



Red Wing Housing and Redevelopment Authority Equal Opportunity Housing/Equal Opportunity Employment

Our Mission

To provide quality, affordable, sustainable housing and community redevelopment programs utilizing resources that develop public and private partnerships.

Statement of Intent

We gather today in this room as one people to discuss and attend to the matters of Red Wing. Together, as a government body and as community members, we agree to treat everyone with courtesy, dignity, and respect. We will listen to all sides of an issue, encourage participation, support each other, act with honor and accountability, and inspire pride in our community. This we commit as we open this meeting.

Meeting Announcement and Agenda Housing & Redevelopment Authority Board Regular Meeting City Council Chambers, 315 West 4th Street, Red Wing, MN & Virtually Tuesday, August 13, 2024, at 3:30 PM

This meeting will be held in the City Hall Council Chambers and virtually via Webex at the same time. Members of the public can join this meeting either in person at City Hall or virtually. To join this meeting via Webex, [click this link](#). To join via telephone, please dial (415) 655-0001. Enter access code 2559 127 7149 and password 2024 when prompted.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Agenda**
- 5. Public Comment**

We now invite anyone to share their thoughts on a topic that is not on the agenda. We welcome all opinions and ideas. We appreciate you stating your name at the lectern, and please remember that personal attacks may be ruled out of order. You will have up to three minutes to comment, and we appreciate your time in coming tonight.

6. Consent Agenda (Roll Call Required *)

The Consent Agenda consists of items that often don't require Council discussion. These items are usually routine business, non-controversial, or have been discussed publicly in the past. These items can be approved by the Council all at once unless a Council member or a member of the public acknowledges they would like to comment or have a discussion on any of these items at this meeting. To speak on one of these items, members of the public can fill out the sign-up sheet in the Council Chambers lobby before the meeting or raise their hands in person or virtually at this time. If no one has a concern or comment on any of the consent agenda items, the Council will approve them all at the same time. Approval of the Consent Agenda constitutes approval of the following Consent Agenda items:

- 6.A. Motion to Approve July 9, 2024 Minutes.
- 6.B. Motion to Approve Bills (Checks 51631-51690 totaling \$110,437.03).
 - a. Public Housing: \$33,889.02
 - b. Housing Choice Voucher: \$1,499.23
 - c. Jordan Tower II: \$18,948.82
 - d. Redevelopment: \$37,961.96
 - e. Small Cities: \$6092.00
 - f. TIF: \$0
 - g. AHTF: \$12,046.00

- 6.C. Motion to Approve Public Housing Utility Allowance
- 6.D. Motion to Approve Public Housing Flat Rent

7. Motions & General Business

- 7.A. Motion to Approve Bid for Radon Mitigation at Haven of Hope
- 7.B. Resolution No. 1449-24 Approving the 2025 Tax Levy Request
- 7.C. Resolution No. 1450-24 Approving the 2025 Preliminary Operating Budget

8. Communication Items

- 8.A. Director's Report
- 8.B. Finance Report
- 8.C. Housing Report
- 8.D. Community Redevelopment Report
- 8.E. Resident Council Report
- 8.F. Hope Coalition Liaison Report
- 8.G. City Council Liaison Report
- 8.H. Announcements

The next HRA regular Board Meeting will be Tuesday, September 10, 2024, at 3:30 p.m. in the City Council Chambers.

9. Adjournment

Accommodations for signing interpreter, Braille, large print, etc. can be made. Call City Hall at 385.3600 seven days prior to the need. Hearing assistance devices are available during meetings.

Red Wing Housing and Redevelopment Authority
HRA Board Regular Meeting
Tuesday, July 9, 2024 at 3:30 PM

Board Members Present: Board Chair, Dana Borgschatz; Commissioners: Abby Villaran Sara Hoffman, Glen Witham, and Kristi Reuter.

Others Present: Kurt Keena, Executive Director; Corrine Stockwell, Finance Director, RyAnne Schutz, Finance Administrative Assistant. Evan Brown, City Council Liason

Absent: Jason Jech, Jackie Luikart

A. Call to Order

The meeting was called to order at 3:30 p.m. by Board Chair Dana Borgschatz.

B. Pledge of Allegiance

C. Roll Call

Roll Call was taken with all members present with the exception of Jech and Luikart.

D. Approval of Agenda

A motion to approve the agenda was made by Witham and seconded by Hoffman. Motion carried.

E. Public Comment

There were no public comments.

F. Consent Agenda (Roll Call Required*)

A. Motion to Approve July 2024 Regular Meeting Minutes

B. Motion to Approve Bills (Checks #51565-51630, totaling \$123,406.74)

- a. Public Housing: \$44,131.35
- b. Housing Choice Voucher: \$44,131.35
- c. Jordan Tower II: \$3,853.32
- d. Redevelopment: \$19,955.29
- e. Small Cities: \$0
- f. TIF: \$0
- g. AHTF: \$0

A motion to accept the Consent Agenda was made by Hoffman and seconded by Reuter. Roll call was taken and all board members were in favor.

G. Motions and General Business

A. Approval of the updated AHTF Construction Loan Terms – Revisions

Keena highlighted the revisions to AHTF Construction Loan Terms including to extend term to 25 years, making 100% of the units restricted to rental income restrictions, repayment for half of the loan begins at year 16 unless they so choose to keep the unit income restricted at which it's forgiven after 25 years. Discussion was held with concerns for a cap on funds or units for one developer and possibly designating an amount each year for this program from the AHTF funds. Motion was made to accept the revisions to the AHTF Construction Loan terms by Reuter and seconded by Villaran. Motion carried with 4 ayes and 1 nay.

H. Communication Items

A. Executive Director Report

Keena reported that Federal Funding Level the House is starting to pass bills. Senate hasn't released theirs yet so we are several months from knowing. We were selected by MHPA for \$7.75 million in POHP funding for Jordan 1 and Family Housing. They funded the domestic plumbing replacement component in Jordan 1 which will take several years to complete. They did not fund the roof replacement but another round of POHP funding will be coming and we will resubmit. They are allowing us to do 2% leverage and families is at about 6%. The Capital Needs Assessment helped make our application very strong. Reuter asked how the funds come. Keena explained it's constructed as a loan with draws as the contractor bills. Reuter asked about the bid process. Keena replied that we would first need to meet all the criteria with MHFA and then prepare a bid packet and it could easily be 6-9 months before you see bids. Still watching MHFA for Housing Trust Fund match to apply for Bluffview. Voucher program guideline hoping to be out October-November timeline. Looking like 12-15 possible additional vouchers. Will be working with Council on Statewide Affordable Housing Aide. Resident Service Coordinator interviews commencing in a couple of days. Villaran shared excitement for the funding and praised for all the work for grant writing and the loss for Jessica.

B. Finance Report

Stockwell explained that we are in a lull before Tax Levy dollars. Slowly starting to even off with no real changes. Working on the preliminary budget and meeting with managers. Will meet with Kurt next week.

C. Housing Report

Keena reports that waitlist numbers remain strong and occupancy is solid. Property Management and Maintenance teams did a lot of work in June with turnover in a short amount of time. Voucher program we are working with HUD on Shortfall meaning we will exceed what is allocated to us for funding but that doesn't mean someone will lose a voucher but in closer dialogue on how we will manage it and it causes us to pause a little on the Federal program. All of the possible vouchers are being used. Future funding is based on current utilization. We are authorized for up to 169 vouchers, funded for 128, with 145 in use right now. Raising the payment standard to 120% helped to put those vouchers into use. Bridges grants last up to 2 years and that has picked up and we are being mindful going forward. Expecting to bring bids in August for Radon Mitigation at the Haven of Hope property. POHP application was already talked about. Hill Street property has concerns with the upper retaining wall and impact on the foundation so we may have to ask the Senate to redirect the funding. Villaran commented on how difficult it can be to find housing for the vouchers issued and how incredible and challenging it is that we are utilizing all of them. Keena shared that 7 people benefit from every new unit produced and lots of credit to staff, voucher holders and landlords.

D. Community Development Report

Keena shared that we have 7 potential applications for Small Cities and we could be close to spending all the reserves if they follow through. We closed on AHTF loan with Boxruds. We are inching into the last phase of the TIF project but notified by Keller- Baartman that they plan to appeal the valuation the Townhome Phase. We continue to work City staff on a potential site for future multi-family site. Pleased to see in the City's strategic plan that Housing is in the top 4 goals. We did a letter of support for the City for an energy transition grant. HRA has been identified along with Community Development as a key partner to help the City advance its strategic plan goals.

E. Resident Council Report

Luikart was absent. No report.

F. Hope Coalition Report

Villaran reports that the last meeting was in May and next one will be next week. They are waiting on funding. They were going to host an event called Clergy and Croissants to help inform people what the funds are and used for. She mentioned the Target Circle app you can vote for them to get funding. Hope Coalition was looking for a new board member. Jech asked if there has been anything more on getting a high school liaison. Villaran hadn't heard anything about that but would follow up.

G. City Council Liaison Report

Brown shared that he was happy to vote in favor of the Strategic Plan at the Council meeting last night. They brought in an outside consultant who had a lot of experience. Housing goals were understanding the issues and amount of need of housing, removing barriers, create more opportunities for new housing across all affordability levels, and improve and maintain existing housing. Hoping to conduct a Red Wing Housing study. Strategic plan passed 7-0. League of MN Cities just had a conference and several council members went. A take away from one of the sessions was the Keena and the HRA do such a great job and are extremely proactive because he didn't hear one thing that you weren't already doing. Reuter thanked him for the update and shared it's such a positive reassurance that the Board came through with the numbers it did.

G. Announcements

- a. The next HRA Board Meeting will be on August 13, 2024, at 3:30 p.m. in the City Council Chambers.

H. **Adjourn**

The meeting was adjourned at 4:40 p.m. by Board Chair Borgschatz.

Respectfully Submitted By,
RyAnne Schutz

Board Chair

Red Wing Hoising and Redevelopment Authority

Checks Written Report

July 1, 2024 - July 31, 2024

Payment Date	Payment Number	Payment Amount	Payee Name
7/2/2024	1453	\$154.00	ADAMS PEST CONTROL
7/2/2024	1454	\$100.00	DANA BORGSCHATZ
7/2/2024	1455	\$284.13	ESI HOSTED SERVICES
7/2/2024	1456	\$231.00	FILEVISION USA
7/2/2024	1457	\$100.00	JASON JECH
7/2/2024	1458	\$140.00	RENEE LAVIGNE
7/2/2024	1459	\$15.26	AMY LEACH
7/2/2024	1460	\$370.00	MAIDS IN MINNESOTA
7/2/2024	1461	\$200.00	BARRY PREBLE
7/2/2024	1462	\$100.00	KRISTI REUTER
7/2/2024	1463	\$49.52	SHRED-IT USA LLC
7/2/2024	1464	\$100.00	GLEN WITHAM
7/10/2024	1465	\$18,000.00	COMMUNITY & ECONOMIC DEVELOPMENT ASSOC
7/10/2024	1466	\$193.10	HUEBSCH LAUNDRY CO
7/10/2024	1467	\$47.00	ALBIN ACQUISITION CORP DBA RHR
7/16/2024	1468	\$450.00	CSC SERVICWORKS INC
7/16/2024	1469	\$275.86	INNOVATIVE OFFICE SOLUTIONS LLC
7/23/2024	1470	\$181.84	CARASOFT TECHNOLOGY CORPORATION
7/23/2024	1471	\$193.10	HUEBSCH LAUNDRY CO
7/23/2024	1472	\$59.95	INNOVATIVE OFFICE SOLUTIONS LLC
7/23/2024	1473	\$302.95	THEIPGUYS NET LLC ONENET GLOBAL
7/2/2024	51631	\$2,421.00	BLITZ TREE SERVICE
7/2/2024	51632	\$996.28	CITY OF RED WING OTHER UTILITIES
7/2/2024	51633	\$448.40	CULLIGAN WATER CONDITIONING
7/2/2024	51634	\$9,742.15	FINN DANIELS ARCHITECTS
7/2/2024	51635	\$200.00	CANDIS FLECK
7/2/2024	51636	\$448.00	HD SUPPLY FACILITIES MAINTENANCE
7/2/2024	51637	\$100.00	SARA HOFFMAN
7/2/2024	51638	\$100.00	JACKIE LUIKART
7/2/2024	51639	\$48.14	MENARDS RED WING
7/2/2024	51640	\$340.00	OROURKE MEDIA GROUP
7/2/2024	51641	\$1,079.00	PLUNKETTS PEST CONTROL INC
7/2/2024	51642	\$206.42	RUNNINGS FARM & FLEET
7/2/2024	51643	\$770.00	RED WING PLUMBING & HEATING
7/2/2024	51644	\$113.96	THE SHERWIN WILLIAMS CO
7/2/2024	51645	\$230.00	STARTECH COMPUTING INC
7/2/2024	51646	\$669.00	TEE JAY NORTH INC
7/2/2024	51647	\$96.25	VICKIS FOOT AND NAIL CARE PLLC
7/2/2024	51648	\$207.48	XCEL ENERGY
7/10/2024	51649	\$96.00	CITY OF RED WING OTHER UTILITIES
7/10/2024	51650	\$0.00	Void / CITY OF RED WING WATER & SEWER
7/10/2024	51651	\$0.00	Void / CITY OF RED WING WATER & SEWER

7/10/2024	51652	\$13,330.32	CITY OF RED WING WATER & SEWER
7/10/2024	51653	\$100.00	CUSTOM ALARM
7/10/2024	51654	\$100.00	FINN DANIELS ARCHITECTS
7/10/2024	51655	\$138.00	GOODHUE COUNTY RECORDER
7/10/2024	51656	\$2,826.00	HAWKINS ASH CPAS LLP
7/10/2024	51657	\$386.88	HIAWATHA BROADBAND
7/10/2024	51658	\$4,374.56	JAYTECH INC
7/10/2024	51659	\$35.00	JOHNSON TIRE SERVICE
7/10/2024	51660	\$120.00	LANDRUM DOBBINS LLC
7/10/2024	51661	\$200.00	DEBORAH MARSON
7/10/2024	51662	\$319.50	MENARDS RED WING
7/10/2024	51663	\$355.20	MN MULTI HOUSING ASSOCIATION
7/10/2024	51664	\$175.00	RED WING PLUMBING & HEATING
7/10/2024	51665	\$1,306.88	SCHUMACHER ELEVATOR COMPANY
7/10/2024	51666	\$700.01	SCHWAB VOLLHABER LUBRATT SERVICE CORP
7/10/2024	51667	\$200.00	LESLIE WILBURN
7/10/2024	51668	\$467.09	XCEL ENERGY
7/16/2024	51669	\$719.94	CITY OF RED WING OTHER UTILITIES
7/16/2024	51670	\$217.40	CULLIGAN WATER CONDITIONING
7/16/2024	51671	\$1,820.95	DIRECT TV
7/16/2024	51672	\$3,844.00	GB TECHNOLOGIES LLC
7/16/2024	51673	\$347.85	GS DISTRUBUTING
7/16/2024	51674	\$71.63	MENARDS RED WING
7/16/2024	51675	\$6,063.40	MN UNEMPLOYMENT INSURANCE
7/16/2024	51676	\$3,040.30	MUTUAL OF OMAHA
7/16/2024	51677	\$1,653.75	STARTECH COMPUTING INC
7/16/2024	51678	\$1,769.53	STORTZ SATELLITE
7/23/2024	51679	\$223.89	CITY OF RED WING OTHER UTILITIES
7/23/2024	51680	\$323.49	HD SUPPLY FACILITIES MAINTENANCE
7/23/2024	51681	\$50.87	MARCO TECHNOLOGIES LLC
7/23/2024	51682	\$222.02	MENARDS RED WING
7/23/2024	51683	\$31.00	MN MULTI HOUSING ASSOCIATION
7/23/2024	51684	\$700.00	MINNESOTA NAHRO
7/23/2024	51685	\$3,040.30	MUTUAL OF OMAHA
7/23/2024	51686	\$1,125.72	PLUNKETTS PEST CONTROL INC
7/23/2024	51687	\$472.00	RED WING PLUMBING & HEATING
7/23/2024	51688	\$480.00	STORTZ SATELLITE
7/23/2024	51689	\$4,677.75	VISA
7/23/2024	51690	\$14,547.01	XCEL ENERGY

\$110,437.03



Red Wing Housing & Redevelopment Authority

428 West Fifth Street
Wing, MN 55066
DD/TTY 7-1-1

Telephone (651) 388-7571
FAX (651) 385-0551
www.redwinghra.org

August 13, 2024

TO: Red Wing HRA Board of Commissioners
FROM: Jennifer Jacobson, Housing Director
RE: Public Housing Family Utility Allowance Schedule

BACKGROUND

The Department of Housing and Urban Development (HUD) requires Housing Authorities to review their utility allowances every year to determine whether the allowances need to be revised in order to remain consistent with federal regulations. If the utility rates change by 10% or more, the Housing Authority must revise its allowances accordingly.

PROPOSAL

The utility allowance has been calculated using a three-year rolling base to mitigate fluctuations from any one year. Allowances were calculated using data from three successive years 2022, 2023, and 2024. By using a 3-year rolling base in the calculation, the impact on the allowance of a single-year's fluctuation in weather patterns is reduced. A rolling base will incorporate changes in consumption patterns over time that result from resident turnover, gradual changes in the number and type of appliances used and physical changes to the buildings.

When the sample size for an allowance category is less than six units the only way to achieve statistical validity is to merge allowance categories; therefore, the data from the four 4-bedroom family Public Housing units were combined with the 3-bedroom family Public Housing units.

See Attachment A - Public Housing Utility Allowance 3 Year Average. Residents pay the Xcel Energy bill directly to Xcel Energy. The utility allowance for gas and electric is deducted from the resident's rent. The Red Wing HRA pays the City of Red Wing bill (water, sewer, recycling, and garbage) and charges any excess amount above the utility allowance to the resident.

The current total utility allowance is \$254 (gas, electric, water, sewer, garbage and recycling). In calculating this year's utility allowance using the three-year average, the total utility allowance calculated to \$283 (gas, electric, water, sewer, garbage and recycling). This is more than a 10% difference; therefore, an adjustment to the utility allowance is required for 2024.

RECOMMENDATION

Staff recommend to the Board of Commissioner to approve increasing the utility allowances for the three and four bedroom units to 1) Xcel Energy for gas and electric to \$154.00 that is deducted from the monthly rent, 2) City of Red Wing for water, sewer, recycling, and garbage to \$129.00 and any amount above the utility allowance will be charged to the resident, and 3) make the change effective September 1, 2024.

Attachment A: Public Housing Utility Allowance

Three and Four Bedroom Units

3 Year Average

Tuesday, August 13, 2024

Summary

Current Utility Allowance

City of Red Wing	\$ 118.00
Xcel Energy	<u>\$ 136.00</u>
Total	\$ 254.00

Proposed Utility Allowance

City of Red Wing	\$ 129.00
Xcel Energy	<u>\$ 154.00</u>
Total	\$ 283.00

City of Red Wing Bill

* this bill includes water, sewer, recycling and garbage

* Red Wing HRA pays this bill and charges any excess above the utility allowance to the tenant

Xcel Energy Bill

* this bill includes gas and electric

* tenant pays this bill directly to Xcel Energy

*The Utility Allowance is deducted from the tenant rent

2022 Monthly Average

City of Red Wing Bill	\$ 121.65
Xcel Energy Bill	<u>\$ 155.80</u>
Total	\$ 277.45

Three Year Average

City of Red Wing Bill	\$ 128.83
Xcel Energy Bill	<u>\$ 153.99</u>
Total	\$ 282.82

2023 Monthly Average

City of Red Wing Bill	\$ 128.54
Xcel Energy Bill	<u>\$ 160.13</u>
Total	\$ 288.67

2024 Monthly Average

City of Red Wing Bill	\$ 136.31
Xcel Energy Bill	<u>\$ 146.04</u>
Total	\$ 282.35



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August 13, 2024

To: Red Wing HRA Board of Commissioners
From: Jennifer Jacobson, Housing Director
RE: Establishing Public Housing Flat Rent

Background

Rent for participants of the Public Housing Program is based on 30% of the household’s monthly adjusted income. HUD Regulations require agencies to establish Flat Rents to limit the amount of rent a resident must pay to encourage self-sufficiency and avoid creating disincentives for continued residency by higher income families. Families are offered the choice of Flat Rent versus income based rent annually. The Flat Rent is to be based on the rent charged for comparable units in the private rental market.

Method Used to Determine Flat Rents

PHAs may use rent reasonableness data to establish flat rents for their units.

1 & 2 Bedroom Units: The flat rent was determined based on rent reasonableness data used for Jordan Tower II, a complex similar in size, location and amenities to Jordan Tower I. Utilities supplied by the HRA are included in the flat rent.

3 & 4 Bedroom Units: The flat rent amount is based on a percentage of Fair Market Rent (FMR) for Goodhue County. The FMR is published yearly by HUD. The current flat rent amount is at 100% of the FMR. Utilities supplied by the HRA are included in the flat rent.

Bedroom Size	Current Flat Rents July 11, 2023	Proposed Flat Rents	Difference
1	\$938	\$987	+\$49
2	\$1,118	\$1,233	+\$115
3	\$1,563	\$1,757	+\$194
4	\$1,823	\$2,058	+\$235

The new flat rent will be applied at the next Annual Recertification/Update for all Public Housing residents. Currently, four residents in the public housing program pay the flat rent amount. Staff will evaluate the information for these residents to ensure they are paying 30% or less of their adjusted income. Any time a resident has a decrease in income, they can request a review of the rent calculations to ensure they are paying 30% or less of their adjusted income.

Recommendation

Staff recommend to the HRA Board of Commissioners to approve the proposed flat rent for: 1) one bedroom units at \$987; 2) two bedroom unit at \$1,233; 3) three bedroom units at \$1,757; and 4) four bedroom units at \$2,058 effective August 13, 2024.

**Public Housing Flat Rent
Analysis of Years**

Bedroom Size	2022	2023	2024
1	\$887	\$938	\$987
2	\$1,106	\$1,118	\$1,233
3	\$1,465	\$1,563	\$1,757
4	\$1,684	\$1,823	\$2,058

FMR + UA= Flat Rent



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August 13, 2024

To: Red Wing HRA Board of Commissioners
From: Jennifer Jacobson, Housing Director
Re: Approval of Bid for Radon Mitigation at Haven of Hope

Background

Congress awarded the Red Wing HRA grant funds from the 2023 Community Project Funding/Congressionally Directed Spending for \$100,000. The proposed project was to replace all the flooring and replace the security doors at the Haven of Hope. The HRA rents the building to Haven of Hope.

Upon completing the required environmental review, radon levels were above the normal range. Before any construction work can begin, the radon mitigation needs to be completed.

Proposal

HRA staff sent an invitation to bid to five contractors. A mandatory meeting was held on June 27, 2024 for the contractors that were interested in bidding the project. Two contractors attended this mandatory meeting. The bids were due on July 16, 2024 by 2:00pm.

There were two bids received but one was submitted past the deadline and did not have all the required paperwork. Minnesota Radon Specialists submitted their bid and all required information by the bid deadline. The base bid is \$14,750 and their estimated start date is August 19, 2024. The contractor anticipates the work to be completed in about one week.

Budget Impact

The HRA was awarded \$100,000 from the 2023 Congressionally Directed Funding. The remaining amount needed for the project will be funded from the general redevelopment fund. The radon mitigation is a portion of the total estimated project amount.

Attachments

- Bid Proposal
- Proposed Radon Mitigation Plan System Design

Recommendation

Staff and the Finance Committee recommend to the HRA Board of Commissioners to approve: 1) accept the bid of \$14,750 from Minnesota Radon Specialists.; 2) award a contract to Minnesota Radon Specialists; and 3) authorize the Executive Director to execute all necessary documents.



Minnesota Radon Specialists

4059 Pennsylvania Ave
Eagan, MN 55123
Phone: 612-940-3796
Email: service@radonmn.com

Proposal Submitted To: Jennifer Cook

Date: July 12, 2024

Red Wing Housing and Redevelop

Billing Address: 428 West 5th Street

City, State Zip: Red Wing, MN 55066

Phone: (651) 301-7015

Email: Jennifer.Cook@ci.red-wing.mn.us

Job Site Address: 255 E 5th St

City, State Zip: Red Wing, MN 55066

Minnesota Radon Specialists hereby submits specifications and estimates for radon radon reduction system to Jennifer Cook (owner) or agent of the property located at 255 E 5th St Red Wing, MN 55066 (Property).

In consideration of the payment of \$14750. Minnesota Radon Specialists will complete the following work:

- * 4 suction points in closets of units (see Drawing)
- * Two fans installed in attic
- * 3" PVC riser pipes running into attic, across attic to fan and penetrating roof above fans
- * Price does not include chases around riser pipes installed in closets
- * Add \$2000 for each additional suction point
- * Price includes electrical work, roof flashing and MN Dept of Health System Tag
- * Price includes follow up testing

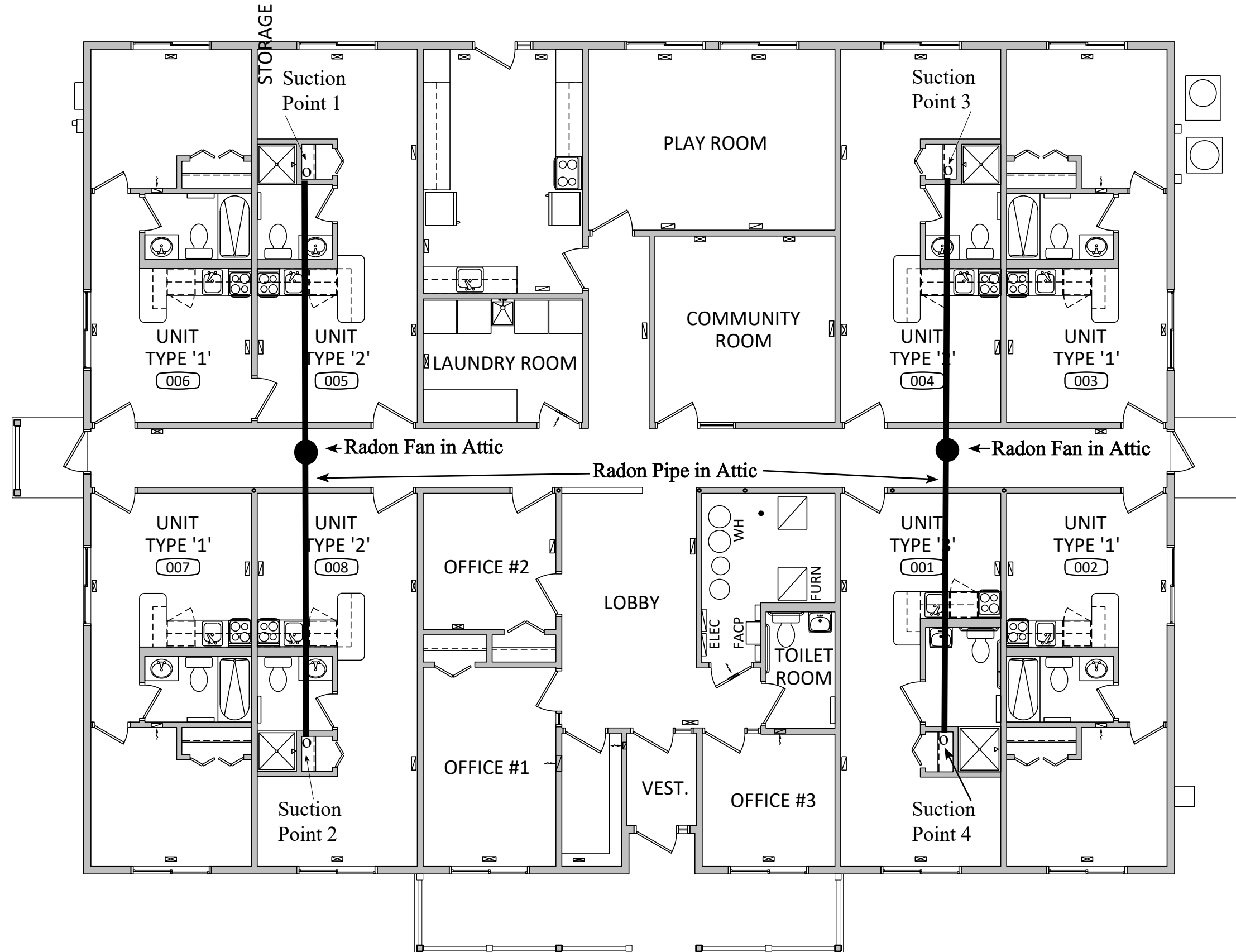
Post-mitigation level is guaranteed to be 4.0 pCi/L (PicoCurie per liter) or lower.

TOTAL COST: \$14750

Terms: DUE net 30 days after completion

We accept Cash, Check, and Credit Card (3% extra charge for CC)

Initial _____



PROJECT: RED WING HOUSING & REDEVELOPMENT AUTHORITY
 RADON MITIGATION PROJECT
 HAVEN OF HOPE

ADDRESS:

CONTRACTOR: Minnesota Radon Specialists
ADDRESS: 4059 Pennsylvania Ave
 Eagan, MN 55123
LICENSE #: RMITS-00048
JOB #:
DATE: 7/12/24
DRAWN BY: Brian Benasutti
SHEET: 1 OF 1

1
 OF
RADON MITIGATION PLAN
 1/8"=1'-0" (ON 11X17 FORMAT)



Red Wing Housing & Redevelopment Authority

428 West Fifth Street
Wing, MN 55066
DD/TTY 7-1-1

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August 13, 2024

To: Red Wing HRA Board of Commissioners

From: Corrine Stockwell, Finance Director

Re: Resolution No. 1449-24 Approving the 2025 Tax Levy Request
Resolution No. 1450-24 Approving the 2025 Preliminary Operating Budget

Background:

In order to receive our annual levy, the City of Red Wing requires the HRA to present a 2025 Preliminary Agency Operating Budget to the City in August of each year.

Analysis – Levy Funds:

Levy funds are very important for the HRA and the City. We need to use these funds with great care, as they require an annual City Council approval. The HRA must show that we are good stewards in our use of the levy funds.

Staff recommends that the HRA requests \$530,000 from the 2025 tax levy. This is a 3% increase over the 2024 levy amount of \$515,072. The HRA levy is limited to .0185% of the Estimated Taxable Value of property in the City.

The following table is how we would allocate levy funds:

Budget Item	2025 Levy Request	2024 Levy
Affordable Housing Trust Funds (AHTF)	\$125,000	\$125,000
Community Outreach:		
Tri-plex and Haven of Hope Bldgs.		\$5,000
Independent Living Services Program (ILSP)	\$10,000	\$10,000
Administration & Operations:		
HCV/Bridges	\$124,500	\$94,500
General Redevelopment	\$270,500	\$280,572
Total Costs	\$530,000	\$515,072

Analysis – 2025 Preliminary Agency Operating Budget:

The 2025 Preliminary Operating Budget is based upon the approved 2024 Final Operating Budget, 2023 year-end financials, and May 2024 monthly financials.

All salaries and benefits were increased for anticipated 3% COLA for 2025.



Red Wing Housing & Redevelopment Authority

428 West Fifth Street
Wing, MN 55066
DD/TTY 7-1-1

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LRPH

- Dwelling rental revenue is increased by 3%
 - Excess utilities were increased considering trending unit consumption over past few years
 - Interest income is increased to accurately reflect the building of reserves and higher interest rates
 - Since reserves are building in accordance with HUD requirements, we were not eligible for additional shortfall funding. One last draw will be available in 2025.
 - Heating/Cooling contracts increased for anticipation of new furnaces for some of our family units
 - Unit turnaround has increased due to new flooring in Jordan Tower I. We are updating living room to LVP and replacing carpet in bedrooms if needed
- ❖ Not reflected in Budget due to Grants reimbursement process
- POHP funding of \$7.75 million will begin in 2025. This will involve both Jordan Tower I and Family Units. CFP funds will be used as leverage to assist with the project.
 - Jordan Tower I - \$6,275,500
 - Family Units - \$1,509,700
 - HAI Group-Loss Prevention Fund application for the courtyard between the Towers, railings in II, ramp for III. Application amount \$470,271

HCV

- Housing Choice Voucher HAP is based on projected HAP contract through the Two-Year Tool. Continued increased utilization increases potential HAP and Administrative fees.
 - Salaries increased for more time spent with this program and staff training
 - Levy amount increased to help support the program that provides a tremendous amount of support to our community. Administrative fees help, but is not enough to fully support the program
- ❖ We are anticipating the creation of the State Voucher Program to begin in late 2025. At this time we are not certain of number of vouchers and amount of funding. We are hopeful this will be beneficial to our community by adding over \$200,000 annually for housing and the admin fee potentially lessening the amount of levy funds needed to support the various voucher programs

Jordan Tower II

- Dwelling rental revenue is increased by 3%
- Salaries and Benefits increased due to more staff time used for the Towers over other scattered sites
- PARIF principle amount reflects \$31,200 held in reserves each year. These funds can be used for larger capital improvements throughout the life of this loan to 2047
- SCMF grant is anticipated to increase by COLA, but we can request additional funding since our Senior Resident Service Coordinator is now under this grant.



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- ❖ HAI Group-Loss Prevention Fund application for the courtyard between the Towers, railings in II, ramp for III. Application amount \$470,271
- ❖ Upgrade to lower level restrooms adds \$15,000 to Contract Costs but we anticipate utilizing MHFA held reserves to offset this expense

Bridges

- 2025 is a renewal year for this grant. We are anticipating increasing vouchers from 12 to 15 and increasing the per unit HAP amount from \$520 to \$650

General Redevelopment

- TIF increment of \$450,000 expected with 20%, or \$90,000 used for administrative expenses and transferred to AHTF
 - Maintained \$125,000 for AHTF from levy. These funds are used for New Unit Construction, Homebuyer Assistance, and potential new Owner-Occupied rehab in partnership with Habitat for Humanity and the City
 - Use of cable, internet, and phone services continue to increase within in the Towers. Majority of these funds are income for the HRA
 - The HRA may collaborate with the City of Red Wing for a Housing Study in 2025. We anticipate contributing \$10,000 for this study
 - A Wage Study will be conducted to update our existing pay structure and to ensure we are in line with market wages for both our service area as well as our line of work. We are estimating this will be \$6,000
 - Bluffview rents will increase by 8.5% from \$921 to \$1,000 monthly. This is getting us closer to Fair Market rents for our area. There is potential to project base new State vouchers at this property to assist residents with their rents.
-
- ❖ The retaining wall at Bluffview Townhomes needs repair/replacement. Funding will come from reserves. We anticipate applying for State funds to do an extensive renovation at this property when they become available
 - ❖ Hill Street Triplex work will begin in 2025 with the use of the CDS award of \$175,000. Additional funds from Redevelopment reserves could be used if needed
 - ❖ Upgrading housing software for staff to a new platform will incur \$12,000 in costs
 - ❖ New coding for staff salaries for Workers Compensation will increase anticipated charges going forward. It now considers all salaries combined instead of separating Administration and Maintenance Salaries

Recommendation:

Staff and the Finance Committee give a favorable recommendation to the HRA Board of Commissioners to approve Resolution No. 1449-24 to authorize the request of 2025 Levy funds in the amount of \$530,000.



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Staff and the Finance Committee give a favorable recommendation to the HRA Board of Commissioners to adopt Resolution No. 1450-24 Approving the 2025 Preliminary Agency Operating Budget and forward the Levy request and Preliminary Agency Operating Budget to the Red Wing City Council requesting their acceptance and approval of the Levy Fund request.

RESOLUTION No. 1449-24

**Certifying the Red Wing Housing and Redevelopment Authority's
Property Tax Levy for Taxes Payable in 2025**

WHEREAS, The Red Wing Housing and Redevelopment Authority receives tax levy funds pursuant to the provisions of the Municipal Housing and Redevelopment Act, Minnesota Statutes 469.001, and

WHEREAS, such levy may be in an amount not to exceed .0185 percent of taxable market value of the City, and

WHEREAS, the proposed levy is to be at or less than the statutory limit, and

WHEREAS, the Red Wing Housing and Redevelopment Authority has indicated how it will allocate the use of the levy funds.

THEREFORE, BE IT RESOLVED that the Red Wing Housing and Redevelopment Authority Board of Commissioners adopts Resolution 1449-24 Approving the 2025 Tax Levy Request in the amount of \$530,000 and forward a favorable recommendation to the City Council to accept this levy amount.

Dated: August 13, 2024

Board Chair

Secretary/Treasurer

Red Wing Housing & Redevelopment Authority 2025 Preliminary HRA Budget								
	LRPH	CFP	HCV	Jordan II	Gen Red	Bridges	Small Cities	Total
Total Operating Income	\$1,114,950	\$441,400	\$1,304,860	\$1,267,000	\$1,511,218	\$161,000	\$85,200	\$5,885,628
Total Expenditures	\$1,057,855	\$359,400	\$1,304,750	\$1,217,430	\$1,445,397	\$161,000	\$113,200	\$5,659,032
Net Income (Loss)	\$57,095	\$82,000	\$110	\$49,570	\$65,821	\$0	-\$28,000	\$226,596
Use of Cash Reserves				\$0			\$28,000	\$28,000
Adjusted Net Income	\$57,095	\$82,000	\$110	\$49,570	\$65,821	\$0	\$0	\$254,596
Use of Levy Funds			\$99,000			\$25,500		\$124,500

Red Wing Housing & Redevelopment Authority 2024 FINAL HRA Budget								
	LRPH	CFP	HCV	Jordan II	Gen Red	Bridges	Small Cities	Total
Total Operating Income	\$1,218,324	\$575,000	\$1,168,025	\$1,295,665	\$1,578,683	\$106,500	\$85,600	\$6,027,797
Total Expenditures	\$1,106,855	\$412,884	\$1,167,750	\$1,164,595	\$1,508,997	\$106,500	\$169,200	\$5,636,781
Net Income (Loss)	\$111,469	\$162,116	\$275	\$131,070	\$69,686	\$0	-\$83,600	\$391,016
Use of Cash Reserves				\$0		\$0	\$83,600	\$83,600
Adjusted Net Income	\$111,469	\$162,116	\$275	\$131,070	\$69,686	\$0	\$0	\$474,616
Use of Levy Funds			\$82,000			\$12,500		\$94,500

Red Wing Housing & Redevelopment Authority
2025 PRELIMINARY LOW RENT PUBLIC HOUSING BUDGET

	2025 Preliminary ROSS	2025 Preliminary Budget	2025 Preliminary Total	2024 Final ROSS	2024 Final Budget	2024 Final Total
Income						
Dwelling Rental		\$640,000	\$640,000		\$618,000	\$618,000
Excess Utilities		\$13,000	\$13,000		\$8,000	\$8,000
Nondwelling Rental		\$2,500	\$2,500		\$2,500	\$2,500
Total Rental Income		\$655,500	\$655,500		\$628,500	\$628,500
Interest on General Fund Investments		\$6,500	\$6,500		\$3,000	\$3,000
HAI Grant		\$0	\$0		\$120,000	\$120,000
CFP 2025 Grant - Operating		\$101,000	\$101,000		\$101,000	\$101,000
Shortfall funding		\$35,000	\$35,000		\$60,000	\$60,000
ROSS Grant	\$81,950		\$81,950	\$81,950		\$81,950
Other Tenant Income		\$25,000	\$25,000		\$22,000	\$22,000
Operating Subsidy		\$210,000	\$210,000		\$201,874	\$201,874
Total Other Income	\$81,950	\$377,500	\$459,450	\$81,950	\$507,874	\$589,824
Total Operating Income	\$81,950	\$1,033,000	\$1,114,950	\$81,950	\$1,136,374	\$1,218,324
Expenses						
Administrative Salaries	\$56,000	\$175,000	\$231,000	\$53,290	\$160,000	\$213,290
Administrative Employee Benefits	\$17,000	\$60,000	\$77,000	\$18,710	\$53,000	\$71,710
Advertising & Marketing		\$5,000	\$5,000		\$4,500	\$4,500
Legal		\$2,000	\$2,000		\$1,000	\$1,000
Travel		\$1,500	\$1,500		\$1,000	\$1,000
Training	\$2,500	\$5,000	\$7,500	\$2,500	\$5,000	\$7,500
Accounting		\$11,000	\$11,000		\$10,000	\$10,000
Audit		\$5,000	\$5,000		\$5,000	\$5,000
Office Rent		\$10,500	\$10,500		\$10,500	\$10,500
Rental License Fees		\$2,380	\$2,380		\$2,380	\$2,380
Office Expenses	\$750	\$8,000	\$8,750	\$750	\$8,000	\$8,750
Sundry	\$5,700	\$15,000	\$20,700	\$6,700	\$20,000	\$26,700
Telephone		\$2,000	\$2,000		\$2,000	\$2,000
Other		\$0	\$0		\$0	\$0
Total Administrative Expense	\$81,950	\$302,380	\$384,330	\$81,950	\$282,380	\$364,330

Resident Council		\$4,000	\$4,000		\$4,000	\$4,000
Tenant Participation		\$2,925	\$2,925		\$2,925	\$2,925
Total Tenant Services		\$6,925	\$6,925		\$6,925	\$6,925
Water & Sewer		\$60,000	\$60,000		\$55,000	\$55,000
Electricity		\$55,000	\$55,000		\$50,000	\$50,000
Gas		\$40,000	\$40,000		\$35,000	\$35,000
Rubbish/Recycling		\$23,000	\$23,000		\$22,000	\$22,000
Total Utilities		\$178,000	\$178,000		\$162,000	\$162,000
Maintenance Salaries		\$145,000	\$145,000		\$135,000	\$135,000
Maintenance Employee Benefits		\$58,000	\$58,000		\$45,000	\$45,000
Maintenance Materials		\$40,000	\$40,000		\$40,000	\$40,000
Uniforms		\$600	\$600		\$600	\$600
Replace Equipment		\$9,000	\$9,000		\$9,000	\$9,000
Elevator Contract		\$9,000	\$9,000		\$8,500	\$8,500
Exterminating		\$2,000	\$2,000		\$2,000	\$2,000
Heating/Cooling Contracts		\$5,000	\$5,000		\$1,500	\$1,500
Plumbing Contracts		\$5,000	\$5,000		\$5,000	\$5,000
Unit Turnaround		\$30,000	\$30,000		\$18,000	\$18,000
Contract Services		\$30,000	\$30,000		\$165,000	\$165,000
Extraordinary Expenses		\$5,000	\$5,000		\$5,000	\$5,000
Total Maintenance Expense		\$338,600	\$338,600		\$434,600	\$434,600
Property Insurance		\$67,000	\$67,000		\$65,000	\$65,000
Liability Insurance		\$11,000	\$11,000		\$10,000	\$10,000
Work Comp Insurance		\$10,000	\$10,000		\$8,000	\$8,000
Misc Insurance		\$5,000	\$5,000		\$4,000	\$4,000
PILOT		\$48,000	\$48,000		\$44,000	\$44,000
Software Maintenance		\$11,000	\$11,000		\$10,000	\$10,000
Collections/Losses		-\$2,000	-\$2,000		-\$2,000	-\$2,000
Total General Expense		\$150,000	\$150,000		\$139,000	\$139,000
Total Expenses	\$81,950	\$975,905	\$1,057,855	\$81,950	\$1,024,905	\$1,106,855
Net Operating Income (Loss)	\$0		\$57,095	\$0		\$111,469

Red Wing Housing & Redevelopment Authority		
2025 PRELIMINARY CAPITAL FUNDS PROGRAM		
	2025 Preliminary	2024 Final
Income		
CFP 2021 Grant	\$0	\$0
CFP 2022 Grant	\$0	\$125,000
CFP 2023 Grant	\$0	\$160,000
CFP 2024 Grant	\$131,400	\$290,000
CFP 2025 Grant	\$310,000	\$0
Total Income	\$441,400	\$575,000
Less to PH for Operating	\$101,000	\$101,000
Roof/ventilation	\$0	\$166,000
Landscaping/Hallstrom deck	\$0	\$23,884
J1 Lighting	\$0	\$0
Tenant Damages	\$0	\$1,000
Drain Issue	\$0	\$0
Parking/Sidewalk Family Units	\$0	\$50,000
POHP leverage	\$258,400	\$0
FPH Concrete and Parking lots	\$0	\$50,000
FPH HVAC, flooring, modernization	0	21000
Total Expenses	\$359,400	\$412,884
Funds remaining	\$82,000	\$162,116

Red Wing Housing & Redevelopment Authority
2025 PRELIMINARY HOUSING CHOICE VOUCHER BUDGET

	2025 Preliminary Admin	2025 Preliminary HAP	2025 Preliminary HAP & Admin	2024 Final Admin	2024 Final HAP	2024 Final HAP & Admin
Income						
HAP Payments earned		\$1,100,000	\$1,100,000		\$975,000	\$975,000
Administrative Fees earned	\$105,000		\$105,000	\$110,000		\$110,000
Fraud Recovery - HAP		\$180	\$180		\$400	\$400
Fraud Recovery - Admin	\$180		\$180	\$400		\$400
Interest	\$500		\$500	\$225		\$225
Operating Transfer In - Tax Levy	\$99,000		\$99,000	\$82,000		\$82,000
Total Income	\$204,680	\$1,100,180	\$1,304,860	\$192,625	\$975,400	\$1,168,025
Expenses						
Administrative Salaries	\$115,000		\$115,000	\$105,000		\$105,000
Employee Benefits	\$48,000		\$48,000	\$45,000		\$45,000
Accounting	\$6,500		\$6,500	\$6,500		\$6,500
Audit	\$5,000		\$5,000	\$5,000		\$5,000
Port Fees	\$5,000		\$5,000	\$5,000		\$5,000
Training	\$3,000		\$3,000	\$3,000		\$3,000
Travel	\$500		\$500	\$500		\$500
Sundry	\$5,000		\$5,000	\$6,000		\$6,000
Insurance			\$0			\$0
HAP Payments		\$1,100,000	\$1,100,000		\$975,000	\$975,000
Telephone	\$2,000		\$2,000	\$2,000		\$2,000
Office Rent	\$750		\$750	\$750		\$750
Office Expenses	\$8,000		\$8,000	\$7,500		\$7,500
Computer/Software Maintenance	\$6,000		\$6,000	\$6,500		\$6,500
Total Operating Expense	\$204,750	\$1,100,000	\$1,304,750	\$192,750	\$975,000	\$1,167,750
Net Operating Income (Loss)	-\$70	\$180	\$110	-\$125	\$400	\$275
PHA Held Reserves						
HUD Held Reserves						

Red Wing Housing & Redevelopment Authority
2025 PRELIMINARY JORDAN TOWERS II BUDGET

	2025 Preliminary SSC	2025 Preliminary Jordan Towers II	2025 Preliminary Total Budget	2024 Final SSC	2024 Final Jordan Towers II	2024 Final Total
Income						
Dwelling Rental		\$520,000	\$520,000		\$510,000	\$510,000
HAP Subsidy		\$580,000	\$580,000		\$620,000	\$620,000
Interest Income		\$17,000	\$17,000		\$17,000	\$17,000
HAI Grant		\$0	\$0			\$0
Other Income	\$90,000	\$60,000	\$150,000	\$88,665	\$60,000	\$148,665
Total Operating Income	\$90,000	\$1,177,000	\$1,267,000	\$88,665	\$1,207,000	\$1,295,665
Expenses						
Administrative Salaries	\$55,000	\$155,000	\$210,000	\$45,600	\$140,000	\$185,600
Administrative Employee Benefits	\$21,000	\$62,000	\$83,000	\$18,240	\$50,000	\$68,240
Advertising & Marketing	\$0	\$5,000	\$5,000		\$4,500	\$4,500
Legal		\$500	\$500		\$0	\$0
Travel	\$1,500	\$2,000	\$3,500	\$500	\$1,500	\$2,000
Training	\$1,500	\$5,000	\$6,500	\$2,500	\$5,000	\$7,500
Accounting		\$8,500	\$8,500		\$8,500	\$8,500
Audit		\$5,000	\$5,000		\$5,000	\$5,000
Office Rent	\$0	\$10,500	\$10,500	\$1,800	\$10,500	\$12,300
Rental License Fees		\$2,080	\$2,080		\$2,080	\$2,080
Office Expenses	\$1,500	\$11,000	\$12,500	\$1,500	\$10,000	\$11,500
Sundry	\$2,300	\$12,000	\$14,300	\$11,432	\$20,000	\$31,432
Telephone		\$2,000	\$2,000		\$2,000	\$2,000
Other			\$0			\$0
Admin Fee to HRA	\$7,200		\$7,200	\$7,093		\$7,093
Total Administrative Expense	\$90,000	\$280,580	\$370,580	\$88,665	\$259,080	\$347,745
Water & Sewer		\$40,000	\$40,000		\$40,000	\$40,000
Electricity		\$36,000	\$36,000		\$36,000	\$36,000
Gas		\$37,000	\$37,000		\$35,000	\$35,000

Rubbish/Recycling		\$11,000	\$11,000		\$11,000	\$11,000
Total Utilities Expense		\$124,000	\$124,000		\$122,000	\$122,000
Maintenance Salaries		\$125,000	\$125,000		\$95,000	\$95,000
Maintenance Employee Benefits		\$40,000	\$40,000		\$31,000	\$31,000
Maintenance Materials		\$35,000	\$35,000		\$30,000	\$30,000
Uniforms		\$600	\$600		\$600	\$600
Replace Equipment		\$9,000	\$9,000		\$9,000	\$9,000
Elevator Contract		\$9,000	\$9,000		\$8,500	\$8,500
Exterminating		\$3,000	\$3,000		\$2,000	\$2,000
Heating/Cooling Contracts		\$10,000	\$10,000		\$30,000	\$30,000
Plumbing Contracts		\$5,000	\$5,000		\$3,000	\$3,000
Unit Turnaround		\$12,000	\$12,000		\$20,000	\$20,000
Contract Services		\$50,000	\$50,000		\$50,000	\$50,000
Extraordinary Expenses		\$5,000	\$5,000		\$5,000	\$5,000
Total Maintenance Expense		\$303,600	\$303,600		\$284,100	\$284,100
Property Insurance		\$58,000	\$58,000		\$56,000	\$56,000
Liability Insurance		\$10,000	\$10,000		\$10,000	\$10,000
Work Comp Insurance		\$9,000	\$9,000		\$8,000	\$8,000
Misc Insurance		\$4,000	\$4,000		\$4,000	\$4,000
PILOT		\$45,000	\$45,000		\$40,000	\$40,000
Software Maintenance		\$9,500	\$9,500		\$10,000	\$10,000
Collections/Losses			\$0		\$0	\$0
HOME loan repayment		\$56,000	\$56,000		\$56,000	\$56,000
PARIF Interest		\$122,000	\$122,000		\$126,000	\$126,000
Paying Agent		\$750	\$750		\$750	\$750
Total General Expense		\$314,250	\$314,250		\$310,750	\$310,750
PARIF Principle Payment		\$105,000	\$105,000		\$100,000	\$100,000
Total Expenses	\$90,000	\$1,127,430	\$1,217,430	\$88,665	\$1,075,930	\$1,164,595
Net Operating Income (Loss)			\$49,570			\$131,070
Use of Reserves		\$0	\$0		\$0	\$0
Adjusted NOI			\$49,570			\$131,070

Red Wing Housing & Redevelopment Authority
2025 PRELIMINARY BRIDGES BUDGET

	2025 Preliminary Budget	2024 Final Budget
Income		
Bridges Grant Funds	\$125,000	\$85,000
Administrative Fees earned	\$10,500	\$9,000
Transfer In from Redevelopment	\$25,500	\$12,500
Total Income	\$161,000	\$106,500
Expenses		
Administrative Salaries	\$25,000	\$15,000
Employee Benefits	\$10,000	\$5,000
Sundry	\$1,000	\$1,500
HAP Payments	\$125,000	\$85,000
Total Expenses	\$161,000	\$106,500
Net Operating Income (Loss)	\$0	\$0

Red Wing Housing & Redevelopment Authority
2025 PRELIMINARY SMALL CITIES BUDGET

	2025 Preliminary	2024 Final
Income		
Interest on Program Income loans	\$200	\$300
Loan Payments	\$85,000	\$85,000
Fees Earned (PI)	\$0	\$300
Transfer In from Redevelopment	\$0	\$0
Total Income	\$85,200	\$85,600
Expenses		
Administrative Salaries	\$1,000	\$1,000
Administrative Employee Benefits	\$200	\$200
Contract Costs	\$12,000	\$18,000
Funds Expended in loans	\$100,000	\$150,000
Total Expenses	\$113,200	\$169,200
Net Income (Loss)	-\$28,000	-\$83,600
Use of reserves	\$28,000	\$83,600

Red Wing Housing & Redevelopment Authority
2025 PRELIMINARY GENERAL REDEVELOPMENT BUDGET

	2025 Prelim Total	2025 Prelim General Redev	2025 Prelim AHTF	2025 Prelim Bluffview	2025 Prelim Women's Center	2025 Prelim Hill Street	2025 Prelim Twin Homes	2024 Final Total	2024 Final General Redev	2024 Final AHTF	2024 Final Bluffview	2024 Final Women's Center	2024 Final Hill Street	2024 Final Twin Homes
Income														
City of RW Tax Levy	\$530,000	\$405,000	\$125,000		\$0	\$0	\$0	\$515,072	\$387,472	\$125,000		\$1,000	\$1,600	\$0
TIF Tax Increment	\$450,000	\$40,000	\$410,000					\$500,000	\$20,000	\$480,000				
Rental Income	\$189,218			\$131,396	\$15,034	\$27,269	\$15,519	\$180,111			\$122,778	\$14,736	\$26,733	\$15,864
Office Rent	\$21,000	\$21,000						\$21,000	\$21,000					
DirecTV	\$99,000	\$99,000						\$96,000	\$96,000					
Administrative Fees MURL	\$0	\$0						\$0	\$0	\$0				
Interest Income	\$14,000	\$9,000	\$5,000			\$0	\$0	\$6,500	\$6,000	\$500			\$0	\$0
Other Income	\$208,000	\$32,000		\$1,000	\$0	\$175,000		\$260,000	\$40,000		\$0	\$100,000	\$120,000	
Total Income	\$1,511,218	\$606,000	\$540,000	\$132,396	\$15,034	\$202,269	\$15,519	\$1,578,683	\$570,472	\$605,500	\$122,778	\$115,736	\$148,333	\$15,864
Expenses														
Administrative Salaries	\$186,500	\$160,000	\$10,000	\$5,000	\$6,000	\$5,000	\$500	\$180,500	\$155,000	\$9,000	\$5,000	\$6,000	\$5,000	\$500
Admin Employee Benefits	\$68,025	\$62,000	\$2,500	\$1,000	\$1,200	\$1,200	\$125	\$65,825	\$60,000	\$2,500	\$1,000	\$1,100	\$1,100	\$125
Advertising & Marketing	\$200	\$100		\$100				\$200	\$100		\$100			
Legal	\$1,000	\$1,000		\$0	\$0	\$0	\$0	\$1,000	\$1,000		\$0	\$0	\$0	\$0
Travel	\$4,000	\$4,000						\$3,000	\$3,000					
Training	\$12,400	\$12,400						\$12,400	\$12,400					
Accounting	\$15,000	\$15,000						\$17,000	\$17,000					
Audit	\$5,000	\$5,000						\$5,000	\$5,000					
Rental License Fees	\$320	\$0		\$240		\$60	\$20	\$320	\$0		\$240		\$60	\$20
Office Expenses	\$14,000	\$14,000						\$30,000	\$30,000					
Sundry	\$19,450	\$18,000		\$750	\$0	\$500	\$200	\$16,700	\$15,000		\$1,000	\$0	\$500	\$200
Board Stipends	\$4,500	\$4,500						\$4,500	\$4,500					
ILSP	\$10,000	\$10,000						\$10,000	\$10,000					
Housing study/wage study	\$16,000	\$16,000						\$0	\$0					
Consultant (TIF, etc)	\$5,000	\$5,000	\$0					\$5,000	\$5,000	\$0				
Memberships	\$4,000	\$4,000						\$4,000	\$4,000					
Total Administrative Expense	\$365,395	\$331,000	\$12,500	\$7,090	\$7,200	\$6,760	\$845	\$355,445	\$322,000	\$11,500	\$7,340	\$7,100	\$6,660	\$845
Water & Sewer	\$13,600	\$1,600		\$9,000		\$2,100	\$900	\$13,600	\$1,600		\$9,000		\$2,000	\$1,000
Electricity	\$7,400	\$6,700		\$200		\$500		\$6,750	\$6,500		\$250			
Gas	\$8,000	\$3,000		\$5,000				\$8,000	\$3,000		\$5,000			
Rubbish/Recycling	\$5,200	\$1,500		\$2,500		\$1,000	\$200	\$4,750	\$1,000		\$2,500		\$1,000	\$250
Telephone	\$2,000	\$2,000						\$2,000	\$2,000					
DirecTV	\$49,000	\$49,000						\$47,000	\$47,000					
Total Utilities Expense	\$85,200	\$63,800	\$0	\$16,700	\$0	\$3,600	\$1,100	\$82,100	\$61,100	\$0	\$16,750	\$0	\$3,000	\$1,250
Maintenance Salaries	\$18,000	\$5,000		\$9,000	\$1,000	\$2,500	\$500	\$17,500	\$3,000		\$7,500	\$1,500	\$5,000	\$500
Maint Employee Benefits	\$4,370	\$1,000		\$2,000	\$250	\$1,000	\$120	\$2,570	\$500		\$1,200	\$250	\$500	\$120
Maintenance Materials	\$13,700	\$5,000		\$7,000	\$500	\$1,000	\$200	\$14,000	\$5,000		\$6,000	\$1,000	\$1,500	\$500
Exterminating	\$500					\$500		\$0					\$0	
Heating/Cooling Contracts	\$700			\$500	\$0	\$200	\$0	\$700			\$500	\$0	\$200	\$0
Plumbing Contracts	\$700			\$500	\$0	\$200	\$0	\$700			\$500	\$0	\$200	\$0
Unit Turnaround	\$5,500			\$3,500	\$0	\$2,000	\$0	\$6,500			\$3,000	\$0	\$3,000	\$500
Contract Costs	\$221,500	\$15,000		\$28,000	\$1,000	\$177,000	\$500	\$287,600	\$35,000		\$26,000	\$101,000	\$125,000	\$600
Total Maintenance Expenses	\$264,970	\$26,000	\$0	\$50,500	\$2,750	\$184,400	\$1,320	\$329,570	\$43,500	\$0	\$44,700	\$103,750	\$135,400	\$2,220
Property Insurance	\$19,200	\$6,000		\$7,000	\$3,800	\$1,400	\$1,000	\$18,750	\$6,000		\$6,700	\$3,800	\$1,500	\$750
Liability Insurance	\$3,650	\$1,000		\$1,200	\$750	\$500	\$200	\$3,450	\$1,000		\$1,200	\$750	\$350	\$150

Work Comp Insurance	\$10,000	\$10,000		\$0	\$0	\$0	\$0	\$9,000	\$9,000		\$0		\$0	\$0
Misc Insurance	\$1,700	\$1,200		\$500	\$0	\$0	\$0	\$1,600	\$1,100		\$500		\$0	\$0
PILOT/Real Estate Taxes	\$15,782			\$12,000	\$0	\$382	\$3,400	\$14,582	\$0		\$11,000		\$382	\$3,200
Software Maintenance	\$25,000	\$22,000						\$20,000	\$20,000					
Collections/Losses	\$0			\$0	\$0	\$0		\$0			\$0		\$0	
Interest Expense	\$0						\$0	\$0						\$0
Replace Equipment	\$5,000	\$5,000						\$5,000	\$5,000					
Levy Transfer out	\$124,500	\$121,500						\$94,500	\$94,500					
Payment to TIF #8	\$375,000	\$0	\$375,000					\$400,000	\$0	\$400,000				
Community Development	\$150,000	\$0	\$150,000					\$175,000	\$0	\$175,000				
Total General Expense	\$729,832	\$166,700	\$525,000	\$20,700	\$4,550	\$2,282	\$4,600	\$741,882	\$136,600	\$575,000	\$19,400	\$4,550	\$2,232	\$4,100
Total Expenses	\$1,445,397	\$587,500	\$537,500	\$94,990	\$14,500	\$197,042	\$7,865	\$1,508,997	\$563,200	\$586,500	\$88,190	\$115,400	\$147,292	\$8,415
Net Operating Income (Loss)	\$65,821	\$18,500	\$2,500	\$37,406	\$534	\$5,227	\$7,654	\$69,686	\$7,272	\$19,000	\$34,588	\$336	\$1,041	\$7,449

SUPPORTING BUDGETS

Bluffview
Women's Center
Hill Street
Twin Homes

**Red Wing Housing & Redevelopment Authority
2025 PRELIMINARY BLUFFVIEW BUDGET**

	2025 Prelim Budget	2024 Final Budget
Income		
Dwelling Rental*	\$131,396	\$122,778
Non-dwelling Rental	\$1,000	
Total Operating Income	\$132,396	\$122,778
Expenses		
Administrative Salaries	\$5,000	\$5,000
Administrative Employee Benefits	\$1,000	\$1,000
Rental License Fees	\$240	\$240
Advertising & Marketing	\$100	\$100
Legal	\$0	\$0
Sundry	\$750	\$1,000
Total Administrative Expense	\$7,090	\$7,340
Water & Sewer	\$9,000	\$9,000
Electricity	\$200	\$250
Gas	\$5,000	\$5,000
Rubbish/Recycling	\$2,500	\$2,500
Total Utilities Expense	\$16,700	\$16,750
Maintenance Salaries	\$9,000	\$7,500
Maintenance Employee Benefits	\$2,000	\$1,200
Maintenance Materials	\$7,000	\$6,000
Heating/Cooling Contracts	\$500	\$500
Plumbing Contracts	\$500	\$500
Unit Turnaround	\$3,500	\$3,000
Contract Costs	\$28,000	\$26,000
Total Maintenance Expense	\$50,500	\$44,700
Property Insurance	\$7,000	\$6,700
Liability Insurance	\$1,200	\$1,200
Work Comp Insurance	\$0	\$0
Misc Insurance	\$500	\$500
PILOT	\$12,000	\$11,000
Collections/Losses	\$0	\$0
Total General Expense	\$20,700	\$19,400
Total Expenses	\$94,990	\$88,190
Net Operating Income (Loss)	\$37,406	\$34,588
Less to Reserves	\$16,800	\$16,800
Funds to Redevelopment	\$20,606	\$17,788

Capital Improvements

Uses	
Landscaping	\$25,000
	\$0
Sources	
Reserves	\$87,400
	\$16,800
Net to Reserve	\$79,200

Rent	
2025 - 6/12 units	\$921.00
2025- - 6/12 units**	\$1,000.00

*Includes 5% vacancy loss

**Includes 8.5% rent increase

Red Wing Housing & Redevelopment Authority
2025 PRELIMINARY WOMEN'S CENTER BUDGET

	2025 Prelim Budget	2024 Final Budget
Income		
Dwelling Rental	\$15,034	\$14,736
Non-rental Income	\$0	\$100,000
Transfer in from Redevelopment	\$0	\$1,000
Total Operating Income	\$15,034	\$115,736
Expenses		
Administrative Salaries	\$6,000	\$6,000
Administrative Employee Benefits	\$1,200	\$1,100
Legal		
Sundry		
Total Administrative Expense	\$7,200	\$7,100
Maintenance Salaries	\$1,000	\$1,500
Maintenance Employee Benefits	\$250	\$250
Maintenance Materials	\$500	\$1,000
Heating/Cooling Contracts	\$0	\$0
Plumbing Contracts	\$0	\$0
Unit Turnaround	\$0	\$0
Contract Costs	\$1,000	\$101,000
Total Maintenance Expense	\$2,750	\$103,750
Property Insurance	\$3,800	\$3,800
Liability Insurance	\$750	\$750
Work Comp Insurance		
Misc Insurance		
PILOT		
Collections/Losses		
Total General Expense	\$4,550	\$4,550
Total Expenses	\$14,500	\$115,400
Net Operating Income (Loss)	\$534	\$336
Use of Reserves	0	0
Adjusted NOI	\$534	336

Capital Improvements	
Uses	
Sources	
Reserves	
Grant/Tax Levy	
Net to Reserve	

Rent Calculation	
2024	
Two Months-\$1,208	\$2,416
Ten Months-\$1,232	\$12,320
Total	\$14,736
2025	
2% increase March 1	
Two Months-\$1,232	\$2,464
Ten Months-\$1,257	\$12,570
Total	\$15,034

Red Wing Housing & Redevelopment Authority
2025 PRELIMINARY HILL STREET BUDGET

	2025 Prelim Budget	2024 Final Budget
Income		
Dwelling Rental*	\$27,269	\$26,733
CDS Grant	\$175,000	
Transfer in from Redevelopment	\$0	\$121,600
Total Operating Income	\$202,269	\$148,333
Expenses		
Administrative Salaries	\$5,000	\$5,000
Administrative Employee Benefits	\$1,200	\$1,100
Rental License Fees	\$60	\$60
Legal	\$0	\$0
Sundry	\$500	\$500
Total Administrative Expense	\$6,760	\$6,660
Water & Sewer	\$2,100	\$2,000
Electricity/Gas	\$500	\$1,000
Rubbish/Recycling	\$1,000	\$1,000
Total Utilities	\$3,600	\$4,000
Maintenance Salaries	\$2,500	\$5,000
Maintenance Employee Benefits	\$1,000	\$500
Maintenance Materials	\$1,000	\$1,500
Extermination	\$500	\$0
Heating/Cooling Contracts	\$200	\$200
Plumbing Contracts	\$200	\$200
Unit Turnaround	\$2,000	\$3,000
Contract Costs	\$177,000	\$125,000
Total Maintenance Expense	\$184,400	\$135,400
Property Insurance	\$1,400	\$1,500
Liability Insurance	\$500	\$350
Work Comp Insurance		
Misc Insurance		
PILOT	\$382	\$382
Collections/Losses		
Total General Expense	\$2,282	\$2,232
Total Expenses	\$197,042	\$148,292
Net Operating Income (Loss)	\$5,227	\$41

Capital Improvements	
Uses	
	0
	0
	0
Sources	
Reserves	\$15,000
Net to Reserve	\$15,000

Rent Calculation	
2024	
One Bedroom	\$736
Two Bedroom	\$873
Total	\$28,140
2025	
One Bedroom	\$751
Two Bedroom	\$890
Total	\$28,704

*Includes 5% vacancy loss

**Red Wing Housing & Redevelopment Authority
2025 PRELIMINARY TWIN HOMES BUDGET**

	2025 Prelim Budget	2024 Final Budget
Income		
Dwelling Rental	\$15,519	\$15,864
Interest Income		
Transfer in from Redevelopment		
Total Operating Income	\$15,519	\$15,864
Expenses		
Administrative Salaries	\$500	\$500
Administrative Employee Benefits	\$125	\$125
Rental License Fees	\$20	\$20
Legal		
Sundry	\$200	\$200
Total Administrative Expense	\$845	\$845
Water & Sewer	\$900	\$1,000
Electricity/Gas	\$200	\$500
Rubbish/Recycling	\$200	\$250
Total Utilities	\$1,300	\$1,750
Maintenance Salaries	\$500	\$500
Maintenance Employee Benefits	\$120	\$120
Maintenance Materials	\$200	\$500
Heating/Cooling Contracts	\$0	\$0
Plumbing Contracts	\$0	\$0
Unit Turnaround	\$0	\$500
Contract Costs	\$500	\$600
Total Maintenance Expense	\$1,320	\$2,220
Property Insurance	\$1,000	\$750
Liability Insurance	\$200	\$150
Work Comp Insurance		
Misc Insurance		
Real Estate Taxes	\$3,400	\$3,200
Interest Expense	\$0	\$0
Total General Expense	\$4,600	\$4,100
Total Expenses	\$8,065	\$8,915
Net Operating Income (Loss)	\$7,454	\$6,949

Capital Improvements	
Uses	
Sources	
Reserves	\$12,000
	\$0
Net to Reserve	\$12,000

Rent Calculation		
2024		
Rent	Months	Gross
\$1,309	8	\$10,472
\$0	8	\$0
\$1,348	4	\$5,392
\$0	4	\$0
Total Rent		\$15,864
2025		
Rent	Months	Gross
\$1,348	8	\$10,784
\$0	8	\$0
\$1,388	4	\$5,552
\$0	4	\$0
Total Rent		\$16,336

RESOLUTION No. 1450-24

APPROVING 2025 PRELIMINARY AGENCY OPERATING BUDGET

WHEREAS, the Red Wing Housing and Redevelopment Authority Preliminary Agency Operating Budget has been developed to meet anticipated revenues and expenditures for Fiscal Year 2025, and

WHEREAS, in order to receive our annual tax levy, the Agency's 2025 Preliminary Operating Budget must be submitted to the City of Red Wing before the end of August, 2024, and

WHEREAS, individual Program Budgets are also included as part of this Resolution.

THEREFORE BE IT RESOLVED, that the Red Wing Housing and Redevelopment Authority Board of Commissioners adopt Resolution No. 1450-24 approving the Agency's 2025 Preliminary Operating Budget as identified in this Resolution.

Dated: August 13, 2024

Board Chair

Secretary/Treasurer



Red Wing Housing & Redevelopment Authority

428 West Fifth Street
Wing, MN 55066
DD/TTY 7-1-1

Telephone (651) 388-7571
FAX (651) 385-0551
www.redwinghra.org

August 13, 2024

To: Red Wing HRA Board of Commissioners

From: Corrine Stockwell, Finance Director

Re: AHTF Budget

Background:

The Affordable Housing Trust Fund (AHTF) is used to create new housing units, assist low-income families to purchase homes, low-income homeowners to remain housed in their current homes, and assist the community with housing needs.

Current status of the AHTF account:

2024	
Balance as of 6/30/2024	\$417,376
Approved loans pending pay out	-\$225,000
Approximate amount added from TIF	+\$50,000
2024 Tax Levy Contribution	+\$125,000
Remaining Balance	\$367,376

Budget for 2025:

Budget for 2025	
Balance	\$367,376
Allocated for New Unit Construction	-\$150,000
Allocated for Homebuyer Assistance Loans	-\$45,000
Allocated for Owner-Occupied rehab	-\$45,000
Estimated amount added from TIF	+\$50,000
2025 Tax Levy Contribution	+\$125,000
Balance remaining	\$302,376

**Possible State Grant match of \$125,000 could be added in 2025

Recommendation:

Staff and the Finance Committee give a favorable recommendation to the HRA Board of Commissioners to approve the 2025 AHTF Budget.



Red Wing Housing & Redevelopment Authority

428 West Fifth Street
Red Wing, MN 55066
TDD/TTY 7-1-1

Telephone (651) 388-7571
FAX (651) 385-0551
www.redwinghra.org

Date: August 13, 2024
To: Red Wing HRA Board of Commissioners
From: Corrine Stockwell, Finance Director
Subject: 2025 Personnel Training Budget and Allocations

We have budgeted \$25,400 for training staff and the Board for 2025. I am allocating these funds to the following areas accordingly:

Board	\$2,500
Assisted Housing:	\$5,000
Housing Choice Voucher, Bridges:	\$3,000
Maintenance	\$5,000
Social Services:	\$3,000
Administration:	\$3,500
Wellness, Health & Safety (all staff)	\$2,000
Reserve	\$1,400
Total	\$25,400

Every employee will complete a Personal Training and Development Plan with their supervisor.

This should be completed before January 1, 2025. Department heads shall plan their department training around these allocations. NAHRO and other conferences will come from these funds. If an employee wishes to go to college or a technical school, the HRA will reimburse up to \$1,000 per calendar year upon completion of the course with a passing grade. A Tuition Reimbursement request and Time in Service Agreement must be completed and signed by your supervisor.

Please keep in mind our policy regarding Time in Service Agreement whenever training expenditures exceed \$3,000. For more information, consult your Personnel Manual.

All trainings must be for the good of the HRA and the employee. Department heads may approve individual trainings up to \$500 without approval, all training exceeding \$500 require approval on a case-by-case basis and before training takes place. Training costs include tuition or registration fees, books and materials, other fees, mileage, lodging, meals and incidentals.

Each employee in each department should attend some kind of training during the year.



RED WING HOUSING & REDEVELOPMENT AUTHORITY

428 WEST FIFTH STREET, RED WING, MN 55066

TELEPHONE (651) 388-7571

FAX (651) 385-0551

TDD/TTY 711

WWW.REDWINGHRA.ORG

August 13, 2024

To: Red Wing HRA Board of Commissioners

From: Kurt Keena, Executive Director

Re: Executive Director's Report

Federal, State & Local Funding

The House version of the HUD funding bill contains steady to slightly declining funding for programs we administer. The Senate version contains higher funding levels than the House and more in line with the current funding. The next step is to reconcile the bills in conference committee.

No change. We continue to monitor other opportunities at the State level for additional funding for our properties and will be applying as soon as they are announced. Two that we know we will be applying for are the Housing Trust Fund match and the Naturally Occurring Affordable Housing (NOAH) for our Bluff View property.

We expect to know more about the State funded voucher program later this fall when the program guide is released by MHFA.

Owner Occupied Housing Rehab Program

This is identified as one of the goals in the City's most recent Strategic Plan under the housing section. I have had a couple of meetings with Bob Hawley from Goodhue County Habitat for Humanity about a partnership between the HRA, the City and Habitat to fund and administer a rehab program for low to moderate income home owners in the city. I am working on a program outline for consideration by all three parties so that we can gauge interest and support of the concept. It could be a discussion item at our September meeting to get your feedback.

Staffing

I am pleased to announce that RyAnne Schutz will be moving from her current Admin/Finance position to fill the vacant Resident Service Coordinator position at Jordan Tower 1. RyAnne has experience in Social Services at both Goodhue and Olmsted County and I believe she will be an excellent advocate for our residents. We will post her former position and begin the process of hiring a replacement.

Isabella Larson, our Assistant Property Manager has resigned her position with us effect at the end of this month. She is moving to LaCrosse, WI. We will post her position and begin the process of hiring a replacement.

Housing Related Information

I have included several pieces of housing related data for your information. Two of the items relate to Goodhue County and the other relates to the State of Minnesota. Both provide good factual information as it concerns the continued need for more affordable housing in Red Wing, Goodhue County and the State.

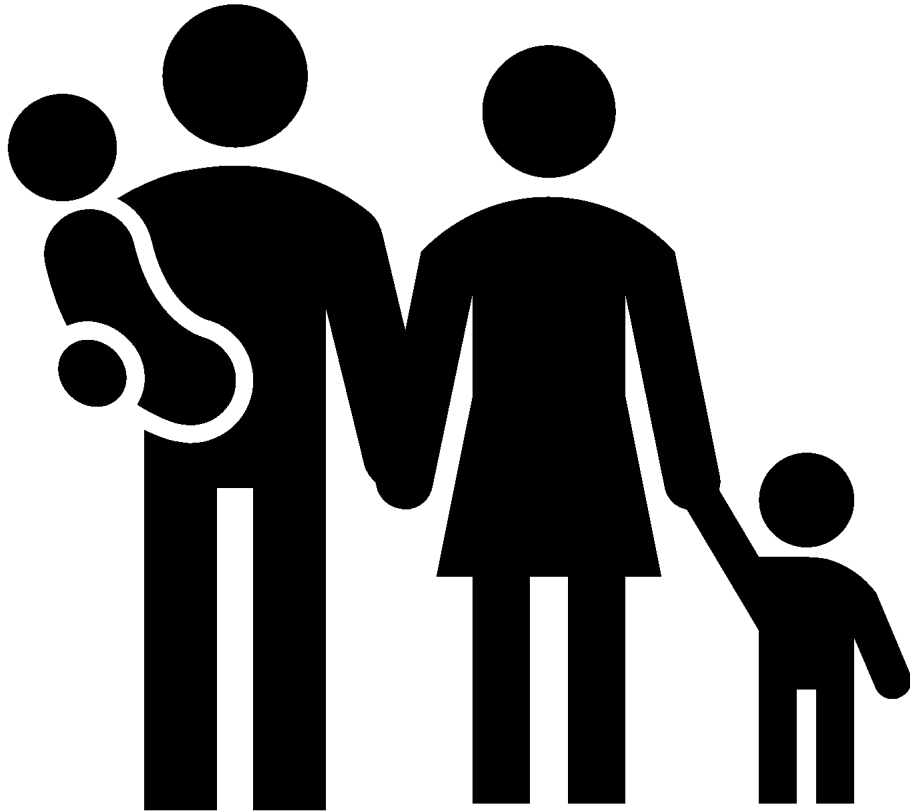
The Hernandez-Ramirez Family



Auto Service Tech
Stay-at-home mom
Infant

\$48,000 annual income
50% AMI
Candidate for subsidized housing

The Sims Family



Warehouse Order Picker

Part-time Nursing Assistant

Infant

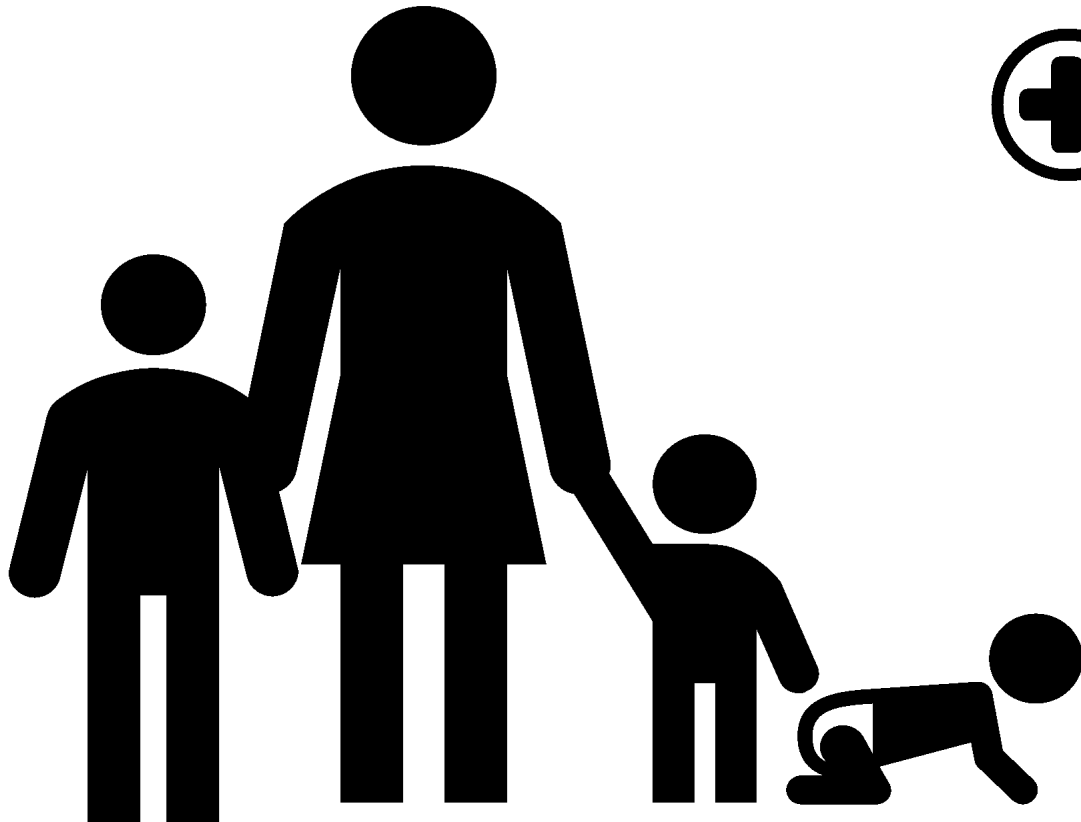
Preschooler

\$50,000 annual income

50% AMI

Candidate for subsidized housing

The Larson Family



LPN

Single Parent

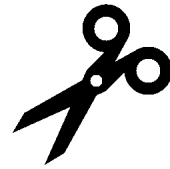
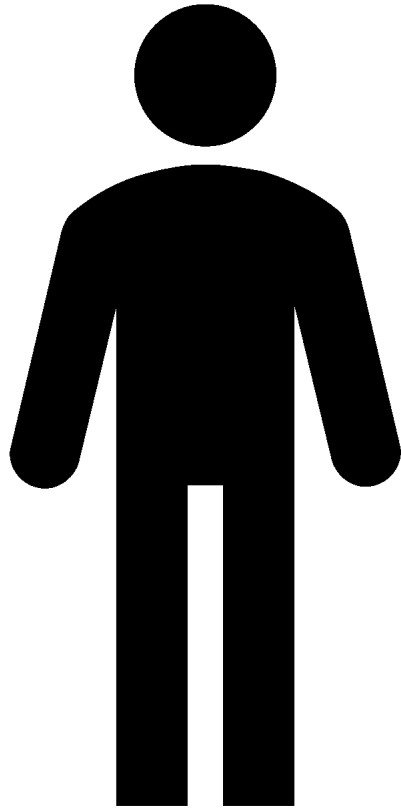
3 Children

\$53,000 annual income

50% AMI

Candidate for subsidized housing

Jordan Jones



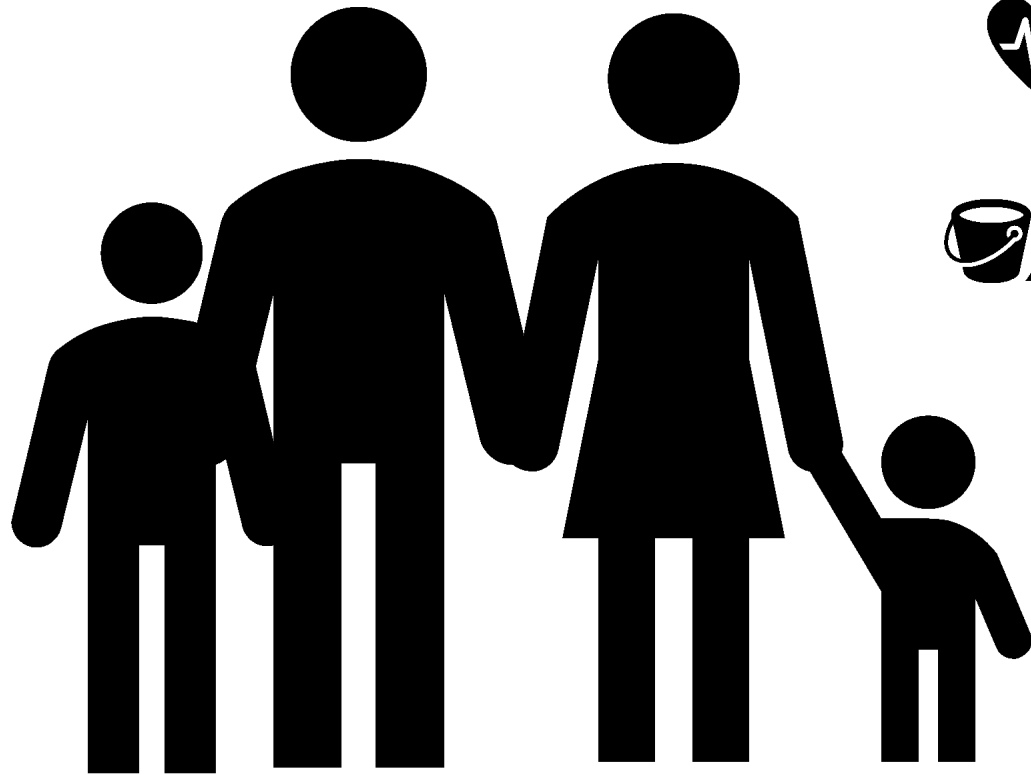
Hair Stylist

\$37,000 annual income

50% AMI

Candidate for subsidized housing

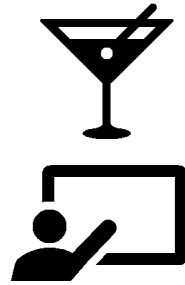
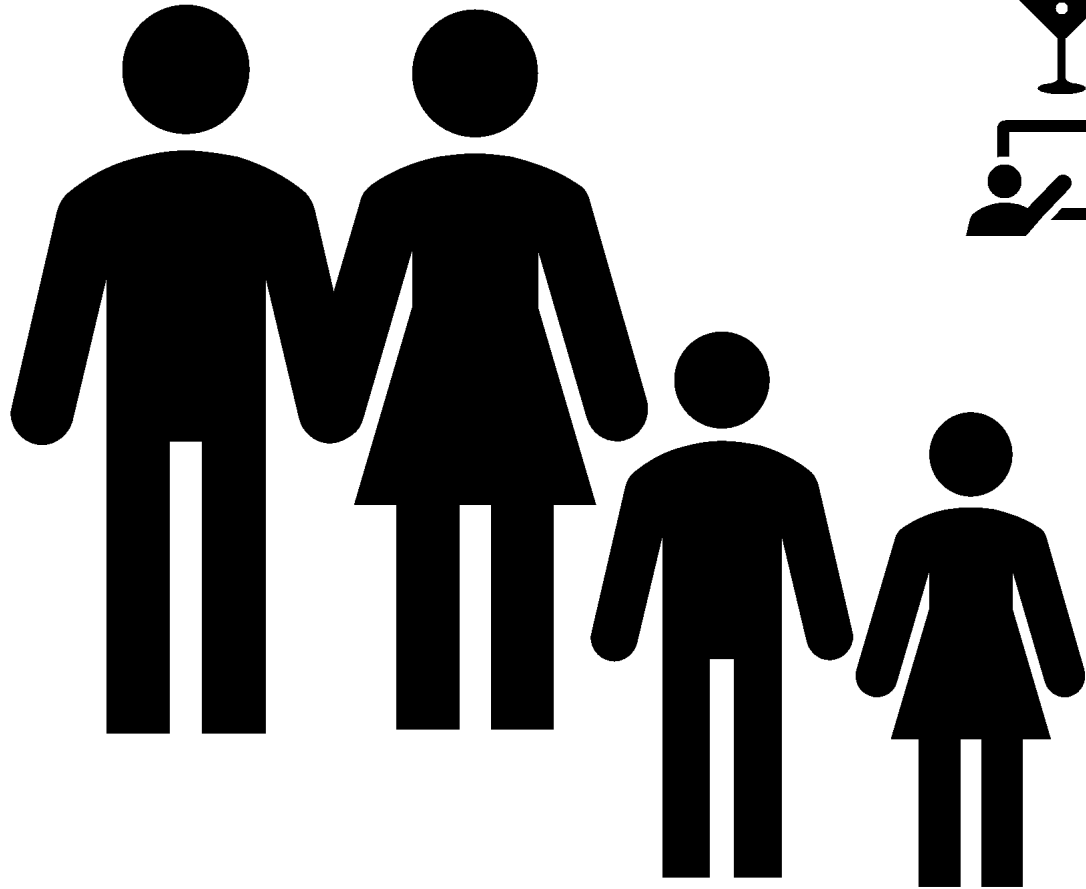
The Emmer Family



Home Health Aid
Janitor
2 kids

\$64,000 annual income
60% AMI
Candidate for subsidized housing

The Veldman Family



Bartender

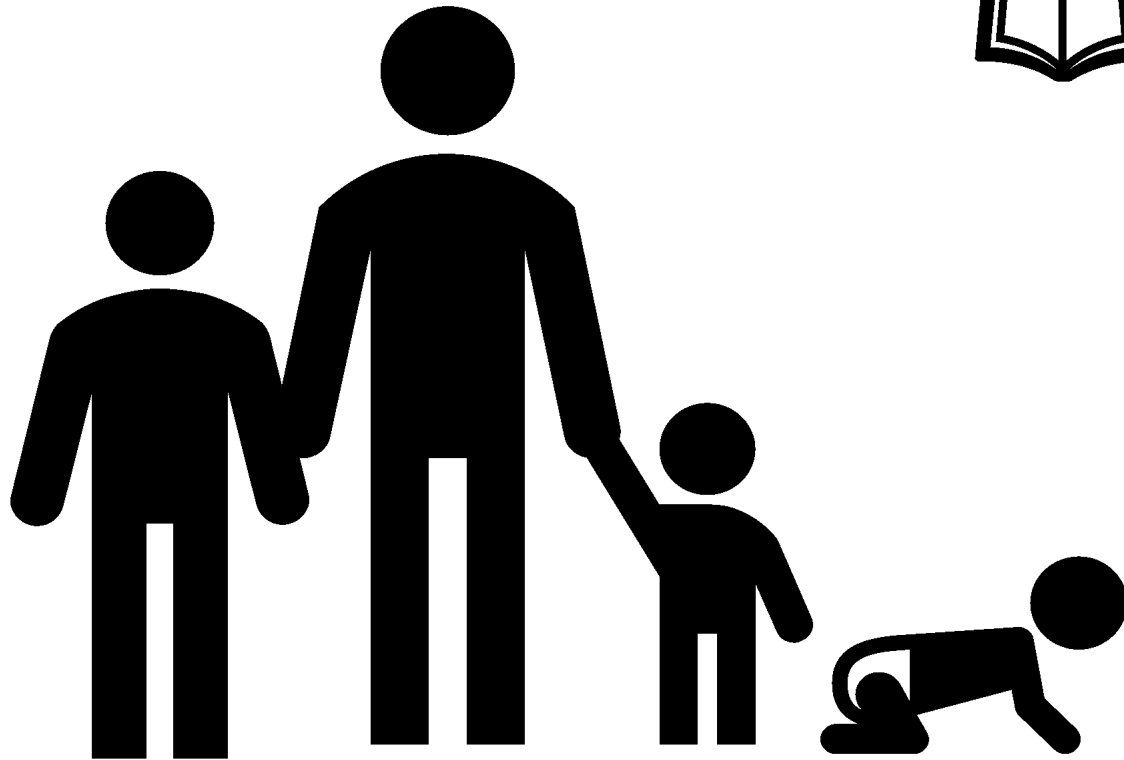
Teaching Assistant at College
2 kids

\$62,000 annual income

60% AMI

Candidate for subsidized housing

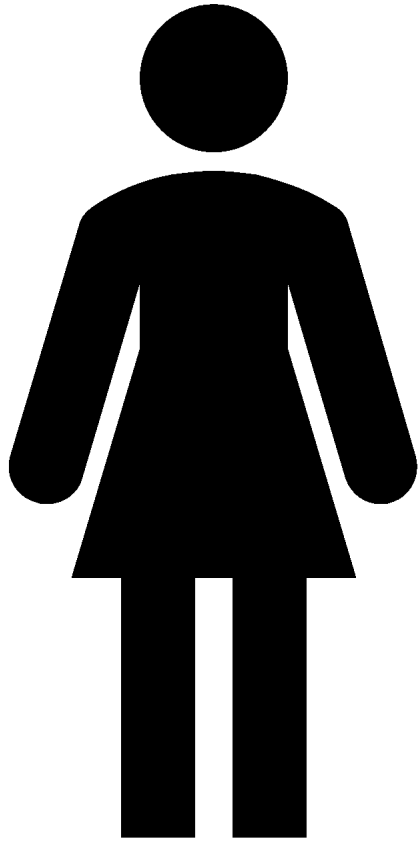
The Wagner Family



Elementary Teacher
Single Parent
3 Children

\$64,000 annual income
60% AMI
Candidate for subsidized housing

Chris Tapp



Retail Supervisor

\$44,000 annual income

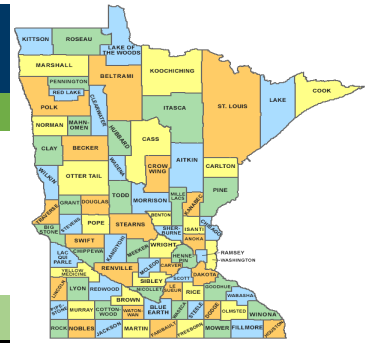
60% AMI

Candidate for subsidized housing

COUNTY PROFILE

Goodhue Co.

Goodhue Co. is a part of Economic Development Region 10, which is located in the Southeast Planning Region.



POPULATION CHARACTERISTICS

2023 population:	48,035 people
Population change, 2020-2023	453 people 1.0% increase

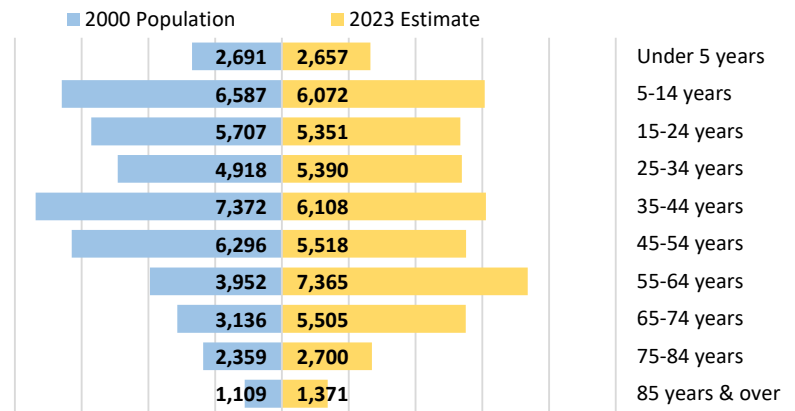
Median Age:	42.0 years
state:	38.5 years

Goodhue Co. is the 20th largest of the 87 counties in the state. Its population increased so far this decade, ranking as the 34th fastest growing in the state from 2020 to 2023. Goodhue Co.'s population has an older median age than the state and a larger percentage of people aged 65 years and older. The population is aging, especially as the Baby Boom generation moves through the population pyramid (see Figure 1).

	Number	Percent
Under 5 years	2,657	5.5%
5-14 years	6,072	12.6%
15-24 years	5,351	11.1%
25-34 years	5,390	11.2%
35-44 years	6,108	12.7%
45-54 years	5,518	11.5%
55-64 years	7,365	15.3%
65-74 years	5,505	11.5%
75-84 years	2,700	5.6%
85 years & over	1,371	2.9%
Total Population	48,035	100.0%

Source: Census 2023 Population Estimates, 2018-2022 ACS

Figure 1. Population Pyramid, 2000-2023



Goodhue Co. suffered a negative natural increase - more deaths than births from 2020 to 2023, but also experienced net in-migration - meaning more people moved in than moved out. In addition to domestic in-migration, Goodhue Co. welcomed net international in-migration - gaining new Minnesotans from foreign countries (see Table 2).

	Total Population Change	April 1, 2020 to July 1, 2023					
		Natural Increase	Vital Events		Net Migration		
			Births	Deaths	Total	International	Domestic
Goodhue Co.	455	-251	1,598	1,849	715	63	652
State of Minnesota	31,111	40,368	207,857	167,489	-11,352	34,624	-45,976

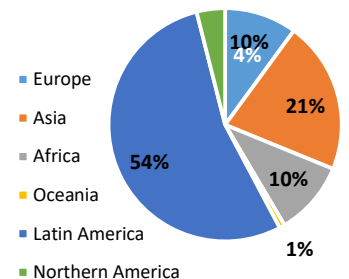
Source: U.S. Census Bureau, Population Estimates Program

Compared to the state, Goodhue Co. has a smaller percentage of foreign-born residents. From 2010 to 2022, Goodhue Co. saw an increase in the number of foreign-born residents, though it was slower than the statewide increase.

	Goodhue Co.		Change 2010-2022		Minnesota	
	Number	Percent	Number	Percent	Percent	Change
Foreign-born Population	1,065	2.2%	72	7.3%	8.5%	31.3%
Europe	107	10.0%	-41	-27.7%	9.3%	-0.6%
Asia	225	21.1%	-3	-1.3%	36.7%	30.2%
Africa	110	10.3%	62	129.2%	28.1%	93.1%
Oceania	8	0.8%	-21	-72.4%	0.4%	20.4%
Americas:	615	57.7%	75	13.9%	25.4%	7.5%
Latin America	573	53.8%	72	14.4%	22.9%	9.0%
Northern America	42	3.9%	3	7.7%	2.5%	-4.6%

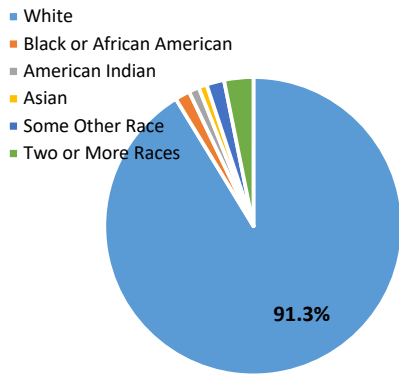
Source: U.S. Census Bureau, 2018-2022 American Community Survey

Figure 2. Place of Birth for the Foreign Born Population, 2022



Goodhue Co.'s population was becoming more racially diverse over time. Since 2011, the county's white population declined, but the number of people of other races increased (see Table 4).

Figure 3. Population by Race, 2022



	Goodhue Co.			Minnesota	
	Number	Percent	Change from 2011-2022	Percent	Change from 2011-2022
Total	47,697	100.0%	3.6%	100.0%	7.9%
White	43,539	91.3%	-1.1%	79.7%	-0.4%
Black or African American	766	1.6%	57.9%	6.7%	44.3%
American Indian or Alaska Native	536	1.1%	5.7%	0.9%	-10.2%
Asian or Other Pac. Islanders	430	0.9%	18.5%	5.1%	37.1%
Some Other Race	913	1.9%	244.5%	2.3%	84.7%
Two or More Races	1,513	3.2%	258.5%	5.3%	159.6%
Hispanic or Latino origin	1,728	3.6%	34.5%	5.7%	34.6%

Source: U.S. Census Bureau, 2018-2022 American Community Survey

POPULATION PROJECTIONS

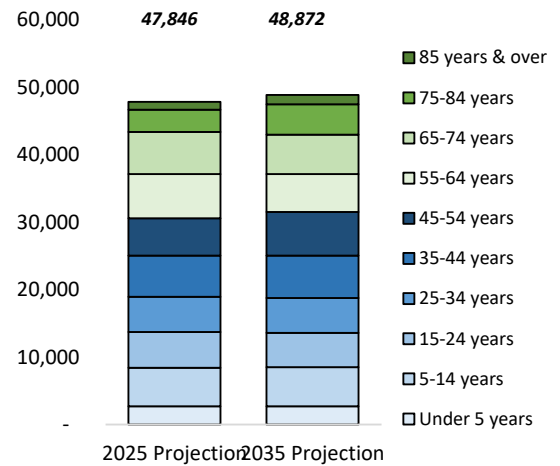
According to the Minnesota State Demographic Center, Goodhue Co.'s population is expected to grow from 2025 to 2035, with a rate of change that is slower than the projected statewide growth rate (4.5%). In addition to the overall growth, the number of people aged 65 years and older is expected to increase over the next decade (see Figure 4 and Table 5).

Table 5. Population Projections by Age Group, 2025-2035

Goodhue Co.	2025 Projection	2035 Projection	Numeric Change	Percent Change
Under 5 years	2,704	2,694	-10	-0.4%
5-14 years	5,733	5,834	101	1.8%
15-24 years	5,274	5,077	-197	-3.7%
25-34 years	5,232	5,163	-69	-1.3%
35-44 years	6,122	6,297	175	2.9%
45-54 years	5,526	6,469	943	17.1%
55-64 years	6,555	5,611	-944	-14.4%
65-74 years	6,226	5,826	-400	-6.4%
75-84 years	3,313	4,514	1,201	36.3%
85 years & over	1,161	1,387	226	19.5%
Total Population	47,846	48,872	1,026	2.1%

Source: Minnesota State Demographic Center

Figure 4. Projections by Age Group, 2025-2035

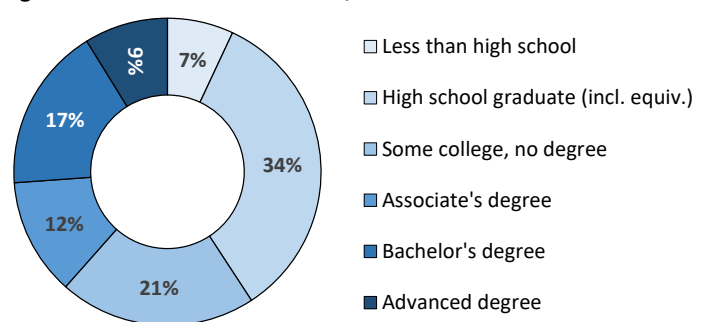


EDUCATIONAL ATTAINMENT

Goodhue Co. has a higher percentage of adults (18 years & over) with at least a high school diploma than the state (93.0%), and a lower percentage of people with at least some college experience. Goodhue Co. also has a higher percentage of people with an Associate's degree and a lower percentage of people with a Bachelor's degree or higher.

Percentage of the adult population (18 years & over) with at least a high school diploma:	93.0%
College-educated:	59.2%
state:	68.5%
Associate's Degree:	12.3%
Bachelor's Degree:	17.3%
Advanced Degree:	8.8%

Figure 5. Educational Attainment, 2022



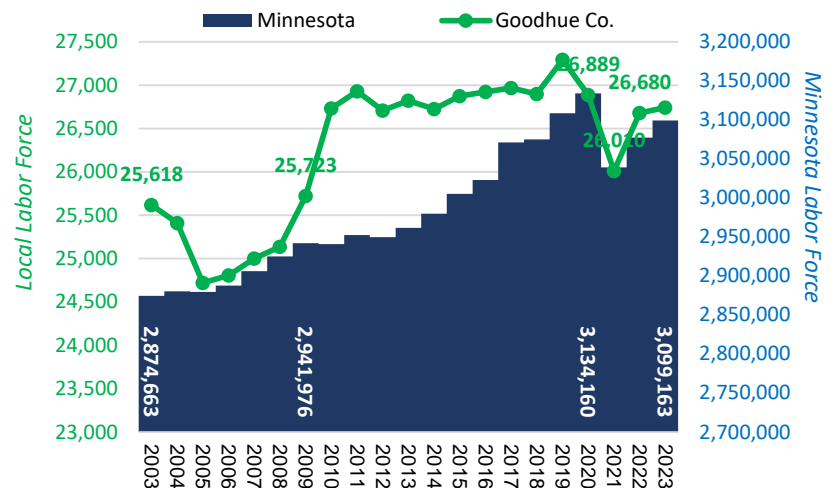
Source: U.S. Census Bureau, 2018-2022 American Community Survey

LABOR FORCE TRENDS

At 2.6%, Goodhue Co. had a lower unemployment rate than the state in 2023. After the pandemic recession Goodhue Co.'s unemployment rate declined compared to the 3.3% pre-pandemic rate posted in 2019. The number of unemployed workers actively seeking work in Goodhue Co. increased over the past year, and is down compared to 2019.

26,680 available workers	
Labor Force change, 2008-2023	1,607 workers 6.4% increase
2.6% unemployment rate	2.7% state
694 unemployed workers	

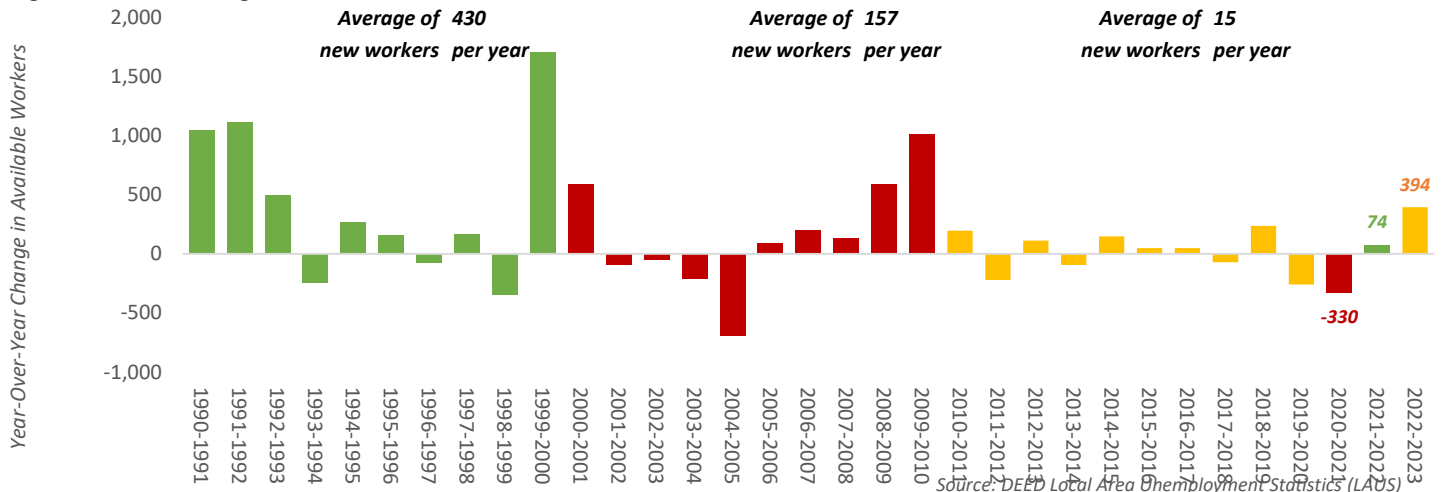
Figure 6. Annual Labor Force Estimates



Source: DEED Local Area Unemployment Statistics

Labor force growth has slowed in recent years. After experiencing a net gain of workers each year from 1990 to 2000, Goodhue Co. averaged an annual gain of new workers from 2000 to 2010, and most recently a gain of new workers since 2010 (see Figure 7). Moving forward, Goodhue Co. is expected to add workers from 2025 to 2035 (see Table 6).

Figure 7. Annual Change in Labor Force, 1990-2023



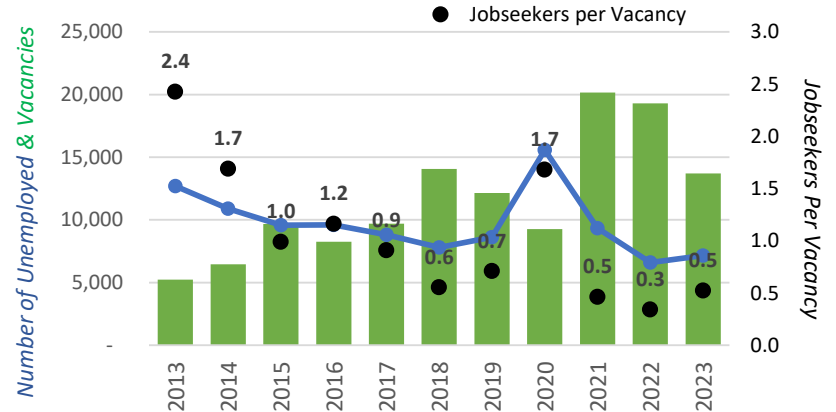
Source: DEED Local Area Unemployment Statistics (LAUS)

Table 6. Labor Force Projections, 2025-2035	Labor Force Projection	
	2025	2035
16 to 24 years	2,900	2,830
25 to 54 years	14,886	15,775
55 to 64 years	4,850	4,152
65 years & over	1,893	1,875
Total Labor Force	24,530	24,631

Source: Minnesota State Demographic Center, 2018-2022 ACS

The labor market had grown extremely tight in recent years, with less than 1 jobseeker per vacancy until the pandemic recession intervened in early 2020 and the number of unemployed workers spiked. In 2023, job vacancies in Southeast returned to pre-pandemic levels, but employers are still seeing challenges finding enough workers for open jobs (see Figure 8).

Figure 8. Jobseekers Per Vacancy, 2013-2023



Source: DEED Job Vacancy Survey, LAUS program

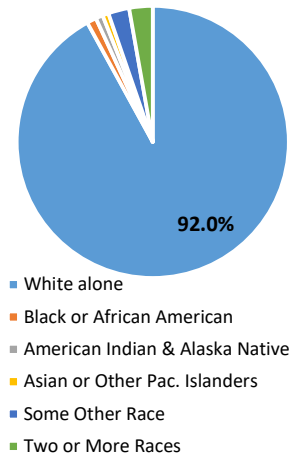
LABOR FORCE CHARACTERISTICS

Goodhue Co. had a lower labor force participation rate than the state. The labor force in Goodhue Co. is less racially diverse than the state (where 81.3% of workers are white alone), but is becoming more diverse over time.

Table 7. Employment Characteristics, 2022

	Goodhue Co.			Minnesota		Labor Force by Gender	
	In Labor Force (available workers)	Labor Force Partic. Rate	Unemp. Rate	Labor Force Partic. Rate	Unemp. Rate	Male	Female
Total Labor Force	24,989	65.0%	4.0%	68.7%	4.0%	13,228	11,747
16 to 19 years	1,076	48.2%	13.4%	53.0%	9.8%	448	629
20 to 24 years	1,908	76.5%	4.3%	83.1%	6.7%	982	927
25 to 44 years	10,290	90.1%	3.7%	88.8%	3.5%	5,427	4,864
45 to 54 years	4,613	84.2%	3.1%	87.8%	2.9%	2,499	2,115
55 to 64 years	5,411	74.0%	3.6%	72.8%	3.1%	2,915	2,498
65 to 74 years	1,427	26.1%	2.5%	27.6%	3.3%	787	640
75 years & over	243	6.0%	4.1%	6.6%	3.2%	170	74
Employment Characteristics by Race & Hispanic Origin							
White alone	22,991	64.6%	3.8%	67.8%	3.4%		
Black or African American	282	65.1%	20.9%	71.5%	8.7%		
American Indian & Alaska Native	213	50.7%	0.5%	57.6%	11.9%		
Asian or Other Pac. Islanders	180	60.6%	1.1%	73.9%	3.6%		
Some Other Race	624	87.4%	7.9%	76.1%	6.1%		
Two or More Races	697	70.4%	0.7%	74.3%	6.6%		
Hispanic or Latino	926	81.4%	6.2%	77.0%	6.3%		
Employment Characteristics by Disability, 20 to 64 years							
With Any Disability, 20 to 64 years	1,055	55.7%	6.7%	54.4%	10.2%		
Employment Characteristics by Educational Attainment, 25 to 64 years							
Population, 25 to 64 years	20,311	83.9%	3.5%	84.4%	3.3%		
Less than H.S. Diploma	932	76.9%	5.4%	67.2%	4.6%		
H.S. Diploma or Equivalent	5,755	78.0%	3.9%	76.8%	2.5%		
Some College or Assoc. Degree	7,205	84.2%	3.0%	85.1%	3.6%		
Bachelor's Degree or Higher	6,426	91.0%	1.3%	90.3%	2.0%		

Figure 9. Labor Force by Race, 2022



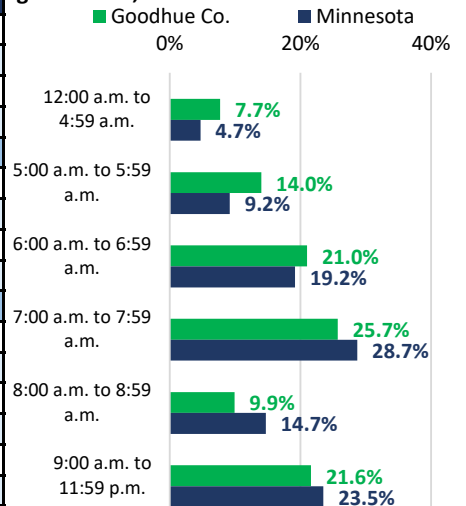
Source: 2018-2022 American Community Survey, 5-Year Estimates

A smaller percentage of workers in Goodhue Co. worked in the same county in which they live compared to the state. Goodhue Co. also had a longer average commute time than the state.

Table 8. Commuting Characteristics, 2022

	Goodhue Co.		Minnesota	
	Number	Percent	Number	Percent
Worked in state of residence	23,101	97.9%	2,867,086	97.7%
Worked in county of residence	15,031	63.7%	1,957,366	66.7%
Worked out of county of residence	8,094	34.3%	909,720	31.0%
Worked outside state of residence	496	2.1%	67,495	2.3%
MEANS OF TRANSPORTATION TO WORK				
Car, truck, or van	20,459	86.7%	2,387,561	81.6%
Public transportation (excl. taxicab)	330	1.4%	81,926	2.8%
Other method (walk, bike, taxi, etc.)	684	2.9%	122,889	4.2%
Worked at home	2,124	9.0%	333,556	11.4%
TRAVEL TIME TO WORK				
Less than 10 minutes	5,451	23.1%	465,223	15.9%
10 to 19 minutes	5,758	24.4%	895,335	30.6%
20 to 29 minutes	4,295	18.2%	649,557	22.2%
30 to 44 minutes	4,413	18.7%	567,631	19.4%
45 to 59 minutes	1,888	8.0%	190,186	6.5%
60 or more minutes	1,770	7.5%	158,000	5.4%
Mean travel time to work (minutes)	25.0 minutes		23.3 minutes	

Figure 10. Time Leaving Home to go to Work, 2022



Source: 2018-2022 American Community Survey, 5-Year Estimates

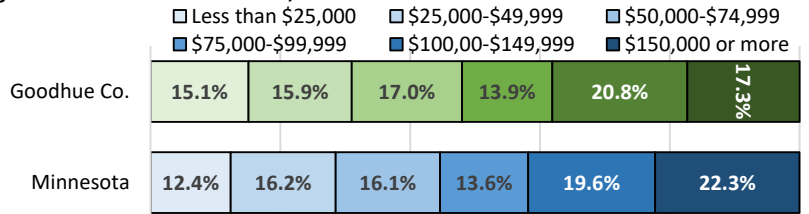
INCOMES, COST OF LIVING, & HOUSING

Goodhue Co. had a lower median household income than the state, and a higher percentage of households with incomes below \$50,000. Overall, Goodhue Co. had the 16th highest median household income of the 87 counties in the state.

Median Household Income	\$78,338
state	\$84,313
Median Family Income	\$100,512
state	\$107,072
Per Capita Income	\$40,087
state	\$44,947

Source: 2018-2022 American Community Survey

Figure 11. Household Incomes, 2022



Source: 2018-2022 American Community Survey 5-Year Estimates

The cost of living has increased over the past 2 years with costs up in many areas. Goodhue Co. had a lower cost of living than the state, with a required hourly wage of \$15.33 for a single person living alone to meet a basic needs cost of living, and an hourly wage requirement of \$20.18 for a typical family with 2 adults and 1 child (see Table 9).

Table 9. Basic Needs Cost of Living Estimates, 2023

Category	Single Yearly Cost of Living	Hourly Wage Required	Monthly Costs						
			Child Care	Food	Health Care	Housing	Transportation	Other	Taxes
Single Adult, 0 children									
Goodhue Co.	\$31,877	\$15.33	\$0	\$409	\$161	\$796	\$658	\$288	\$344
State of Minnesota	\$34,704	\$16.68	\$0	\$419	\$160	\$1,021	\$572	\$345	\$375
Typical Family: 2 Adults (1 working full-time, 1 part-time), 1 child									
Goodhue Co.	\$62,976	\$20.18	\$477	\$933	\$576	\$951	\$1,199	\$451	\$661
State of Minnesota	\$67,320	\$21.58	\$544	\$955	\$574	\$1,285	\$977	\$536	\$739

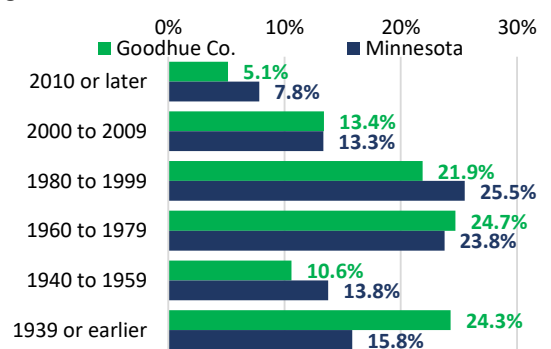
Source: DEED Cost of Living tool

Goodhue Co. had a lower median house value than the state, having the 17th highest value of the 87 counties in 2022. Goodhue Co.'s housing stock was older than the state's, with a lower percentage of units built since 2000 (see Figure 12).

Table 10. Estimated Value of Owner-occupied Housing Units, 2022	Goodhue Co.		Minnesota
	Total	Percent	Percent
Total	15,221	100.0%	100.0%
Less than \$50,000	951	6.2%	4.1%
\$50,000 to \$99,999	488	3.2%	4.6%
\$100,000 to \$149,999	1,061	7.0%	7.1%
\$150,000 to \$199,999	2,535	16.7%	10.7%
\$200,000 to \$299,999	4,484	29.5%	27.1%
\$300,000 to \$499,999	4,202	27.6%	31.7%
\$500,000 or more	1,500	9.9%	14.7%
Median (dollars)	\$254,500		\$286,800

Source: 2018-2022 American Community Survey, 5-Year Estimates

Figure 12. Year Structure Built, 2022



Median monthly owner costs, owner-occupied units with a mortgage **\$1,682**

state \$1,818

Percentage of households with a mortgage spending 30% or more of their income on housing costs **22.2%**

state 22.0%

Median monthly rent costs **\$895**

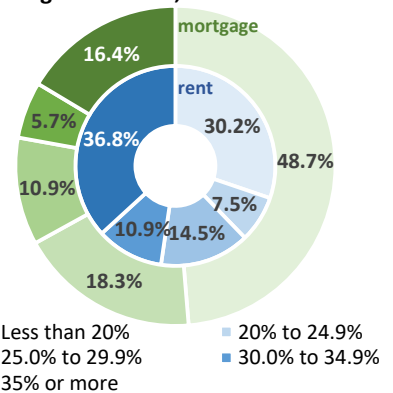
state \$1,178

Percentage of renters spending 30% or more of their household income on rent **47.7%**

state 46.7%

Source: 2018-2022 American Community Survey, 5-Year Estimates

Figure 13. Housing Costs as a Percentage of Income, 2022



OCCUPATIONS

At \$24.26 in 2024, wages were lower in Region 10 than the state. Overall, Region 10 had the 2nd highest median hourly wage level of the 13 economic development regions in the state. Wages were highest for management occupations (\$51.51) and lowest for food preparation and serving related jobs (\$14.57) (see Table 11).

Table 11. Occupational Employment & Wage Statistics, 2024

Occupational Group	Region 10				State of Minnesota		
	Median Hourly Wage	Estimated Regional Jobs	Share of Total Jobs	Regional Location Quotient	Median Hourly Wage	Estimated Statewide Jobs	Share of Total Jobs
Total, All Occupations	\$24.26	240,340	100.0%	1.0	\$25.22	2,881,100	100.0%
Management	\$51.51	13,250	5.5%	0.8	\$57.75	201,710	7.0%
Business & Financial Operations	\$37.97	9,740	4.1%	0.6	\$39.26	202,700	7.0%
Computer & Mathematical	\$50.87	5,270	2.2%	0.6	\$50.83	98,240	3.4%
Architecture & Engineering	\$40.43	3,540	1.5%	0.7	\$42.97	58,320	2.0%
Life, Physical & Social Science	\$38.64	2,120	0.9%	0.9	\$39.93	29,220	1.0%
Community & Social Service	\$30.48	4,670	1.9%	1.0	\$27.92	57,930	2.0%
Legal	\$43.12	690	0.3%	0.4	\$51.15	19,040	0.7%
Education, Training & Library	\$28.42	14,670	6.1%	1.1	\$28.22	163,340	5.7%
Arts, Design, Entertainment & Media	\$26.08	1,990	0.8%	0.7	\$29.01	36,160	1.3%
Healthcare Practitioners & Technical	\$48.05	29,150	12.1%	1.9	\$43.01	184,410	6.4%
Healthcare Support	\$18.85	14,270	5.9%	1.0	\$18.07	169,580	5.9%
Protective Service	\$28.97	3,950	1.6%	1.0	\$28.87	45,860	1.6%
Food Preparation & Serving Related	\$14.57	20,590	8.6%	1.1	\$15.07	232,190	8.1%
Building, Grounds Cleaning & Maint.	\$18.08	6,760	2.8%	1.0	\$18.83	79,660	2.8%
Personal Care & Service	\$17.17	4,830	2.0%	1.0	\$17.60	59,420	2.1%
Sales & Related	\$17.36	18,280	7.6%	0.9	\$18.82	242,440	8.4%
Office & Administrative Support	\$23.45	27,760	11.6%	0.9	\$23.86	352,250	12.2%
Farming, Fishing & Forestry	\$20.01	320	0.1%	1.1	\$22.13	3,520	0.1%
Construction & Extraction	\$30.88	8,370	3.5%	0.9	\$32.44	110,960	3.9%
Installation, Maintenance & Repair	\$28.53	8,550	3.6%	1.0	\$29.54	104,530	3.6%
Production	\$22.72	22,500	9.4%	1.3	\$23.05	203,810	7.1%
Transportation & Material Moving	\$22.01	19,080	7.9%	1.0	\$19.80	225,820	7.8%

Source: DEED Occupational Employment & Wage Statistics, Qtr. 1 2024

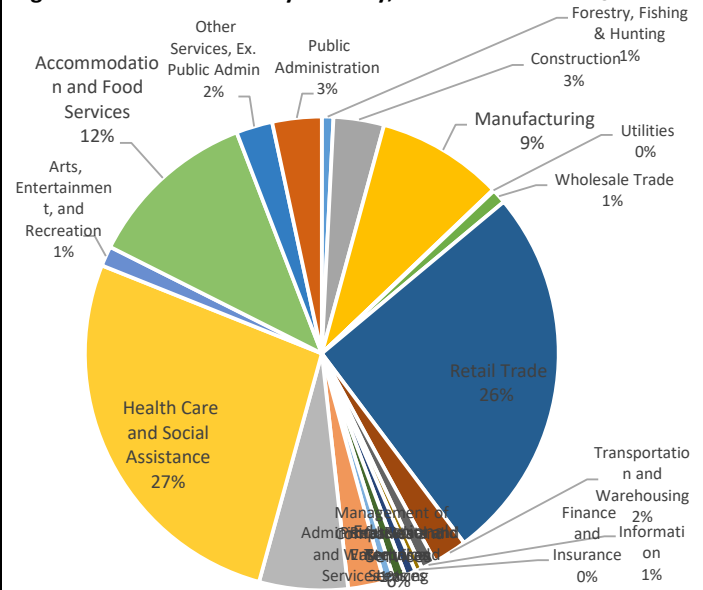
JOB VACANCY SURVEY

Goodhue Co. is a part of the Southeast planning region. There were 13711 job vacancies posted by employers in 2023, indicating extensive opportunity in the region, with openings across several occupations and industries (see Figure 14).

Table 12. Southeast Job Vacancy Survey Results, 2023

Occupational Group	Number of Vacancies	Wage Offer
Total, All Occupations	13,711	\$0.27
Management	212	\$0.15
Business & Financial Operations	467	\$0.02
Computer & Mathematical	97	\$0.04
Architecture & Engineering	297	\$0.01
Life, Physical & Social Sciences	171	\$0.01
Community & Social Service	608	\$0.08
Education, Training & Library	418	\$0.27
Healthcare Practitioners & Technical	964	\$0.18
Healthcare Support	1,534	\$0.30
Protective Service	192	\$0.45
Food Preparation & Serving Related	1,856	\$0.40
Building, Grounds Cleaning & Maint.	314	\$0.12
Personal Care & Service	455	\$0.24
Sales & Related	2,426	\$0.55
Office & Administrative Support	548	\$0.18
Construction & Extraction	160	\$0.00
Installation, Maintenance & Repair	732	\$0.05
Production	690	\$0.10
Transportation & Material Moving	1,108	\$0.15

Figure 14. Job Vacancies by Industry, 2023



Source: DEED Job Vacancy Survey, 2023

OCCUPATIONS IN DEMAND

Table 13. Southeast Planning Region Occupations in Demand, 2022

Less than High School	High School or Equivalent	Some College or Assoc. Deg.	Bachelor's Degree or Higher
Home Health & Personal Care Aides \$33,154/yr	Automotive Service Technicians & Mechanics \$48,274/yr	Registered Nurses \$86,697/yr	Elementary School Teachers \$63,367/yr
First-Line Supervisors of Retail Sales Workers \$44,169/yr	Nursing Assistants \$38,287/yr	Clinical Laboratory Technologists & Technicians \$60,703/yr	Pharmacists \$143,081/yr
Laborers & Freight, Stock, & Material Movers, Hand \$40,221/yr	Hairdressers, Hairstylists, & Cosmetologists \$36,972/yr	Radiologic Technologists & Technicians \$80,182/yr	Secondary School Teachers \$65,242/yr
Heavy & Tractor-Trailer Truck Drivers \$55,244/yr	Licensed Practical & Licensed Vocational Nurses \$52,969/yr	Police & Sheriff's Patrol Officers \$71,226/yr	Accountants & Auditors \$70,366/yr
Retail Salespersons \$31,528/yr	Medical Assistants \$49,832/yr	Dental Hygienists \$84,003/yr	Software Developers \$104,831/yr
Stockers & Order Fillers \$33,967/yr	Electricians \$66,736/yr	Biological Technicians \$66,195/yr	Medical & Health Services Managers \$101,144/yr
Janitors & Cleaners, exc. Maids & Housekeeping \$37,499/yr	Industrial Machinery Mechanics \$52,730/yr	Surgical Technologists \$68,975/yr	Physician Assistants \$129,221/yr
Teaching Assistants, exc. Postsecondary \$37,835/yr	Computer User Support Specialists \$63,467/yr	Paralegals & Legal Assistants \$63,872/yr	Industrial Engineers \$83,210/yr
Bartenders \$25,042/yr	Heating, Air Conditioning, & Refrigeration Mechanics & Installers \$64,819/yr	Industrial Engineering Technologists & Technicians \$62,105/yr	Physicians, All Other NA
Customer Service Representatives \$41,637/yr	Dental Assistants \$58,673/yr	Computer Network Support Specialists \$73,341/yr	Nurse Practitioners \$134,164/yr

Source: DEED Occupations in Demand

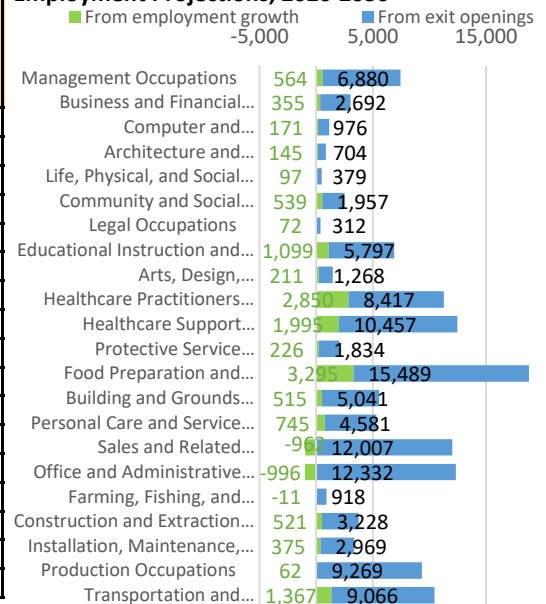
Goodhue Co. is a part of the Southeast planning region, which is projected to see a 5.1% increase in employment levels over the next decade. In addition to new jobs created, there will be a much larger number of exit openings (see Figure 15).

Table 14. Regional Industry Employment Projections, 2020-2030

	Estimated Employment 2020	Projected Employment 2030	Percent Change 2020-2030
Southeast Planning Region			
Total, All Industries	261,589	274,824	5.1%
Natural Resources & Mining	3,447	3,477	0.9%
Utilities	1,160	1,150	-0.9%
Construction	9,396	9,891	5.3%
Manufacturing	36,536	36,636	0.3%
Wholesale Trade	7,047	7,342	4.2%
Retail Trade	25,379	24,160	-4.8%
Transportation & Warehousing	7,801	8,311	6.5%
Information	2,943	2,941	-0.1%
Finance & Insurance, Real Estate	6,025	6,133	1.8%
Professional Services & Mgmt. of Companies	7,642	7,966	4.2%
Admin. Support & Waste Mgmt.	8,158	8,815	8.1%
Educational Services	19,447	20,396	4.9%
Health Care & Social Assistance	64,850	70,687	9.0%
Leisure & Hospitality	19,129	23,366	22.1%
Other Services	8,287	9,159	10.5%
Public Administration	13,990	14,748	5.4%

Source: DEED 2020-2030 Employment Outlook

Figure 15. Regional Occupational Employment Projections, 2020-2030



ECONOMIC CHARACTERISTICS

Coming out of the pandemic recession, after gaining jobs over the past year, Goodhue Co. had the 19th largest economy of the 87 counties in the state. Goodhue Co. was the 28th fastest growing in the past year and the 52nd fastest growing since 2019. From 2019 to 2023, employment in Goodhue Co. is still down from the pandemic recession.

1,360 business establishments

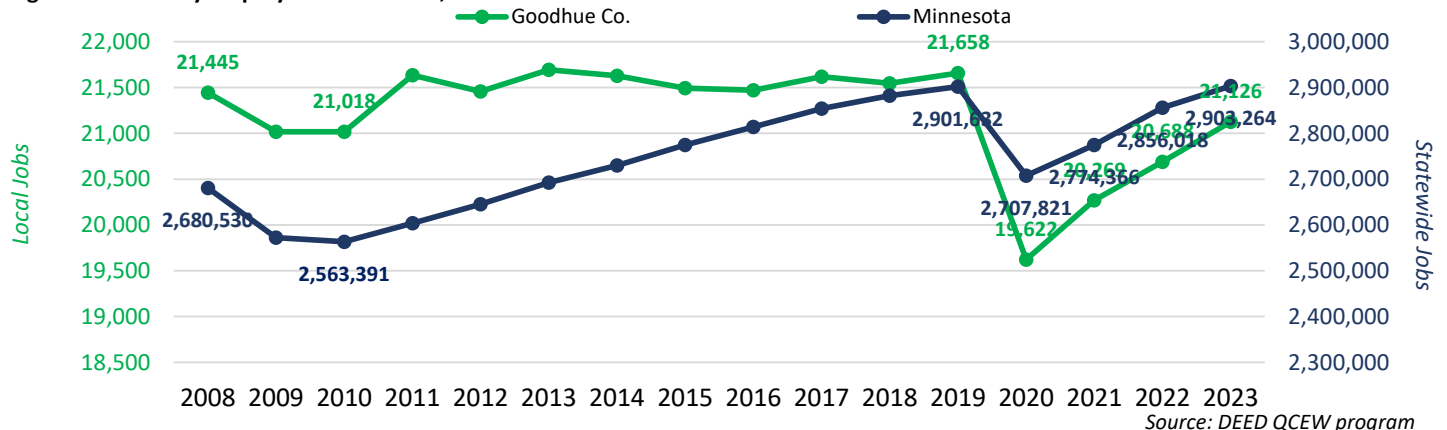
\$58,876 annual average wage

21,126 jobs

\$1,243,810,397 total industry payroll

Job change, 2019-2023: -532 jobs, -2.5% decline

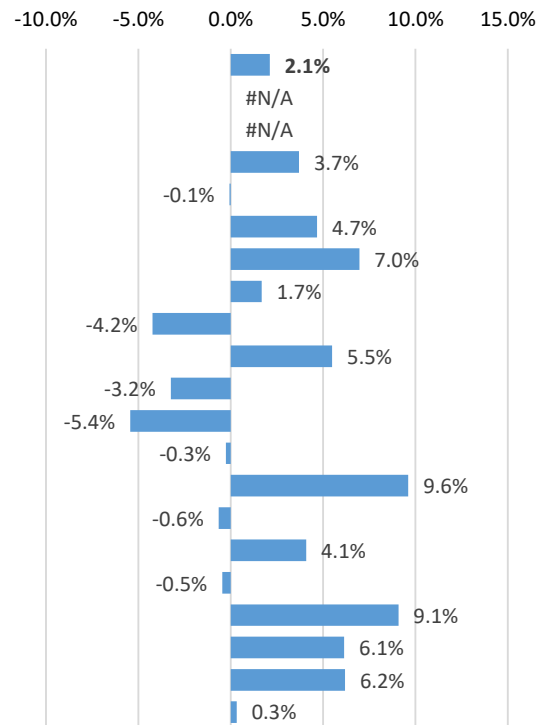
Figure 16. Industry Employment Statistics, 2008-2023



Source: DEED QCEW program

Industry	Number of Jobs	Percent of Total Jobs	Average Annual Wage
Total, All Industries	21,126	100.0%	\$58,876
Agriculture, Forestry, Fish & Hunt	#N/A	#N/A	#N/A
Mining	#N/A	#N/A	#N/A
Construction	813	3.8%	\$73,872
Manufacturing	4,683	22.2%	\$66,919
Utilities	761	3.6%	\$166,678
Wholesale Trade	829	3.9%	\$83,416
Retail Trade	2,120	10.0%	\$36,172
Transportation & Warehousing	520	2.5%	\$57,509
Information	96	0.5%	\$60,074
Finance & Insurance	328	1.6%	\$72,884
Real Estate & Rental & Leasing	87	0.4%	\$46,533
Professional & Technical Services	381	1.8%	\$62,900
Management of Companies	171	0.8%	\$85,309
Admin. Support & Waste Mgmt. Svcs.	461	2.2%	\$59,187
Educational Services	1,453	6.9%	\$50,113
Health Care & Social Assistance	2,807	13.3%	\$57,849
Arts, Entertainment, & Recreation	1,405	6.7%	\$47,600
Accommodation & Food Services	1,971	9.3%	\$22,842
Other Services	618	2.9%	\$40,186
Public Administration	1,231	5.8%	\$64,543

Figure 17. Change in Jobs, 2022-2023



Source: DEED Quarterly Census of Employment & Wages (QCEW)

For more information on Goodhue Co.'s population, labor force, and economic trends, contact:

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 CareerForce Rochester | 2070 College View Rd. E | Rochester MN 55904
 Office: 320-441-6571 | E-mail: amanda.oconnell@state.mn.us
 web: www.mn.gov/deed/data/regional-lmi/

Data updated: June 4, 2024

State of the State's Housing 2024



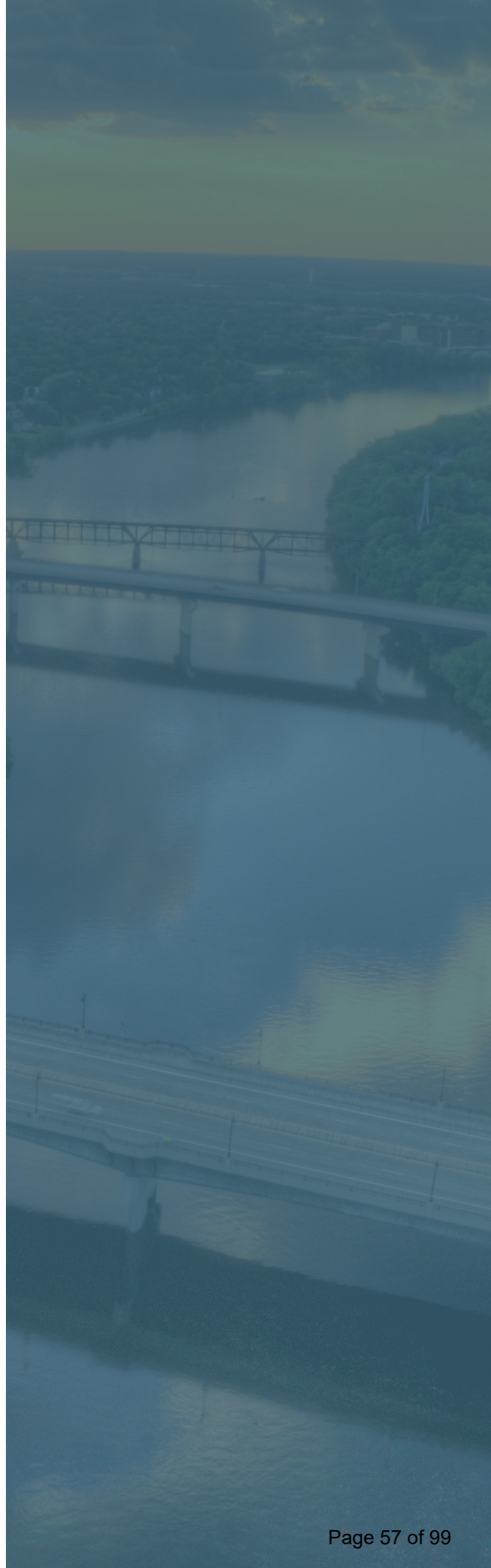
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This report is produced by Minnesota Housing Partnership (MHP), a nonprofit established in 1988 to expand housing and community development opportunity for those most impacted by economic and racial disparities by leading collaborative work to promote systems change and grow equitable development capacity.

MHP advocates for equitable housing policy, conducts research to inform solutions, and provides community development services across the U.S.



Introduction

Whether we're digging each other out of the snow or sharing a meal, **in Minnesota, we look out for each other.** Today we face many challenges: creating good jobs, revitalizing our schools, and ensuring everyone has a safe, secure place to live.

Stable housing should not be something you have to think about—it should be something that families can count on every day. Yet, many Minnesotans know all too well the struggle to find a place to live, make rent, or cover our mortgage. MHP's statewide research shows over **a quarter of Minnesota families, including half of all renting families, pay more than they can afford for housing**—and that number, along with the problem, is growing.

MHP's 2024 State of the State's Housing report combines the State Housing Profile with Key Findings and Trends (released in March 2024) with a detailed analysis of housing trends across all seven Minnesota regions (Central, Northland, Northwest, Southern, Southwest, Twin Cities, and West Central). Each regional profile includes localized data on factors such as cost burden, the salaries needed to afford housing, eviction rates, and homelessness—revealing the unique challenges each region faces. Featured alongside the profiles are stories of organizations and individuals working tirelessly to bring about positive change in their area.

Since 2017, MHP's State of the State's Housing report has provided critical statewide housing data, serving as an important baseline for understanding the housing climate and its impact on Minnesotans. These reports are widely used by media and housing advocates to paint a comprehensive picture of Minnesota's housing challenges. By equipping advocates and lawmakers with data-driven insights, we can collectively address solutions so all Minnesotans have stable housing they can afford.

Ensuring everyone has a safe place to lay their heads at night—whether our loved ones or strangers—will make our neighborhoods more vibrant, our communities safer, and our state stronger.

Photo (cover, left): St. Cloud, MN. Credit: Jacob/stock.adobe.com

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Data

Data for the State of the State's Housing is gathered from a variety of sources including the American Community Survey (ACS) from the U.S. Census, the U.S. Department of Housing and Urban Development (HUD), the Bureau of Labor Statistics (BLS), Minnesota Department of Employment and Economic Development (DEED), the Eviction Lab, and Wilder Research.



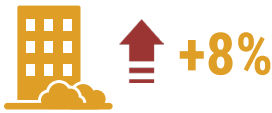
2024 STATE OF THE STATE'S HOUSING KEY STATEWIDE FINDINGS AND TRENDS

Housing is unaffordable to *half* of all renters.



More Minnesota renter households are cost burdened than at any other point in the last decade.

And, rents are climbing.



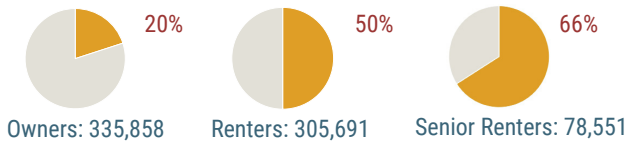
Median rent increased by 8% in just one year—the largest year-to-year increase in the past decade.

Housing instability continues to rise.



Evictions increased 44% relative to the pre-COVID filing rate in Minnesota. From just 2022 to 2023, eviction filings jumped 8% to 24,211.

An increasing number of households pay more than they can afford for housing.



The number of cost-burdened households rose from 590,538 to 641,549, an increase of 9% in just one year.

More children live in households that can't afford their rent or mortgage.



In a year's time, 2,000 additional households with children became cost burdened.

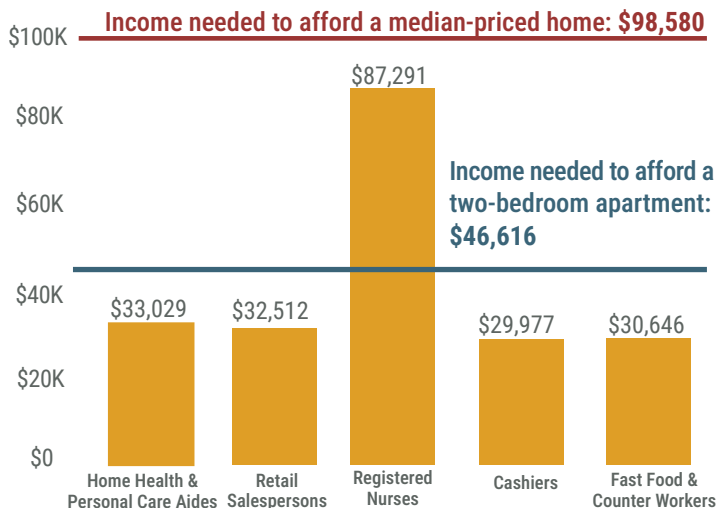
The racial homeownership gap continues to be significant.



The disparity between Black and white Minnesotans who own a home is substantial.

*white non-Hispanic

More than ever, Minnesota workers can't afford a roof over their heads.



None of the top five in-demand jobs pay enough for workers to own a home, and four of the five jobs' wages aren't enough for quality rental housing. This trend will be compounded, as the relatively low-earning positions central to the healthcare industry are expected to see some of the largest increases in demand for workers over the next decade.

Unless otherwise indicated, data reflects the years 2021-2022 and is the most recent ACS data available. See the 2024 State Profile for data sources.



2024 STATE HOUSING PROFILE

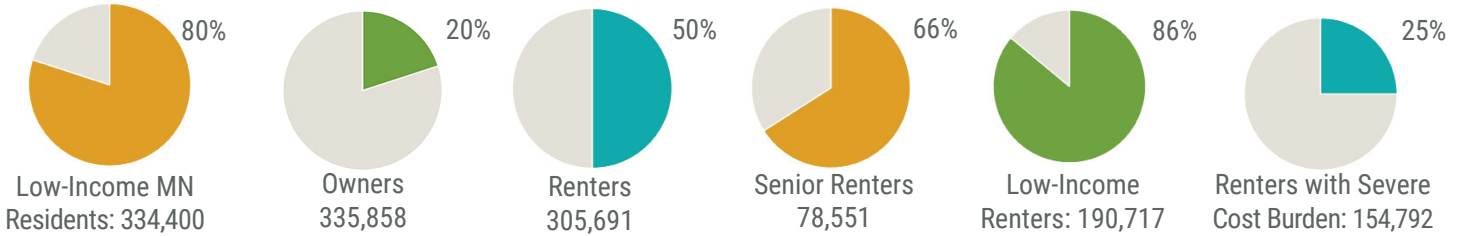
Minnesota

2,322,190 Households

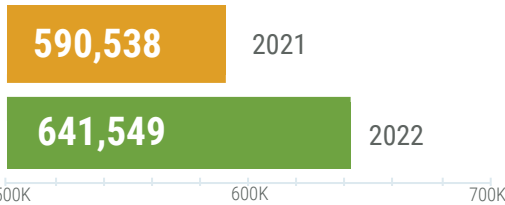
Housing is a basic need that everyone should have access to. We must invest in stable housing Minnesotans can afford—so our families and future generations can live and thrive here.

Too many Minnesotans pay more than they can afford for their housing.

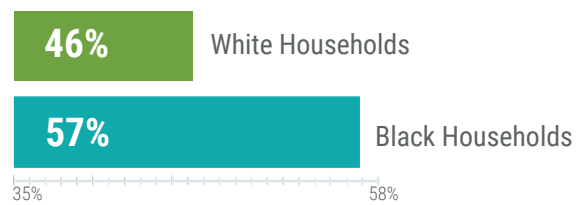
COST-BURDENED FAMILIES FACE THE TOUGH CHOICE OF PAYING FOR HOUSING OR OTHER BASIC NEEDS.



RISE IN COST-BURDENED HOUSEHOLDS: 9%



RACIAL DISPARITIES IN RENTER COST BURDEN



Cost burden=when a household spends more than 30% of income on housing costs. | Severe CB=spending more than 50%. | Low-income=households earning under \$35,000/yr.

More Minnesota children are experiencing housing instability.

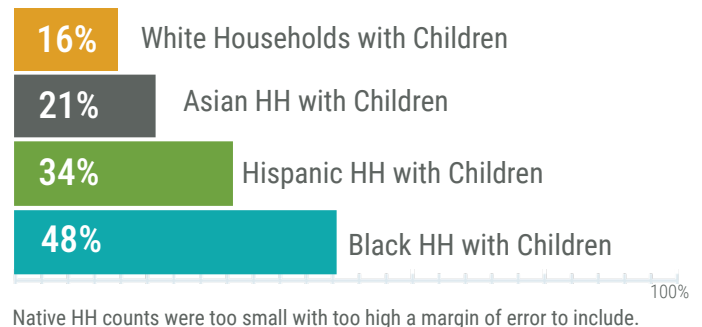
CHILDREN LIVING IN COST-BURDENED HOMES



ON A GIVEN NIGHT IN MINNESOTA, THERE ARE:
7,232 children and their families struggling with homelessness,
1,659 children experiencing homelessness on their own.

2022 estimation. Children = under 18.

RACIAL DISPARITIES IN COST-BURDENED HOUSEHOLDS with CHILDREN



Cost burden increases a family's likelihood of eviction and homelessness.

EVICTIONS CONTINUE TO INCREASE



Filings rose **44%** relative to the pre-COVID average, jumping **8%** in one year alone to **24,211** evictions file .

Data for 2022 - 2023
Pre-COVID defined as the his orical average from 2012-2019.

MANY EXPERIENCE HOMELESSNESS



On any given night, **19,600** Minnesotans struggled with homelessness. An estimated **66%** of those experiencing homelessness are Black, Indigenous, or people of color.

2022 estimation.

For Minnesota households with extremely low incomes, there are few homes to rent.

There are significant racial disparities in who owns a home in our state.

LACK OF ELI RENTAL HOUSING

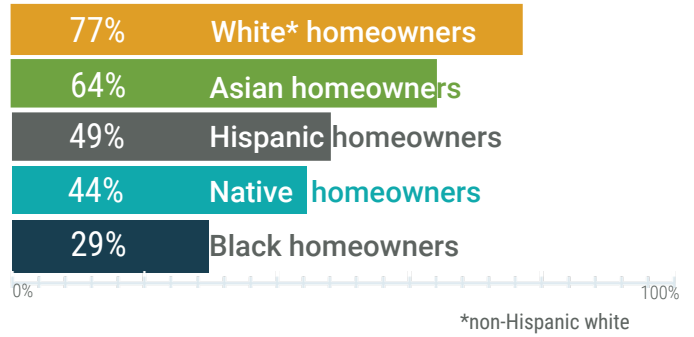
Minnesota ELI renter households: **173,025**

Households without affordable/available homes **114,131**



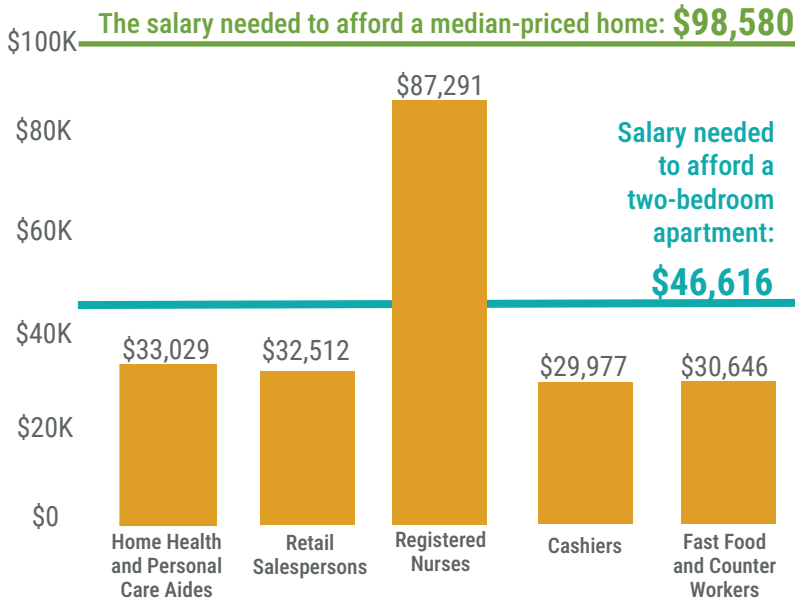
ELI stands for "Extremely Low-Income," or households earning under \$30,190 annually.

INEQUITABLE HOMEOWNERSHIP RATE



Across the state, the cost of housing is out of reach for many hard-working Minnesotans.

HIGH-DEMAND JOBS' WAGES FALLING SHORT



From left: Minnesota's ranked 1-5 most in-demand jobs.

RIISING HOUSING COSTS OUTPACING WAGES



OWNER HOUSEHOLDS
1,674,434 | 72% of all households

Owner incomes rose **2%** to \$100,366 over five years.
Home values rose **19%** to \$328,600 over the same time.



RENTER HOUSEHOLDS
647,756 | 28% of all households

Renter incomes rose **3%** to \$47,318 over five years.
Rent rose **7%** to \$1,200 per month over the same time.

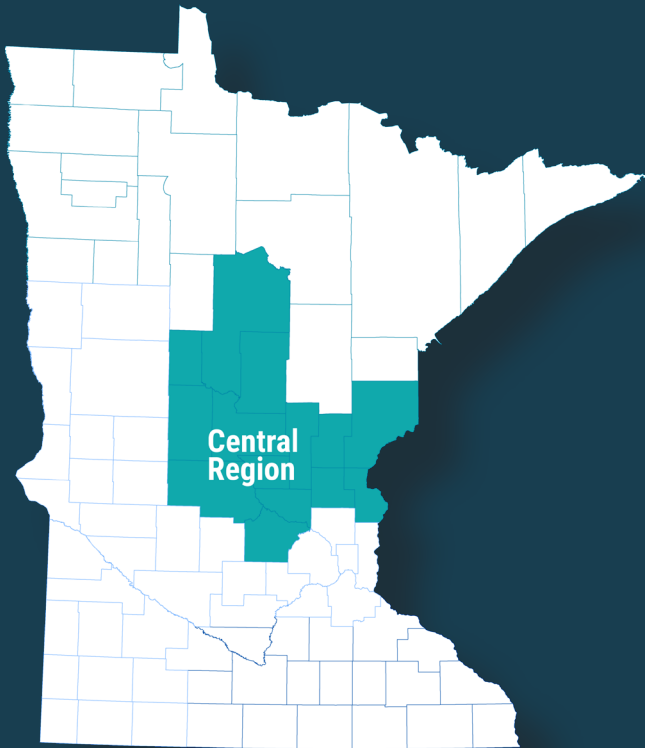
Figures denote the median. Rent/home value increases are adjusted for inflation

Sources

Affordable housing is defined as housing that costs an owner or renter no more than 30% of household income. A unit is affordable and available if that unit is both affordable and vacant or is currently occupied by a household at the defined income threshold or below.

Cost burden: U.S. Census Bureau, American Community Survey 2022, 1-year estimates | **Evictions:** Eviction Lab, Eviction Tracking System 2023 | **Homelessness:** Wilder Research Center, 2018 Minnesota Homeless Study | **ELI Units and Renters:** National Low Income Housing Coalition (NLIHC), *The Gap 2024* | **Homeownership:** U.S. Census Bureau, American Community Survey 2022, 1-year estimates | **In-demand jobs:** Minnesota Department of Employment and Economic Development (DEED), Occupations in Demand, 2023

Central Region



The Central region is located just north of the Twin Cities metropolitan area and includes 14 counties and the St. Cloud Metropolitan Statistical Area (MSA). The region is home to **297,492** households, 78% of which are homeowners and 22% are renters. The region has seen significant population growth and housing development. As the Central region grows, it will be critical to expand affordable housing opportunities for renters and homeowners.

COUNTIES: Benton, Cass, Chisago, Crow Wing, Isanti, Kanabec, Mille Lacs, Morrison, Pine, Sherburne, Stearns, Todd, Wadena, Wright

NATIVE NATIONS: Mille Lacs Band of Objibwe

Key Findings

The Central region has the **highest rate of owner cost burden** in the state, with **one in five** of all owner households paying more than 30% of their income on housing. In total, **45,710** owners in the region are cost burdened. The region has led the state in having the highest owner cost burden since 2019.



Seven of the top ten counties with the highest percentage of owner cost burden in the state are located in this region.



Despite the need for more homes, permits for single family housing have decreased in the region, falling 3% (-108) from 2022.





Central Region | 297,492 Households

Counties: Benton, Cass, Chisago, Crow Wing, Isanti, Kanabec, Mille Lacs, Morrison, Pine, Sherburne, Stearns, Todd, Wadena, Wright | **Native Nations:** Mille Lacs Band of Ojibwe

Minnesota's homes are aging, and in some areas of the state there are fewer new ones being built.



RENTER HOUSEHOLDS
64,557 | 22% of households



OWNER HOUSEHOLDS
232,935 | 78% of households

% of rental units built before 1970: **26%**

2023 multi-family units permitted: **1,222**

Change in # of units permitted since 2022: **↑ 321**

% of houses built before 1970: **25%**

2023 single-family units permitted: **3,368**

Change in # of units permitted since 2022: **↓ -108**

Too many Minnesotans experience cost burden—paying more than they can afford for housing.

COST-BURDENED HOUSEHOLDS IN CENTRAL MINNESOTA: 71,611



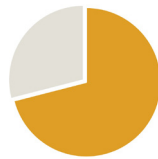
43%

Renters
25,901



20%

Owners
45,710



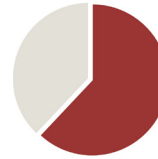
71%

Low-Income
Minnesotans
39,516



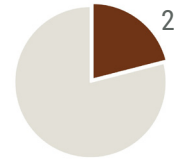
79%

Low-Income
Renters
19,909



62%

Senior Renters
8,426



21%

Renters with Severe
Cost Burden: 12,728

Cost burden: spending 30% or more of household income on housing costs. **Severe cost burden:** more than 50%. **Low-income:** households earning under \$35K.

Renters who have extremely low incomes have few housing options available to them.

HOMES FOR RENTERS WITH EXTREMELY LOW INCOMES (ELI) ARE SCARCE

Total ELI renter households in the region: **16,635**

Shortage of affordable & available homes for ELI: **9,127**



In other words, **55%** of all Minnesotans in the region with extremely low incomes have **no** housing options they can afford.

Cost burden can lead to people being evicted or losing their home.

EVICCTIONS IN CENTRAL MN

1,766 evictions were filed on average per year pre-pandemic.

2,148 evictions were filed in 2023. **↑**



HOMELESSNESS IN THE REGION

656 experienced homelessness on a single night in 2023.

247 were Black, Indigenous, or people of color (BIPOC).

179 children were experiencing homelessness.



Does not include counts from participating Native American reservations. **Children** are defined as under 18 years old.

Pre-pandemic is defined as the historical average from 2012-2019.

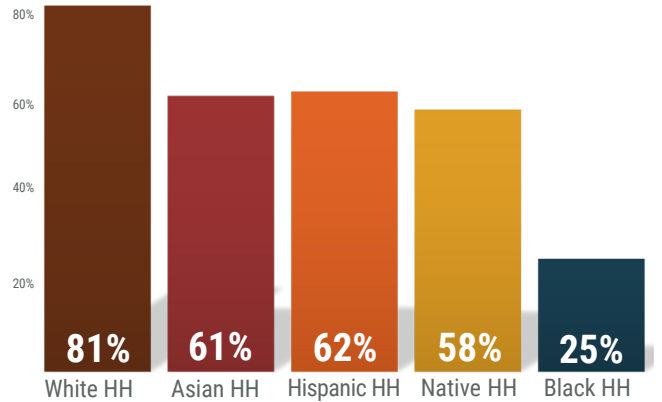
There are significant racial disparities in who owns a home in Central Minnesota.

RACIAL DISPARITIES IN HOMEOWNERSHIP



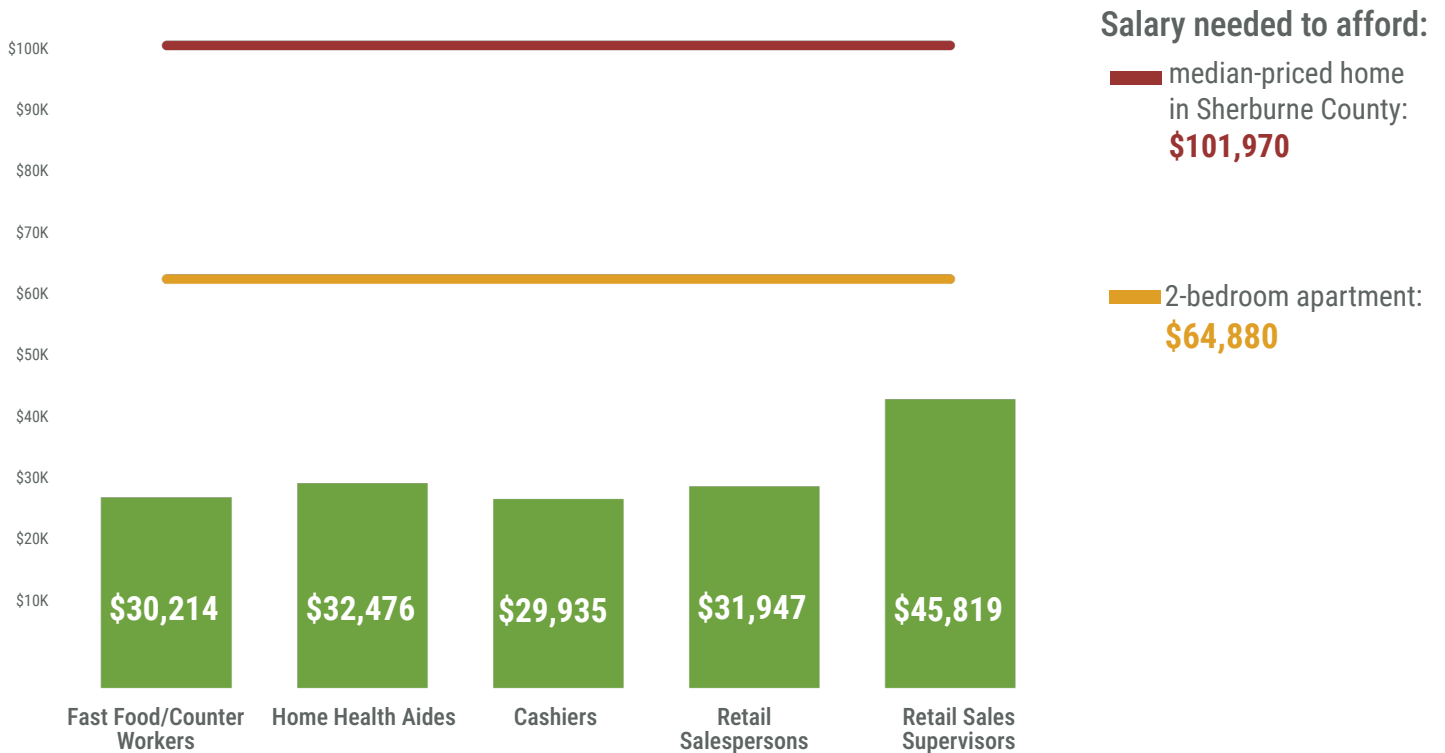
White = non-Hispanic white

BREAKING DOWN HOMEOWNERSHIP BY RACE



The cost of housing is out of reach for many hard-working renters and homeowners.

THE WAGES FOR THE REGION'S MOST IN-DEMAND JOBS OFTEN FALL SHORT



Sources

Affordable housing is defined as housing that costs an owner or renter no more than 30% of their household income. A unit is **affordable and available** if that unit is both affordable and vacant or is currently occupied by a household at the defined income threshold or below.

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Mille Lacs Corporate Ventures (MLCV)

In East Central Minnesota, tribal-owned businesses, including affordable workforce housing projects, are a key driver of the economy. Mille Lacs Corporate Ventures (MLCV, an organization owned by the Mille Lacs Band of Ojibwe to manage the business enterprises of the band) plays a key role. “We think of ourselves as a force that transforms communities,” says Dustin Goslin, Vice President of Business and Economic Development. MLCV operates both as a corporation and political subdivision of the Mille Lacs Band of Ojibwe. Mille Lacs Corporate Ventures’ mission is to improve the quality of life of Mille Lacs Band members and the communities in which they do business. Their focus lies in advancing the Mille Lacs Tribal Economy through the creation of shared value between the Tribe and community, rather than business-centered models of shareholder supremacy or corporate social responsibility.

Mille Lacs Corporate Ventures expanded its economic development efforts into affordable workforce housing starting in 2018. The move was driven in part by examining the disparity in labor force participation between residents in the Mille Lacs Tribal Economy (53.4%) and Greater Minnesota residents (69.7%). The labor force participation rate is the percentage of the population that is either working or actively looking for work. “Our solution to this challenge was to invest in Housing Tax Credit (HTC) projects. Our first was the Lady Luck Estates, a 28-unit townhome community located near I-35 in Hinckley.



The demand was quite large; Lady Luck Estates had 136 interested families as of August 2018.”

MLCV’s latest development, Red Willow Estates in Onamia features 15 duplex buildings housing 22 two-bedroom homes and 8 three-bedroom homes. Red Willow Estates is unique in that it received enthusiastic support from the Onamia City Council, which provided the project tax abatement—approved by the City Council in a special session in the middle of a pandemic. “Red Willow Estates is the only tribal project known to have achieved incentives from local government,” shared Goslin, “I think that’s a pretty big win not just for us but for all tribal developers.”

Although Red Willow Estates is a policy success story, it saw its share of challenges. MLCV submitted Red Willow Estates twice to Minnesota Housing Finance Agency for funding, before receiving an award of housing tax credits through an appeal. “The hurdles are really vast for tribal developers trying to build multi-family projects within rural tribal communities,” says Goslin. “Rural areas are at a disadvantage in competitive programs due to the lack of resources.” Tribal areas face these same rural disadvantages but carry additional intercultural complexity and racial disparities. “Often times tribes or tribal entities are the only groups investing in tribal areas,” said Goslin.

Goslin believes the need for affordable housing is still exponential, and the development of larger multi-family properties remains challenging due to construction costs and barriers to tenant qualification. “From the policy perspective, things are moving in a good direction,” says Goslin. “Tribes are having a voice in state resources, and nonprofits are listening more than ever. I’m pretty optimistic about the future being that tribes, tribal groups, and tribal entities are now having a voice in resource allocation.”

Photo: Red Willow Estates. Credit: Evan Bungum, MLCV

Northland Region



The Northland region is located in the northeast area of the state. It is comprised of seven counties and includes the Duluth Metropolitan Statistical Area (MSA) and three Native Nations. The Northland region contains the highest percentage of both cost-burdened renters and severely cost-burdened renters in the state.

COUNTIES: Aitkin, Carlton, Cook, Itasca, Koochiching, Lake, St. Louis

NATIVE NATIONS: Bois Forte Band of Chippewa, Fond du Lac Band of Lake Superior Chippewa, Grand Portage Band of Lake Superior Chippewa

Key Findings

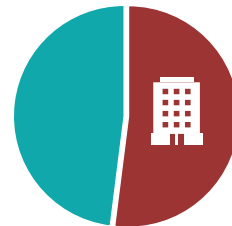
Northland contains the highest percentage of cost-burdened renters in the state, with 52% or **15,736** renter households spending more than 30% of their income on housing.

Two counties in the region are in the top five for highest renter cost burden in the state: Itasca (60%) and Saint Louis (53%).

Northland also has the highest percentage of severely cost-burdened renters; 27% of renter households pay over 1/2 their income on housing.

Itasca County has the highest percentage of severe renter cost burden in the state at 35%.

A quarter of homeowners in Aitkin and Cook Counties are cost burdened, making them the counties with the largest share of owner cost burden.





Northland Region

| 137,850 Households

Counties: Aitkin, Carlton, Cook, Itasca, Koochiching, Lake, St. Louis | **Native Nations:** Bois Forte Band of Chippewa, Fond du Lac Band of Lake Superior Chippewa, Grand Portage Band of Lake Superior Chippewa

Minnesota's homes are aging, and in some areas of the state there are fewer new ones being built.



RENTER HOUSEHOLDS

33,680 | 24% of households

% of rental units built before 1970: **50%**

2023 multi-family units permitted: **302**

Change in # of units permitted since 2022: **↑ 103**



OWNER HOUSEHOLDS

104,170 | 76% of households

% of houses built before 1970: **51%**

2023 single-family units permitted: **776**

Change in # of units permitted since 2022: **↑ 24**

Too many Minnesotans experience cost burden—paying more than they can afford for housing.

COST-BURDENED HOUSEHOLDS IN THE NORTHLAND: 34,950



52%

Renters
15,736



19%

Owners
19,214



64%

Low-Income
Minnesotans
14,088



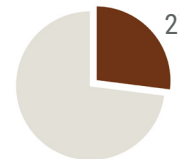
74%

Low-Income
Renters
3,444



60%

Senior Renters
4,119



27%

Renters with Severe
Cost Burden: 8,164

Cost burden: spending 30% or more of household income on housing costs. **Severe cost burden:** more than 50%. **Low-income:** households earning under \$35K.

Renters who have extremely low incomes have few housing options available to them.

HOMES FOR RENTERS WITH EXTREMELY LOW INCOMES (ELI) ARE SCARCE

Total ELI renter households in the region: **11,445**

Shortage of affordable & available homes for ELI: **5,610**



In other words, **49%** of all Minnesotans in the region with extremely low incomes have **no** housing options they can afford.

Cost burden can lead to people being evicted or losing their home.

EVICCTIONS IN THE NORTHLAND

793 evictions were filed on average per year pre-pandemic.

888 evictions were filed in 2023. **↑**



Pre-pandemic is defined as the historical average from 2012-2019.

HOMELESSNESS IN THE REGION

721 experienced homelessness on a single night in 2023.

322 were Black, Indigenous, or people of color (BIPOC).

147 children were experiencing homelessness.



Does not include counts from participating Native American reservations. Children are defined as under 18 years old.

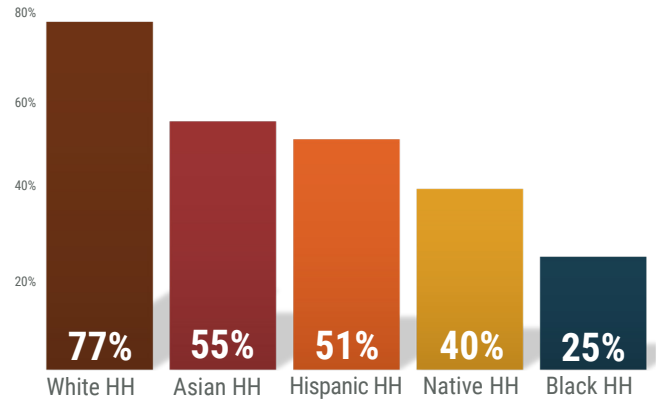
There are significant racial disparities in who owns a home in the Northland.

RACIAL DISPARITIES IN HOMEOWNERSHIP



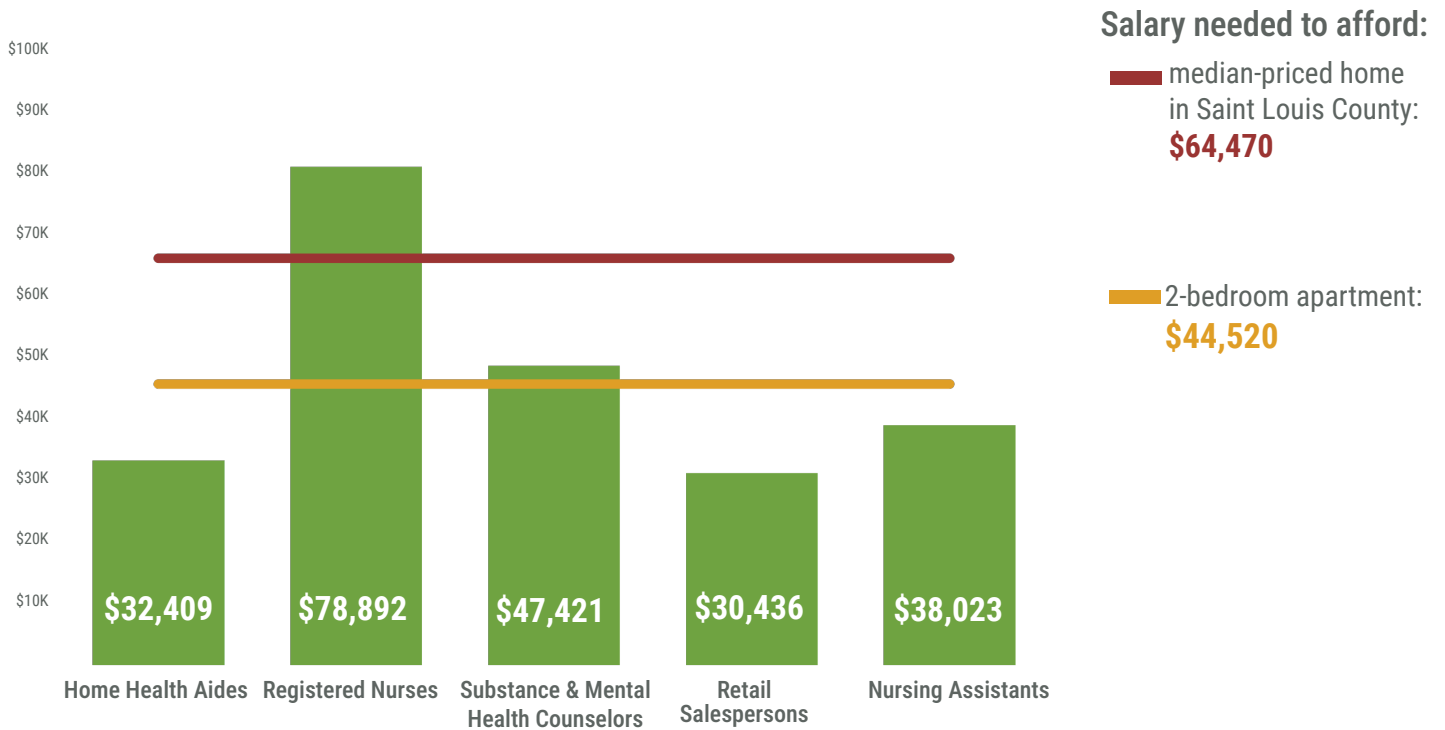
White = non-Hispanic white

BREAKING DOWN HOMEOWNERSHIP BY RACE



The cost of housing is out of reach for many hard-working renters and homeowners.

THE WAGES FOR THE REGION'S MOST IN-DEMAND JOBS OFTEN FALL SHORT



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Iron Range Resources & Rehabilitation (IRRR)

Located on Minnesota's Iron Range, the Department of Iron Range Resources & Rehabilitation (IRRR) is a state of Minnesota economic development agency that reinvests local taconite production taxes back into the region's businesses and communities to strengthen and diversify the economy. Part of the agency's recent work includes expanding housing opportunities.

IRRR services 13,000 square miles (about twice the area of Connecticut), nearly 200 cities and townships, and four Tribal nations in Northeastern Minnesota. Whitney Ridlon, Community Development Director at the IRRR, explains that the agency's newest program—their housing grant—was created in response to business partners across the region identifying housing as a crucial component in their ability to attract and retain workers.

The region is facing numerous housing challenges across the board. On Lake Superior's North Shore there is a need for more housing that is accessible to people working in tourism and hospitality, which are among the area's most vibrant industries. In the city of Virginia and many similarly positioned cities, greenfield development is limited. As its name suggests, "these communities were built along the iron formation, they were originally mining communities,"

Ridlon says. "We have communities that are right next to the taconite mines, and that often limits their opportunity for growth and creates constraints." This culminates in some of the most challenging land use questions in the state, and means redevelopment has to be a major strategy to address housing needs. With some of the oldest housing stock in the state, the region faces a need for both new development and the ability to rehabilitate already existing homes.



demolish residential structures to promote health and safety while preparing sites for redevelopment. The agency also offers Site Readiness grants which help municipalities with the cost of preparing shovel-ready sites for new housing developments.

One such recipient is the city of Chisholm, where a section of land will be developed as an owner-occupied residential neighborhood. This will help to support the city's business attraction, retention, and expansion efforts by providing attractive housing for the city's current and future labor force. The project is estimated to result in the construction of up to 45 new for-sale, owner-occupied, one and two-unit homes.

In addition, through a Development Partnership grant, the agency recently supported the establishment of the Itasca County Community Land Trust. The project helped finance eight new single-family homes on the site of the former Forest Lake School in Grand Rapids. The for-sale homes, which have just been unveiled, are targeted to those families earning 80% or less of the statewide area median income and affordable to those in the community's workforce. Using the land trust model, the homes are permanently affordable, and these are the first community land trust homes in the county. The effort was made possible through the collaboration of multiple local organizations including KOOTASCA Community Action and One Roof Community Housing.

Northwest Region



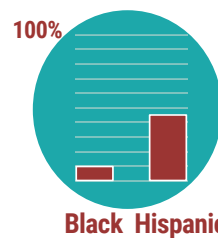
The Northwest region includes 12 counties and contains the metropolitan area of Grand Forks. The region has roughly **67,576** households, making it the least populated region of the state by nearly 30,000 households.

COUNTIES: Beltrami, Clearwater, Hubbard, Kittson, Lake of the Woods, Mahnomon, Marshall, Norman, Pennington, Polk, Red Lake, Roseau

NATIVE NATIONS: Leech Lake Band of Ojibwe, Red Lake Nation, White Earth Nation

Key Findings

Disparities abound in the Northwest region, which has the lowest homeownership rate for Black and Hispanic households in the state, at just 10% and 45%, respectively.



Kittson County has the lowest renter cost burden in the state (23%), which may indicate it has the most affordable units for their renter population.



The county with the second highest severe renter cost burden is Clay, at 32%. This data underscores that Clay County evictions filings increased 174% compared to pre-pandemic levels.



Red Lake and Norman counties have the largest increase in median home value.



The Northwest had the lowest number of single-family permits issued in 2023, and Marshall and Red Lake issued no new multifamily permits in 2023.





Northwest Region

| 67,576 Households

Counties: Beltrami, Clearwater, Hubbard, Kittson, Lake of the Woods, Mahnomon, Marshall, Norman, Pennington, Polk, Red Lake, Roseau | **Native Nations:** Leech Lake Band of Ojibwe, Red Lake Nation, White Earth Nation

Minnesota's homes are aging, and in some areas of the state there are fewer new ones being built.



RENTER HOUSEHOLDS

16,809 | 25% of households

% of rental units built before 1970: **35%**

2023 multi-family units permitted: **240**

Change in # of units permitted since 2022: **↑ 135**



OWNER HOUSEHOLDS

50,767 | 75% of households

% of houses built before 1970: **37%**

2023 single-family units permitted: **221**

Change in # of units permitted since 2022: **↓ -14**

Too many Minnesotans experience cost burden—paying more than they can afford for housing.

COST-BURDENED HOUSEHOLDS IN NORTHWEST MINNESOTA: 15,720



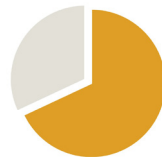
44%

Renters
6,555



18%

Owners
9,165



68%

Low-Income
Minnesotans
11,541



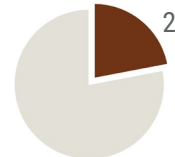
77%

Low-Income
Renters
6,340



58%

Senior Renters
2,007



22%

Renters with Severe
Cost Burden: 3,257

Cost burden: spending 30% or more of household income on housing costs. **Severe cost burden:** more than 50%. **Low-income:** households earning under \$35K.

Renters who have extremely low incomes have few housing options available to them.

HOMES FOR RENTERS WITH EXTREMELY LOW INCOMES (ELI) ARE SCARCE

Total ELI renter households in the region: **5,660**

Shortage of affordable & available homes for ELI: **2,682**



In other words, **47%** of all Minnesotans in the region with extremely low incomes have **no** housing options they can afford.

Cost burden can lead to people being evicted or losing their home.

EVICIONS IN NORTHWEST MN

244 evictions were filed on average per year pre-pandemic.

322 evictions were filed in 2023. **↑**



Pre-pandemic is defined as the historical average from 2012-2019.

HOMELESSNESS IN THE REGION

256 experienced homelessness on a single night in 2023.

153 were Black, Indigenous, or people of color (BIPOC).

87 children were experiencing homelessness.



Does not include counts from participating Native American reservations. Children are defined as under 18 years old.

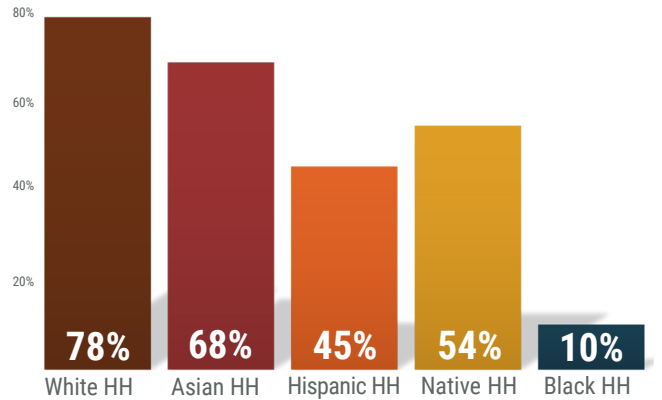
There are significant racial disparities in who owns a home in Northwest Minnesota.

RACIAL DISPARITIES IN HOMEOWNERSHIP



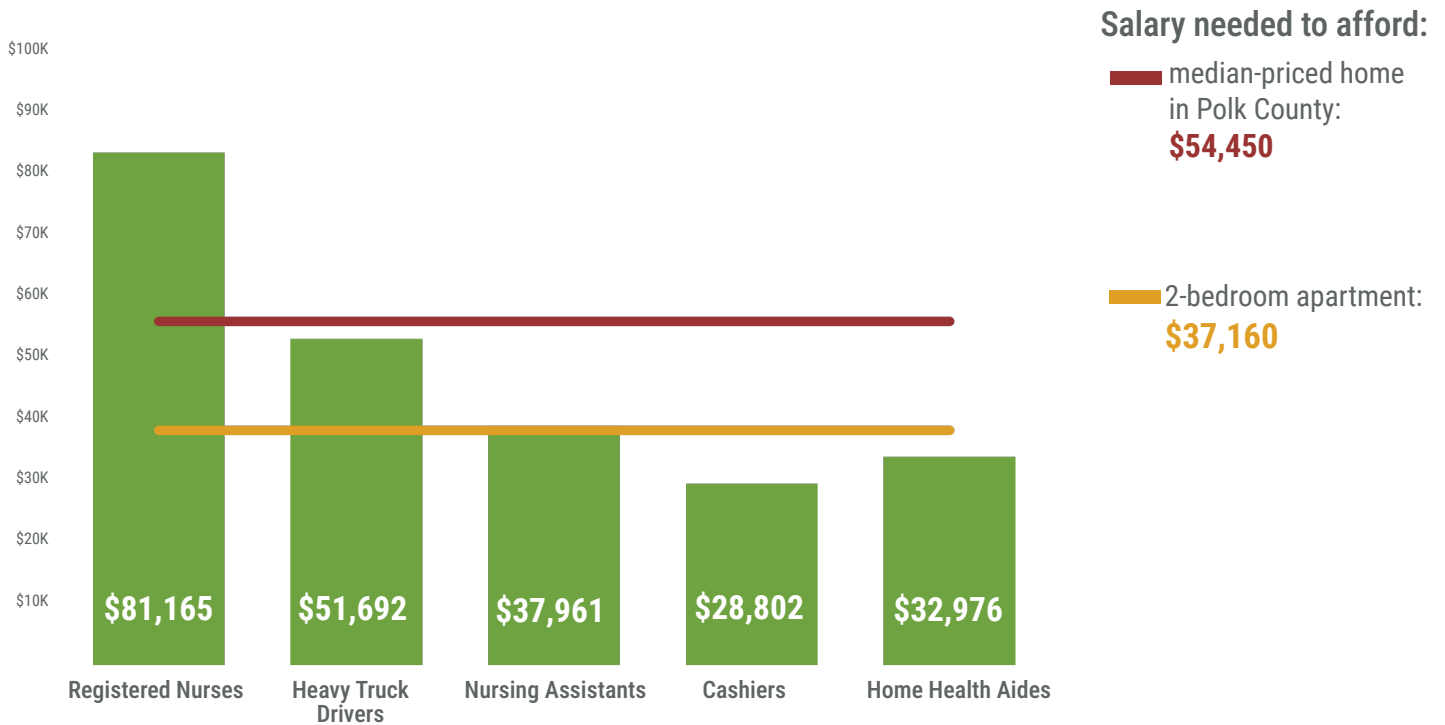
White = non-Hispanic white

BREAKING DOWN HOMEOWNERSHIP BY RACE



The cost of housing is out of reach for many hard-working renters and homeowners.

THE WAGES FOR THE REGION'S MOST IN-DEMAND JOBS OFTEN FALL SHORT



Sources

Affordable housing is defined as housing that costs an owner or renter no more than 30% of their household income. A unit is **affordable and available** if that unit is both affordable and vacant or is currently occupied by a household at the defined income threshold or below.

Cost burden: U.S. Census Bureau, American Community Survey 2022, 5-year estimates | **Evictions:** Eviction Lab, Eviction Tracking System 2023 | **Homelessness:** Wilder Research Center, *2023 Minnesota Homeless Study* | **ELI Units and Renters:** National Low Income Housing Coalition (NLIHC), *The Gap 2024* | **Homeownership:** U.S. Census Bureau, American Community Survey 2022, 5-year estimates | **In-demand jobs:** Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, 2023.

Brandt Johnson, Emerging Developer

Brandt Johnson lives in the Northwest region. He has 15 years of experience in the construction industry and owns the Stonemith Masonry business. He's also worked in property management for both multi-family units and housing for people with disabilities. In addition, since moving back to Bemidji three years ago, he has managed tax credit properties. Johnson's extensive knowledge of the housing industry helped him recognize the need for innovation to address the Northwest's housing needs, and he joined MHP's Emerging Developer Initiative to help bring his vision of 3D-printed concrete homes to reality.

Bemidji faces several barriers to meeting its need for affordable housing units. As a college town, Johnson notes, the student market drives up rental prices. "Landlords are willing to let a property sit empty as they will make up that money with the higher rents charged to students." Additionally, although wages have increased in Bemidji, they've not kept pace with the cost of housing. According to Johnson, housing has increased about 200-300% over the last decade, but wages have only increased 10%. One of biggest barriers to meeting Bemidji's housing needs, and one that Johnson aims to address directly, is the increased cost of construction.



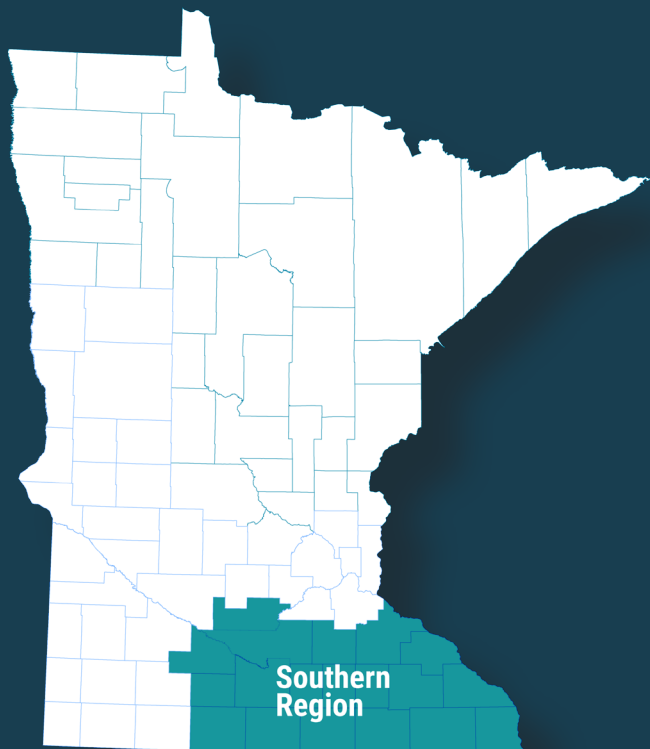
3D printed houses are made with concrete, which according to Johnson, cuts the cost of construction 10-15%.

Johnson developed his business plan with the assistance of MHP's Emerging Developer Initiative (EDI), which was created to support the emergence and professional development of new housing developers from rural communities and Native Nations in Minnesota. The 2023 cohort was comprised of emerging developers in the Northwest region of the state. Johnson cites the EDI as critical to his success, saying "I would not have made it this far without the networking opportunities provided." The technical knowledge offered by the EDI, such as how to develop a business plan and identifying the industry standards for securing funding partners, complemented Johnson's already extensive experience.

Looking forward, Johnson hopes to build five to ten units. He's partnered with Headwaters Regional Development Commission (HRDC), a regional planning and development organization that serves local governments, development organizations, community leaders, and others in the five counties of Beltrami, Clearwater, Hubbard, Lake of the Woods, and Mahnomen, for approving buyers and is looking for further investors. One promising avenue is developing employee housing with the technology and reduced costs of 3D printed homes.

From left: Members of MHP's EDI cohort Brandt Johnson, Saul Saucedo, Luella Fraser, Michael Gordon, Rochelle "Rocky" Carpenter, Adam Fairbanks, and Annie Humphrey.

Southern Region



The Southern region is the second most populous region in the state with **301,022** households spanning **20** counties. The region includes three major metropolitan areas: Rochester, Mankato, and Lacrosse-Onalaska.

COUNTIES: Blue Earth, Brown, Dodge, Faribault, Fillmore, Freeborn, Goodhue, Houston, Le Sueur, Martin, Mower, Nicollet, Olmsted, Rice, Sibley, Steele, Wabasha, Waseca, Watonwan, Winona

NATIVE NATIONS: Prairie Island Indian Community

Key Findings

The Southern region has seen the largest percentage decrease (18%) in single-family permits issued from 2022 to 2023.



The South saw the second-largest drop in multifamily housing permits, down 34% or 660 fewer permits in 2023. This region, which includes the Rochester and Mankato metro areas, where a growing demand for healthcare professionals may create a tight squeeze for workers seeking housing they can afford.



The Southern region has the second largest shortage of affordable units that are available to extremely low income (ELI) renters, after the Twin Cities.





Southern Region

| 301,022 Households

Counties: Blue Earth, Brown, Dodge, Faribault, Fillmore, Freeborn, Goodhue, Houston, Le Sueur, Martin, Mower, Nicollet, Olmsted, Rice, Sibley, Steele, Wabasha, Waseca, Watonwan, Winona | **Native Nations:** Prairie Island Indian Community

Minnesota's homes are aging, and in some areas of the state there are fewer new ones being built.



RENTER HOUSEHOLDS
76,604 | 25% of households



OWNER HOUSEHOLDS
224,418 | 75% of households

% of rental units built before 1970: **41%**

% of houses built before 1970: **45%**

2023 multi-family units permitted: **1,256**

2023 single-family units permitted: **1,163**

Change in # of units permitted since 2022: **↓ -660**

Change in # of units permitted since 2022: **↓ -257**

Too many Minnesotans experience cost burden—paying more than they can afford for housing.

COST-BURDENED HOUSEHOLDS IN SOUTHERN MINNESOTA: 70,661



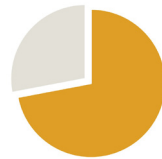
46%

Renters
32,617



17%

Owners
38,044



72%

Low-Income
Minnesotans
42,981



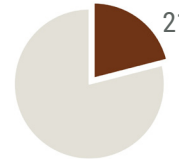
79%

Low-Income
Renters
24,704



61%

Senior Renters
8,796



21%

Renters with Severe
Cost Burden: 15,208

Cost burden: spending 30% or more of household income on housing costs. **Severe cost burden:** more than 50%. **Low-income:** households earning under \$35K.

Renters who have extremely low incomes have few housing options available to them.

HOMES FOR RENTERS WITH EXTREMELY LOW INCOMES (ELI) ARE SCARCE

Total ELI renter households in the region: **20,560**

Shortage of affordable & available homes for ELI: **12,248**



In other words, **60%** of all Minnesotans in the region with extremely low incomes have **no** housing options they can afford.

Cost burden can lead to people being evicted or losing their home.

EVICTIIONS IN SOUTHERN MN

1,487 evictions were filed on average per year pre-pandemic.

2,103 evictions were filed in 2023.



HOMELESSNESS IN THE REGION

606 experienced homelessness on a single night in 2023.

263 were Black, Indigenous, or people of color (BIPOC).

178 children were experiencing homelessness.



Does not include counts from participating Native American reservations. Children are defined as under 18 years old.

Pre-pandemic is defined as the historical average from 2012-2019.

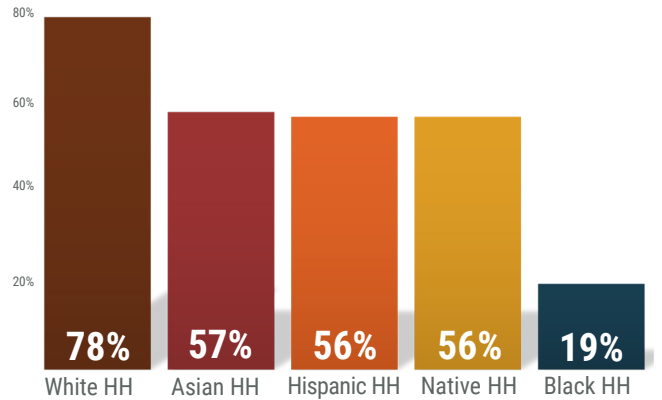
There are significant racial disparities in who owns a home in Southern Minnesota.

RACIAL DISPARITIES IN HOMEOWNERSHIP



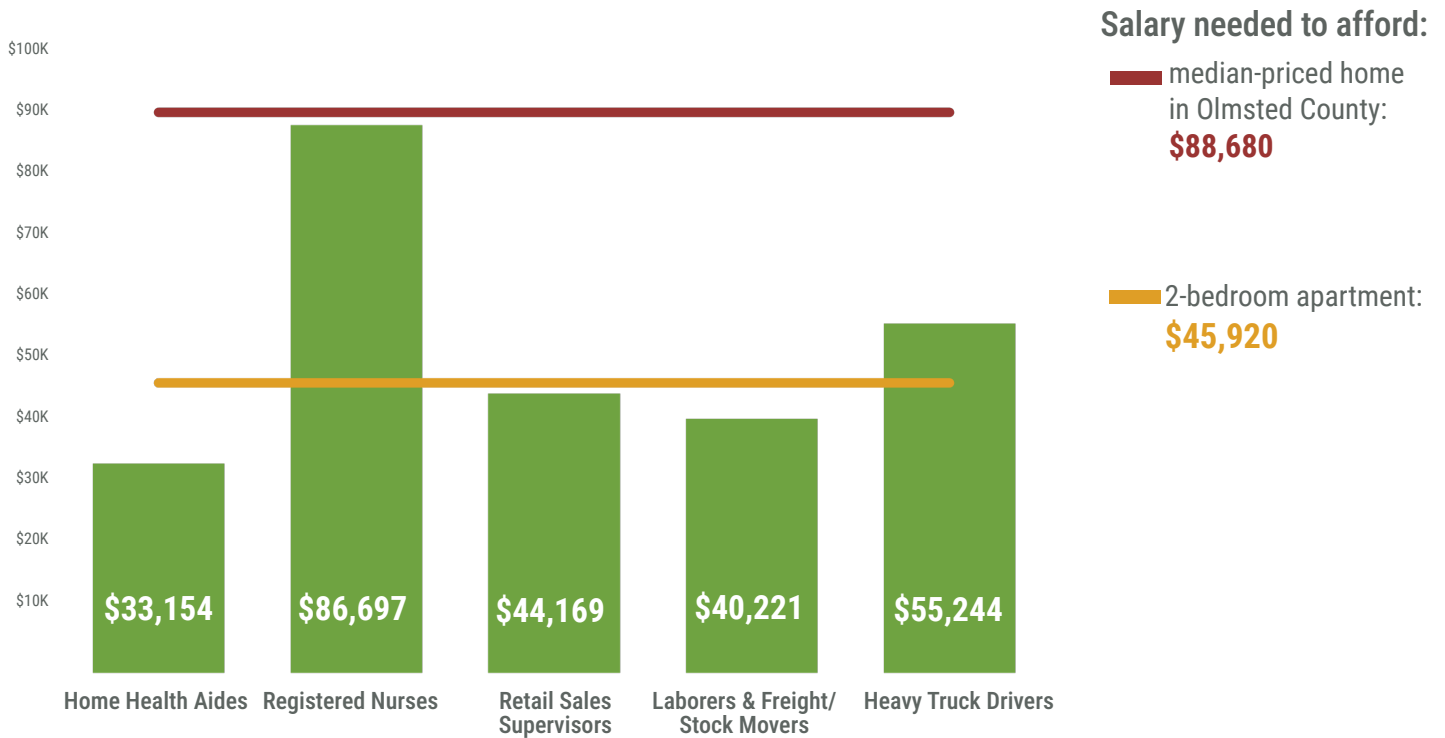
White = non-Hispanic white

BREAKING DOWN HOMEOWNERSHIP BY RACE



The cost of housing is out of reach for many hard-working renters and homeowners.

THE WAGES FOR THE REGION'S MOST IN-DEMAND JOBS OFTEN FALL SHORT



Sources

Affordable housing is defined as housing that costs an owner or renter no more than 30% of their household income. A unit is **affordable and available** if that unit is both affordable and vacant or is currently occupied by a household at the defined income threshold or below.

Cost burden: U.S. Census Bureau, American Community Survey 2022, 5-year estimates | **Evictions:** Eviction Lab, Eviction Tracking System 2023 | **Homelessness:** Wilder Research Center, 2023 *Minnesota Homeless Study* | **ELI Units and Renters:** National Low Income Housing Coalition (NLIHC), *The Gap 2024* | **Homeownership:** U.S. Census Bureau, American Community Survey 2022, 5-year estimates | **In-demand jobs:** Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, 2023.

The Somali American Social Services Association (SASSA)

The Somali American Social Services Association (SASSA) was founded in 2012 to promote the livelihood of immigrants in Olmsted County by focusing on education, public health, and economic success. Executive Director Omar Nur describes the organization’s primary goal as “addressing the problems that immigrants face in their struggle to obtain the American dream.”

Though SASSA is involved in many facets of community well-being, housing is of crucial importance. “The Somali community in Rochester faces several housing barriers,” says Nur, “including affordability, language and cultural differences, discrimination, and limited access to resources.” One unique barrier is the need to house large multigenerational families. “We have a lot of larger families in the community, and they cannot fit into one apartment together, so one family may end up divided across three apartments,” says Nur. The inability to house families within a single unit multiplies the cost of rent and utilities, and damages communal bonds by limiting face-to-face communication.



Public and private investment in Rochester as a Destination Medical Center (DMC) provides economic development benefits, but has also resulted in rising home values which are pushing some Somali residents outside of the city limits in order to find affordable homes. “They lose their relationship to their place of worship and their grocery stores. They feel lonely and like they’ve lost their friends,” says Nur.

SASSA recognizes that housing is foundational to the success of its initiatives and educates its constituents on tenant rights, fair housing practices, and community resources. Nur believes it is important for community members to buy a house if they can and is proud of the organization’s efforts to help Somali immigrants achieve this goal. Nur highlighted SASSA’s work in support of a program offered by Three Rivers Community Action supporting home ownership for Somali community members. “If someone in our community needs a house, they need at least four or five bedrooms, and the homes in Rochester are very expensive, so it wasn’t fair,” said Nur.

From left: Omar Nur speaking at an Isaiah Rochester housing forum at Christ United Methodist Church; Isaiah moderator Shelley Mahannah.

Southwest Region



The Southwest region includes 18 counties and approximately 111,767 total households, with 77% homeowners and 23% renter households. The largest regional centers are Worthington, Marshall, and Redwood Falls.

COUNTIES: Big Stone, Chippewa, Cottonwood, Jackson, Kandiyohi, Lac qui Parle, Lincoln, Lyon, McLeod, Meeker, Murray, Nobles, Pipestone, Redwood, Renville, Rock, Swift, Yellow Medicine

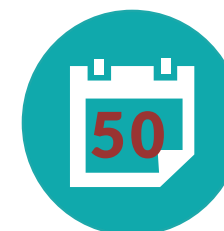
NATIVE NATIONS: Lower Sioux Indian Community, Upper Sioux Community

Key Findings

In the Southwest region, two counties experienced the largest increases in rent in the state: Lac qui Parle (first), and Rock County (third).

Also, four of the top ten counties with the largest increases in median home value are in the Southwest region: Cottonwood, Renville, Lincoln, and Lac qui Parle.

A sizeable portion of the housing stock is aging in the Southwest; over half (56%) of owner-occupied housing and 40% of multifamily housing was built more than fifty years ago.





Southwest Region

| 111,767 Households

Counties: Big Stone, Chippewa, Cottonwood, Jackson, Kandiyohi, Lac qui Parle, Lincoln, Lyon, McLeod, Meeker, Murray, Nobles, Pipestone, Redwood, Renville, Rock, Swift, Yellow Medicine | **Native Nations:** Lower Sioux Indian Community, Upper Sioux Community

Minnesota's homes are aging, and in some areas of the state there are fewer new ones being built.



RENTER HOUSEHOLDS
25,903 | 23% of households

% of rental units built before 1970: **40%**

2023 multi-family units permitted: **295**

Change in # of units permitted since 2022: **↓ -7**



OWNER HOUSEHOLDS
85,864 | 77% of households

% of houses built before 1970: **56%**

2023 single-family units permitted: **355**

Change in # of units permitted since 2022: **↓ -91**

Too many Minnesotans experience cost burden—paying more than they can afford for housing.

COST-BURDENED HOUSEHOLDS IN SOUTHWEST MINNESOTA: 23,606



41%

Renters
9,416



17%

Owners
14,190



64%

Low-Income
Minnesotans
15,666



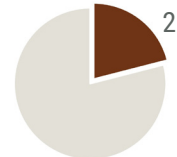
75%

Low-Income
Renters
7,669



58%

Senior Renters
3,323



21%

Renters with Severe
Cost Burden: 4,828

Cost burden: spending 30% or more of household income on housing costs. **Severe cost burden:** more than 50%. **Low-income:** households earning under \$35K.

Renters who have extremely low incomes have few housing options available to them.

HOMES FOR RENTERS WITH EXTREMELY LOW INCOMES (ELI) ARE SCARCE

Total ELI renter households in the region: **7,445**

Shortage of affordable & available homes for ELI: **3,205**



In other words, **43%** of all Minnesotans in the region with extremely low incomes have **no** housing options they can afford.

Cost burden can lead to people being evicted or losing their home.

EVICCTIONS IN SOUTHWEST MN

412 evictions were filed on average per year pre-pandemic.

583 evictions were filed in 2023. **↑**



Pre-pandemic is defined as the historical average from 2012-2019.

HOMELESSNESS IN THE REGION

191 experienced homelessness on a single night in 2023.

76 were Black, Indigenous, or people of color (BIPOC).

79 children were experiencing homelessness.



Does not include counts from participating Native American reservations. Children are defined as under 18 years old.

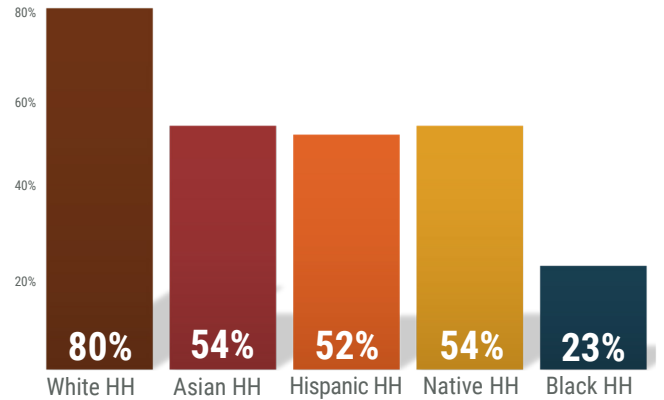
There are significant racial disparities in who owns a home in Southwest Minnesota.

RACIAL DISPARITIES IN HOMEOWNERSHIP



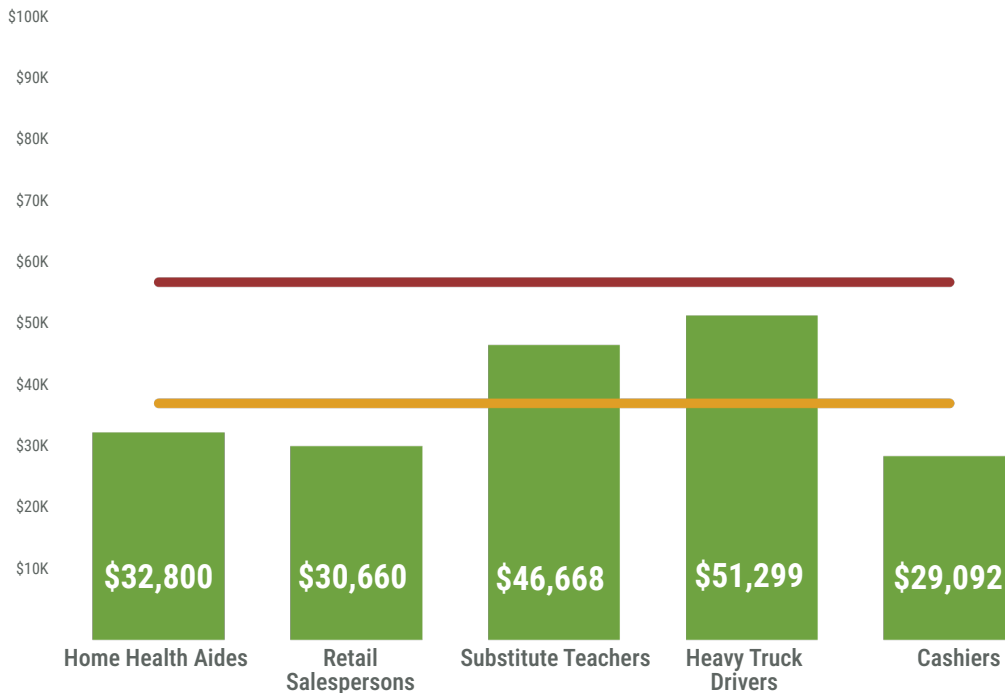
White = non-Hispanic white

BREAKING DOWN HOMEOWNERSHIP BY RACE



The cost of housing is out of reach for many hard-working renters and homeowners.

THE WAGES FOR THE REGION'S MOST IN-DEMAND JOBS OFTEN FALL SHORT



Salary needed to afford:

■ median-priced home in Kandiyohi County: **\$56,580**

■ 2-bedroom apartment: **\$37,440**

Sources

Affordable housing is defined as housing that costs an owner or renter no more than 30% of their household income. A unit is **affordable and available** if that unit is both affordable and vacant or is currently occupied by a household at the defined income threshold or below.

Cost burden: U.S. Census Bureau, American Community Survey 2022, 5-year estimates | **Evictions:** Eviction Lab, Eviction Tracking System 2023 | **Homelessness:** Wilder Research Center, *2023 Minnesota Homeless Study* | **ELI Units and Renters:** National Low Income Housing Coalition (NLIHC), *The Gap 2024* | **Homeownership:** U.S. Census Bureau, American Community Survey 2022, 5-year estimates | **In-demand jobs:** Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, 2023.

Southwest Minnesota Housing Partnership (SWMHP)

Serving a 30-county area in Southwest and South-Central Minnesota, Southwest Minnesota Housing Partnership has been a voice for affordable housing for more than 30 years. “We have been primarily known for affordable housing development in the multifamily sector” says Chad Adams, the organization’s Chief Executive Officer. To date, they operate 65 properties, representing over 2,000 units across the region.

However, multifamily development is just a small part of SWMHP’s scope of work. They have a homeownership department, where they package loans and provide services. They also do single family development. They have an architect and construction management team that does certified needs assessments, building inspections and design, and an increasing grant writing and technical assistance division providing services to multiple communities and entities across the region.

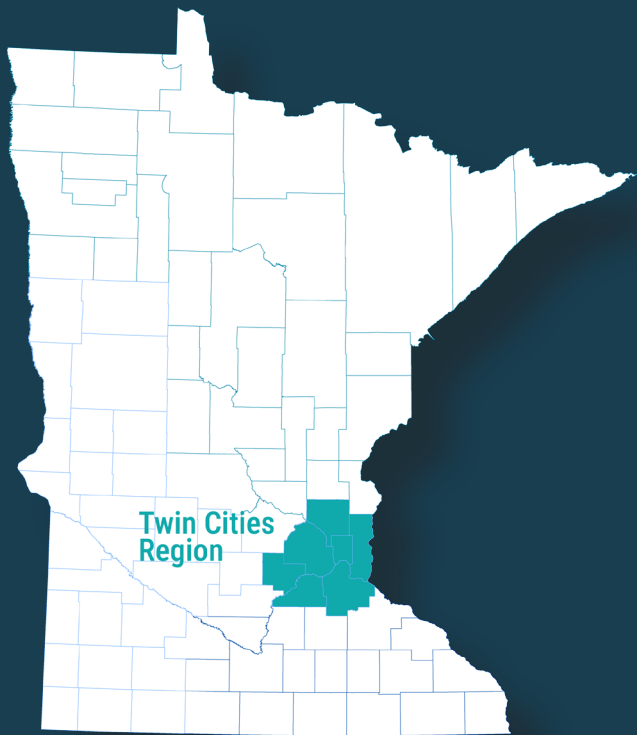
Adams sees material and labor costs as one of the biggest barriers to housing. “There is a decreasing amount of labor working in the trade industry at the moment. It’s not just electricians, plumbers, or carpenters, but across the board.” In practical terms, this means SWMHP often has to work with builders located over an hour away from the project’s community. This not only raises project costs but also prevents the money from staying local building the community’s economy. “It’s really been challenging for folks both renting and trying to buy a home. It’s simply hard for many of them to afford the prices the market is demanding,” Adams states.

Additionally, the Southwest region’s housing stock is growing older. Adams explains, “We are seeing a lot of aging housing stock and it’s much more economical to improve and rehabilitate those homes than develop completely new homes.”

Photo: The Worthington Artmobile, one of the many initiatives of SWMHP. Transportation can be a challenge for residents of SWMHP properties in Worthington, which contributes to economic and racial disparities. A team of local artists purchased a decommissioned bus to create opportunities for engagement to some of the most underrepresented community members, like residents of Grand Terrace Apartments, a SWMHP property.



The Twin Cities Region



The Twin Cities comprise the majority of the state’s total household population with nearly **1.25 million** households. In the Twin Cities, significant percentages of renters pay more than they can afford for housing — and racial disparities in homeownership continue to be among the highest in the nation.

COUNTIES: Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, Washington

NATIVE NATIONS: Shakopee Mdewakanton Sioux Community

Key Findings

The Twin Cities Metro region has the highest share of low-income cost-burdened renters in the state, at 86%. The region also has the highest share of senior renters who are cost burdened at 65%.

Despite demand for housing, the metro region saw the largest decrease in single family and multifamily permits issued from 2022 to 2023; 862 fewer single-family permits and 5,896 fewer multifamily permits were issued—in other words, a decrease of 40%.

The region’s racial disparities are stark; it has the lowest rate of Black, Indigenous, and people of color (BIPOC) homeownership (47%), and the largest homeownership gap between BIPOC and white households.

Finally, the region has the largest shortage of affordable and available rental units for extremely low-income households; low-income renter households in the region need an additional 64,890 units.





2024 REGIONAL PROFILES

Twin Cities Region

| 1,243,276 Households

Counties: Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, Washington
Native Nations: Shakopee Mdewakanton Sioux Community

Minnesota's homes are aging, and in some areas of the state there are fewer new ones being built.



RENTER HOUSEHOLDS
382,486 | 31% of households

% of rental units built before 1970: **36%**

2023 multi-family units permitted: **8,969**

Change in # of units permitted since 2022: **↓ -5,896**



OWNER HOUSEHOLDS
860,790 | 69% of households

% of houses built before 1970: **39%**

2023 single-family units permitted: **5,781**

Change in # of units permitted since 2022: **↓ -862**

Too many Minnesotans experience cost burden—paying more than they can afford for housing.

COST-BURDENED HOUSEHOLDS IN THE TWIN CITIES: 332,554



47%

Renters
175,109



18%

Owners
157,445



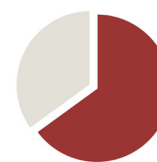
83%

Low-Income
Minnesotans
161,260



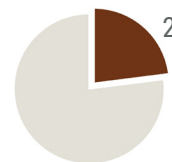
86%

Low-Income
Renters
105,848



65%

Senior Renters
42,817



23%

Renters with Severe
Cost Burden: 84,216

Cost burden: spending 30% or more of household income on housing costs. **Severe cost burden:** more than 50%. **Low-income:** households earning under \$35K.

Renters who have extremely low incomes have few housing options available to them.

HOMES FOR RENTERS WITH EXTREMELY LOW INCOMES (ELI) ARE SCARCE

Total ELI renter households in the region: **100,930**

Shortage of affordable & available homes for ELI: **64,890**



In other words, **64%** of all Minnesotans in the region with extremely low incomes have **no** housing options they can afford.

Cost burden can lead to people being evicted or losing their home.

EVICTIIONS IN THE TWIN CITIES

11,692 evictions were filed on average per year pre-pandemic.

15,636 evictions were filed in 2023.



HOMELESSNESS IN THE REGION

6,254 experienced homelessness on a single night in 2023.

4,180 were Black, Indigenous, or people of color (BIPOC).

1,856 children were experiencing homelessness.



Does not include counts from participating Native American reservations.
Children are defined as under 18 years old.

Pre-pandemic is defined as the historical average from 2012-2019.

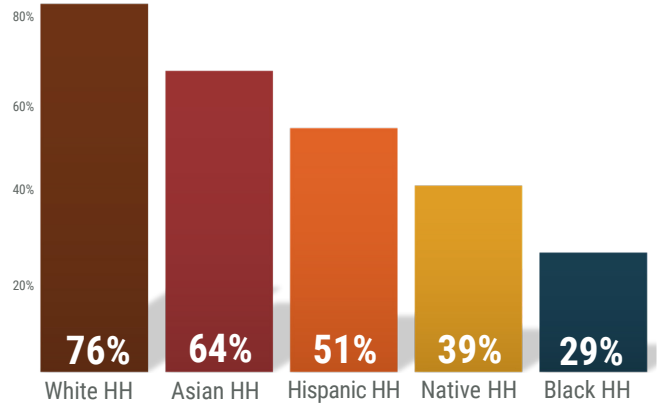
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RACIAL DISPARITIES IN HOMEOWNERSHIP



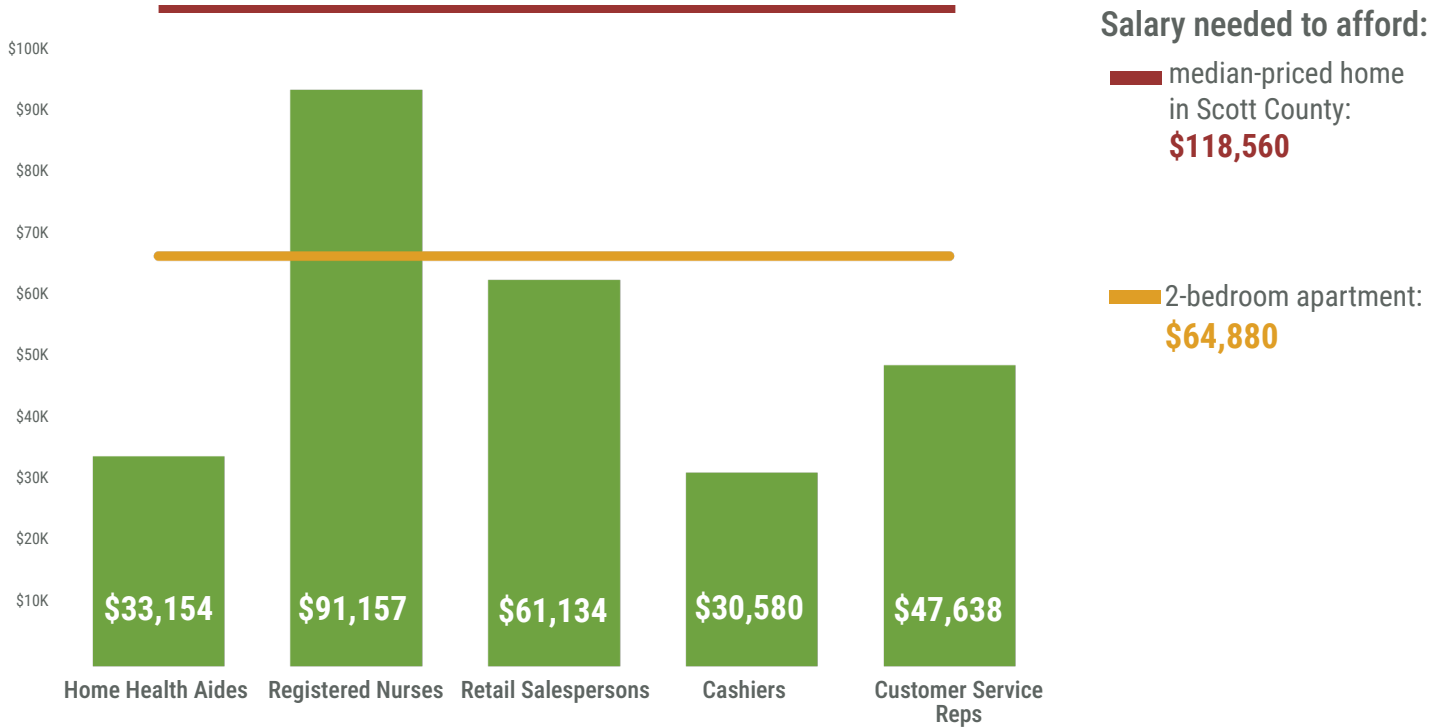
White = non-Hispanic white

BREAKING DOWN HOMEOWNERSHIP BY RACE



The cost of housing is out of reach for many hard-working renters and homeowners.

THE WAGES FOR THE REGION'S MOST IN-DEMAND JOBS OFTEN FALL SHORT



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Cost burden: U.S. Census Bureau, American Community Survey 2022, 5-year estimates | **Evictions:** Eviction Lab, Eviction Tracking System 2023 | **Homelessness:** Wilder Research Center, 2023 Minnesota Homeless Study | **ELI Units and Renters:** National Low Income Housing Coalition (NLIHC), *The Gap 2024* | **Homeownership:** U.S. Census Bureau, American Community Survey 2022, 5-year estimates | **In-demand jobs:** Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, 2023.

United Renters for Justice/Inquilinxs Unidxs por Justicia (IX)

MHP sat down with Sam Pree-Stinson, director of HR and Organizational Effectiveness at United Renters for Justice/Inquilinxs Unidxs por Justicia (IX), a base-building nonprofit working to transform the Minneapolis housing system, to talk about their work organizing for renter's rights and what it means to build community leaders.



At the time, IX was finishing several initiatives, including a major Northside Minneapolis campaign on housing owned by the largest private equity landlord in the US, Pretium/Progress Residential (formerly HavenBrook). Through organizing efforts with IX, the tenants won rent freezes, refunds, rent-to-own options, moving costs paid during renovation, utilities billed in renter's name to enable energy assistance, and more.

“For the first time the city imposed a set of conditions on a landlord,” said Sam, “such as they couldn't purchase more properties for two years and had to make their maintenance and

service plans public.” Furthermore, the campaign sparked a lawsuit by the Attorney General alleging the companies under-maintained and falsely promised maintenance services, resolved in March 2024. According to Sam, “tenants are going to receive reparations in the form of refunds, credit building and financial planning resources, and the opportunity to buy their home. This is the first time any tenant-led organization has reclaimed their community from the hands of a private equity firm.”

Another IX success story is that the Sky Without Limits (SWL) Cooperative stands on its own, and by the end of the year, will be independent. Sam credits Director of Territory Roberto de la Riva for having the vision to see it happen. “It's a beautiful story of activism, shifting to organizing, shifting then to mobilizing. We made it so that the landlord got their license taken because they were not meeting standards. When you take their license, tenants need not pay rent anymore. We gained bargaining power because the city does not want people on the streets, and showed we could take over these buildings. It was a huge four-to-five-year undertaking and goes to show the dedication and commitment of our members.”

IX is a member-led organization. As Sam describes, “We co-create strategies with the members on what they want, make a plan for how we're going to get there, and provide leadership development so that they can lead from the front. Our board is members, almost half of our staff are members who started by getting door-knocked. They move from being contractors to part-time and then full-time staff. This community leadership development is also jobs creation. We build leaders so that they can advocate for themselves. This is a community asset.”

IX believes there should be community engagement around the impacts of every ordinance, to use as the foundation to revamp our housing code. Like Governor Walz's law change so that 75% of state jobs no longer require degrees, IX thinks something similar could be done at the city level, so that the people being hired are those who understand housing insecurity firsthand. “It's very different from someone with a degree who drives an hour to work every day, who never had to experience living under conditions not fit for a human being. They have a deeper investment to see the change, see things through, and raise the alarms when things aren't right.”

Sam posits: “How do we build community leaders, regardless of industry, (e.g., housing safety) who can end up in the seats of power to make change? We see younger folks who came out of the strong Minneapolis movement from many sectors: public housing, policy work, housing. We need community leaders will also support community building autonomous systems.”

Photo: IX members leading a campaign against corporate landlord Progress Residential (2022)

West Central Region



The West Central region borders both North and South Dakota. It is comprised of nine counties including the Fargo-Moorhead Metropolitan Statistical Area (MSA) and the White Earth reservation. The region includes 97,143 total households, 75% of which are homeowners and 25% of which are renters.

COUNTIES: Becker, Clay, Douglas, Grant, Otter Tail, Pope, Stevens, Traverse, Wilkin

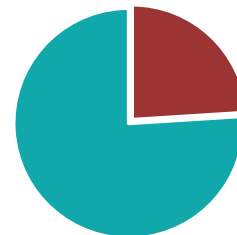
NATIVE NATIONS: White Earth Nation

Key Findings

The West Central region had the largest increase in single family permits issued from 2022 to 2023: an increase of 11%.



However, in multifamily housing, the region has the second highest percentage of severely cost-burdened renter households, or households paying over half of their income towards rent.



Additionally, Clay County has the second highest percentage of cost burdened renters in the state: 55% are cost burdened and 29% are severely cost burdened.





West Central Region | 97,143 Households

Counties: Becker, Clay, Douglas, Grant, Otter Tail, Pope, Stevens, Traverse, Wilkin | Native Nations: White Earth Nation

Minnesota's homes are aging, and in some areas of the state there are fewer new ones being built.



RENTER HOUSEHOLDS
24,386 | 25% of households

% of rental units built before 1970: **35%**

2023 multi-family units permitted: **251**

Change in # of units permitted since 2022: **↑ 37**



OWNER HOUSEHOLDS
72,757 | 75% of households

% of houses built before 1970: **38%**

2023 single-family units permitted: **628**

Change in # of units permitted since 2022: **↑ 60**

Too many Minnesotans experience cost burden—paying more than they can afford for housing.

COST-BURDENED HOUSEHOLDS IN WEST CENTRAL MINNESOTA: 24,221



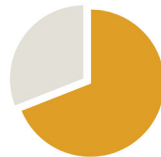
46%

Renters
10,243



19%

Owners
13,978



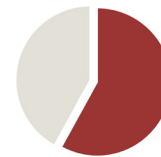
69%

Low-Income
Minnesotans
14,999



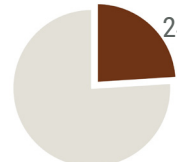
75%

Low-Income
Renters
8,229



58%

Senior Renters
3,119



24%

Renters with Severe
Cost Burden: 5,315

Cost burden: spending 30% or more of household income on housing costs. **Severe cost burden:** more than 50%. **Low-income:** households earning under \$35K.

Renters who have extremely low incomes have few housing options available to them.

HOMES FOR RENTERS WITH EXTREMELY LOW INCOMES (ELI) ARE SCARCE

Total ELI renter households in the region: **7,465**

Shortage of affordable & available homes for ELI: **4,090**



In other words, **55%** of all Minnesotans in the region with extremely low incomes have **no** housing options they can afford.

Cost burden can lead to people being evicted or losing their home.

EVICTIIONS IN WEST CENTRAL MN

456 evictions were filed on average per year pre-pandemic.

773 evictions were filed in 2023. **↑**



Pre-pandemic is defined as the historical average from 2012-2019.

HOMELESSNESS IN THE REGION

217 experienced homelessness on a single night in 2023.

112 were Black, Indigenous, or people of color (BIPOC).

66 children were experiencing homelessness.



Does not include counts from participating Native American reservations. Children are defined as under 18 years old.

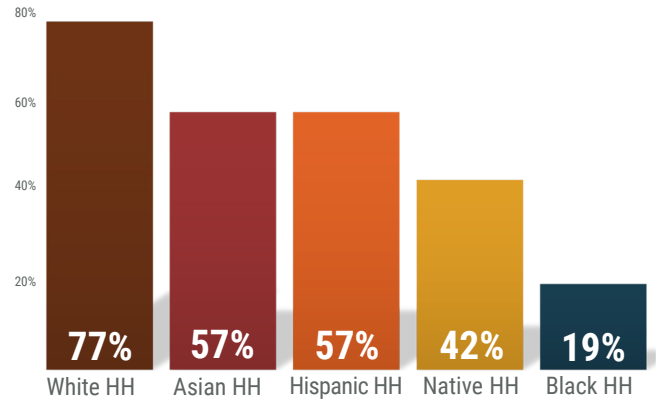
There are significant racial disparities in who owns a home in West Central Minnesota.

RACIAL DISPARITIES IN HOMEOWNERSHIP



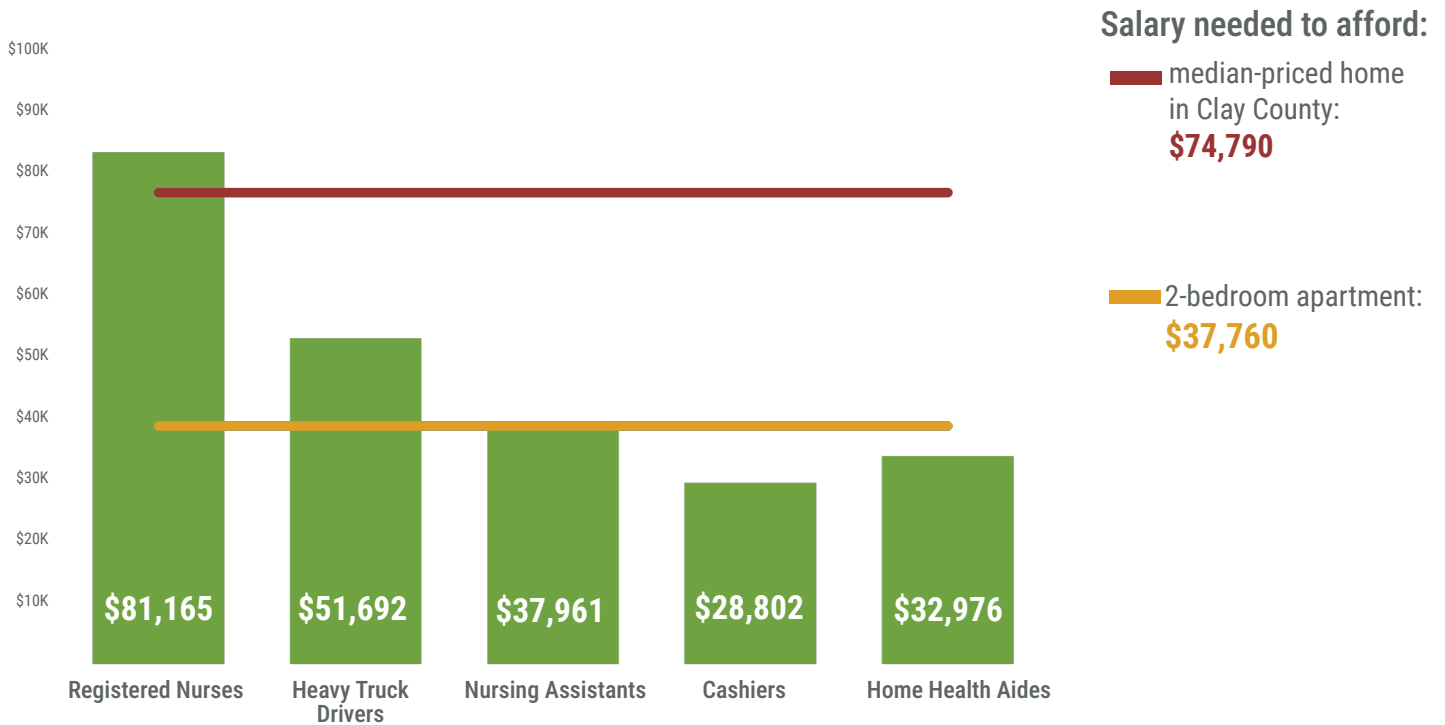
White = non-Hispanic white

BREAKING DOWN HOMEOWNERSHIP BY RACE



The cost of housing is out of reach for many hard-working renters and homeowners.

THE WAGES FOR THE REGION'S MOST IN-DEMAND JOBS OFTEN FALL SHORT



Sources

Affordable housing is defined as housing that costs an owner or renter no more than 30% of their household income. A unit is **affordable and available** if that unit is both affordable and vacant or is currently occupied by a household at the defined income threshold or below.

Cost burden: U.S. Census Bureau, American Community Survey 2022, 5-year estimates | **Evictions:** Eviction Lab, Eviction Tracking System 2023 | **Homelessness:** Wilder Research Center, 2023 *Minnesota Homeless Study* | **ELI Units and Renters:** National Low Income Housing Coalition (NLIHC), *The Gap 2024* | **Homeownership:** U.S. Census Bureau, American Community Survey 2022, 5-year estimates | **In-demand jobs:** Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, 2023.

Midwest Minnesota Community Development Corporation (MMCDC)

The Midwest Minnesota Community Development Corporation (MMCDC) is a leading private nonprofit company providing commercial and home mortgage lending, as well as housing, business, and community development services. One of the biggest housing challenges facing our state is cost, notes Julia Nelmark, President of MMCDC. “For example, in Red Lake Falls prior to the COVID-19 pandemic a modest-sized home cost under \$200,000, and just a year and a half later we bid out the exact same project to builders and it came back with a cost of \$300,000. A 50% increase is simply unsustainable.” Nelmark attributes most of this growth to a rapid increase in material costs and already-high labor costs, all of which widens the gap for people trying to make the jump from rental to homeownership. According to Nelmark. “That’s why MMCDC is exploring steppingstones to help bridge this gap, such as manufactured and tiny homes.”

For nearly 20 years, MMCDC has partnered with an affiliate to provide homebuyer education, financial coaching, and housing counseling as tools to address Minnesota’s pervasive racial homeownership gap. Now, as the fund administrator for the new Forgivable First-Generation Homebuyers Community Down Payment Assistance Fund, they are effectively adding to their toolbox. Launching in 2024, this new statewide fund is helping to put the wealth-building power of homeownership within reach for more Minnesotans by providing eligible homebuyers with up to 10% of the home’s purchase price (capped at \$32,000) in downpayment assistance. The funds are a zero-interest loan forgiven over five years if the buyer lives in the home as their primary residence.

MMCDC has also done significant work with Native Nations, namely through the White Earth Investment Initiative, a subsidiary of the agency. The program promotes community development for Native communities, particularly on the White Earth Reservation in Minnesota. The specific nature of the program means it can tailor development solutions to each community’s specific needs. The program continues to grow in exciting ways. In October of 2023, the United States Department of Agriculture (USDA) announced that as part of an expansion of local partnerships, the White Earth Investment Initiative would receive a \$800,000 loan to help finance eight homes.



Photo: Interior of one of two MMCDC single-family homes built in the city of Mahanomen, located on the White Earth Reservation. They are the first newly constructed homes in Mahanomen in 10-plus years.

Sources

Rental Housing: U.S. Census Bureau, American Community Survey 2022, 5-year estimates, Building Permits Survey, 2023; MHP staff analysis of CHAS data, 2016-2020, using National Low Income Housing Coalition methodology; Integrated Public Use Microdata Series from the U.S. Census Bureau, American Community Survey.

Owner-occupied Housing: U.S. Census Bureau, American Community Survey 2022, 5-year estimates; Building Permits Survey, 2023; Integrated Public Use Microdata Series from the U.S. Census Bureau, American Community Survey and U.S. Census Bureau.

Cost burden: U.S. Census Bureau, American Community Survey 2022, 5-year estimates; Integrated Public Use Microdata Series from the U.S. Census Bureau, American Community Survey and U.S. Census Bureau.

Housing Affordability by Occupation: Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, 2023; Employment Outlook, MN DEED.

Evictions: Eviction Lab, Eviction Tracking System 2023.

Homelessness: Wilder Research 2023 Homelessness Study, Detailed Data Tables.

Download individual County Profiles and Legislative District Profiles on MHP's website at <https://www.mhponline.org>



RED WING HOUSING & REDEVELOPMENT AUTHORITY

428 WEST FIFTH STREET, RED WING, MN 55066

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TDD/TTY 711

WWW.REDWINGHRA.ORG

August 13, 2024

To: Red Wing HRA Board of Commissioners

From: Corrine Stockwell, Finance Director

Re: Finance Report

Reserves Adjusted

Program	May 2024	June 2024
Public Housing	\$411,871	\$509,082
Housing Choice Vouchers (FSS and restricted included)	\$5,585	\$6,292
Redevelopment	\$731,975	\$701,492
AHTF	\$416,812	\$417,376
Bridges	\$0	\$0
Small Cities Program	\$362,981	\$368,166
Jordan Tower II	\$1,220,212	\$1,238,379
Total	\$3,149,438	\$3,240,787

Operating Budget Update

Category	YTD (June)	Budgeted	Variance
Revenues	\$2,188,718	\$2,683,599	-18%
Expenses	\$1,927,785	\$2,527,349	-24%
Net Income	\$260,933		

Notes to Financial Statements

- Public Housing received \$101,000 from CFP funds for operations
- Did not receive Tax Levy payment in July. Expecting it soon. August financials will start to show variances improving.

Other Business

- Audit approved by HUD
- MN NAHRO Annual Conference September 15-18

Committee Reports

Finance Committee attached for review

RED WING HRA RESERVE ACCOUNTS
June 30, 2024 Month End

Program	Fund Account	31-May-2024	30-Jun-2024	30-Jun-2023
Jordan Tower I & Family Units	Unrestricted - CDs	\$ 44,573	49,746	42,925
	Unrestricted	\$ 319,332	410,573	285,326
	Restricted - Sec Dep	\$ 48,874	49,672	48,795
	Total	\$ 412,779	509,990	377,046
	Due to/from Redevelopment	907.85	907.85	27,487.39
Sec 8 Voucher	Unrestricted Cash	\$ 12,268	10,905	5,603
	FSS Escrow	\$ 0	0	21,437
	HAP Reserve Acct	\$ 5,852	7,922	-2,001
	Total	\$ 18,120	18,827	25,039
	Due to/from Redevelopment	12,534.86	12,534.86	6,337.63
Redevelopment	MURL Investments	\$ 117,265	116,763	113,750
	Transitional Housing	\$ 0	0	0
	Bluff View	\$ 77,743	79,143	66,893
	Twin Homes	\$ 12,368	12,368	13,800
	Hill Street	\$ 14,230	15,353	1,308
	Restricted - Sec Dep	\$ 14,062	14,062	12,855
	Restricted - CDG	\$ 31,000	31,000	36,000
	ILSP	\$ 2,342	554	-4,050
	Unrestricted	\$ 437,518	406,163	427,792
	Total	\$ 706,528	675,405	668,348
Bridges	Unrestricted	11,784	12,424	15,012
	Front Funded HAP	\$ 0	0	0
	Total	\$ 11,784	12,424	14,316
	Due to/from Redevelopment	11,784.39	640.00	15,012.39
AHTF	Unrestricted AHTF	\$ 416,812	417,376	344,214
	Program Income	0	0	0
	Total	\$ 416,812	417,376	344,214
	Due to/from Redevelopment	0.00	0.00	0.00
Small Cities	Small Cities Program	\$ 362,981	368,166	301,777
	Program Income	0	0	0
	Total	\$ 362,981	368,166	301,777
	Due to/from Redevelopment	0.00	0.00	0.00
Jordan II Tower	Unrestricted	\$ 1,180,694	1,198,274	1,168,589
	Restricted - Sec Dep	\$ 39,738	40,325	38,906
	City Bond Debt Escrow	\$ 0	0	0
	Total	\$ 1,220,432	1,238,599	1,207,495
	Due to/from Redevelopment	219.53	219.53	-50,888.89
Total Cash Reserves		3,149,438	3,240,787	2,938,931

Financial Institution	Funds	Funds	Funds
Associated Bank	2,452,427	2,446,501	2,283,207
Edward D Jones	107,813	108,085	107,008
First Minnesota	151,997	151,997	147,844
Merchant's Bank	437,201	534,204	400,872
	\$3,149,438	\$3,240,787	\$2,938,931



Red Wing Housing & Redevelopment Authority

428 West Fifth Street
Red Wing, MN 55066

Telephone & TDD (651) 388-7571
FAX (651) 385-0551

Website: www.redwinghra.org

SUMMARY

Finance Committee Meeting
HRA Office Conference Room
Tuesday, August 6, 2024 at 3:30pm
Agenda

In Attendance: Sara Hoffman, Glen Witham, Jennifer Jacobson, Kurt Keena, Corrine Stockwell

Absent: Kristi Reuter

3:30 pm Approval of Agenda **3:47 PM**

2025 Preliminary Tax Levy and Budget
Recommend to Board of Commissioners
Haven of Hope Radon Mitigation
Recommend to Board of Commissioners

4:30 pm Adjourn **4:37 PM**

Next Finance Committee Meeting; **Tuesday, September 3 2024**, at 3:30 p.m.

Housing Board Report

Month Ending July 2024

Waiting List Numbers

	Jordan Tower I	Jordan Tower II	Family Public Housing	Housing Choice Voucher
June 2024	140	48	47	280
July 2024	159	60	56	330

HRA Owned Properties

	Jordan Tower I	Jordan Tower II	Family Public Housing Units	Market Rate Rentals (13)
Move-outs	1	1	0	0
Move-ins	1	0	0	0
Lease Terminations or Evictions this month	0	0	0	0
Occupancy Rate	99%	99%	100%	100%

Voucher Programs

Housing Choice Voucher		Monthly HAP Received	\$104,357
Allocated Vouchers	169	Monthly HAP Paid	\$101,759
Funded Vouchers	120	HAP Reserves	\$13,423
Leased Vouchers	139	Per Unit Cost	\$751
Utilization Rate for Vouchers	116%	Utilization Rate for Monthly Funding	98%
Move-ins	2	Shopping (includes PO)	2
Move-outs	2	Processing Applications	0

Bridges Rental Assistance	GY 2023-2025	Total Grant Awarded	\$225,792
Vouchers Leased	12	Available Balance	\$132,373
Awarded Vouchers	12	Grant Months remaining	11
Utilization of Vouchers	100%	Grant Funds Utilization	41%
Move-ins	1	Shopping	1
Move-outs	1	Processing Applications	4

Program/Project Updates

- National Standards for the Physical Inspection of Real Estate (NSPIRE) for Jordan Tower II
 - This inspection occurred on July 24, 2024 and the HRA scored 94.
- Haven of Hope Flooring/Security Door Project
 - Bids are due August 14, 2024 and staff plan to bring the recommended bids to September Board meeting.
- Haven of Hope Interior Improvements Application
 - An application was submitted for the 2025 Congressionally Directed Spending funding for approximately \$868,000. These funds would be used to update the interior of Haven of Hope. Staff received a call from Senator Klobuchar's office stating that this application was moving onto the next step in the process. Senator Smith's office also reached out to inform the HRA that this application was still on the list of projects.
- POHP 2024 Application
 - The HRA has been approved to receive \$7.75 million dollars from the first round of funding. This funding is for Jordan Tower I and the scattered family units.
 - On August 12, 2024, Minnesota Housing staff will be meeting with HRA staff and Mike Hegna from Finn Daniels to go over next steps.
 - See attached sheets for breakdown of funded items/not funded items
 - HRA will be putting in another application for more POHP funding once available and exploring other funding sources.

POHP 2024- Jordan Tower I- D#7630

Funded - \$6,275,500

- Domestic Plumbing and Fixtures (\$3,958,321)
 - a. Includes removal and replacement of all waste, vent and supply piping, domestic hot water boilers as well as all toilets, showers tubs, shower and tub controls, and tenant unit bathroom flooring. Does not include handicap unit plumbing fixtures, any other tenant unit lavatories, lavatory or kitchen faucets, or other floor, wall, ceiling finishes which may be necessary and/or prudent to include in such a large scale project
- Tenant Electrical Panels (\$384,058)
 - a. Includes removal and replacement of all tenant unit electrical panels
- Exterior Entry Doors (\$73,618)
 - a. Includes removal and replacement of existing main entry door and window system as well as secondary entry exterior and interior door and window system.
 - b. Penthouse Doors

Not Funded this Round

- Roofing Materials (\$339,286)
 - a. Includes complete removal and replacement of all roofing materials and replaced components
- Level 1 Common Area Ductwork (\$257,874)
 - a. Includes removal and replacement of all ductwork serving community room, community kitchen, and office areas
- Hydronic Heating and Controls Replacement (1,175,413)
Temperature Controls -Includes removal and replacement of all common area thermostats not recently replaced as well as all tenant hydronic heating valves and thermostats.

Common Area Hydronic Heating -Includes removal and replacement of all common area fin tube radiator piping and surrounding covers as well as all hydronic unit heaters

Tenant Unit Hydronic Heating- Includes removal and replacement of all tenant unit fin tube radiator piping and surrounding covers

POHP 2024- Family Public Housing

Funded - \$1,509,700

- Windows and Storage Doors (\$395,200)
 - a. Includes changing from vinyl windows to fiberglass windows for added durability. Also includes replacing basement windows and storage doors
- Bathroom Fixtures (\$576,428)
 - a. Includes removal and replacement of all bathroom plumbing fixtures and related components as well as replacement of plumbing piping and sanitary sewer line.

Not Funded this Round

- Foundation Waterproofing (\$284,801)
 - a. Includes excavating around exterior perimeter of the building to replace existing drain tile, if existing, or add if not existing, and application of new waterproofing on foundation wall surfaces. Also includes backfill and new landscaping once work is complete
- Electrical Panels (\$94,128)
 - a. Includes removal and replacement of all tenant unit electrical panels
- HVAC Maintenance (\$32,357)

Includes removal and replacement of kitchen and bathroom exhaust fans, range hoods, water heaters, and dryer vent ductwork. Also includes cleaning of all ductwork.



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August 13, 2024

To: Red Wing HRA Board of Commissioners

From: Kurt Keena, Executive Director
Corrine Stockwell, Finance Director

Re: Community Redevelopment Report

Small Cities Program Income Notes Receivable and Cash Reserves

Category	June 2024
Notes Receivable	\$1,511,747
Forgivable	\$747,936
Reserves	\$368,166

Small Cities Loan Servicing and Activities

We have two applications in process at this time with 3 or 4 more pending. We thought one application would be ready for action this month but the underwriting has not been completed. We may have both applications for your consideration at the September meeting.

Affordable Housing Trust Fund Activities and Reserves

Bob Alleva has decided not to proceed with his project to add units to his property next door to the HRA. Additional design and utility costs that became known after his approval have made the project unfeasible in his opinion.

June reserves for AHTF are \$417,376.

TIF (Housing) District No. 8

Certification of the final phase is not yet complete. No payments are made on that phase until it is.

Keller-Bartmann has appealed the valuation of the townhome phase with the County. We met with County staff regarding the process and potential impact on the TIF payments. If the valuation of the parcel is lowered it will result in less TIF generated but may not alter the total amount for the life of the district.

Housing & Redevelopment Related Update

We continue to work with City staff on identifying a potential site for future multi-family tax credit development. The challenge is finding appropriately zoned parcels of sufficient size.

The HRA has been identified as a key partner with the City in the housing goal portion of the strategic plan the Council recently completed. Activities we will be partnering with the City on include a housing summit, Red Wing specific housing study, and implementing an owner-occupied rehab program of some sort. More details of the later will be presented for your consideration in September or October.