



Southeastern MN Multi-County Housing & Redevelopment Authority

## **HOUSING TRUST FUND & STATEWIDE AFFORDABLE HOUSING AID**

### **APPROVAL OF AWARDS FROM REQUEST FOR PROPOSAL**

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Goodhue County Board of Commissioners  
May 21, 2024

*Patrick Michener, Community Development Grant Writer*  
*Buffy Beranek, Executive Director (remote)*

# Request of Board

- Approval of the awards from application for requesting funds from the Goodhue County Affordable Housing Trust Fund and statewide affordable housing aid funds which utilized the same application

# Application

- Goodhue County Board approved – February 6, 2024
- Simple
- Focus on broad affordable definition to attract and include all affordable housing options
  - 80% area median income for rental/single family rehab
  - 115% area median income single family new construction
- Applications: local government, nonprofits, landlord or developer that filed taxes in 2022
- Goal was to leverage dollars to build and preserve housing stock

# Application

- Application was on SEMMCHRA's website and included broad communication.
  - Press release is included in board packet
  - Goodhue County Communication Team and Branding
- Due to SEMMCHRA by April 1, 2024

# Application

- Applications were reviewed and recommended for approval by SEMMCHRA Staff, SEMMCHRA Board, and Goodhue County Housing Trust Fund Committee in April.
- Applications were assessed for impact, readiness, preservation/creation of housing, etc.
- Recommendation for approval to Goodhue County Board today and notification of awards in May.

# Awards Recommended for Approval

- The Goodhue County Housing Trust Fund Committee recommends that all applications received be funded.
- All fulfill the ordinance requirements.
- Diversity in
  - Rehabilitation and creation
  - For-profit and nonprofit
  - Location
  - Funding Structure

# Application Summary

## Habitat for Humanity

- \$40,000 grant to purchase two lots in Kenyon TIF District.
- Partner with Kenyon High School and utilize reliable volunteer labor force to reduce costs.
- Build two single-family homes for families at 30-80% AMI.
- Pursuing further funds from MHFA to gap finance.

## Bigelow & Lennon Construction

- \$245,000 loan to build out Kenyon TIF district.
- For-profit entity with experience building affordable homes in SE Minnesota.
- 5-6 new single-family homes for families at 115% AMI.

# Application Summary

## SEMMCHRA

- \$279,750 15-year, deferred and forgivable loan.
- Complete exterior system rehab: windows, siding, doors, gutters, etc.
- Preserving 12 rental units restricted for families at 80% AMI. Multiple project-based section 8 units.

## Three Rivers CAC

- \$48,000 grant for work on drainage, siding, and furnaces.
- Preserving 18-units rental units restricted for families at 60% AMI.
- Purchased and rehabbed in 2011 to preserve affordability.
- Current debt load limits alternative funding sources.



# Application Summary

## Cannon Falls Housing Initiative

- \$35,000 grant to purchase a new lot to build a new single-family home.
- Partner with Cannon Falls High School for labor and provide builders education to students.
- Homes are targeted for families living and working in Cannon Falls and under 115% AMI.

## Cannon Falls Housing Initiative

- \$73,500 grant to get the home into the First Homes Community Land Trust.
- Funding would cover 25% of the equity of the home needed to enter the land trust and avoid PMI.
- Affordability is preserved for 99 years

# Awards Recommended for Approval

Agency	Use	Request	% Project Budget	Loan or Grant	# of Units	Location
Habitat for Humanity	Lot Purchase	\$40,000	100%	Grant	2 Single Family	Kenyon
Bigelow & Lennon	Construction Loan	\$245,000	75%	Loan	5-6 Single Family	Kenyon
SEMMCHRA	Exterior Rental Rehab	\$279,750	61%	Deferred Loan	12 Rental Units	Kenyon
3 Rivers	Exterior Rental Rehab	\$48,000	75%	Grant	18 Rental Units	Cannon Falls
CFHI	Lot Purchase	\$35,000	50%	Grant	1 Single Family	Cannon Falls
CFHI	Land Trust Buydown	\$73,500	19%	Grant	1 Single Family	Cannon Falls

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Questions ?