

RED WING HOUSING & REDEVELOPMENT AUTHORITY



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2018 ANNUAL REPORT

A MESSAGE FROM OUR CHAIR...

It has been an exciting year for the Red Wing Housing and Redevelopment Authority (HRA). Most noticeable have been the renovations at Jordan Tower II. With financing from Minnesota Housing Finance Agency (MHFA), and guidance of Finn Daniels Architects, Frerichs Construction workers have been very busy. This comprehensive renovation required much patience from our residents. But word in the Towers is that the new look to the outside of the building, new bathroom fixtures, balconies and many hidden, but critical, updates have been received well. With the project coming in a bit under bid thanks to the watchful eye of the staff and the contractor, additional money remained which provided an opportunity to update the original furniture (1979) in the common areas. Newly acquired funding from Minnesota Housing Finance Agency (MHFA) will allow updates to Jordan Tower I in 2019. These buildings provide affordable housing to 204 families in our community. Providing these updates certainly is aligned with a commitment that we provide our residents with housing that they are proud to call home.

After much work by a task force and government entities, the Affordable Housing Trust Fund finally became operational in 2018. This fund provides money for new home buyers who meet income eligibility in purchasing newly built homes or rehabbing existing housing stock. Eleven loan applications were processed through this program with five approved. It is a great feeling to know that with just a bit of support from our community five families received funding to purchase what are for many of them first time homes. We are so excited that they wanted to call Red Wing their home. *(cont.)*



BOARD CHAIR, COLLEEN CLARK

One of the things that I believe the RW HRA does best is provide shelter for those requiring supportive housing needs. This year the HRA-owned triplex on Hill Street was transitioned to Rapid Rehousing, with Three Rivers Community Action as the service provider. All three units are occupied. This program works to assist homeless households regain a place to live as quickly as possible. Individuals in our community dealing with serious mental illness are supported by the Bridges Rental Assistance Program. The needs of these families are complex. Shelter + Care is now called Continuum of Care and we are providing three units in that program for chronic homeless households. The collaboration between Goodhue County Health and Human Services, Three Rivers Community Action and Red Wing HRA provides the leadership needed to mobilize resources to address critical housing needs. Although these programs are in place, homelessness in our community still exists. Work continues among many agencies and faith communities to address these needs.

You cannot watch or read the news without becoming aware of the housing needs across our nation. In cooperation with the Red Wing City Council, the HRA has been able to address this need locally by offering Tax Increment Financing (TIF) for a local company, Keller Baartman Properties, to build apartment and townhouse units near the Mayo Clinic and Hospital. This development will offer a diverse mixture of housing options including senior units, market rate and affordable housing units. This investment creates an exciting option for new housing, which has been stagnant for many years.

I continue to be amazed at the passion and dedication that our HRA staff have for the people they serve and the programs they manage. It is no easy task. Every month we hear their reports and are aware of the increasing complexity of funding, budgeting and reporting requirements for public housing entities. There are challenges to meeting the needs of maintaining aging buildings, complexity of resident needs. This year there were personnel changes, but succession planning provided an almost seamless transition. The commitment of HRA staff reflects the strong leadership of our Executive Director, Randal Hemmerlin. The RW HRA Board of Commissioners' job is made much easier with his knowledge, organization, financial management, vision and creative problem-solving abilities.

The Red Wing HRA remains strongly committed to Red Wing's housing and redevelopment needs addressing needs highlighted in the mission of the agency:

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



RED WING HRA BOARD MEMBERS: JANE ALLEN-CALHOUN, JACK NORDGAARD, COLLEEN CLARK, GLEN WITHAM, JACKIE LUIKART, MAYOR SEAN DOWSE. NOT PICTURED: ROSEANNE GROSSO, JOHN ROHAN