A MESSAGE FROM OUR BOARD CHAIR…

2019 was a busy and productive year for the HRA staff, management and Board of Commissioners. I’ve picked out just a few of the projects that were taken on starting last January and moving chronologically through the year.

-January: Homebuyers Assistance Program was granted $57,000 to use in 2019.
-February: Our meeting was canceled due to winter weather - imagine that happening in Minnesota!
-March: $72,000 of Affordable Housing Trust Fund (AHTF) to be used for Owner Occupied Single Family Household Rehab in two areas of town. Emergency boiler replacement in Jordan Tower II during winter and authorized after the fact.
-April: Assignment of Development Agreement in connection with TIF District #8.
-May: $25,000 grant to Goodhue County Habitat for Humanity. Monies going to the elderly and disabled for multiple roof replacements and siding for 1 house through Community Development Grants. Bluffview sidewalk and steps okayed for fixing and replacing. Bridges Program- we entered in a grant agreement with Minnesota Housing Finance Agency to serve very low income and seriously mentally ill clients from 7/1/19 to 6/30/21.
-August: Haven of Hope had a tree removed and replaced their playground equipment. Later in August, the board, staff and Mayor Sean Dowse took a bus tour of the HRA properties in town to give new staff and new board members a first hand look at the properties we maintain.
-October: Loans approved for Artist Sanctuary through Small Cities and the Keller Baertman TIF Project.
-November: Working on wage compensation study - To be continued. Jordan Tower I boilers and air handlers getting put into place.
-December: $5,000 to Red Wing Area Homeless Committee for hotel/motel vouchers for homeless individuals and families.

That is just a fraction of the work done by the management and staff of the HRA this past year. I think I can speak for the whole board when I say that this group is the hardest working collection of people I have had the honor to work with. Here’s to 2020 and the new adventures we will share in Housing and Redevelopment in Red Wing!
A MESSAGE FROM MAYOR SEAN DOWSE...

The Red Wing Housing and Redevelopment Authority (HRA) is a fierce achiever for our city. As you will see detailed in this report, our HRA works tirelessly: from tax increment financing aid to help addressing Red Wing’s workforce and senior housing shortage, to providing funds to spur new downtown housing, to keeping the two Jordan Towers desirable and affordable, to supporting Habitat for Humanity projects, to co-sponsoring creation a new county wide housing study, to helping an emerging arts organization secure space, to helping maintain housing and supporting homebuyers.

Wielding powerful tools and focused strength, our HRA in partnership with Goodhue County, the City of Red Wing, and numerous public and private sector organizations together worked to improve the lives of over 600 people this year and get us to a future where everyone in Red Wing has a great place to live and a decent shot at a confident future.

Thank you Red Wing HRA! So glad you are part of our team.

A MESSAGE FROM CITY COUNCIL LIAISON, ERIN BUSS...

To say the Red Wing Housing and Redevelopment Authority gets things done is an understatement. The variety of projects the organization facilitates, either through collaborations with other governmental programs, or with its own budget, is truly remarkable. Some of 2019’s larger projects included the groundbreaking of a 250 housing unit project that was made possible through TIF assistance, coordinating a loan for a local non-profit so they could make their building more handicap accessible, the start of two rehab projects for Jordan Towers I, a county-wide housing study in collaboration with the Goodhue County EDA, and many other projects. But sometimes it’s the simpler things that really stand out, for example, the grant the HRA Board awarded to Habitat for Humanity which allowed them to re-roof five houses that really needed some help this past summer. Another impressive program some residents may benefit from is the Affordable Housing Trust Fund. There are currently three options available: 1) Homebuyers Assistance; 2) Owner Occupied Low Income Rehab grants; and 3) $150,000 available to create six new housing units in a designated development corridor. All of these projects and programs are in addition to the services the HRA provides every day! Over the last year I have witnessed firsthand the hard work and dedication the HRA staff has to their mission of providing quality, affordable, and sustainable housing in our community. Thank you so much for all you do.
RED WING HRA BOARD COMMISSIONERS: JASON JECH, GLEN WITHAM, ROSEANNE GROSSO, COLLEEN CLARK, JACKIE LUUKART, JOHN ROHAN, JANE ALLEN-CALHOUN

HRA STAFF FROM LEFT TO RIGHT: CORRINE STOCKWELL, GRACE CEBULLA, BROCK GANSER, REGAN KILBRIDE, JUSTIN SIMMONS, CATHY EDBLOM, MIKE COX, ROBERT WEDRICKAS, TERRI RYAN, KIM ODMAN, PAUL NESTEBY, JENNIFER COOK, JESSICA KITZMANN, AND RANDAL HEMMERLIN

AFFORDABLE HOUSING TRUST FUND COMMITTEE: GREG SCHOENER, STEVE SETZER, JAKE DAHL, PATTI ROBERTSON, MAYOR SEAN DOWSE. NOT PICTURED: COLLEEN CLARK, ANTHONY NEMEK, JOHN PARKES
A MESSAGE FROM OUR EXECUTIVE DIRECTOR...

The Red Wing HRA is very cognizant of the need for housing units in our area. We have great employers and we have a business expansion going on right now. Adding 100 employees to a community typically means adding housing units of a similar number. In that regard, the HRA is pleased to have processed to a completion the Tax Increment Financing proposal for the 250 units by Keller Baartman Properties LLC in 2019. Construction of the first 108 units is well underway and progress can be seen by driving along Tyler Road near the Mayo Clinic.

We are in the process of completing a new housing study for all of Goodhue County through collaborating with the County EDA office to further identify our housing needs.

We did not forget housing in the Downtown and Old West Main/Pottery Place areas in 2019. We issued a Request for Proposals for Small Site New Unit Construction in 2019 for these areas. We are presently processing an application for $100,000 from our Affordable Housing Trust Fund that will put four new housing units in a second story space that has been empty for 100 years in downtown! We look forward to more applications of a similar nature going forward. Our AHTF also lent $72,000 in owner occupied rehab funds for three houses and two Homebuyers Assistance Loans for $18,000 total.

In our Small Cities Program Income loans, we lent out $50,000 to help bring handicap accessibility to the building at 602 West Avenue, which houses the newly formed Artist Sanctuary. We also lent nearly $6,000 to a retired veteran and his family to re-roof their house because funds were not available elsewhere. In Community Development Grants, we issued $25,000 to Habitat for Humanity to re-roof five houses and re-side one house. We also granted $5,000 to Red Wing Area Homeless Committee to assist homeless individuals and families in vouchers for immediate shelter.

Two Rehab projects are underway at Jordan Tower I that include replacing air handlers and boilers, concrete work and a new seal coat on the exterior (to be done in 2020). At approximately $1.4 million in repairs, we are grateful to MN DEED and MHFA for the deferred loans and grants they provided to us.

The HRA serves over 140 plus households with Section 8 portable vouchers allowing the renting of properties from about 70 landlords in Red Wing. Our Continuum of Care and Bridges homeless vouchers serve up to 15 homeless households. The HRA provides over $1 million in rental assistance to these households annually in the City of Red Wing.

All this work is done through the efforts of Staff, HRA Commissioners, Committee members, City Staff and City Council. I am thankful for all that they do and giving us the ability to do it.

And in that regard, we received a clean audit for 2018 with no findings.

I also want to give a thank you to our many partners, such as Vogel and Gorman PLC, attorney for the HRA, CEDA, Hawkins Ash CPA’s, Smith Schafer and Associates, Baker-Tilly, Finn Daniels Architects, Semcac, Three Rivers Community Action, Hope Coalition, Goodhue County and of course our HUD, MHFA and DEED partners for all their contributions to our success. There are also many more firms we work with to that help bring success to our programs.

Staff is also very active in the National, Regional and State chapter of NAHRO. In 2019, I completed a three-year term as VP of International Research and Global Exchange at the regional NCRC NAHRO level. Jennifer Cook was elected to the Minnesota NAHRO Board of Directors and Corrine Stockwell was appointed a co-chair of the Emerging Leaders Committee.

In 2020, we will continue to strive to serve the community of Red Wing in the best manner possible and work toward adding new housing units and their affordability to house all people.
COMMUNITY DEVELOPMENT

THE ARTIST SANCTUARY: $50,000 PROGRAM INCOME LOAN.

KELLER-BAARTMAN TAX INCREMENT FINANCING, PHASE 1. PHOTO TAKEN FEBRUARY 4, 2020

INCOME STATEMENT CHART

Data as of 11/30/2019

*Does not include second half of Tax Levy funds in Redevelopment.
What an eventful year this has been! We are always finding ways to save money and time. This year we made some minor changes that have shown a great impact to the budget. In May, we switched from Century Link to One Net Global for internet services for our Jordan Towers residents. Not only did this increase speeds for the residents, it gave us an annual savings of $1,740! Along with the new phone system that we installed in 2018, we switched over to ESI and HBC instead of Consolidated Communications. This brings us an annual savings of $1,200. In October we started a Utility Study for Jordan Towers with SM Engineering. This would include electric, natural gas, and water. The savings were phenomenal! We saved a total of $25,730.38! We estimate we will be saving close to $6,000 per year going forward.

This year we replaced our old server with a faster, more compatible server for agency operations. We teamed up with StarTech, City of Red Wing, Ideacom, HAB, and Filevision to make sure everything went smoothly with little to no interruptions. We have received tremendous support from StarTech throughout the year to advance technologies in our conference rooms. We now have a conference table that has Audio/Visual capabilities for any laptop, iPad, projector, and computer needs.

This was the first full year of our new paperless Account Payable program. Many vendors now send us invoices electronically and receive payment by direct deposit. Kim and I both love the convenience of the new software, as well as ease when we need to research any payments.

We continue to partner with the Red Wing Photography Club for our annual wall calendars. This year we had them photograph water (streams, creeks, rivers…etc) within Goodhue County. All photos submitted were beautiful and calendar worthy! The contest for the 2021 calendar is underway with a theme of parks in and around Goodhue County. I am sure they will be stunning as well! Thank you Red Wing Photography Club for your dedication and talents.

For the first time in many years, we hosted a Board Tour of Properties for our Board members. Staff and Commissioners took a tour of the City to see where all of our properties were, learned about each property, and saw the many businesses we have assisted with Small Cities or Program income loans. Many commissioners commented how much they enjoyed it and learned more about all we do within the HRA.

The HRA conducted a Wage Compensation Study with Keystone Compensation Group, LLC. The results of the study found that our lower Grade Levels were not compensated in line with the market surrounding us and in the state of Minnesota. Each year we propose a Cost of Living increase for staff which is separate from a step increase if performance standards are met, but we have not considered a Cost of Labor increase. Going forward we will keep this in mind to keep our wages even with similar positions in the market area.

In late 2018, the HRA began a tuition reimbursement program for staff. I am proud to say I have completed the Accounting Assistant program with Minnesota State College-Southeast with the help of this program. It gave me the opportunity to advance not only myself, but assist the HRA with the knowledge and skills I learned. Other staff has expressed interest in pursuing degrees to help them advance as well.
ASSISTED HOUSING & PROCUREMENT

JORDAN TOWER I BOILER AND AIR HANDLER PROJECT

In December 2017, HRA staff applied for funding through the Publicly Owned Housing Program (POHP) administered through Minnesota Housing Finance Agency (MHFA). The request was to replace the two boilers and air handlers in Jordan Tower I. These systems are original to the building when it was built in 1974. The work has been completed in 2019.

JORDAN TOWER I SEALANT PROJECT

In the winter of 2018, HRA staff applied for Small Cities-DEED for Jordan Tower I to repair the balconies, replace air conditioner can covers, and to seal coat the outside of the building. All of these items will enhance the cosmetic look of the building but far more importantly to be proactive in protecting and expanding the lifespan of the building. This work is expected to be completed in 2020.

STAFF ACTIVITIES

Jennifer Cook has been the Program Management Coordinator for one year. Jennifer and the Assisted Housing staff have been active in many community events and committees. Minnesota National Association of Housing and Redevelopment Officials (NAHRO) is one organization in which Jennifer has been active. MN NAHRO offers trainings, educational and informational help for Public Housing Agencies throughout the state of Minnesota. Jennifer has been on the Professional Development Committee for NAHRO, which plans and executes the trainings for the conferences. Recently, Jennifer was appointed to the Board of Directors for Minnesota NAHRO.
JORDAN TOWERS I & II/ FAMILY PUBLIC HOUSING

The Red Wing HRA would like to introduce Cathy Edbloom as the new Property Manager Assistant to Public Housing. Cathy came from the Maintenance Department, which made the transition easy as she already knew everyone.

The Public Housing staff supports 204 units at the Jordan Towers, 19 off-site family units and 14 off-site market rate units. The HRA office utilizes residents of Jordan Towers as volunteers to assist in the office when needed. Linda Farrington has been a resident volunteer for 3 years. We greatly appreciate the work she does for us. (pictured on page 11)

Reserves have increased this year due to the extension of the Section 8 HAP for Jordan Towers II. 5th Street in front of Jordan Towers II and the HRA office was re-surfaced and striped to include diagonal parking. This added some much needed extra parking spots.

SEMCAC Dining is located in Jordan Towers II and offers a noon meal Monday-Friday, with take-out meals available for the weekend. They prepare meals for the tenants at the Towers but also for 2 Head Start Programs and 7 other Senior Centers and Meals on Wheels.

In October, we held our Open House. There were radio interviews with staff and board members, Resident Council sold pie and ice cream and tours were given. Agencies were also available that provide services in the Towers such as Omega.

This year, Bluffview Townhomes was updated with all new sidewalks, steps and railings. This was a much-needed update with all the cracks and exposed rebar. For 2020, we will be using the CFP dollars to go towards our family units. Upgrades that we will be focusing on are new sidewalks, doors and floors in the units.

MAINTENANCE

Maintenance has had a very busy year with many changes. Staff evaluated the caretaker position since one set of the caretakers had given notice to vacate. Over the years, the role of the caretaker has been changing and the need for this position has diminished. Upon board approval, the caretaker position was eliminated and the HRA was able to hire an additional full time maintenance staff. Along with the new maintenance position, two resident volunteers, Cally Eklund and Charles Bleything, were hired on a stipend to assist with the cleaning around Jordan Towers. (pictured on page 11)

Over this past year, three new staff have been hired to make a total of five full time maintenance staff. Along with all these changes, there had been 43 turnovers and about 970 work orders. Maintenance staff were active in learning the operations of the new boiler and HVAC system in Jordan Tower I.
SECTION 8, BRIDGES, CONTINUUM OF CARE, RAPID REHOUSING

The Red Wing HRA Section 8 staff administers three different rental assistance programs and manages a Rapid Rehousing Property. All of the rental assistance programs welcomed new participants this year.

The Section 8 program averaged 137 households per month and provided approximately $800,000 in rental assistance in 2019. Staff added 31 new households and are continuing to issue vouchers as HUD funding allows.

The CoC Housing Program provides rental assistance for people who fit the HUD definition of Chronically Homeless. The Red Wing HRA was awarded additional vouchers for this program this year and grew the program from two vouchers to six vouchers. We also welcomed Three Rivers Community Action as our new service provider for this program in November! We look forward to working with Three Rivers to provide our participants the best housing outcomes we can.

The Bridges program provides temporary rental assistance for people who have a severe and persistent mental illness and are at risk of homelessness or are homeless. The assistance works as a “bridge” to other rental assistance, usually a Section 8 voucher. The Red Wing HRA has administered the Bridges program for more than 3 years and this year were awarded up to $115,668 in rental assistance for the two-year grant cycle, July 1, 2019–July 1, 2021. The Red Wing HRA has funding for up to nine vouchers. The Red Wing HRA added 5 new participants to this program in 2019.

The Rapid Rehousing Property is a joint effort between The Red Wing HRA and Three Rivers Community Action. Rapid Rehousing provides short-term rent assistance and/or deposit for households who are homeless. Along with rent assistance and/or deposit, the program provides case management services and other support services including information/referral, landlord tenant law training, life skills training, transportation, furniture, utility assistance for up to six months with the goal of maintaining stable housing. The property is owned by the Red Wing HRA and consists of three units. Since initially starting the program and filling the units in 2018 we have only had one vacancy and the program has worked well to assist homeless families to maintain stable housing.

Section 8 staff look forward to working with many new families in the coming year!
Social Services has had a busy year. Jessica and Grace have been busy attending trainings and community events, working closely with the Resident Council, and assisting residents with services.

Jessica is currently working on completing her Professional Service Coordinator certificate. This is a 12-course certificate that is through American Association of Service Coordinators (AASC) and the University of Ohio. She will have this certificate by early 2020. Grace received her Associates Degree of Applied Science in Human Services in June 2019. Grace has been continuing her education at Rasmussen College, and will receive her Human Services Bachelor of Science degree in June 2020. Both Jessica and Grace have attended many trainings that include de-escalation, addressing poor hygiene, hoarding, smoking, suicide risks and Native American Trauma. Jessica and Grace are also members of the following groups that meet regularly: CHA (Community Health Assessment), SHIP (Statewide Health Improvement Partnership), Adult Protection Multi-Disciplinary Team, Health Care Network Group, Mental Health Coalition, and Service Array Group.

Social Services conducts a bi-monthly tenant meeting for all Jordan Towers residents. The topics in 2019 were “Staying Emotionally Healthy when Dealing with Loss” by Dr. Bruce McBeath, Goodhue County Historical Society, Bullying, “Make it Okay” Program, Red Wing Fire Department, How to Pass Annual Inspections, OMEGA Home Health Care, and Heidi Bacon Art. Some other events that were organized by Social Services is Walgreens Corner Drug Flu Clinic, floor meetings with all Jordan Towers residents, and the Volunteer Appreciation Event.

Each month, Jessica and Grace put out a monthly newsletter called the Tower Talk. This newsletter goes out to all Jordan Towers residents and includes all of the activities scheduled within Jordan Towers for that month. It also includes announcements and other outside activities that may be of interest to our Towers residents. Jessica and Grace take great pride in this newsletter and work very hard each month on getting out good information for our tenants. Jessica and Grace also put out a newsletter called, Family Chatter, that goes out twice per year to all the family members. This is a way for family to keep updated on what is happening at Jordan Towers.

In October 2019, ACCRA Home Health switched hands over to OMEGA Home Healthcare. OMEGA provides the same services that ACCRA did to our residents. OMEGA will continue to rent office space in Jordan Towers 1.

Maids in Minnesota services have been added this year. They provide homemaking services to our tenants. Chair Yoga was also added this year. Jessica Richmond is a professional yoga instructor and she conducts her classes right in Jordan Towers.

Jessica and Grace continue to meet with all the Jordan Towers residents on a regular basis and assist them in finding services they may need. Our goal by having our offices directly in Jordan Towers is to make a comfortable, friendly environment for our residents where they can come to discuss concerns and get any type of help that is needed for them. It is important for Jessica and Grace that each resident feels comfortable living here at Jordan Towers and that they get the services that they need.
The Resident Council has had yet another successful year. Some of the activities they have hosted are as follows: Musical Acts, Summer Dance Party, Hager Heights Chicken, Nite to Unite, Fat Tuesday, Halloween Party, Craft and Bake Sale, Christmas Dinner, New Year’s Party, and multiple Pot Lucks.

As of June 2019, the Resident Council has had a full council. They have added some new members as well. Everyone is doing a great job at helping with events and bringing in some new, fresh ideas to the council.

The Resident Council is dedicated to providing as many activities and events as possible to meet all types of different interests. Chair Yoga is paid for by the Resident Council so that it is free to all Jordan Towers residents. Heidi Bacon is an artist in Red Wing. She started providing canvas painting classes to our residents. Her total cost per person is $10. The Resident Council pays for half of that and the resident is responsible for the other half. The Resident Council is excited to see what is coming in 2020.

We would also like to give a shout out to Candis Fleck and Jo Mary Carver. These ladies are volunteers for the office in Jordan Towers 1. They spend a lot of time each month getting flyers out for events, dispersing stamps, selling bus tickets, etc. Thank you to both of them for all of their hard work.
Mission Statement:
To provide quality, affordable, sustainable housing and community redevelopment programs utilizing resources that develop public and private partnerships.