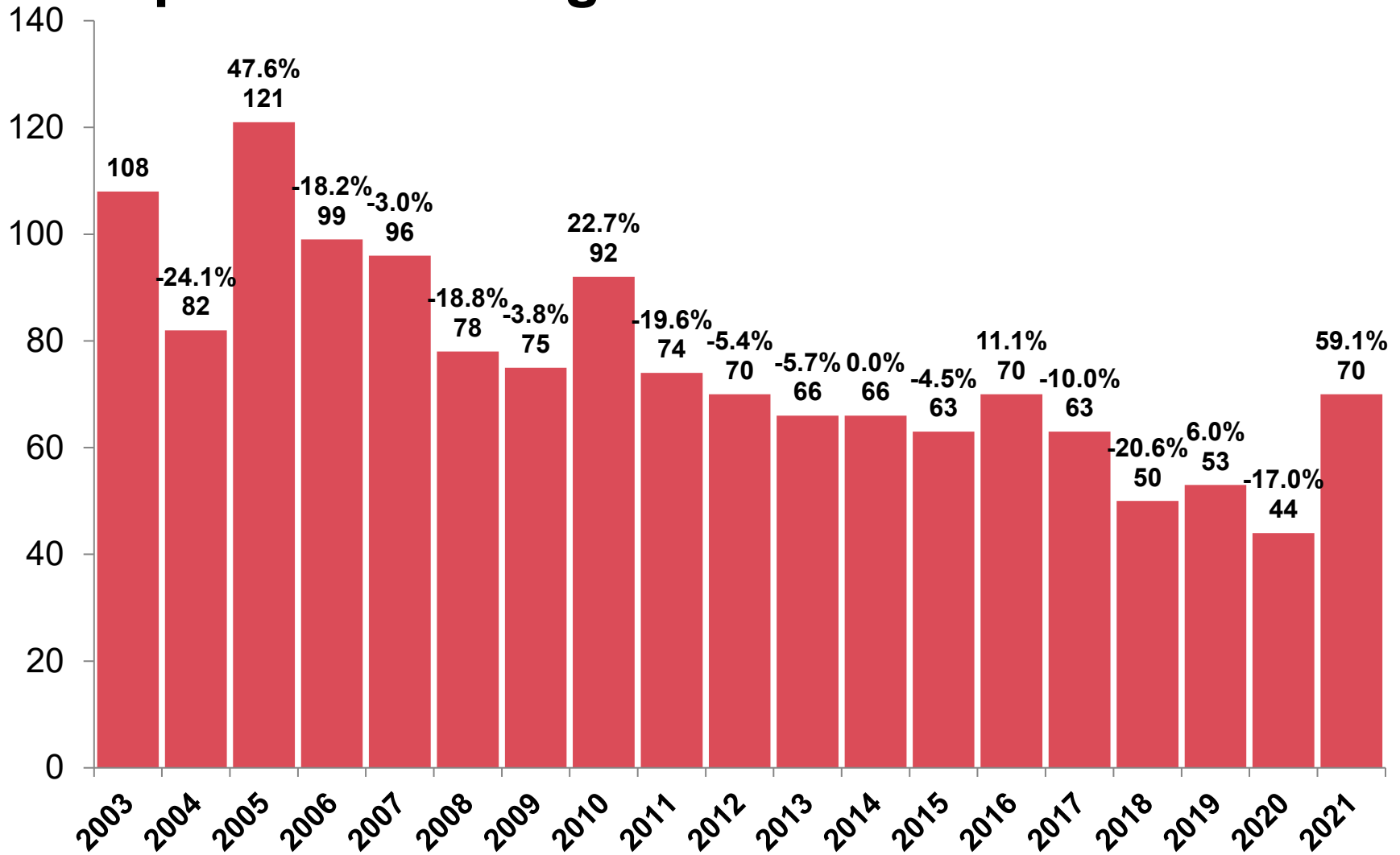


# Annual New Listings – Richfield



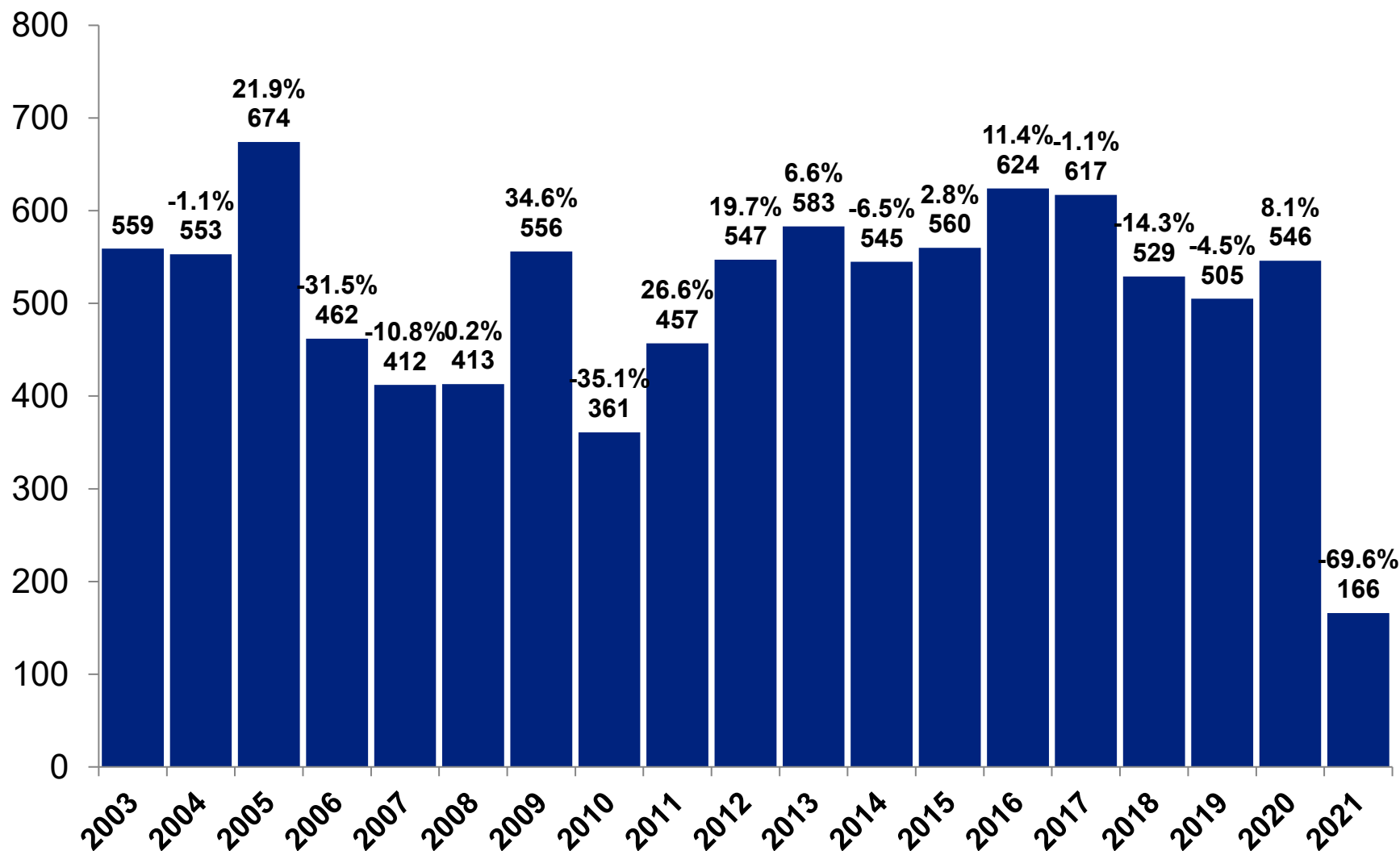


# April New Listings – Richfield



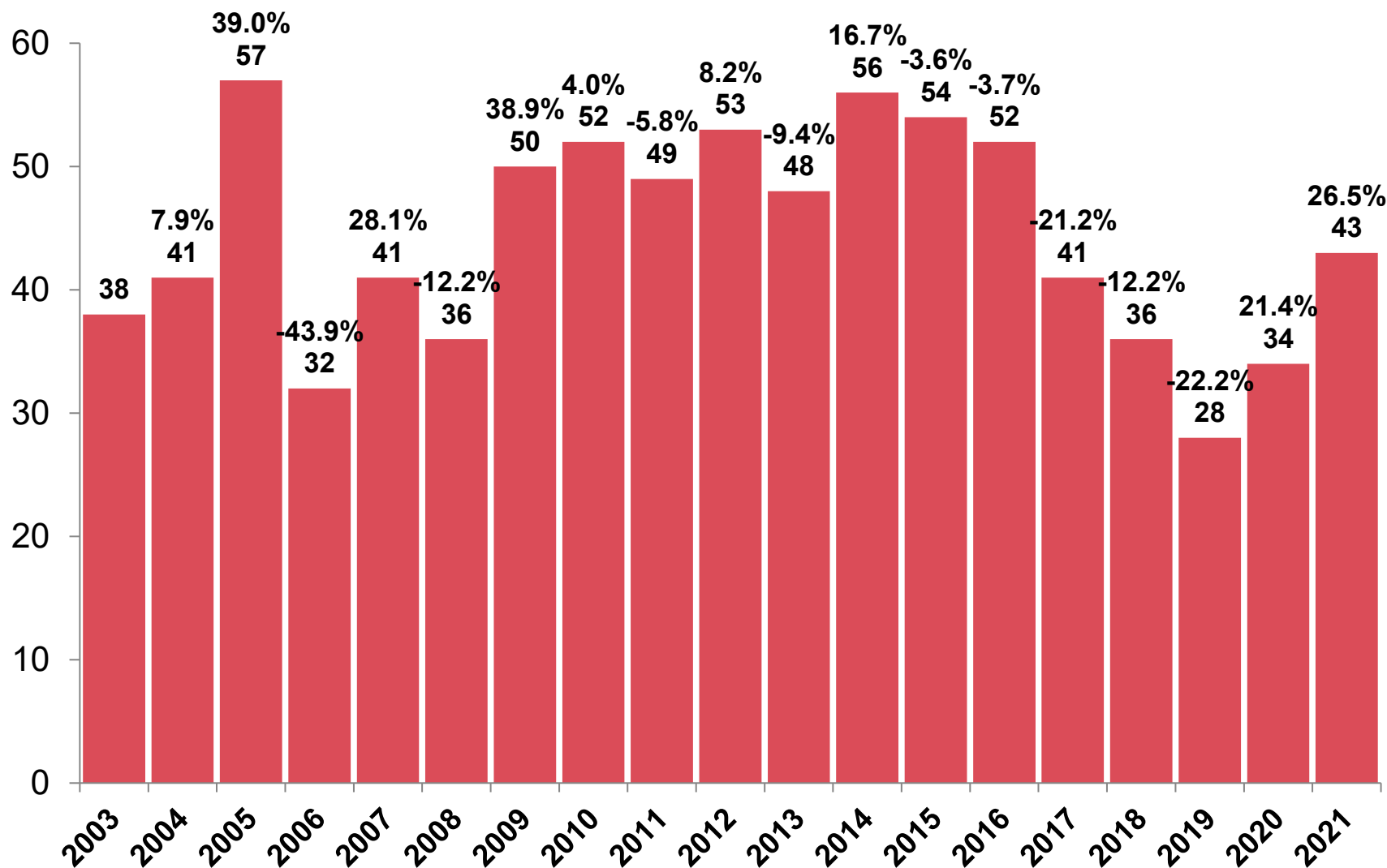


# Annual Closed Sales – Richfield



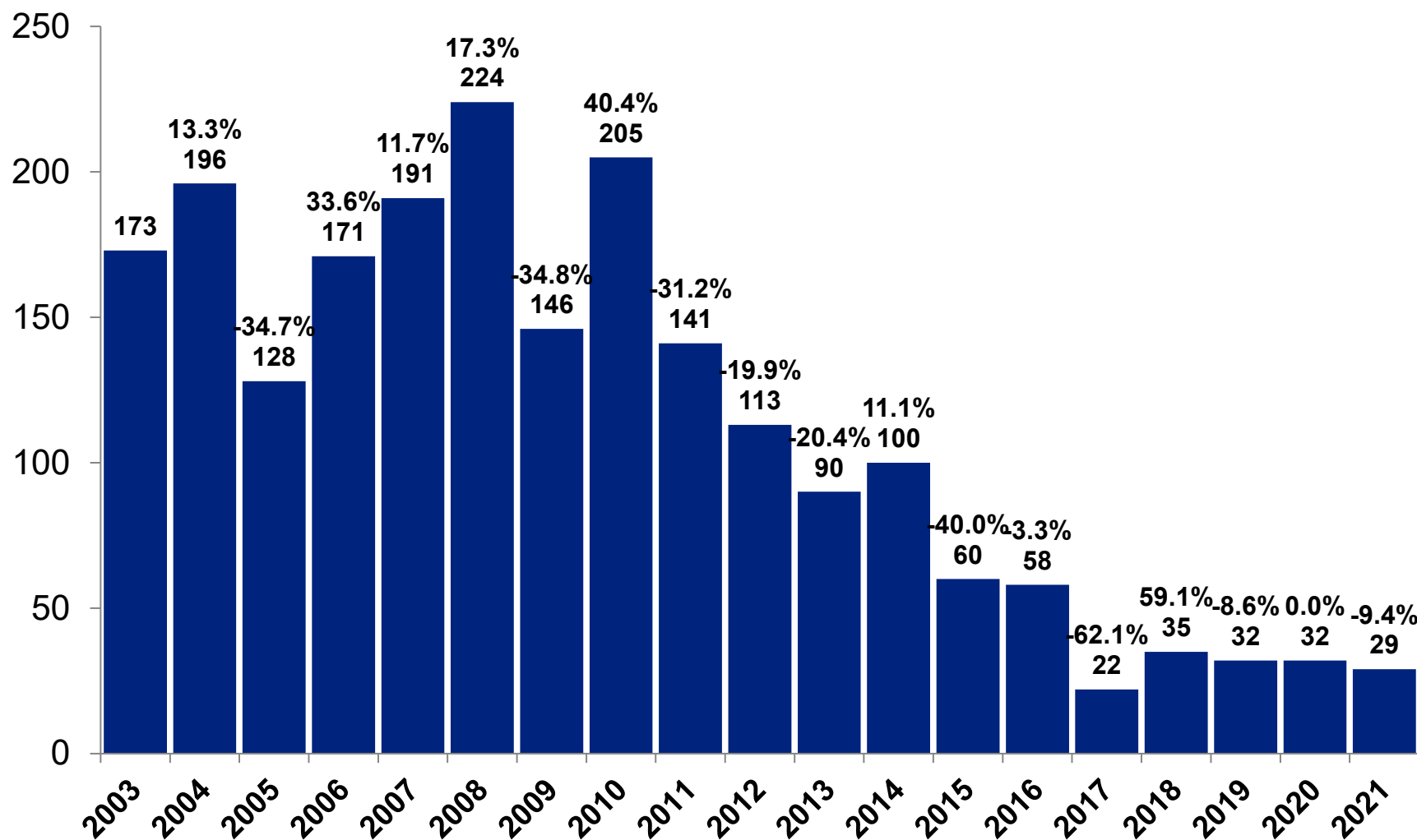


# April Closed Sales – Richfield



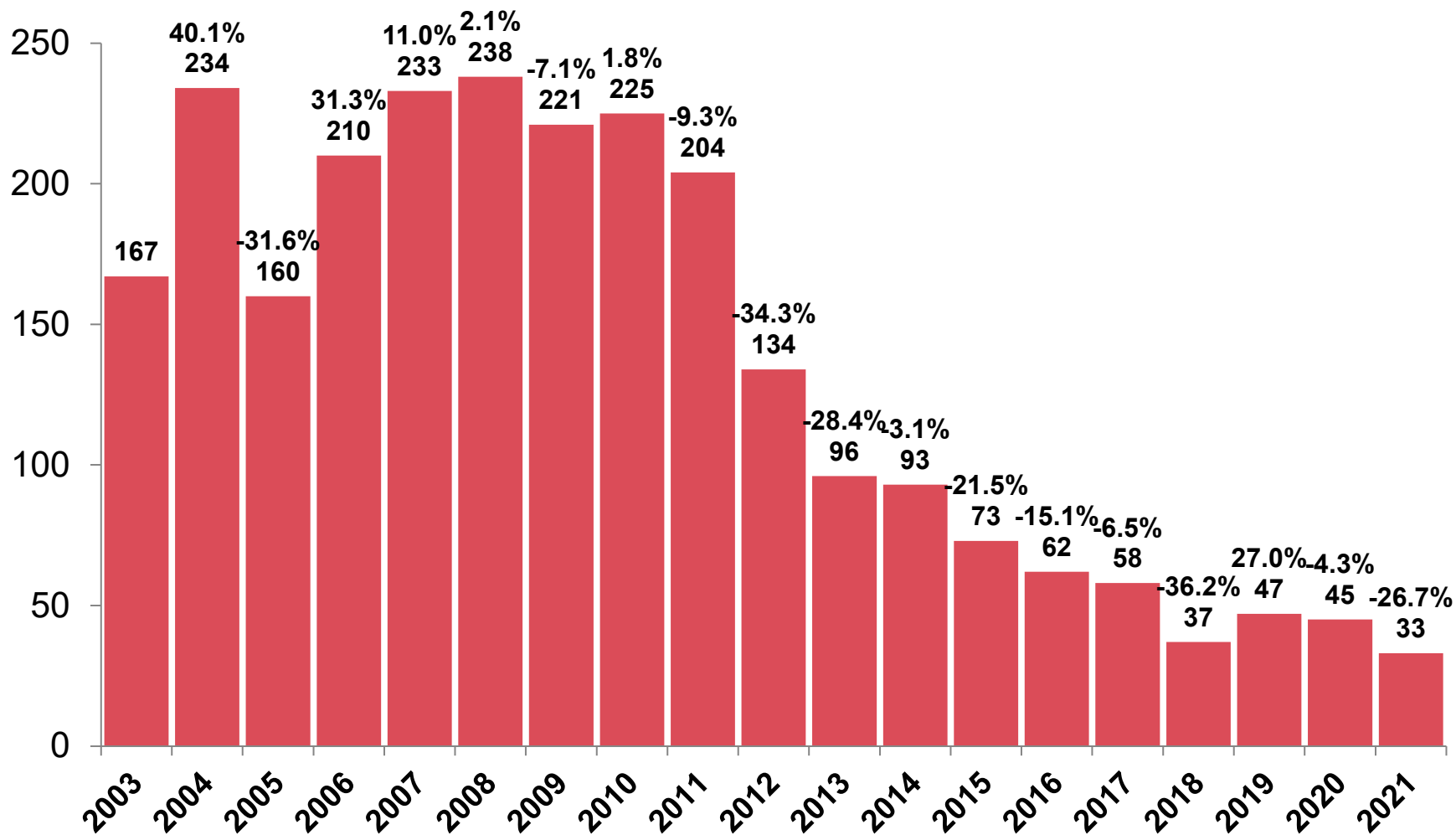


# Annual Inventory – Richfield



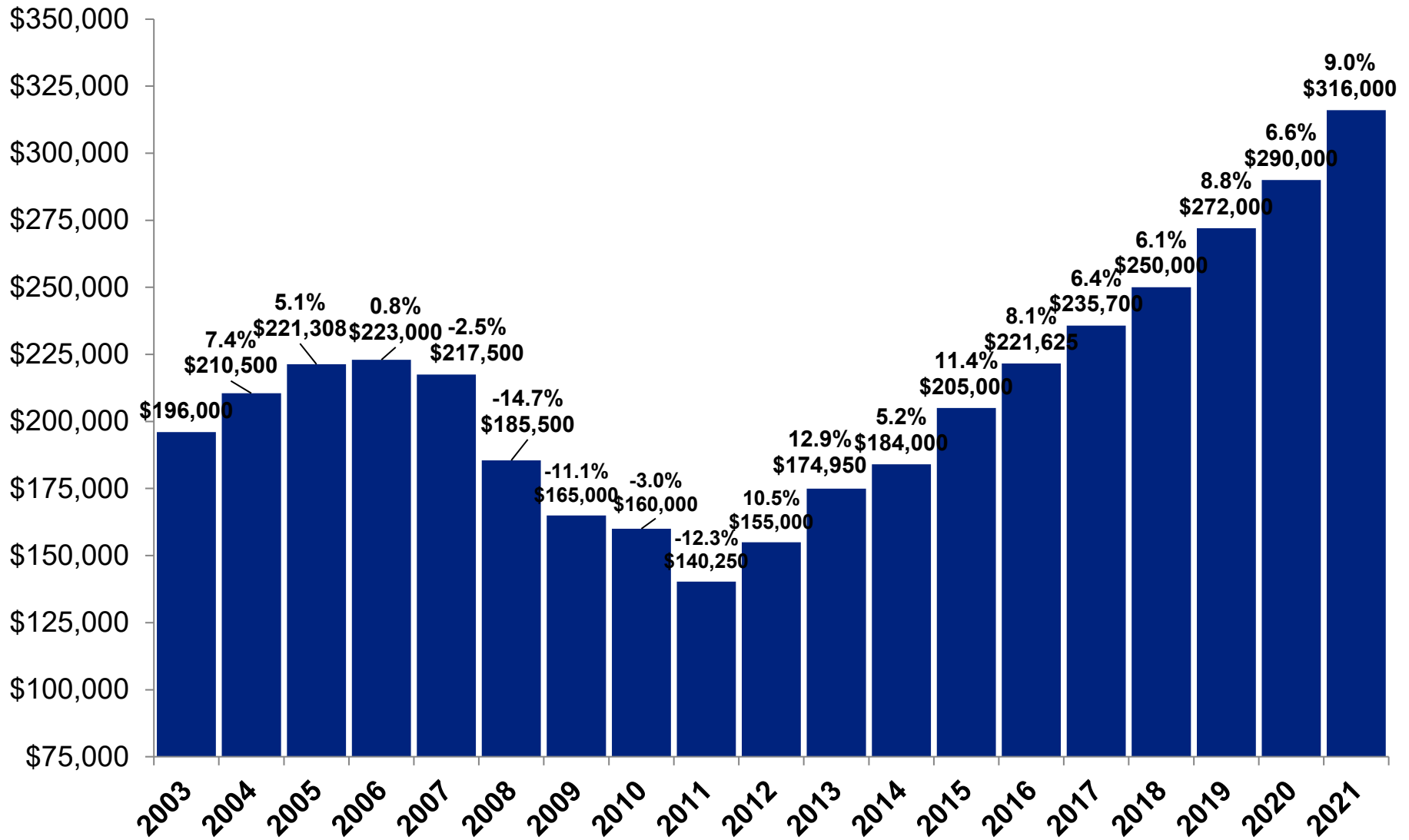


# April Inventory (April) – Richfield



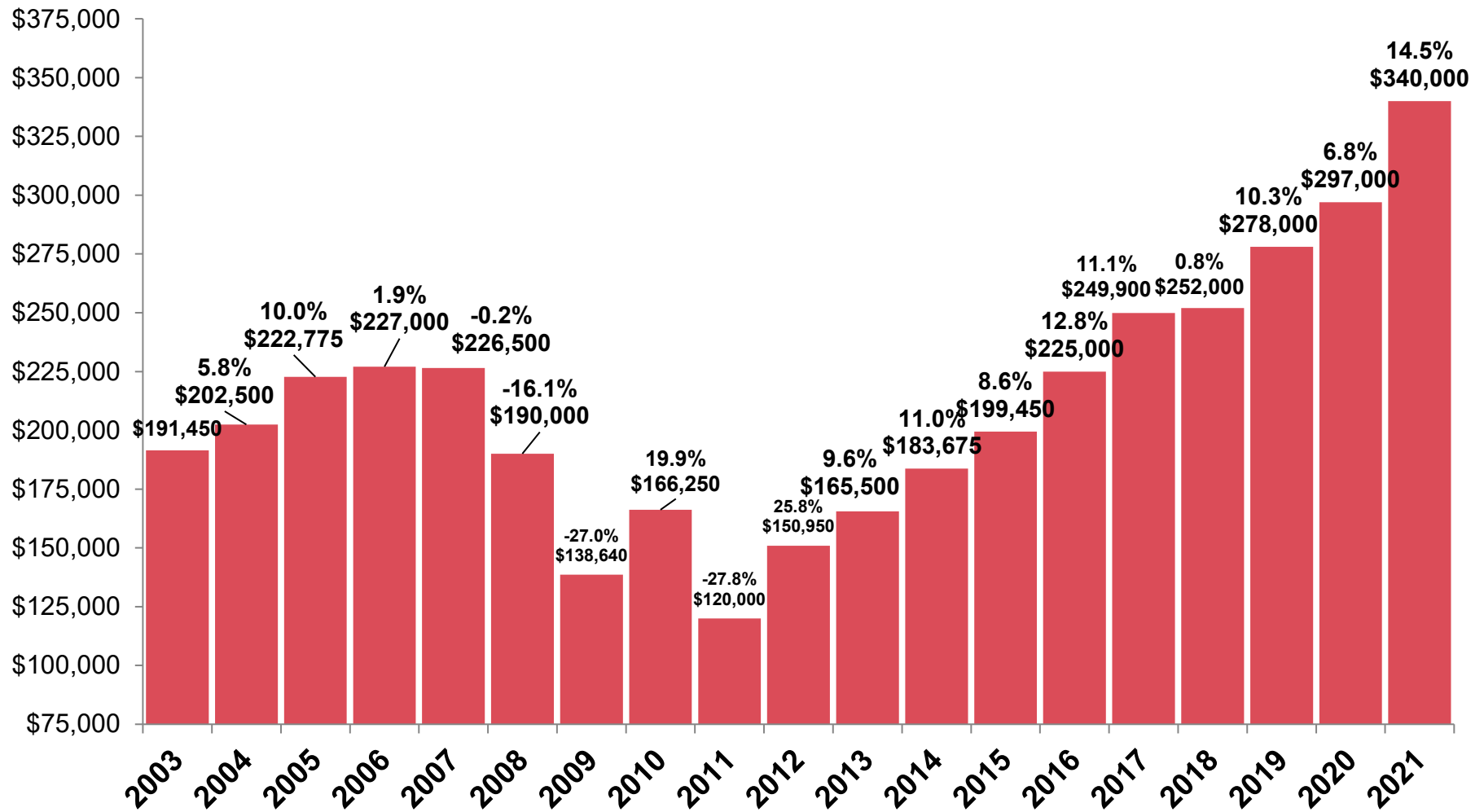


# Annual Median Sales Price – Richfield



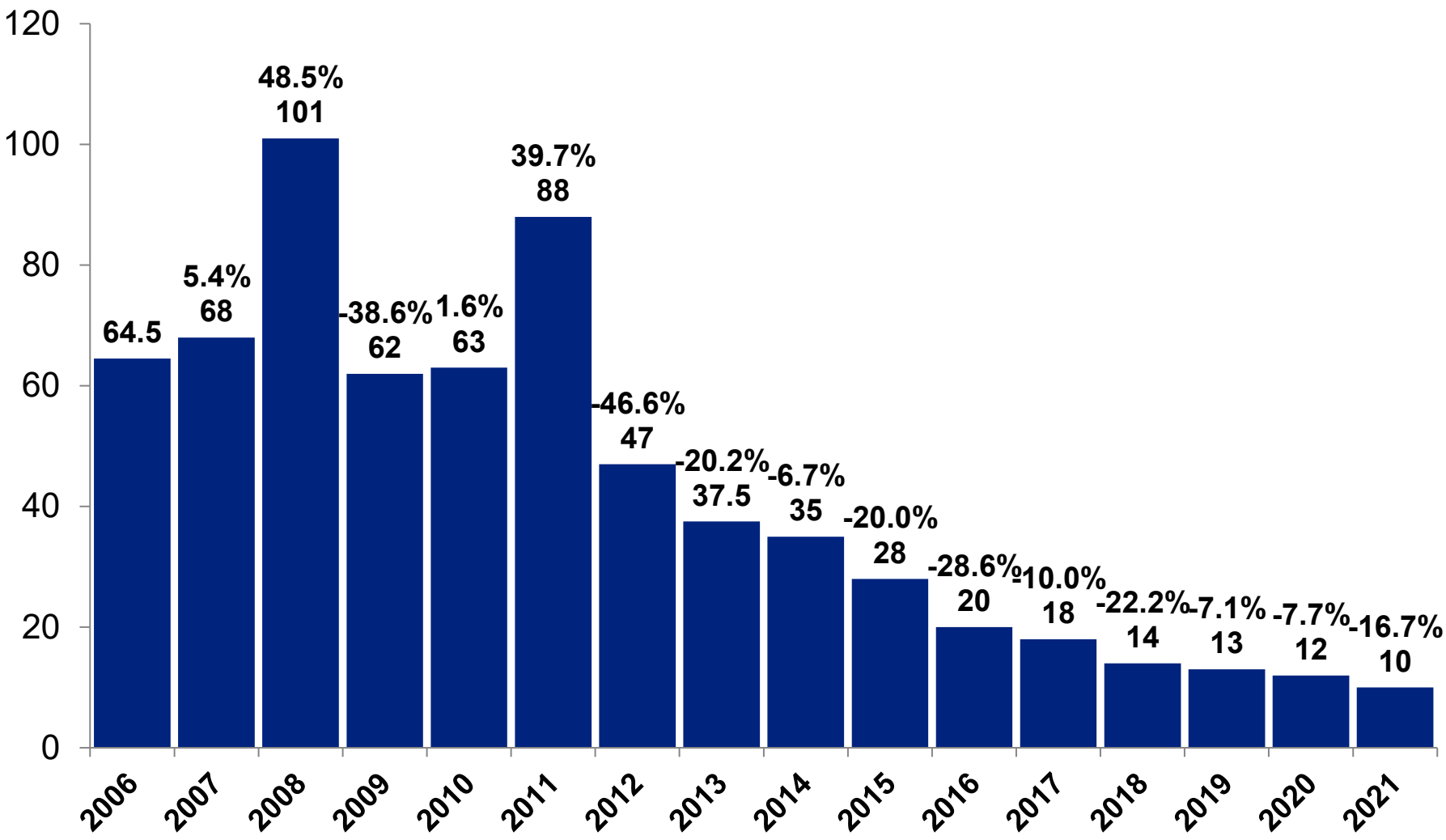


# April Median Sales Price – Richfield



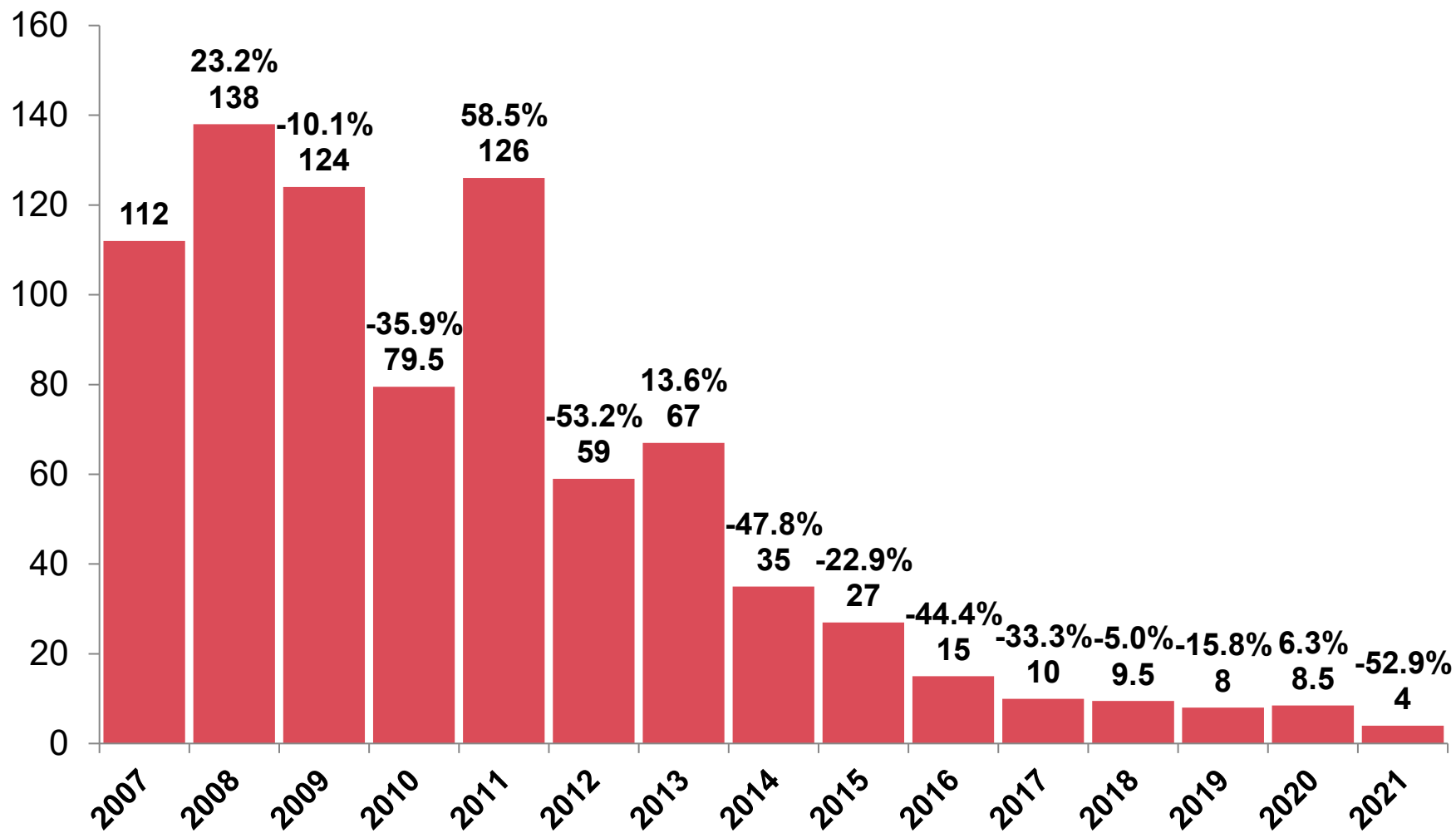


# Annual Days on Market (Med.) – Richfield



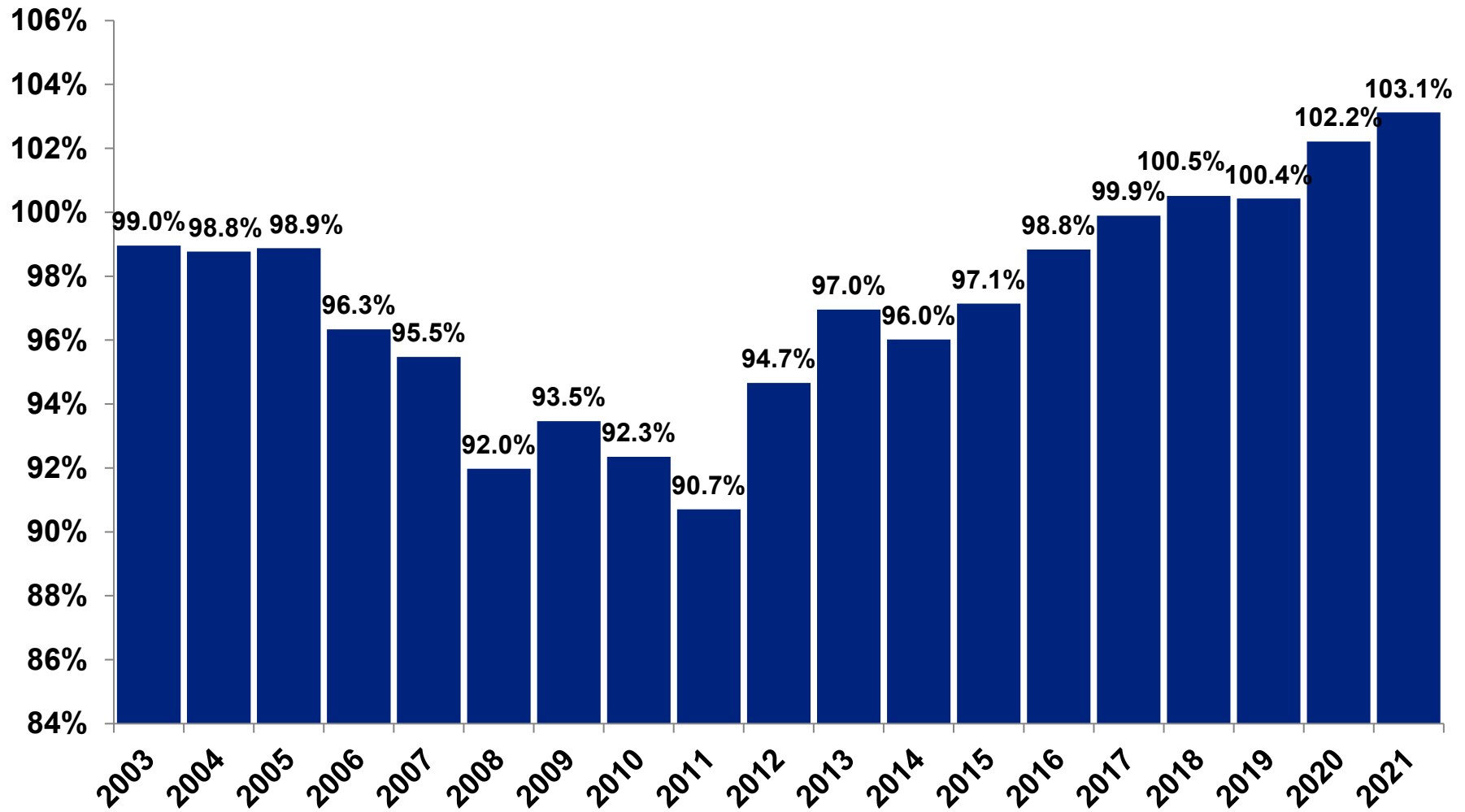


# April Days on Market (Med.) – Richfield



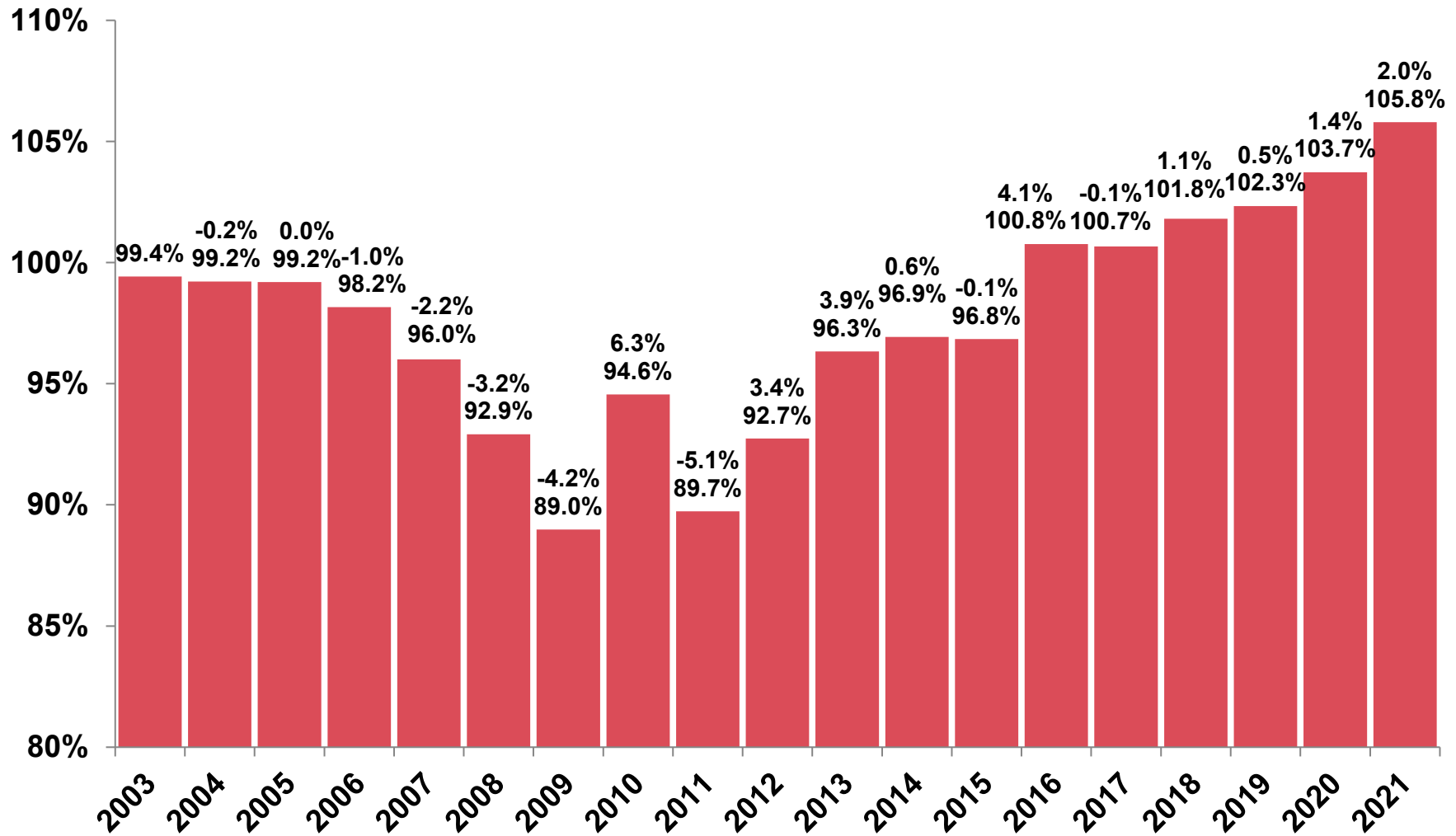


# Annual Pct. of List Price Rec'd at Sale – Richfield



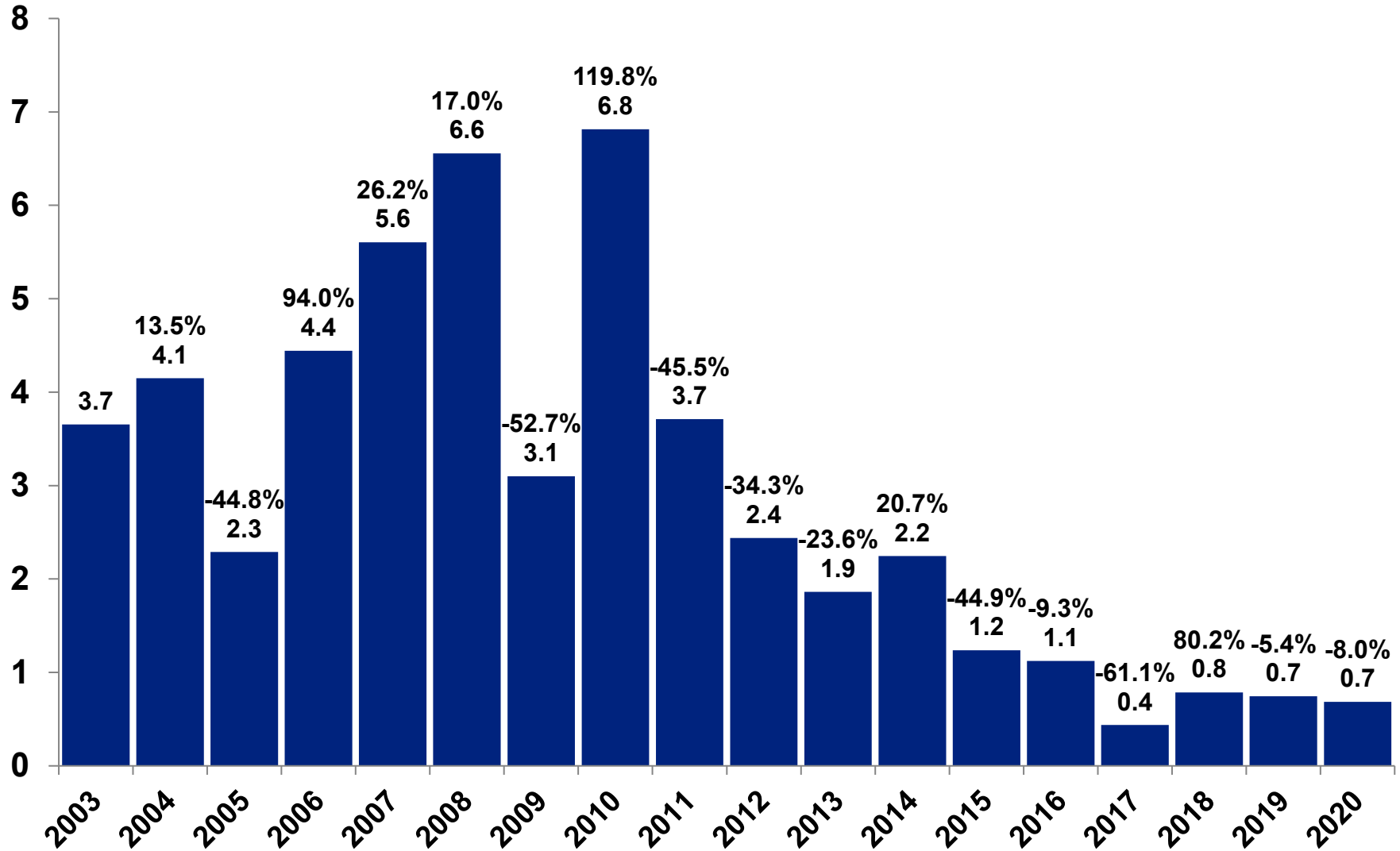


# April Pct. of List Price Rec'd at Sale – Richfield



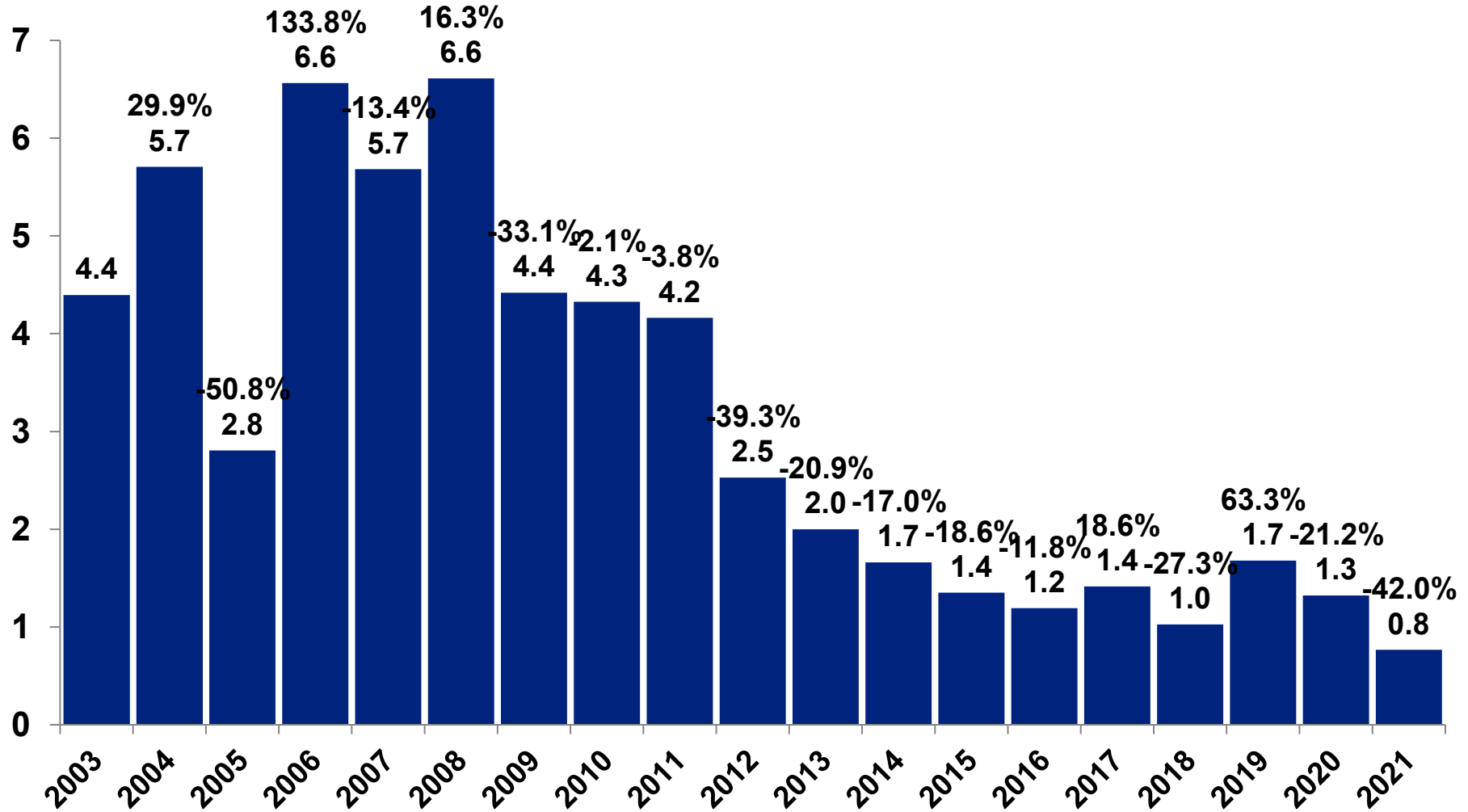


# Annual Months Supply of Inventory – Richfield





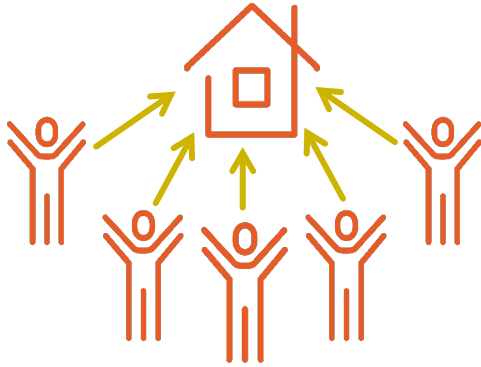
# Annual Months Supply of Inventory (April) – Richfield





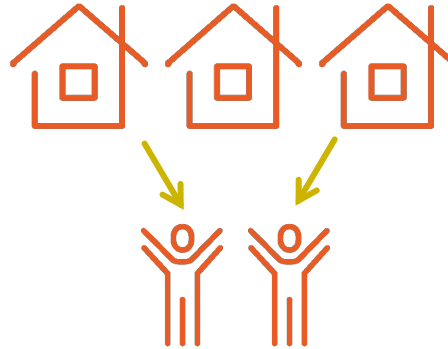
# UNDERSTANDING MONTHS SUPPLY OF INVENTORY

(A.K.A. ABSORPTION RATE)



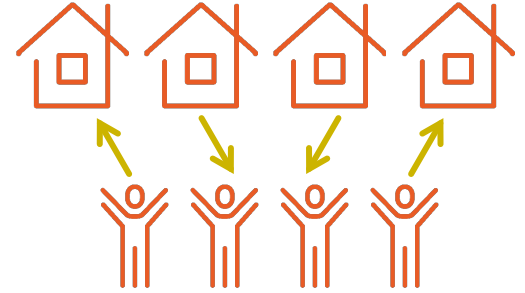
**Seller's market**  
(less than 5 MSI)

Low supply, high demand  
Seller at relative advantage  
Shorter market times  
More robust price appreciation  
Multiple offers common  
Sale prices closer to/above asking price



**Buyer's market**  
(More than 6 MSI)

High supply, low demand  
Buyer at relative advantage  
Longer market times  
Relatively slower price appreciation or declines  
Buyer has more price negotiation power

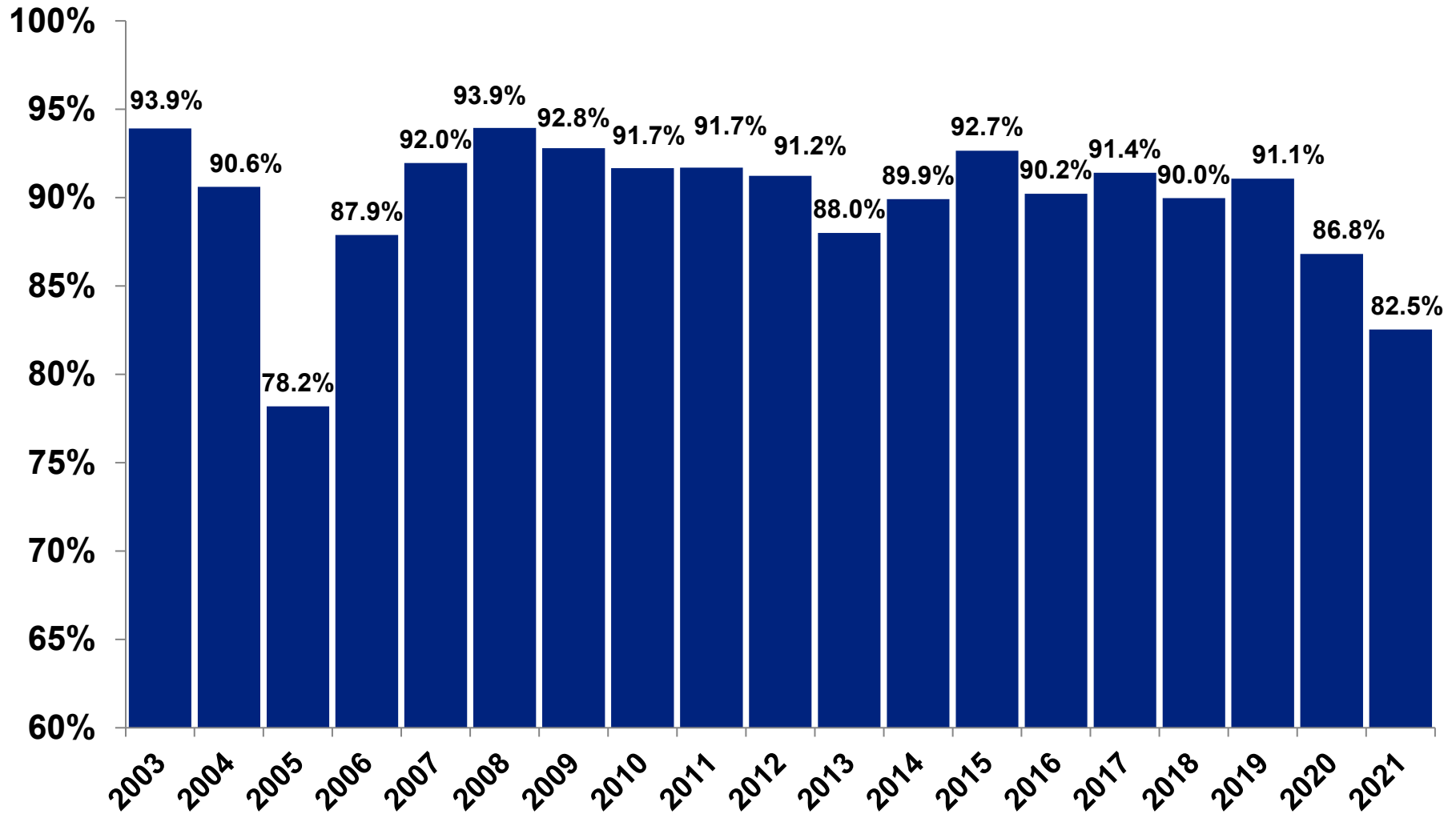


**Balanced market**  
(5-6 MSI)

Neither side has market advantage  
Price growth and market times in line with steady, historical norms

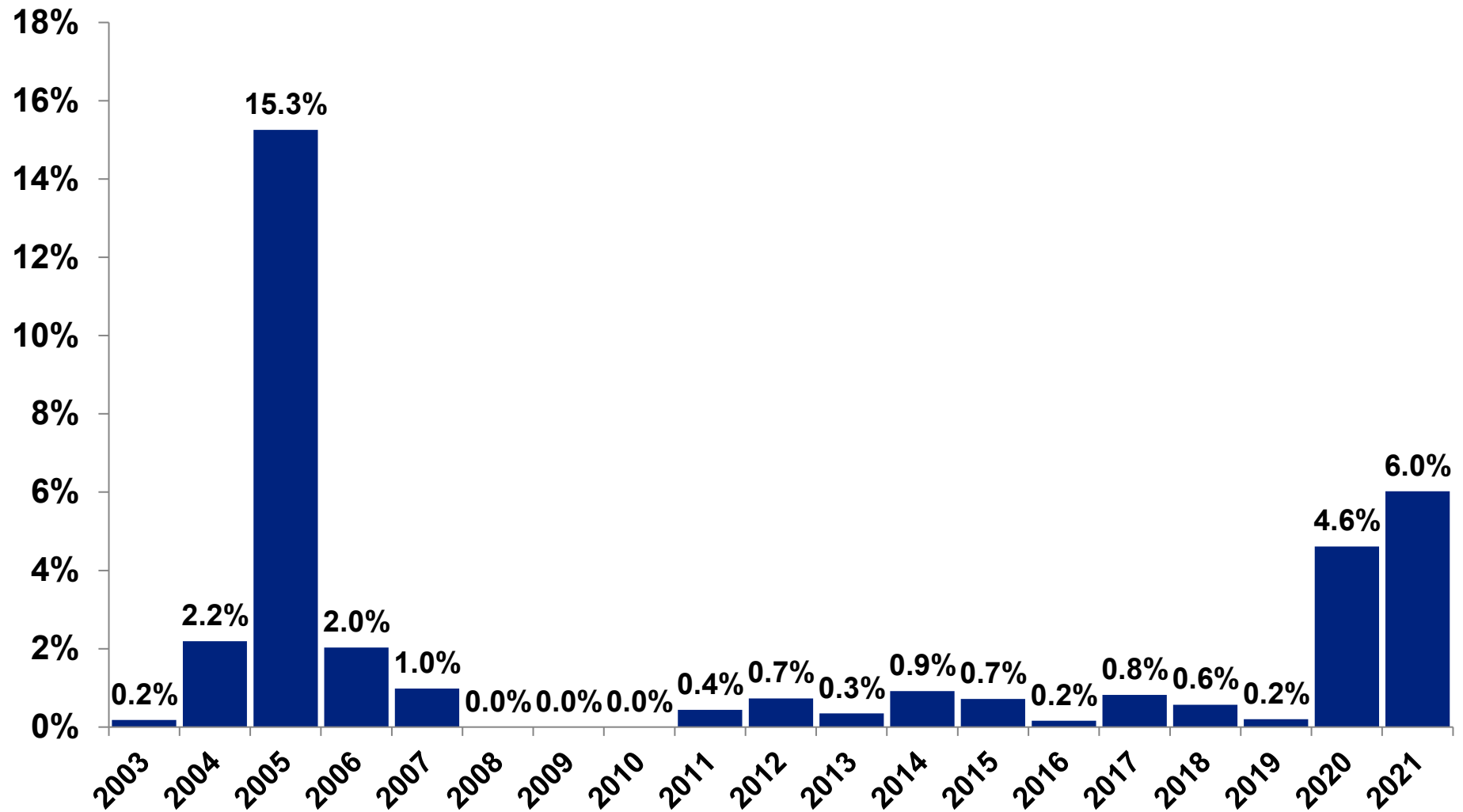


# Single-Family Market Share (% of Sales)



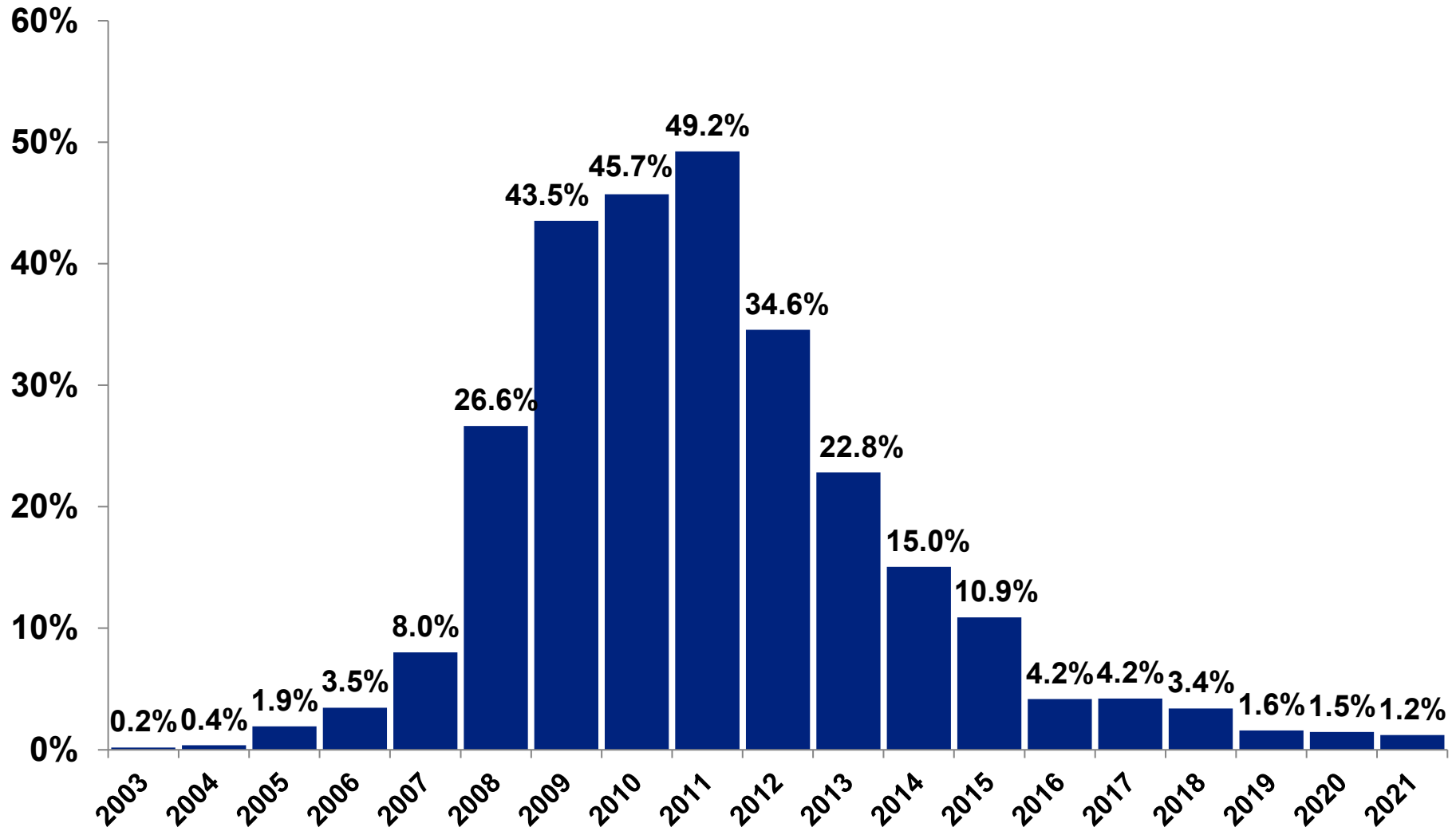


# New Construction Market Share (% of Sales)



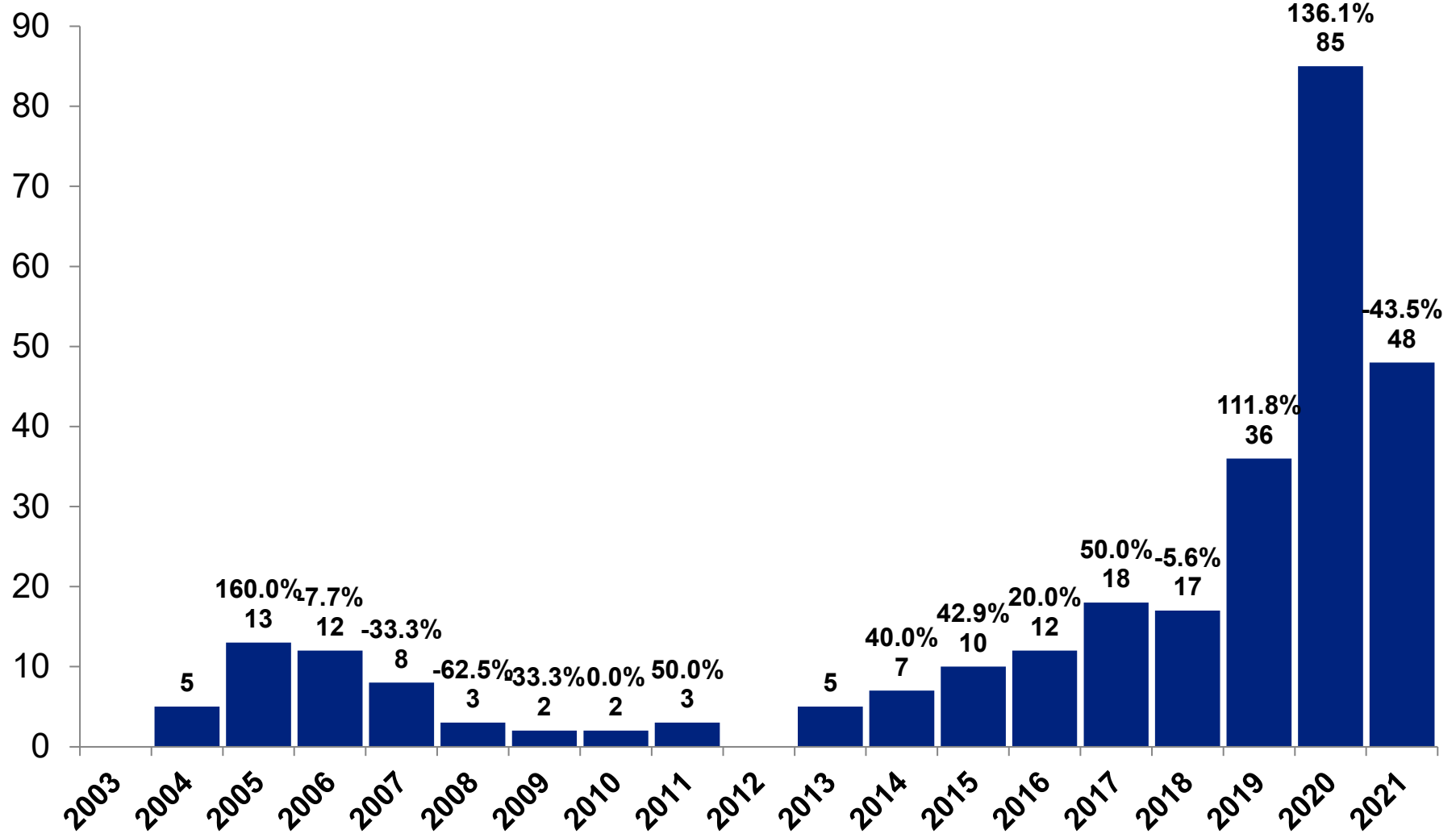


# Distressed Market Share (% of Sales)



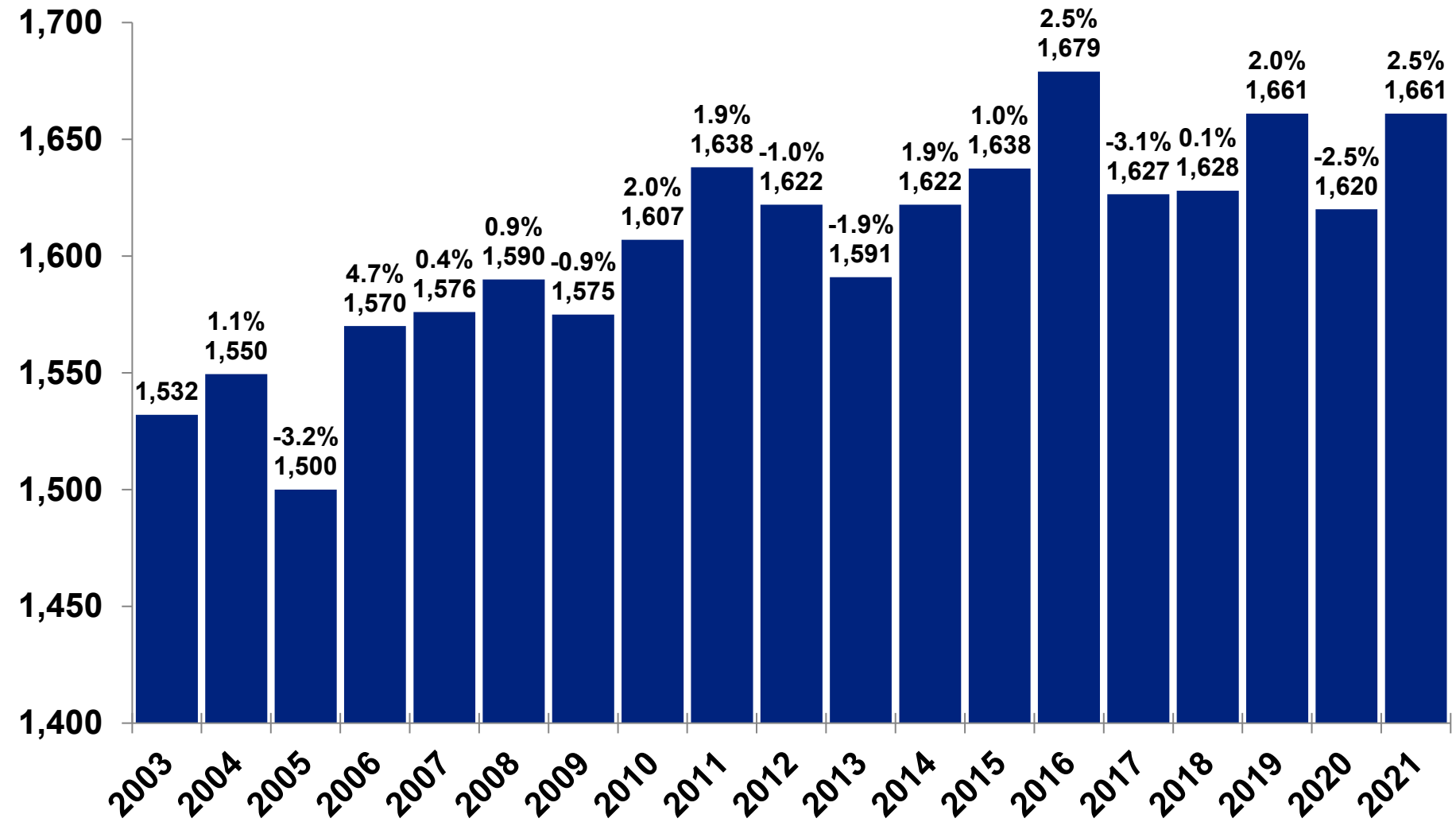


# Annual Closed Sales Above \$350K - Richfield





# Annual Median Square Footage - Richfield

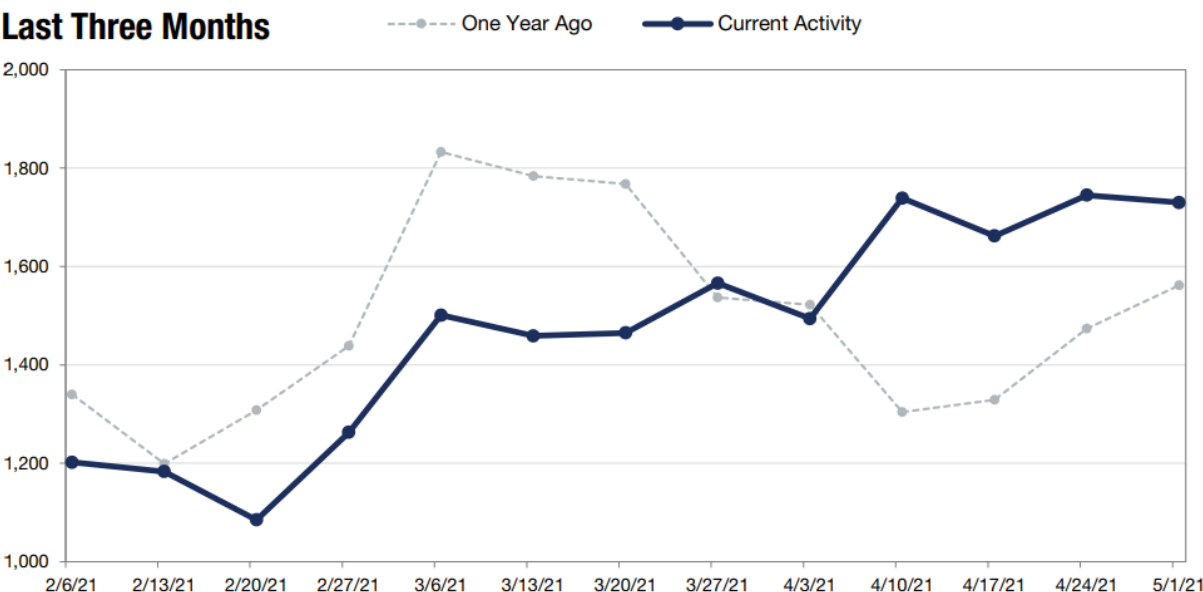




# New Listings

A count of the properties that have been newly listed on the market in a given week.

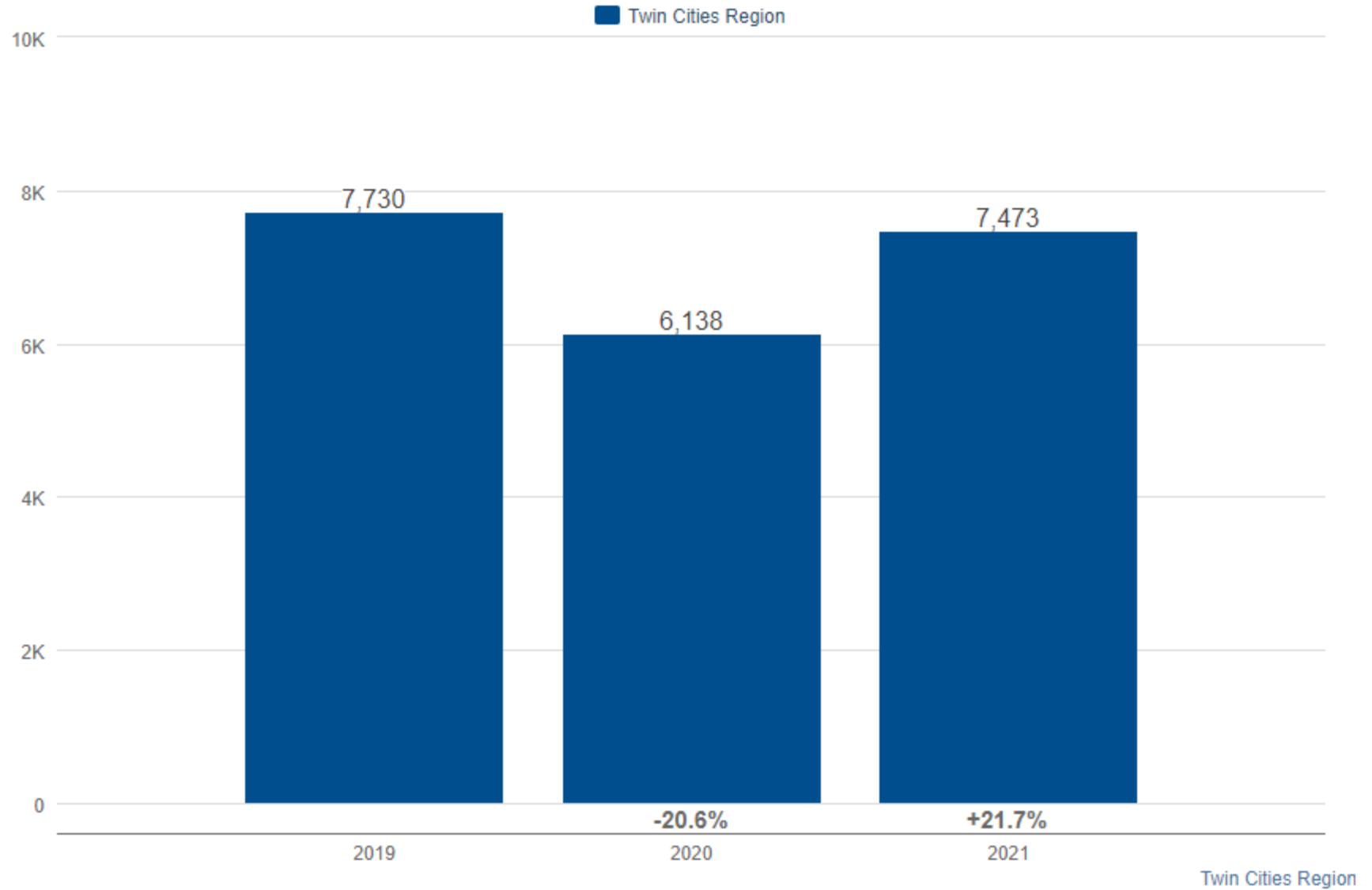
## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
2/6/2021	1,202	1,340	- 10.3%
2/13/2021	1,183	1,199	- 1.3%
2/20/2021	1,085	1,308	- 17.0%
2/27/2021	1,263	1,439	- 12.2%
3/6/2021	1,501	1,833	- 18.1%
3/13/2021	1,459	1,784	- 18.2%
3/20/2021	1,465	1,768	- 17.1%
3/27/2021	1,566	1,537	+ 1.9%
4/3/2021	1,494	1,522	- 1.8%
4/10/2021	1,739	1,304	+ 33.4%
4/17/2021	1,662	1,329	+ 25.1%
4/24/2021	1,745	1,474	+ 18.4%
5/1/2021	1,730	1,562	+ 10.8%
<b>3-Month Total</b>	<b>19,094</b>	<b>19,399</b>	<b>- 1.6%</b>



## April New Listings

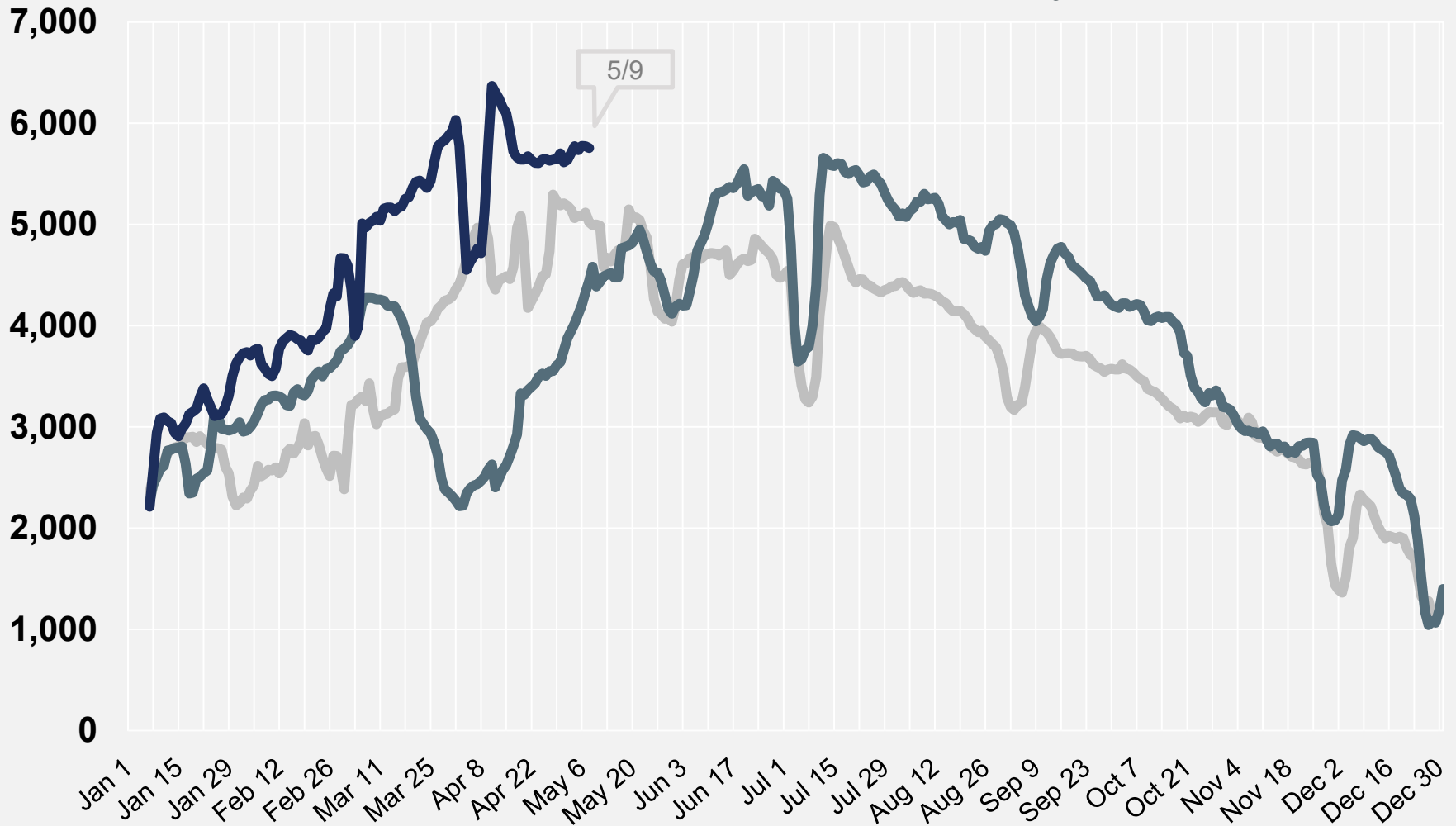




# Daily Showing Activity

MLS-Wide | Rolling Weekly Average

— 2019  
— 2020  
— 2021



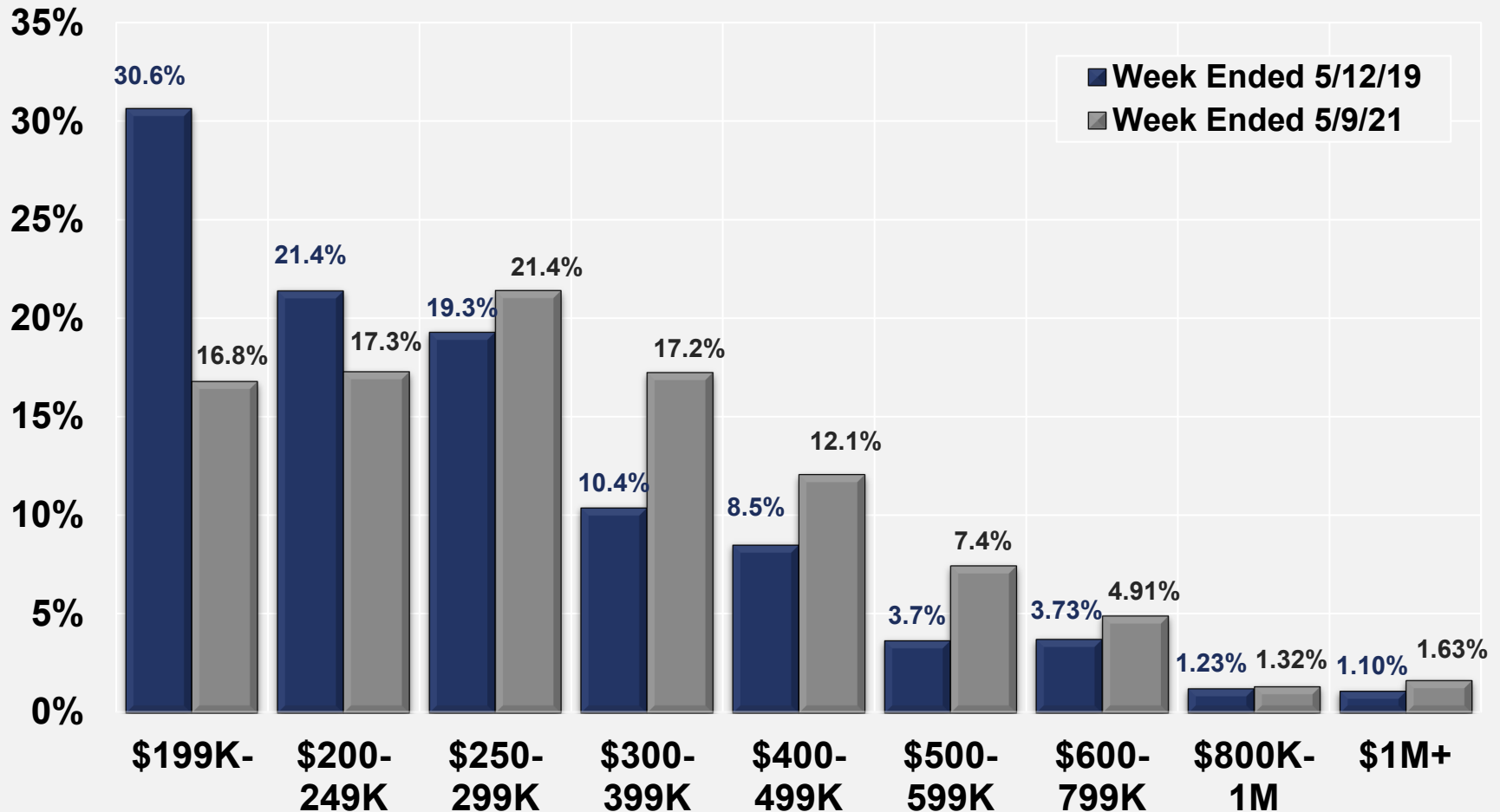
Source: Minneapolis Area REALTORS® and RMLS of MN, Inc. | © 2021 MAR. All Rights Reserved.



# Share of Overall Showing Activity

## By Price Range

MLS-wide | 2021

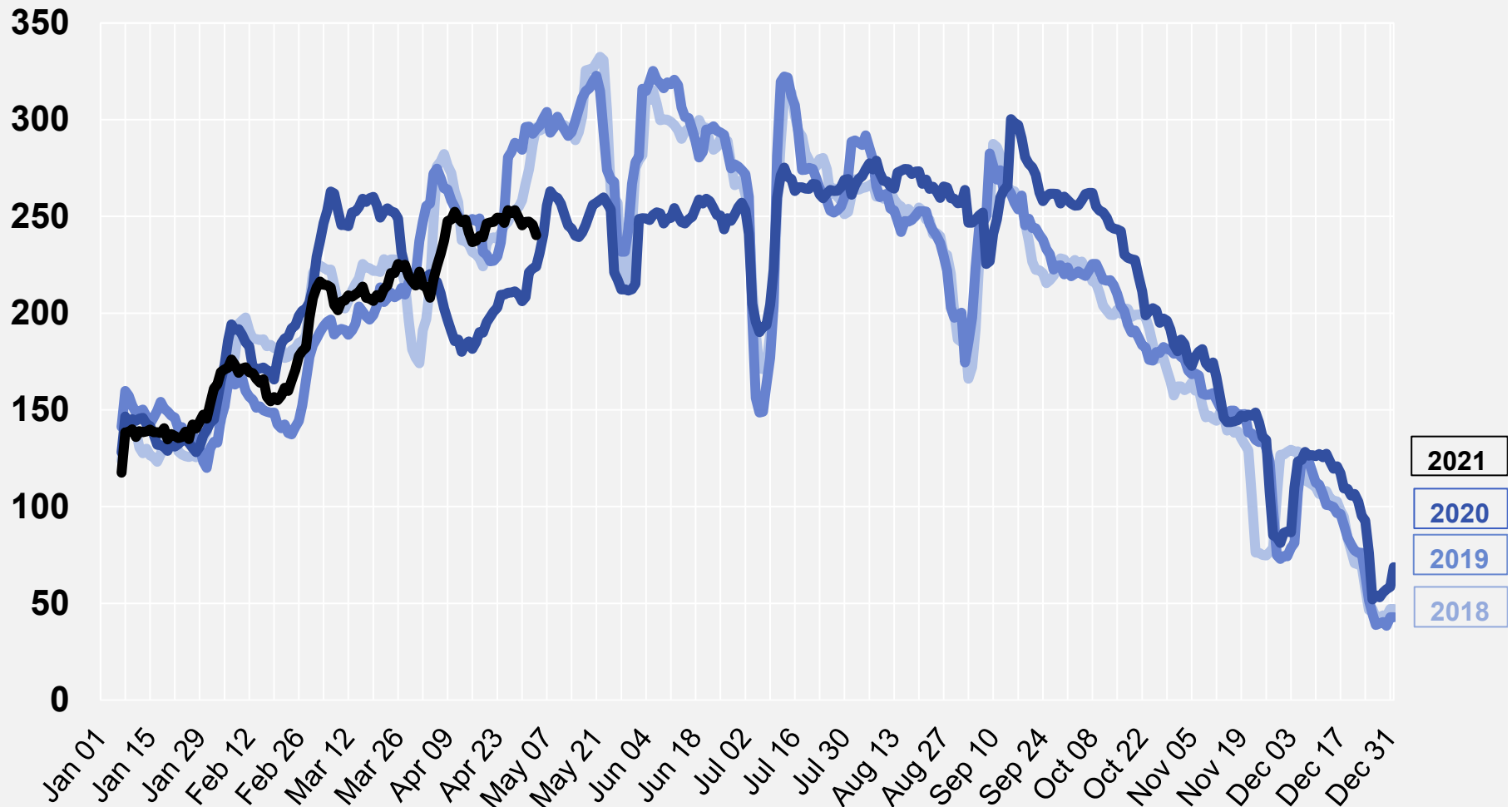


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# New Listings

Twin Cities Metro | Rolling Weekly Average



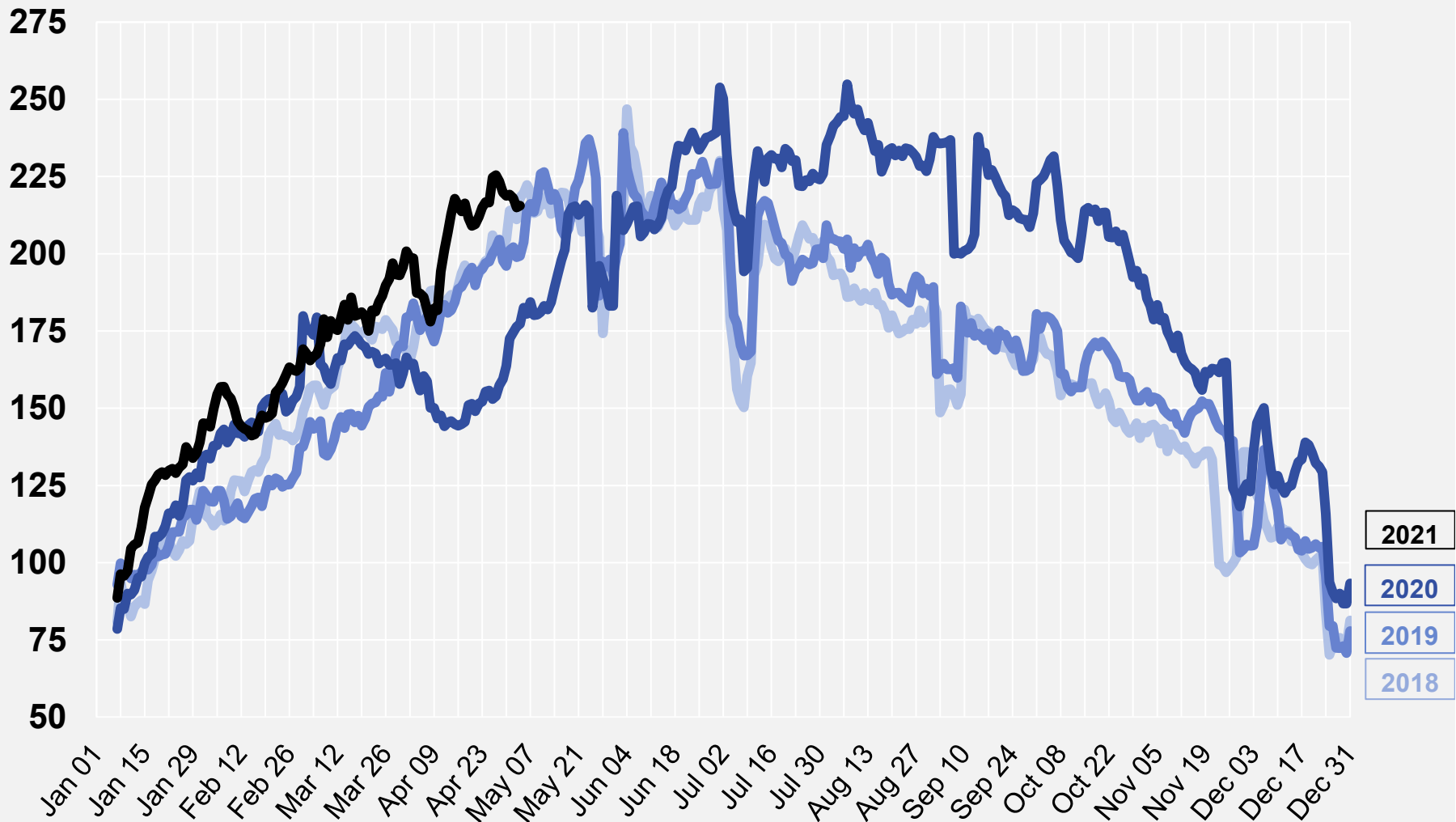
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# Pending Sales

## Twin Cities Metro | Rolling Weekly Average

A pending sale is an accepted offer (signed purchase agreement) on a property

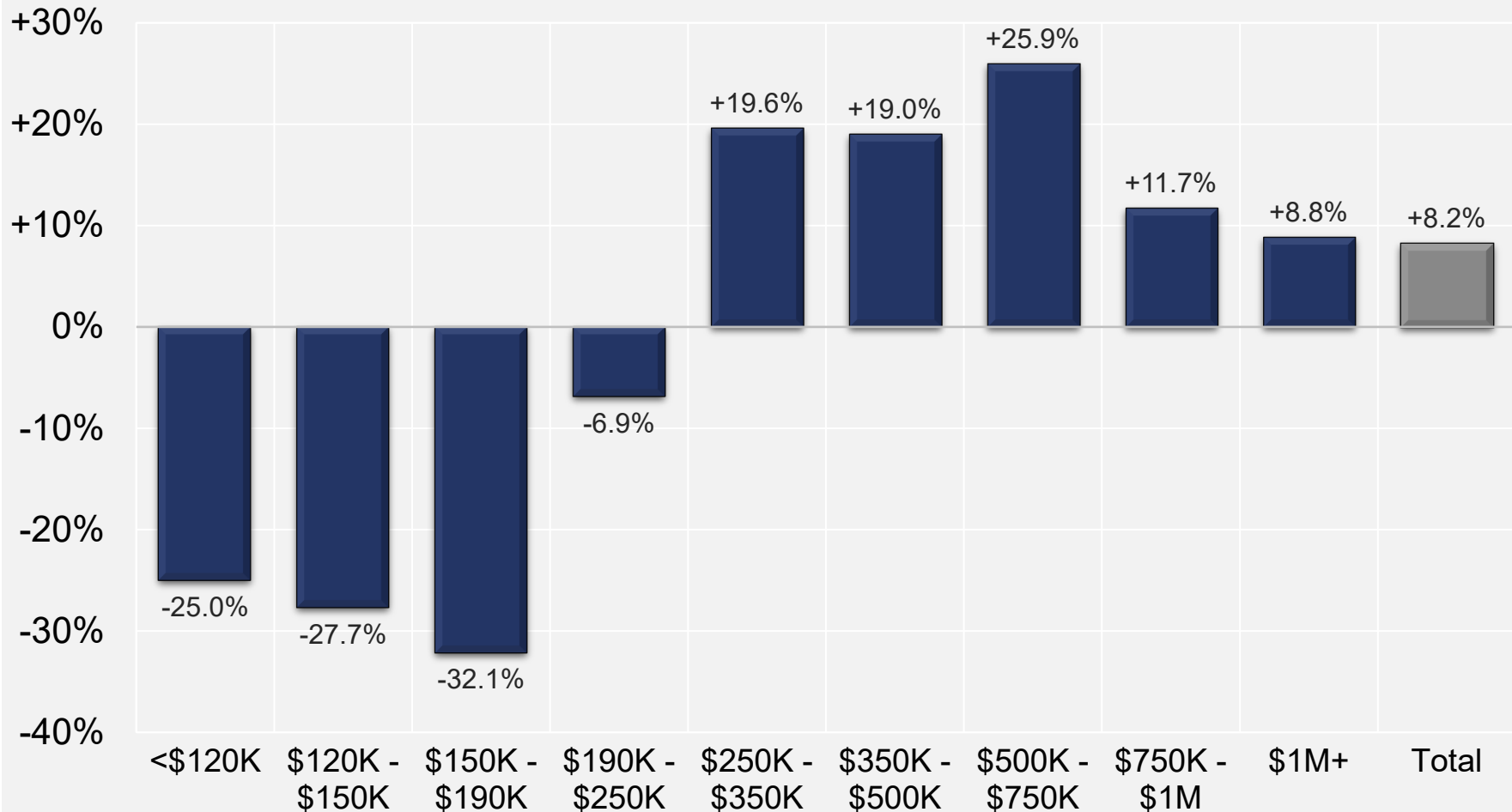


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# Change in New Listings by Price Range

A new listing is any property listed for sale during a particular period  
 Twin Cities Metro | March 2021 compared to March 2019

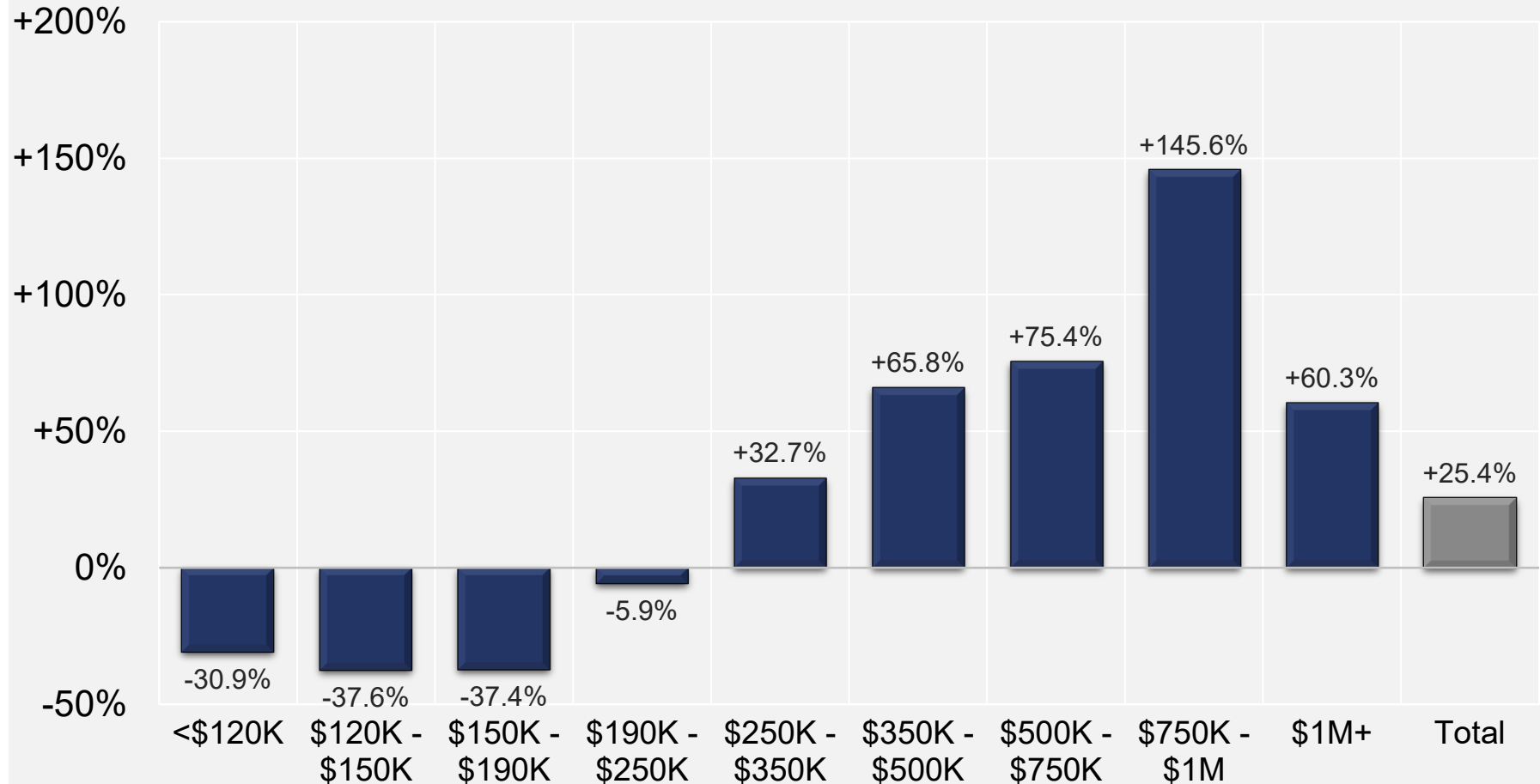


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# Change in Pending Sales by Price Range

A pending sale is an accepted offer or signed purchase agreement on a property  
Twin Cities Metro | March 2021 compared to March 2019



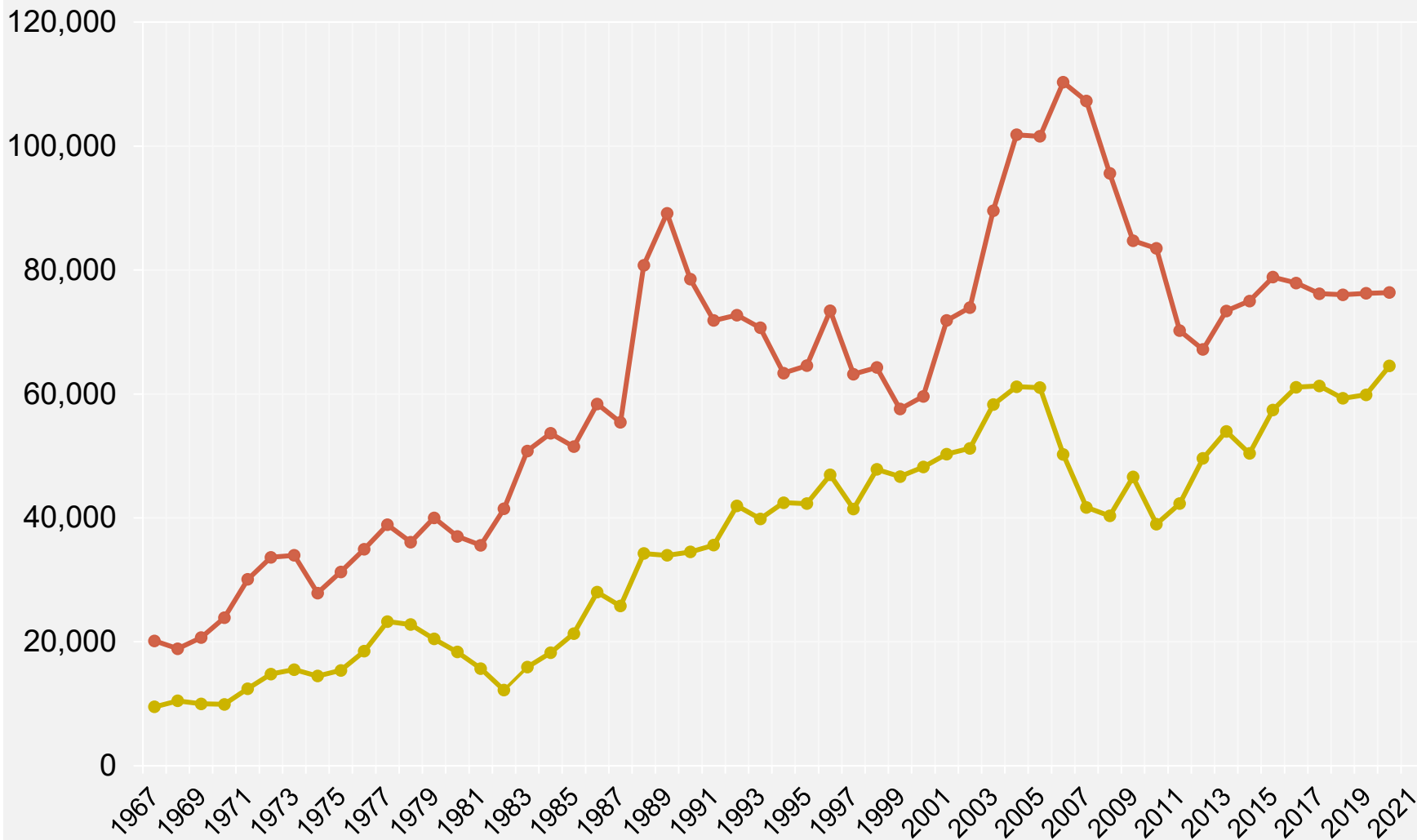
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# Twin Cities Housing Market Activity

New Listings and Closed Sales (1967-2020)

—●— New Listings  
—●— Closed Sales



Source: Minneapolis Area Association of REALTORS® (MAAR) and RMLS of MN, Inc. | © 2021 MAAR

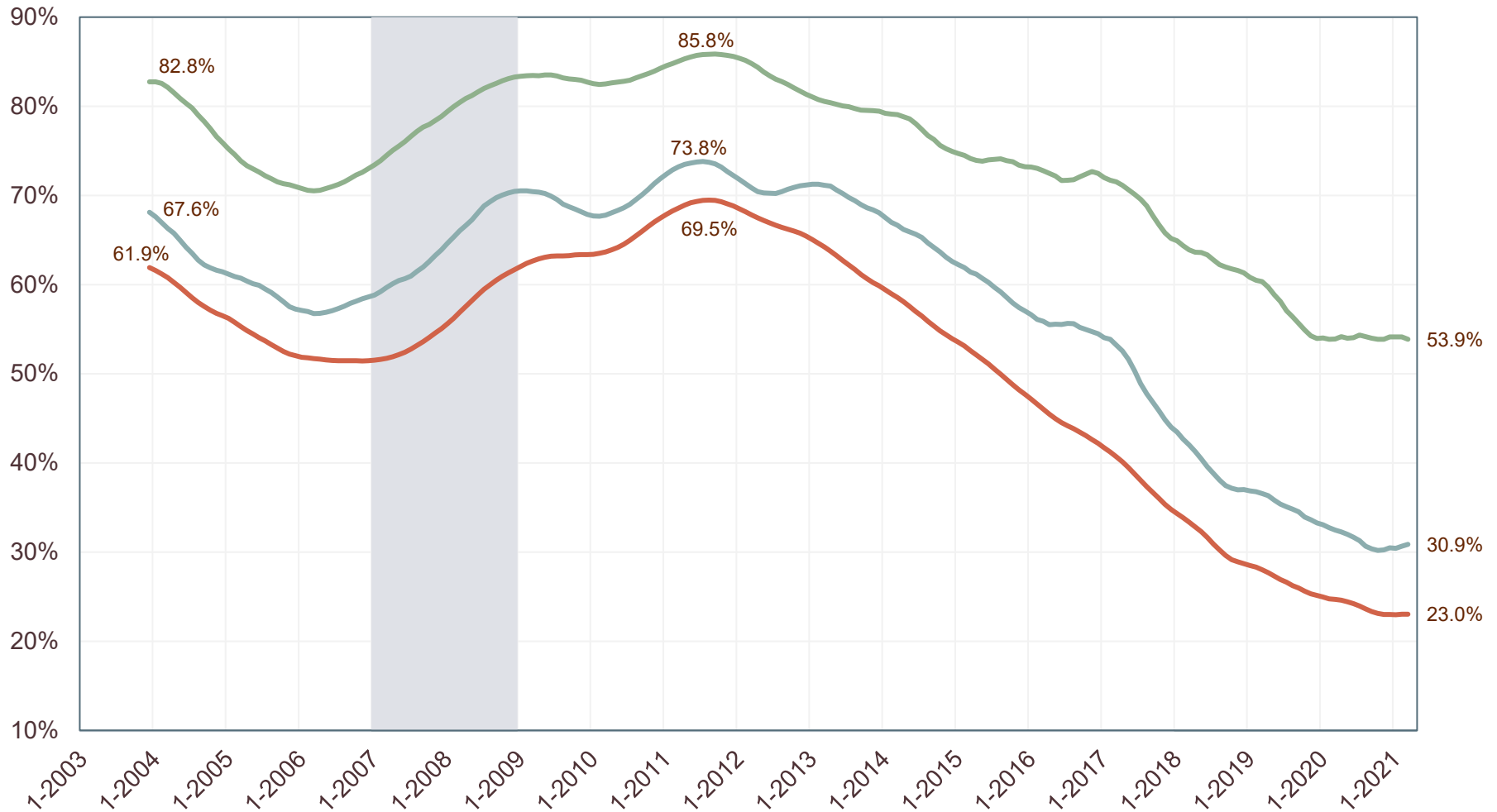




# A disappearing act

Percentage of Active Listings Priced Under \$250,000 (R12MA)

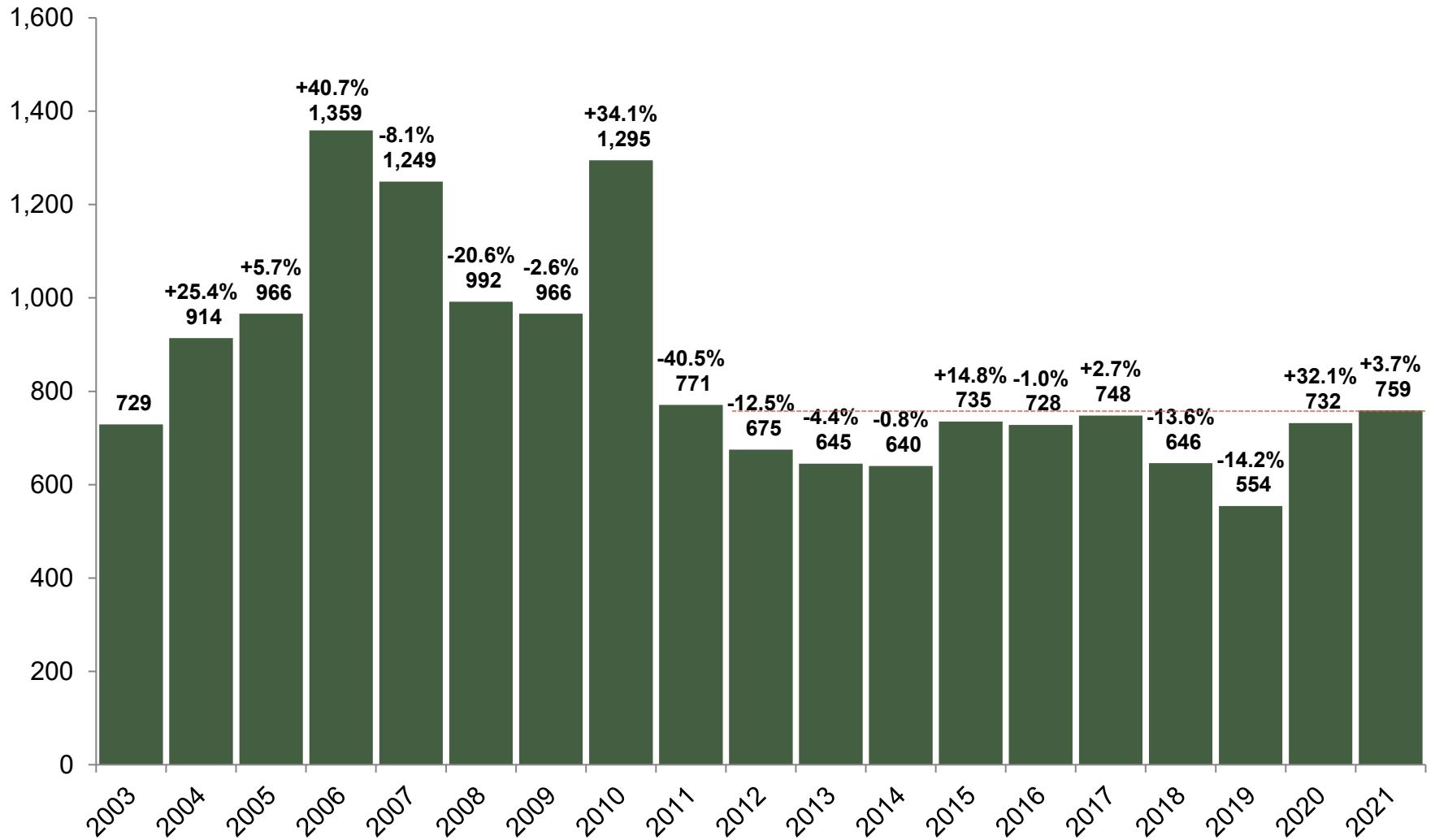
- Recession
- Twin Cities Region
- Minneapolis
- St. Paul



Source: Minneapolis Area REALTORS® (MAR) and RMLS of MN, Inc. | © 2021 MAR



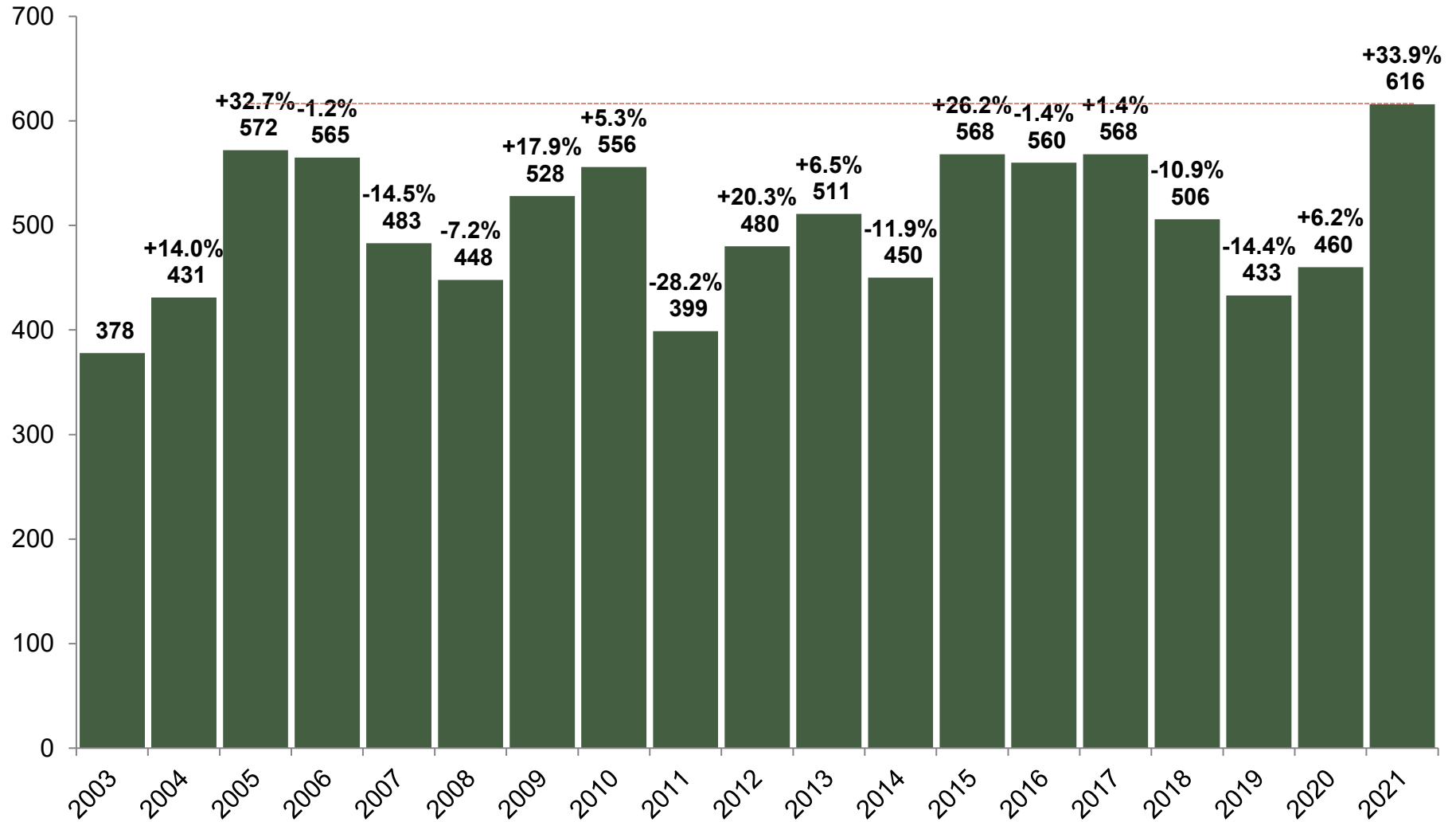
# March New Listings | Mpls



Source: Minneapolis Area REALTORS® (MAR) and RMLS of MN, Inc. | © 2021 MAR



# March Pending Sales | Mpls





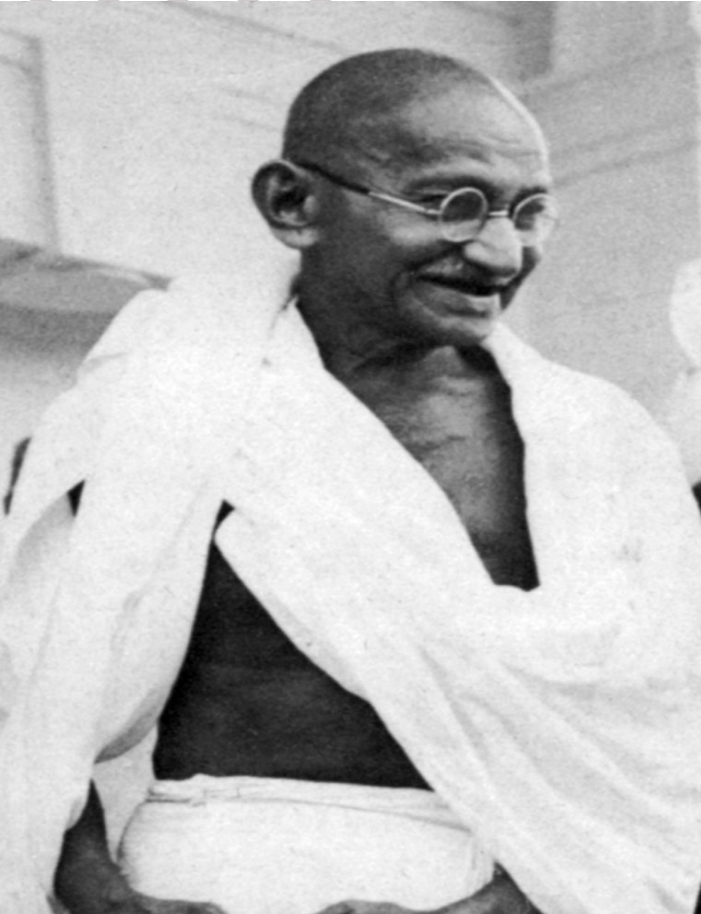
# APPLICATIONS

HOW DO I USE THIS STUFF?  
AND WHAT'S IN IT FOR ME?!





# STATS CAN ANSWER POPULAR QUESTIONS



Is it a buyer's or seller's market? (MSI)

How do property types compare? (TC vs. SF)

Are prices going up or down? (MSP)

How long will it take to sell my house? (DOM)

How much of my asking price will I get? (PCT)

When do I have the most options as a buyer? (INV)

What's happening with new construction? (NC)

What's happening with foreclosures in my area? (F&SS)

*Be the expert you wish  
to see in the market!*





# HOW WILL THIS BENEFIT YOU?

Listing presentations

Open houses / showings

Prospecting

Lead generation/capture

Personal marketing (you vs. entire market)

Manage expectations by showing market realities

Strategic, informed decision making

Forecasting, extrapolation and business planning

Identifying growth opportunities – segment or geography specialization



## Local Market Updates

Dig deeper into into specific cities and neighborhoods.

Area:

Select an area...

Time Period:

Most Recent

[VIEW REPORT](#)

[Weekly Activity Report](#)

[Monthly Indicators](#)

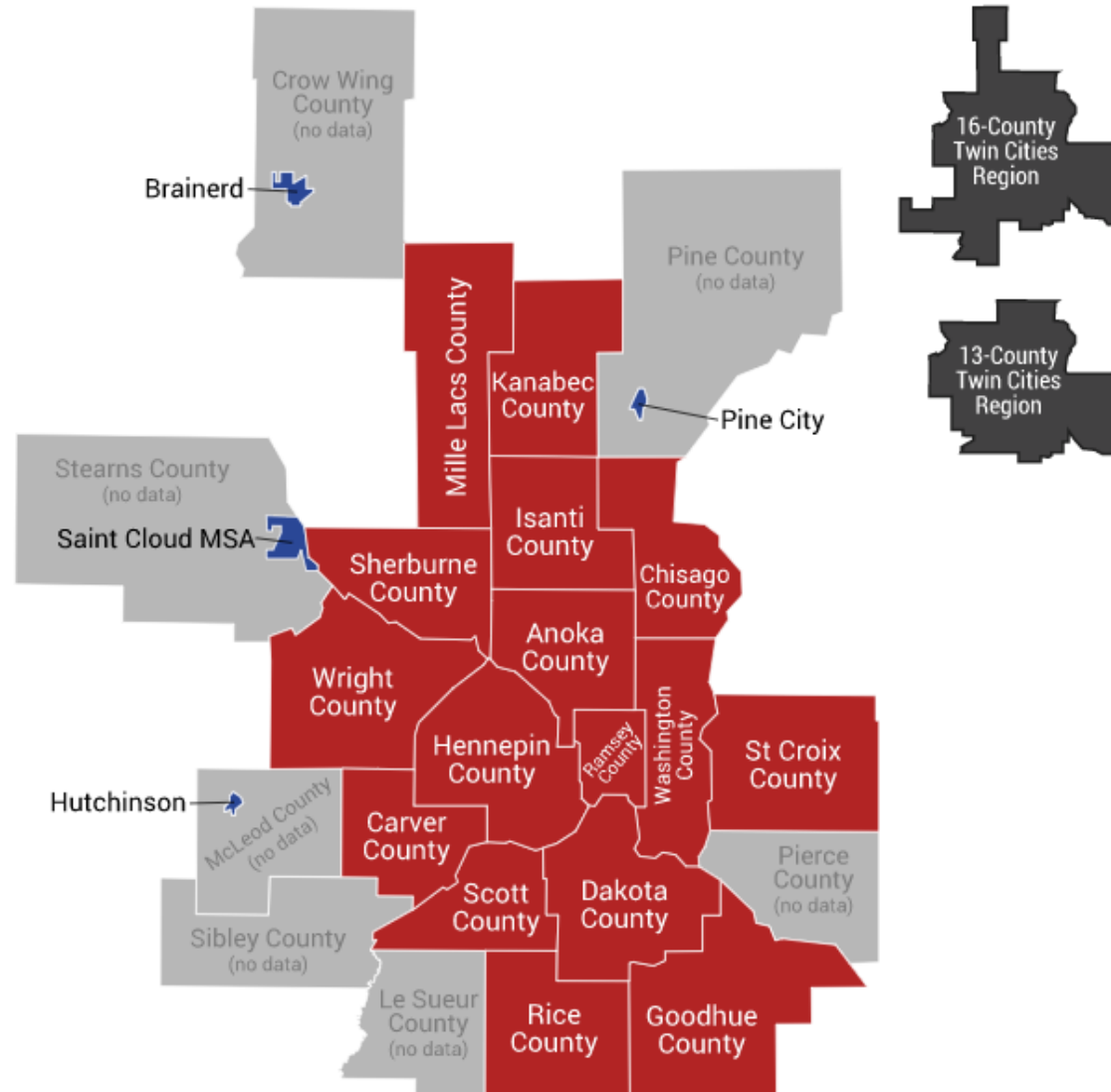
[Housing Supply Overview](#)

[Foreclosures and Short Sales](#)

[Annual Report](#)

## Twin Cities Region

Selected Area: **No Area Selected**







# Richfield in the news

May 13, 2021





# Happy birthday, nature!

- Wood Lake Nature Center celebrated its 50<sup>th</sup> birthday in May 5
- More than 100,000 visitors a year
- Fields trips from all over the state
- Nature oasis
- What does the future hold?





# Happy birthday, small humans!

- The COVID-19 pandemic was hard on everyone
- Especially our youngest residents
- Could not celebrate important events, like their birthdays, with friends and family
- Fire, Police and Public Works Departments to the rescue





# Girl power!

- Mayor Maria Regan Gonzalez named the Minneapolis YWCA's Woman of Power award winner
- Commitment to social and racial equity, dignity, justice and peace
- Helping improve the health of all Minnesotans



2021  
**WOMAN  
OF POWER**

**Maria Regan Gonzalez**

eliminating racism  
empowering women  
**ywca**  
Minneapolis

 **CIRCLE OF  
WOMEN**



# Small owl, big problem

- Wood Lake naturalist and MNDOT plow driver team up to save injured owl on the side of I-494
- Did I mention it was during rush hour?
- Well, it was!





# In-person activities were so 2019

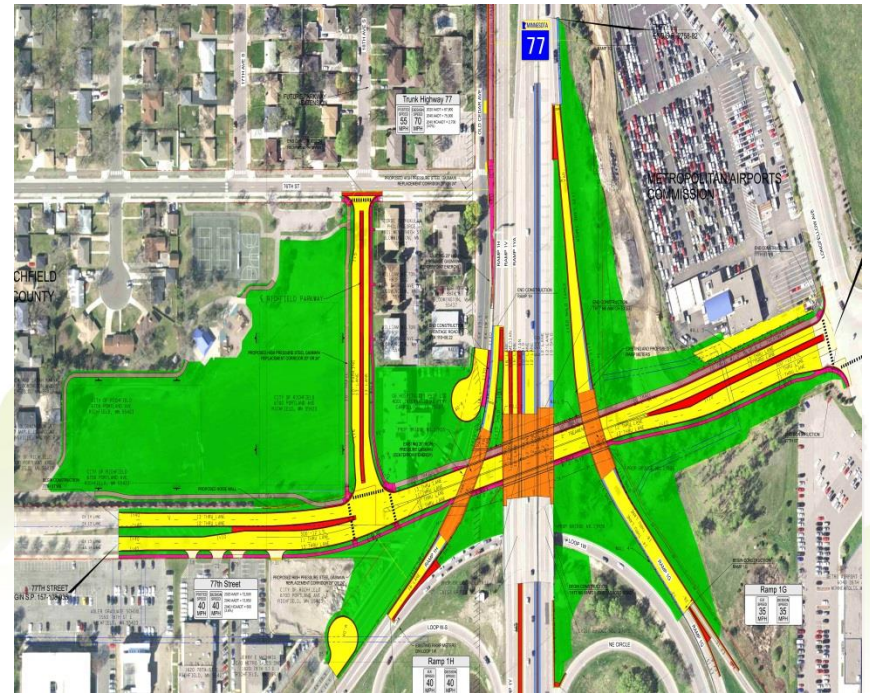
- No in-person programming, no problem for Recreation Services Department
- Creativity was king
- More than 467,000 people served
- Even got mentioned in *City Pages*





# PASS!!! Underpass, that is...

- More than 30 years in the making
- Funded by federal, state, county, local and other entities
- Providing additional transportation options
- Alleviating traffic on I-494





# Eyes on the road, buddy!

- As 2020 came to a close the Police Department unveiled Minnesota's first distracted driving car
- Shared with several communities as part of the Towards Zero Deaths initiative





# Stay, sit, heal. Good boy!

- Opened first off-leash dog park in November
- Attracts both residents and non-residents, alike
- Located within Roosevelt Park
- Respite during COVID-19 pandemic





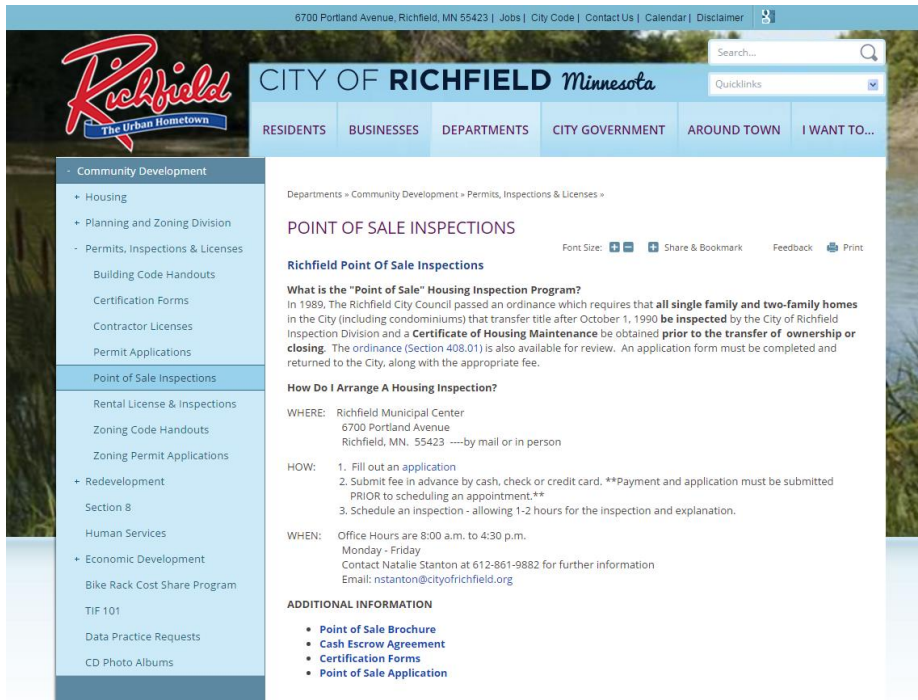
# POINT OF SALE INSPECTIONS

Jennifer Grinde, Point of Sale Inspector





# POINT-OF-SALE INSPECTIONS PROGRAM



[www.Richfieldmn.gov/POS](http://www.Richfieldmn.gov/POS)

Jennifer Grinde, Building Inspector

[jgrinde@richfieldmn.gov](mailto:jgrinde@richfieldmn.gov),

612-861-9883

Dean Tran, Building Inspector

[dtran@richfieldmn.gov](mailto:dtran@richfieldmn.gov),

612-861-9761

Natalie Stanton, Sr. Office Aide

[nstanton@richfieldmn.gov](mailto:nstanton@richfieldmn.gov),

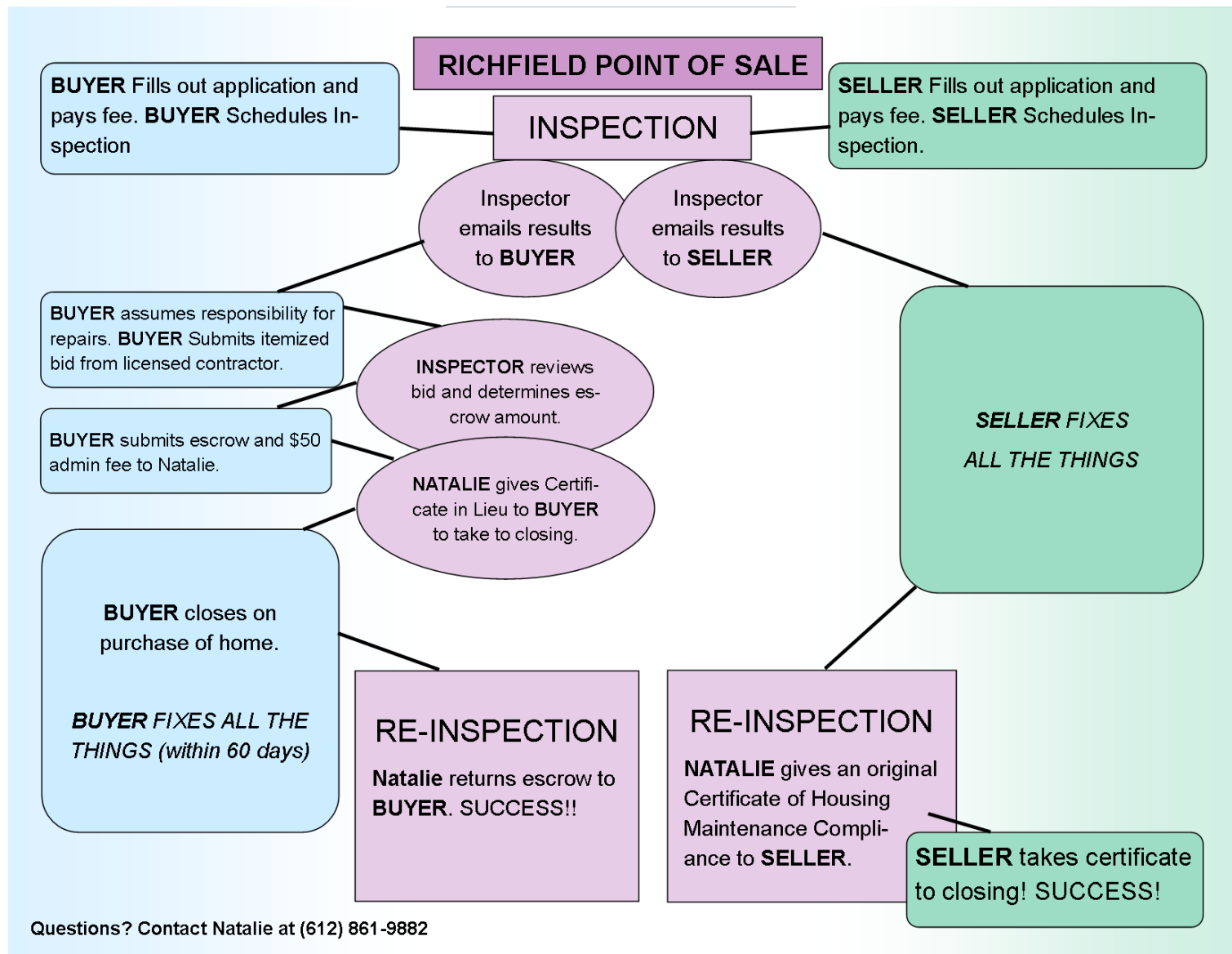
612-861-9882





# POS: HOW DOES IT WORK?







# POS: HOW MUCH DOES IT COST?

## **Application fee**

- \$150 for single family homes
- \$230 for duplexes
- \$100 for condominiums

**(Fees include 2 inspections, \$50/additional)**

## **Escrow Account for repairs**

- \$50 non-refundable admin. Fee
- PLUS - Greater amount of:
  - \$1000 OR
  - 25% of repair cost based on contractor's bid



**JUST WHEN YOU THINK YOU'VE SEEN IT ALL...**

**Someone manages to surprise you**



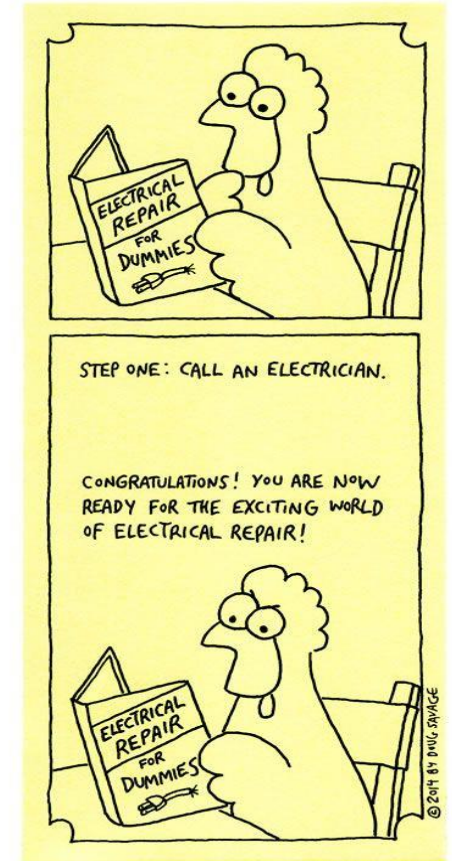


# KNOW WHEN IT MIGHT BE TIME TO CALL A PRO....



*Savage Chickens*

by Doug Savage





# NOT EVERYTHING THEY SELL AT MENARDS OR HOME DEPOT IS LEGAL...

Two examples of items that  
will fail inspection





# SMOKE & CO DETECTORS SAVE LIVES



Smoke detectors are required in every bedroom, in hallways leading to the bedrooms and on every level. If they are currently hardwired- they need to stay hardwired.

CO alarms are required within 10' of sleeping rooms and can be mounted low or high



## FINAL THOUGHTS

Plan ahead, especially when the market is moving so quickly.  
*Remember- this inspection does not replace your buyer's inspection...*

Hang on to the Certificate of Housing Maintenance Compliance, and bring it with you to closing  
(you get one copy).





# MACGYVER: THE LATER YEARS



Photo courtesy ASHI home inspector David Rose,  
Astute Home Inspections, LLC, Millburn, N.J.  
and American Society of Home Inspectors, [www.ashi.org](http://www.ashi.org)

[www.HouseLogic.com](http://www.HouseLogic.com)





**QUESTIONS?**





# RICHFIELD HOUSING PROGRAMS

Kate Aitchison, Housing Specialist

Celeste McDermott, Housing Specialist





# VISION OF RICHFIELD'S HOUSING PROGRAMS

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**To encourage people to invest in Richfield by providing opportunities for:**

- Homeownership Support
- New Construction
- Professional advice & resources
- Home improvement financing





# HOUSING 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	



# JUST DEEDS PROJECT

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5. That the said land or buildings thereon shall never be rented, leased or sold, transferred or conveyed to, nor shall same be occupied exclusively by person or persons other than of the Caucasian Race.

- Project focused on disavowing racially restrictive covenants
- Provides free legal and title services
- Richfield is one of 11 cities participating





# FIRST TIME HOMEBUYER PROGRAM

- Program was launched in Fall 2018
- Up to \$20,000 towards down payment and closing costs
- Initially only available to Richfield renters, later expanded to include any first time homebuyers who meet the income guidelines
- Base loan: \$15,000
  - Additional \$5,000 for: Richfield renters, or those with children under the age of 18, or a households with a member with a documented disability
- No-interest, pro-rated, forgivable loan



**FIRST TIME HOMEBUYERS:**  
Get downpayment assistance up to \$20,000 to buy your first home in Richfield!

**About the Loan**

- Up to \$20,000 towards the purchase of a home
- 0% interest, no payments
- Loan is forgiven after 10 years living in the home
- Pro-rated repayment if sold within the first 10 years

**Who Is Eligible**

- First time homebuyers who have not owned a home in the past 3 years are eligible for up to \$15,000
- Current Richfield renters, households with a member who has a documented disability, and those with dependents under the age of 18 are eligible for an additional \$5,000 (for a total loan of up to \$20,000)
- Households must meet income limits
- Have obtained mortgage pre-qualification from a lender
- Maximum non-retirement assets of \$25,000
- Buyer will contribute at least \$1,000 of their own funds towards the down payment
- Must apply **before** executing a Purchase Agreement
- Completion of Home Stretch First Time Home Buyers Course prior to closing

Household Size	Total Household Income Limit
1	\$55,950
2	\$63,950
3	\$71,950
4	\$79,950
5	\$86,300
6	\$92,700
7	\$99,100

 Contact a Richfield Housing Specialist for full guidelines and more information:  
612-861-9778 or [HouseSpecialist@richfieldmn.gov](mailto:HouseSpecialist@richfieldmn.gov)



# FIRST TIME HOMEBUYER PROGRAM

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Who is Eligible:

- First time homebuyers
- Must meet income and asset guidelines
- Purchase agreement MUST include the required Environmental Review Addendum
- We don't reserve funds until there is a PA
- Complete a Home Stretch Workshop prior to closing

Household Size	Total Household Income Limit
1	\$55,950
2	\$63,950
3	\$71,950
4	\$79,900
5	\$86,300
6	\$92,700
7	\$99,100



# RF64 DOWNPAYMENT ASSISTANCE PROGRAM

---

## About the Loan

- Up to \$11,000 towards the purchase of a RF64 townhome
- 0% interest, no payments
- Loan is due after 30 years, or upon sale



## Who Is Eligible

- Households with an income of \$103,400, or less
- Have obtained mortgage pre-qualification from a lender
- Unit must remain owner-occupied
- Final loan amount will depend on income and mortgage amount, not to exceed \$17,000.
- Housing Ratio of at least 25%



# NEW HOME PROGRAM: AFFORDABLE SINGLE FAMILY DEVELOPMENT

---

Develop affordable new single-family homes in cooperation with non-profit developers.

- New Construction
- Purchase/rehab





# NEW CONSTRUCTION- 6310 IRVING AVE

---



BEFORE



After



# ACQUISITION/REHAB- 7132 COLUMBUS AVE

---





# RICHFIELD REDISCOVERED PROGRAM

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Market-rate, new construction through either the:

- Lot Sale Program
- Credit Program





# RICHFIELD REDISCOVERED - LOT SALE

---

1. HRA purchases substandard property and prepares site for new construction
  - 1 upcoming lot / will be accepting applications mid-summer
  - Sign up for notification list online
2. Builder/Buyer teams apply for HRA approval
  - New home must have *at least*: 3 BR, 2 baths, 2-car garage
  - Design should complement surrounding homes
  - Additional consideration for green features, ADUs, or accessibility upgrades





# RICHFIELD REDISCOVERED – CREDIT

---

1. Builder/Buyer team locates a substandard home, enter into a Purchase Agreement contingent on HRA approval
2. Submit plans and application to HRA
3. Once approved, demolish existing home; construct a new home
4. Receive \$50,000 reimbursement from at the end of construction





# RICHFIELD REDISCOVERED- 6812 EMERSON AVE



BEFORE



HOUSING



# RICHFIELD REDISCOVERED- 6812 EMERSON AVE

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# REMODELING & RENOVATION PROGRAMS

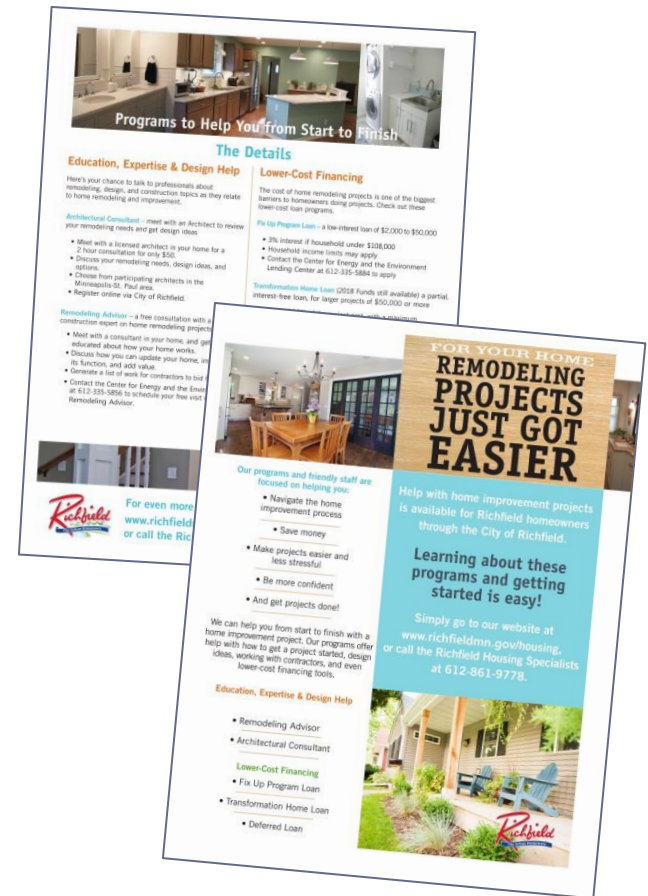
Promoting the maintenance and updating of housing stock with:

## Financing Tools

- Deferred Loan
- Fix-Up Fund
- Transformation Home Loan

## Resources & Advice

- Architectural Home Consultation
- Construction Consultant
- Home Energy Squad Enhanced





# FINANCING: TRANSFORMATION HOME LOANS

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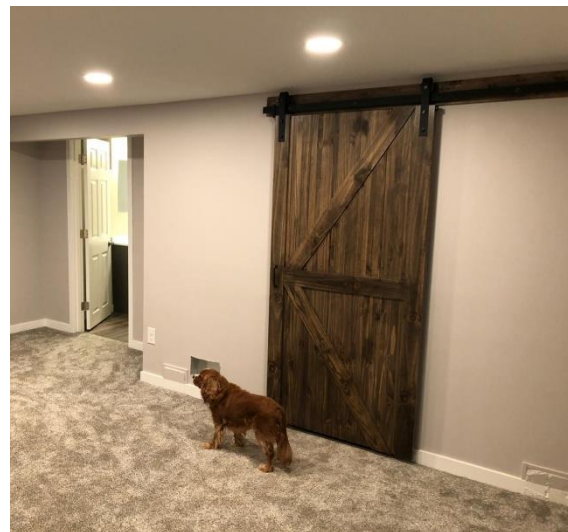
- Incentive Loan for projects valued at \$50,000+
- Loan = 15% of total project cost, up to \$25,000 max loan
- 0% interest, deferred, due on sale, or forgiven after 30-years
- No income limits



BEFORE



AFTER



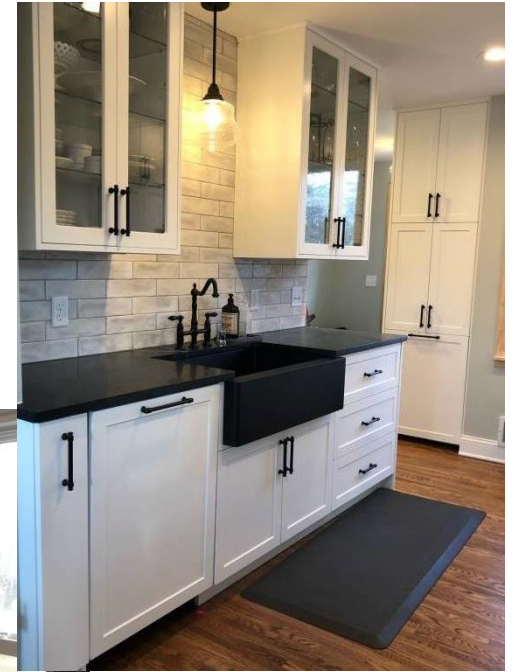
HOUSING



BEFORE



AFTER



HOUSING



BEFORE

AFTER



HOUSING





**BEFORE**



**AFTER**



HOUSING



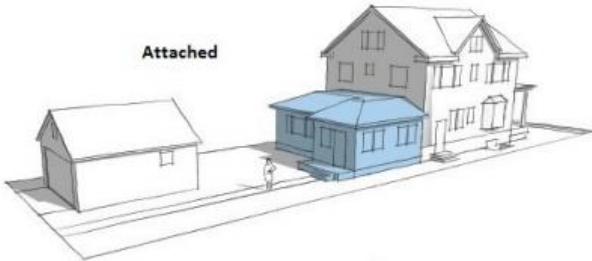


# PILOT PROGRAM: ACCESSORY DWELLING UNITS

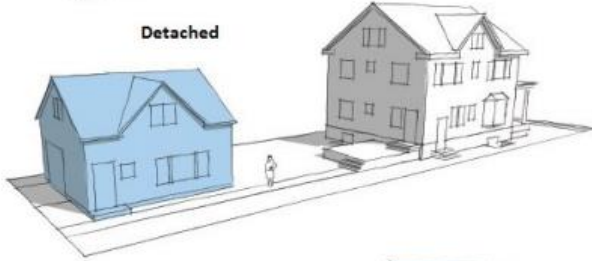
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Potential ADU Configurations

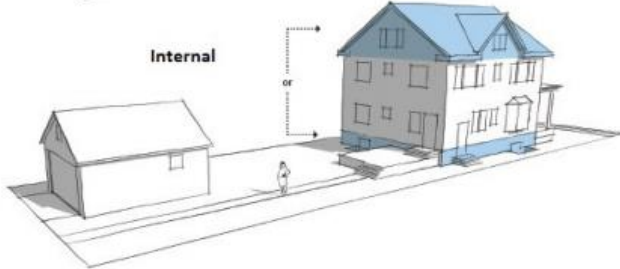
Attached



Detached



Internal



- Expands the Transformation Home Loan to encourage ADU's
- Same loan terms as the Transformation Loan Program
- Added incentives include:
  - Eligible for funding up to \$30,000 max
  - Free Architectural Consultation
  - No application fee



# FINANCING: COMMUNITY FIX-UP LOANS

---

- Borrow up to \$50,000 at 3% interest rate
- Covers most improvements, interior and exterior
- Eligible if household income under ~\$108k
- 4 loans originated in Richfield in 2020
  - HRA wrote-down approximately \$12,000 in interest
  - Rates low across all loan programs, less utilization of CFUF
- Loans administered by the CEE Lending Center





# FINANCING: DEFERRED LOAN

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- Loans to assist low/fixed-income households with health & maintenance repairs
- Borrow up to \$30,000 at 0%
- Repaid upon sale of home, or forgiven after 30 years
- Administered by Hennepin County

## In 2020:

- 9 projects completed / 6 projects started
- 47 households on the waiting list
- \$110,000 in repayments recycled back into the Program





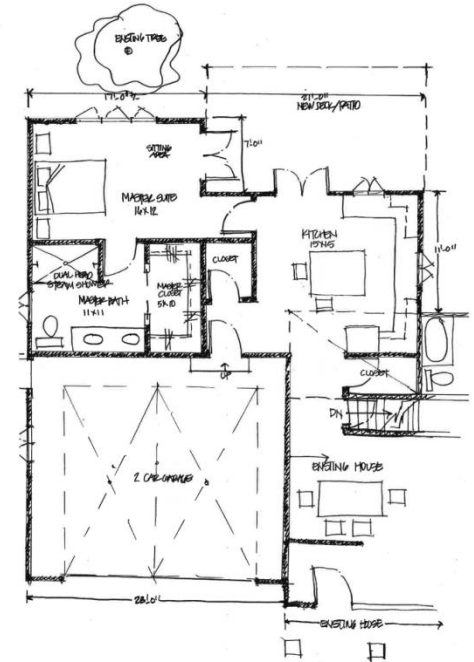
# RESOURCES & ADVICE

## Remodeling Advisor

- Free to residents
- In-home visit with construction expert
- Great for trouble-shooting, or early stage project planning
- 35 visits in 2020

## Architectural Home Consultation

- \$50 co-pay (new price)
- 2 hour, in-home visit with Architect
- Recommended for large-scale projects
- Register online: [Richfieldmn.gov/ArchitecturalConsultation](https://Richfieldmn.gov/ArchitecturalConsultation)





# RESOURCES & ADVICE

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## Home Energy Squad Enhanced (CEE)

Home Visits include:

- \$50 copay, or free for low-income households
- 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





# HOME TOUR

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- Cancelled in 2020 due to Covid precautions
- Exploring options for 2021, likely virtual
- Great attendance in 2019





QUESTIONS?



Kate Aitchison & Celeste McDermott  
Housing Specialists

[HouseSpecialist@richfieldmn.gov](mailto:HouseSpecialist@richfieldmn.gov)

612-861-9778

[richfieldmn.gov/housing](http://richfieldmn.gov/housing)



# RICHFIELD SUSTAINABILITY INITIATIVES

Rachel Lindholm, Sustainability Specialist





## OVERALL...

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- Priority for Council, staff, and residents
- Intersectional approach w/ equity
- Residential and Commercial
- Tied into all municipal departments
- Sustainability Commission
- Climate Action Plan



# WHAT IS RICHFIELD DOING?



Parks Recycling



Farmers Market Organics

Organics Drop-off Program



Education



Municipal Waste





# THERE'S MORE!



Municipal Solar

PHEVs

EAB, tree diversity



Clean-ups



Solar trash compactors



GreenStep Cities



# RECENT EFFORTS

- Organized collection and waste reduction
- Business & multi-unit recycling
- Partnerships with schools
- Partners in Energy
- Native landscaping, pollinator gardens
- Resident education and outreach (storm water, energy, trees, waste, etc.)
- Richfield Rediscovered Sustainability requirements & Green Rebate



# COMMUNITY EVENTS

- Urban Wildland Half Marathon & 5K
- Annual park clean-ups
- Classes at Wood Lake Nature Center
- Farmer's Market





# RECREATIONAL OPPORTUNITIES






- 2 dozen parks across the community
- Award winning recreational program with hundreds of opportunities every year (wellness, environmental education)
- Inclusive Playground at Augsburg Park
- Wood Lake Nature Center, Veterans Park



# RESOURCES FOR RESIDENTS

- CEE: Home Energy Squad
- Xcel Renewable Energy programs
- Lawns to Legumes (BWSR)
- Hennepin County
- City website



 <p><b>Renewable*Connect®</b></p> <p>Power your home with a blend of wind and solar energy. This program is fully subscribed and is accepting applications for the program waitlist.</p> <p><a href="#">Learn More</a></p>	 <p><b>Windsourse®</b></p> <p>Power your home with hassle-free wind energy.</p> <p><a href="#">Learn More</a></p>	 <p><b>Solar*Rewards Community®</b></p> <p>Subscribe to community solar and receive a bill credit for the energy produced.</p> <p><a href="#">Learn More</a></p>
 <p><b>Solar*Rewards® for Residences</b></p> <p>Receive incentives for installing and producing solar energy.</p>	 <p><b>Net Metering</b></p> <p>Install your own solar and get credit for excess solar energy produced.</p>	



# QUESTIONS?



Rachel Lindholm  
Sustainability Specialist  
[rlindholm@richfieldmn.gov](mailto:rlindholm@richfieldmn.gov)

612-861-9188

[richfieldmn.gov/sustainability\\_recycling](http://richfieldmn.gov/sustainability_recycling)



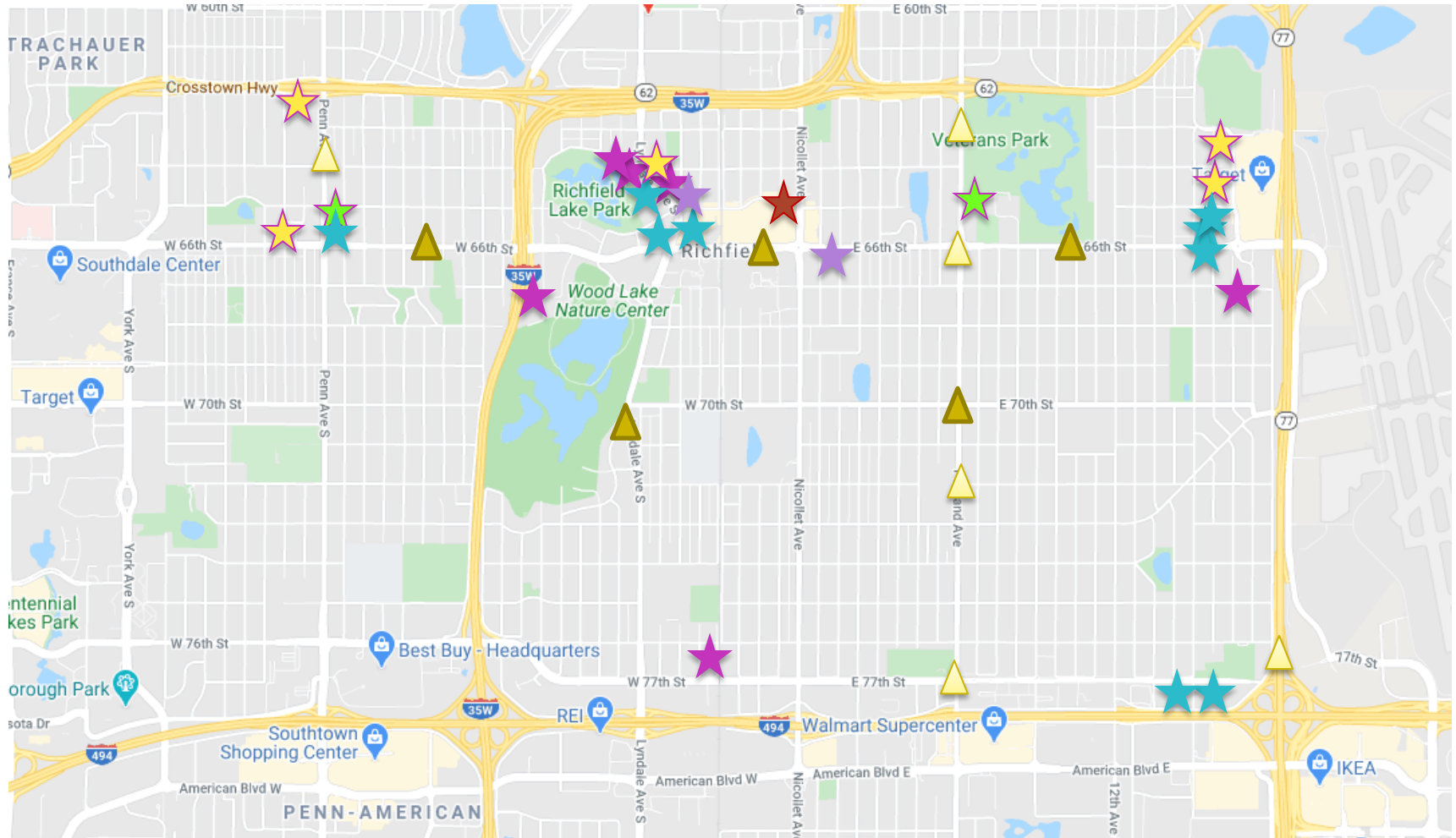
# REDEVELOPMENT

John Stark, Community Development Director  
Julie Urban, Housing Manager





# REDEVELOPMENT IN RICHFIELD: 2011-2021



Housing



Under Construction



School



Transportation Project



Commercial



Approved



Planning

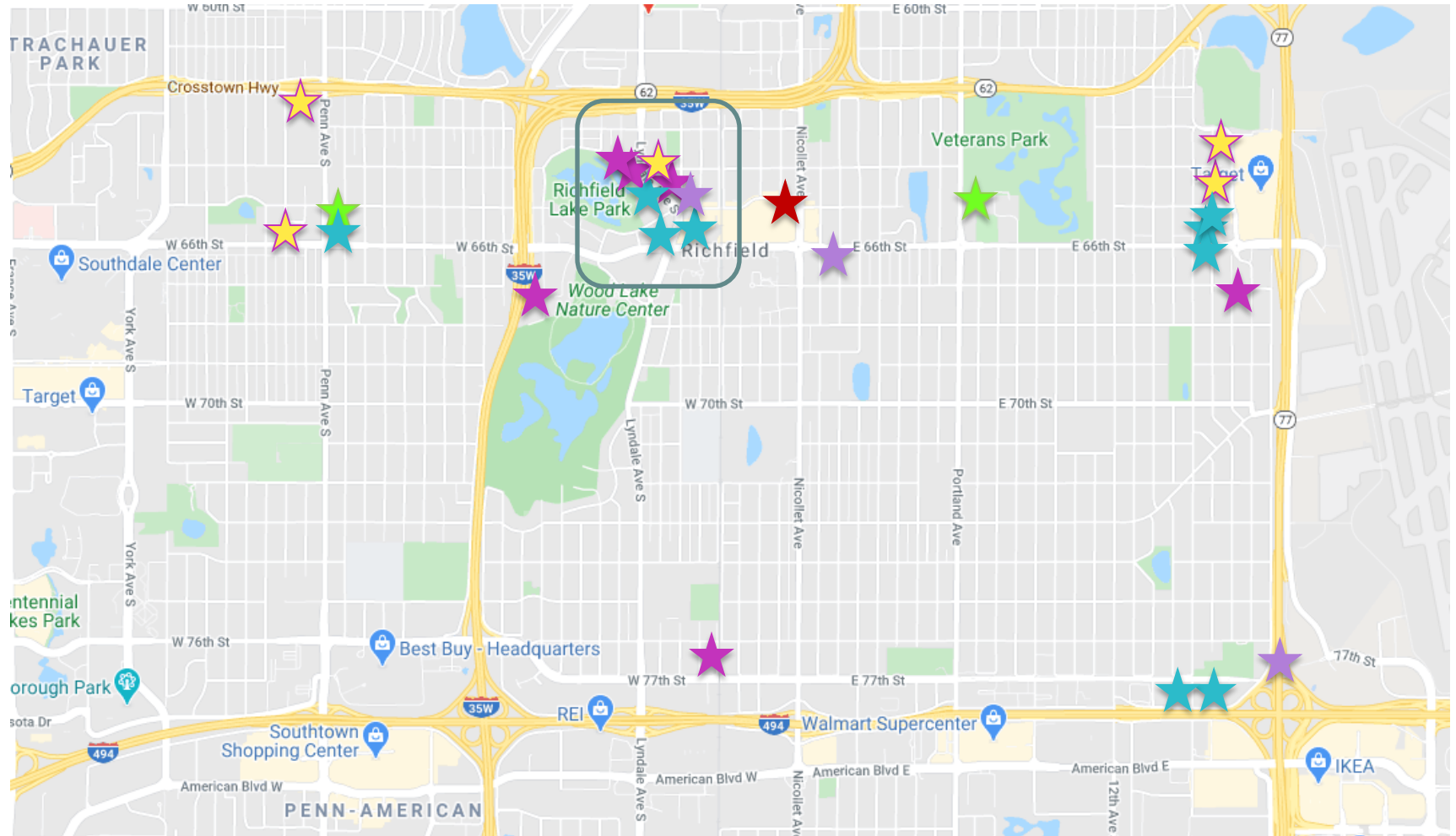


Transportation Project  
Planned





# LAKES AT LYNDALE





# ROWAN (AKA HENLEY II)



- 82 new units
- 22 rehabbed/preserved units
- 2 ADA-accessible units
- 20% reserved for 50% AMI
- Approved September 2020



[Video](#)

REDEVELOPMENT









# LAKESIDE AT LYNDALE GARDENS



- 30 luxury condos
- Opened summer 2020

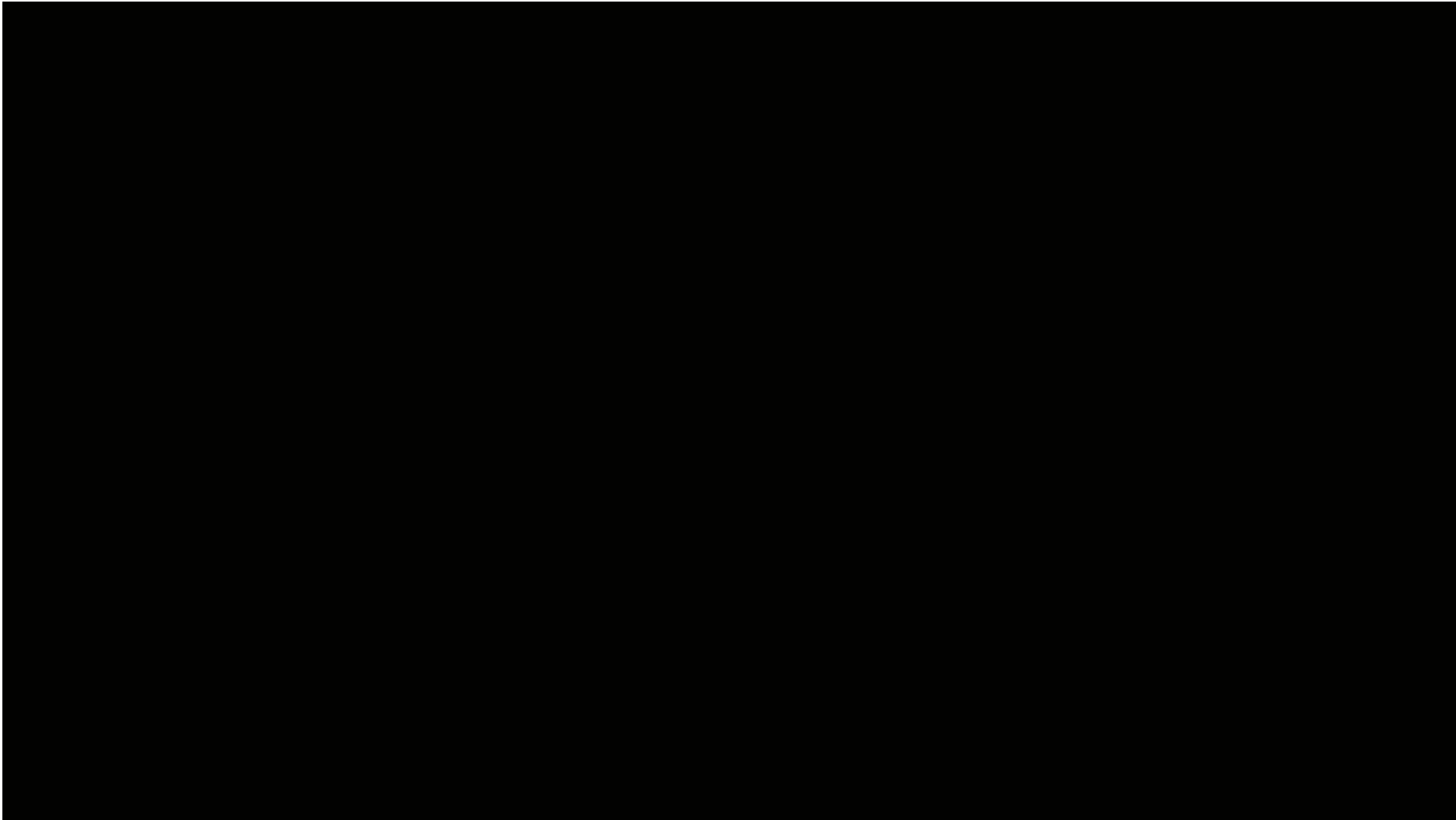


[Video](#)

REDEVELOPMENT









# LYNK65



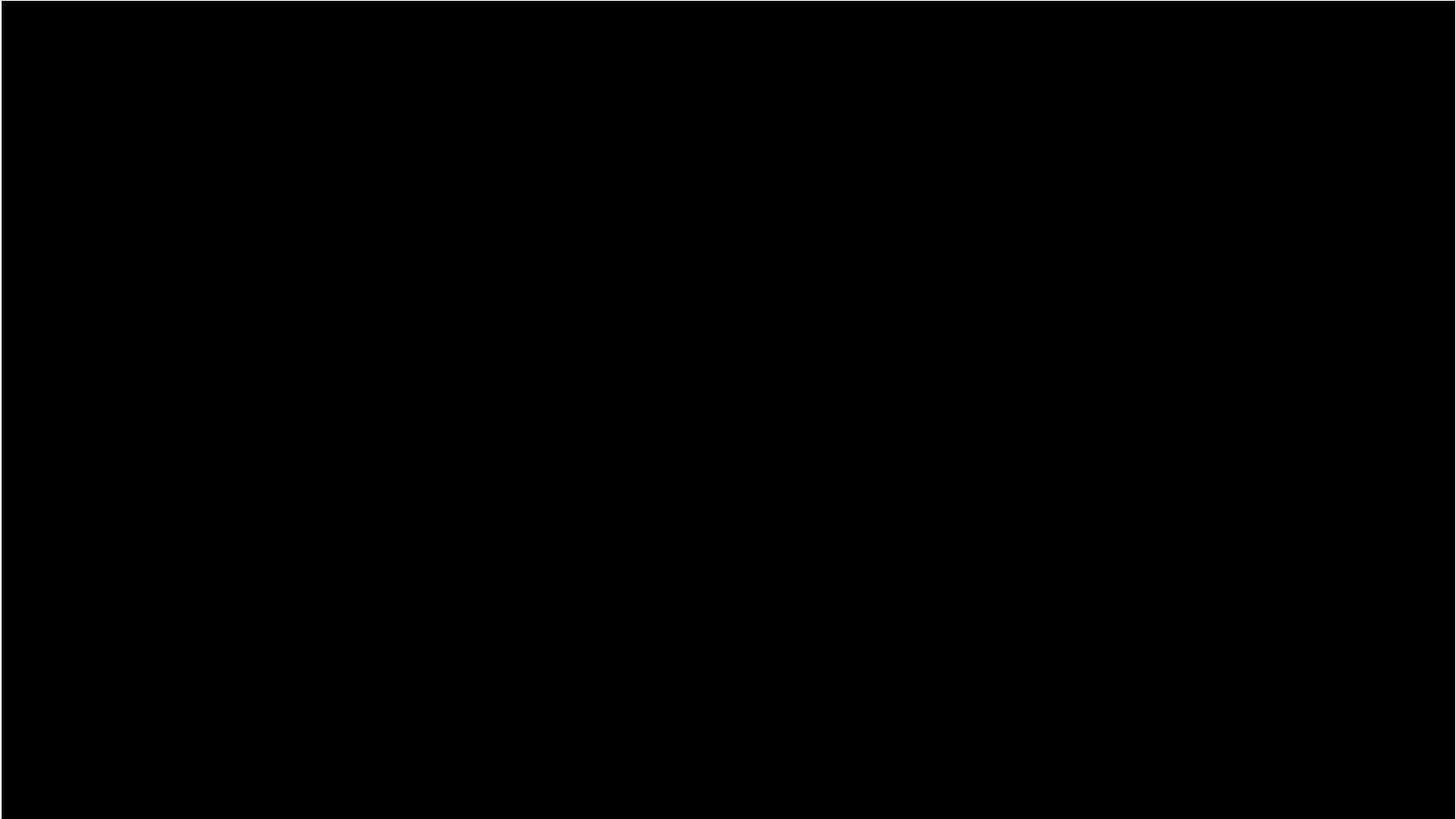
- Enclave Development
- 157 units
- 8,000sf commercial
- 10, 2-bedrooms at 60% AMI + 15% contribution to Housing & Redevelopment Fund
- HRA approved TIF November '20
- City Approvals April 2021

[Video](#)

REDEVELOPMENT









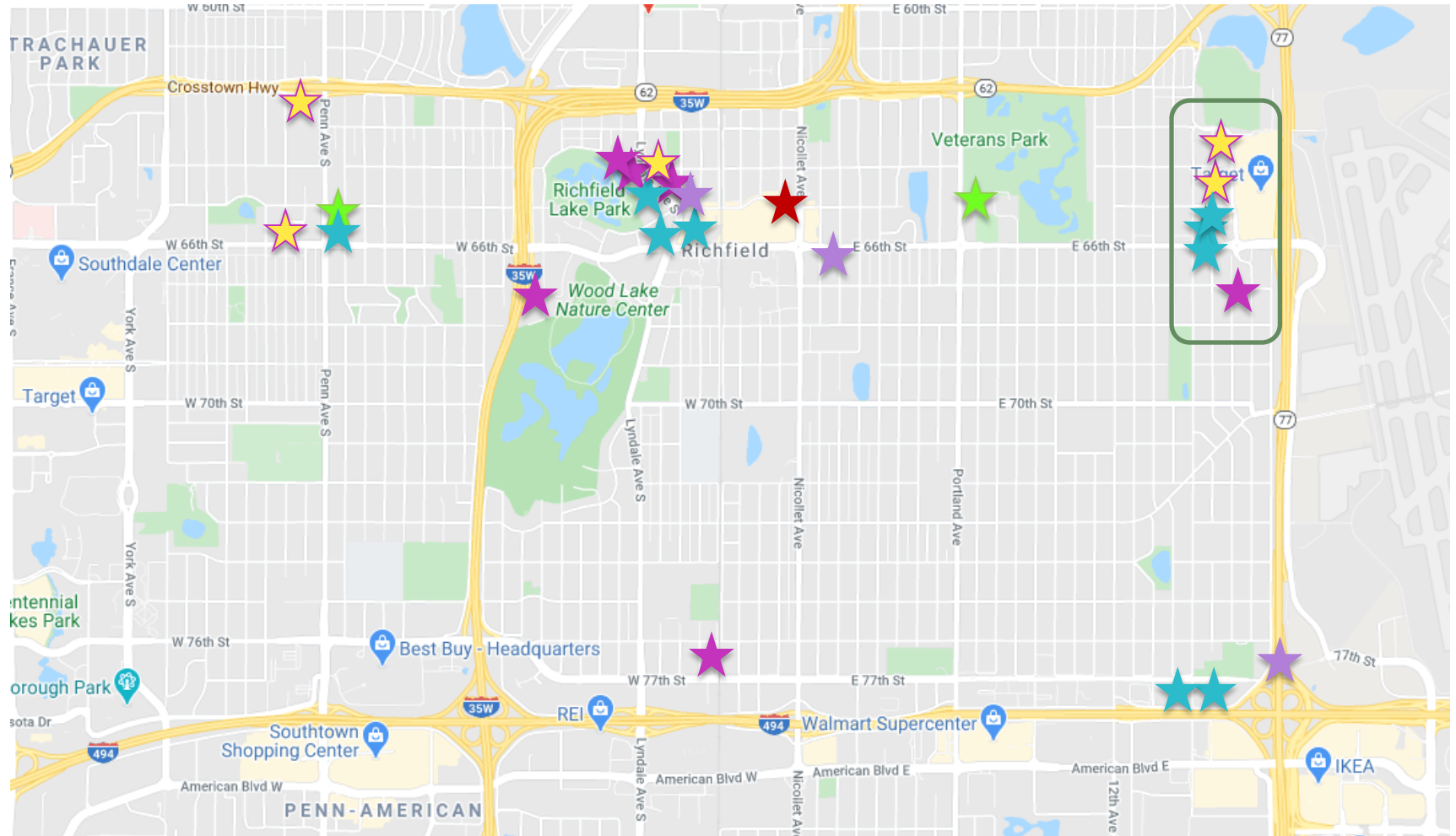
# EMI



- Originally approved 2018
- 31→42 units
- 6,000sf commercial → 1,200sf
- 20% reserved for households at or below 60% AMI, including one accessible unit.
- Received final approvals in January
- Project sold in April; revisions coming



# CEDAR CORRIDOR





# RF64 TOWNHOMES

- 64 for-sale townhomes
- First unit sold in May 2020
- 16 units sold
- < 100% AMI buyers
- Additional 12 under construction





# RF64 (RYA) APARTMENTS

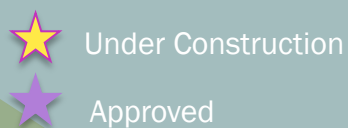
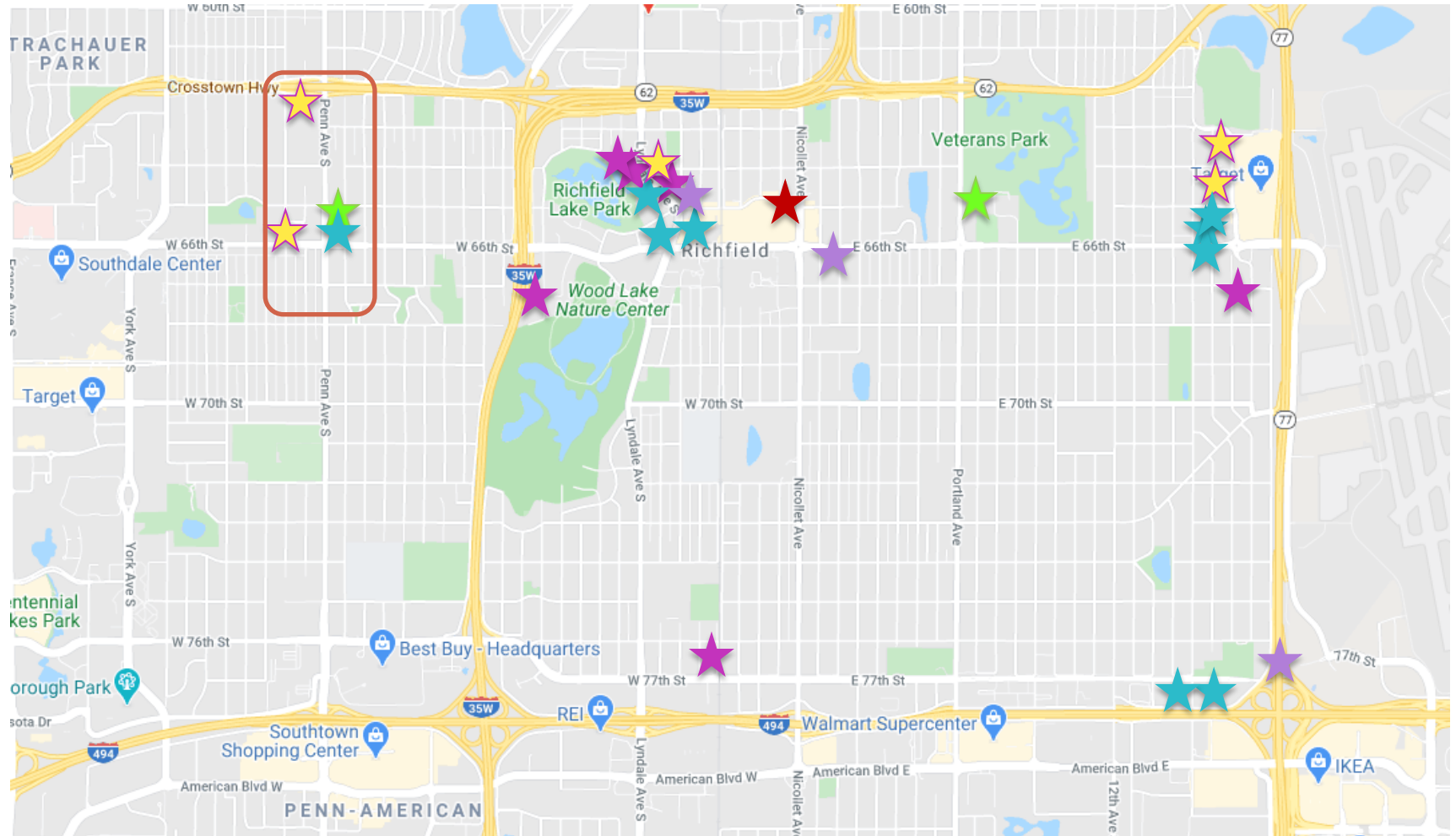


- Market-rate apartments
- Increased from 218 to 237 units
- HRA property sold in November
- Schafer Richardson added to development team
- Storm water work begun in 2020
- Above-ground construction in 2021





# PENN CORRIDOR





# 6501 PENN AVE

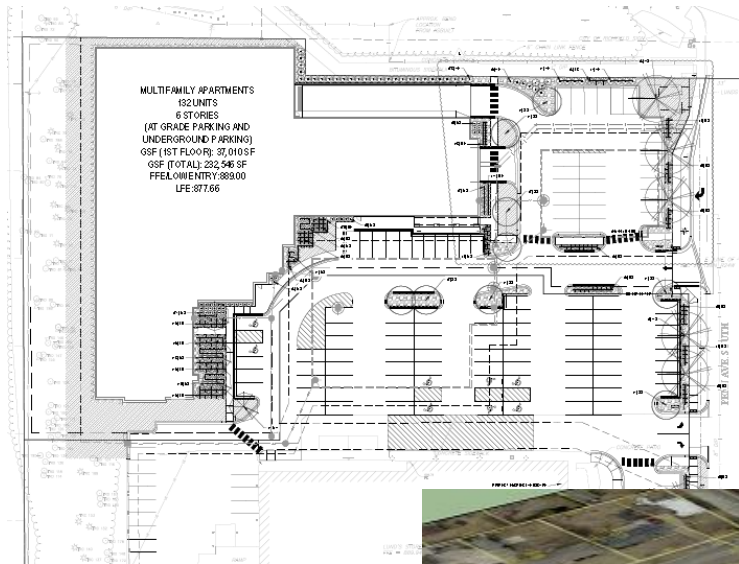


- HRA-owned
- Preliminary Development Agreement with NHH & Boisclair
- Up to 69 units
- Mix of income 30-80%AMI
- 10 units supportive housing
- COVID-related delays
- 2021 approvals/tax credit application





# Lunds Apartments



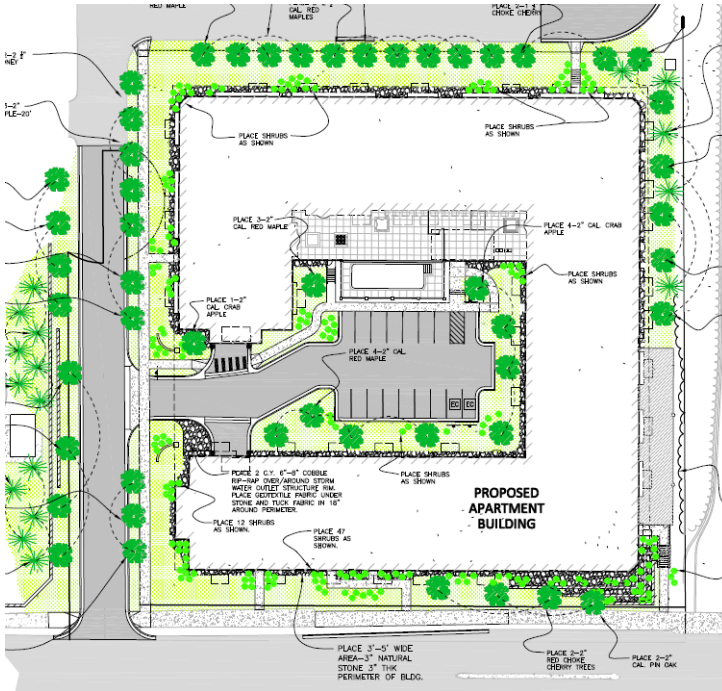
## Lunds Site

- 127 units
- 6 stories
- 100% market rate
- Lunds + Doran





# Novo Apartments



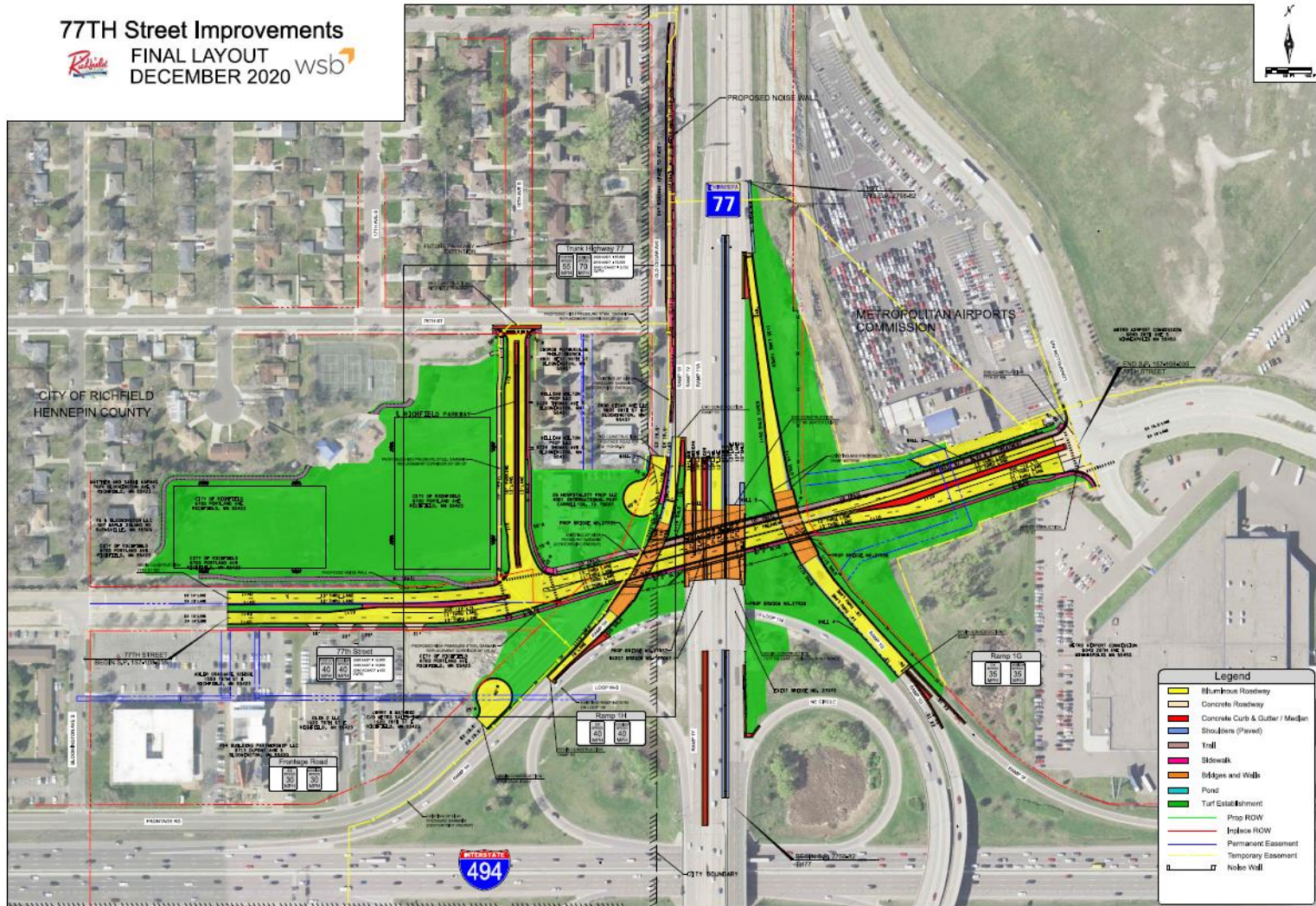
- 192 units
- 3 & 5 stories
- 100% market rate
- Completion Summer 2021





# TRANSPORTATION: 77<sup>TH</sup> STREET TUNNEL

77TH Street Improvements  
**FINAL LAYOUT**  
 DECEMBER 2020 **wsb**



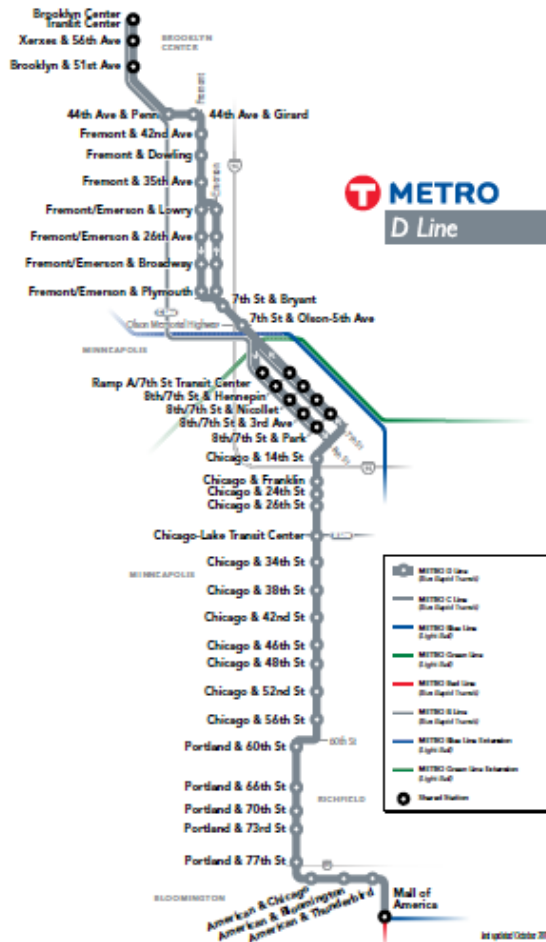


# ORANGE LINE





# TRANSPORTATION: D-LINE



- A** Pylon markers help riders identify stations from a distance.
- B** Real-time NexTrip signs provide bus information, and on-demand annunciators speak this information for people with low vision.
- C** Shelters provide weather protection and feature push-button, on-demand heaters and shelter lighting. Shelter sizes will vary based on customer demand (small shown here).
- D** Ticket machines and fare card readers collect all payment before customers board the bus.

- E** Emergency telephones provide a direct connection to Metro Transit police. Stations also feature security cameras.
- F** Stations feature trash and recycling containers.
- G** Platform edges are marked with a cast-iron textured warning strip to keep passengers safely away from the curb while the bus approaches. Many stations also feature raised curbs for easier boarding.
- H** Platform areas are distinguished by a dark gray concrete pattern.

- I** Benches at stations provide a place to sit.
- J** Most stations have bike parking.

Some stations have pedestrian-scale light fixtures to provide a safe, well-lit environment.

At some stations, railings separate the platform from the sidewalk.



**QUESTIONS?**





**THANK YOU!**



Kate Aitchison and Celeste McDermott  
Housing Specialists

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612-861-9778

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