



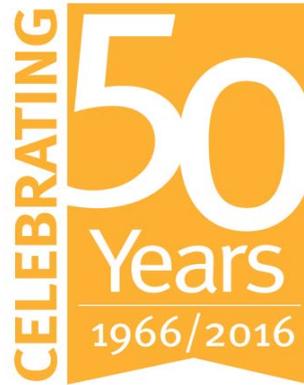
# St. Louis County HRA

Housing and Redevelopment Authority

## Cook HRA Pioneer Apartments



## United Way of NE Minnesota Childcare Expansion Project



# United Way of NE MN

The St. Louis County Housing and Redevelopment Authority (HRA) was created in 1988 in accordance with Minnesota Statutes and has the same powers as a municipal HRA. Its primary operational territory includes communities in St. Louis County that do not have a municipal HRA. The St. Louis County HRA may also operate in communities with a municipal HRA through invitation by the local HRA.

The county's Planning and Community Development Department provides staffing to the county HRA and coordinates HRA activities with county-funded activities. There are 11 other HRA's in St. Louis County: Aurora, Biwabik, Chisholm, Cook, Duluth, Ely, Eveleth, Gilbert, Hibbing, Mountain Iron, and Virginia.

The St. Louis County HRA does not own or operate public housing or administer tenant-based rental assistance programs. The purpose of the St. Louis County HRA is to expand and diversify the county's economic base and to develop and improve its housing stock.

The St. Louis County Board of Commissioners also serve as the HRA governing board, and the county Planning and Community Development Director serves as the HRA Executive Director.

This report provides an overview of St. Louis County HRA funded activities through 2016. In addition, since 2005 the HRA has participated in the Minnesota Housing Finance Agency's Minnesota City Participation Program. The program provides a pool of low-interest mortgage funding for low- and moderate income first time homebuyers. St. Louis County citizens access this program from mortgage lenders throughout St. Louis County.

### HRA Objectives and Strategies

#### OBJECTIVE

- Maintain and expand affordable housing opportunities.

#### STRATEGY

- Use federal and HRA funds to expand single family homeowner programs, initiate development of multifamily rental programs and support local affordable and special needs housing development projects.

#### OBJECTIVE

- Strengthen communities through redevelopment and revitalization activity.

#### STRATEGY

- Work with communities and county departments to develop programs that result in a re-use of blighted and tax forfeit properties for economic development and housing development.

#### OBJECTIVE

- Maximize financial resources.

#### STRATEGY

- Work with communities to secure state and federal resources for housing and economic development projects.



# HRA Activity

St. Louis County

## Activity 2016

**Ely HRA:** Refunding of bonds issued for the Northwoods Townhomes project to consolidate debt and reduce interest rate.

**HRA Bonding:** \$4,045,000

**Housing Units:** 26

The project has demonstrated strong occupancy and financial condition since construction in 2006.



## Activity 2015

### **Hibbing HRA: Forest Park Townhomes Project**

New construction of 30 units of affordable rental housing.

**HRA Funding:** \$250,000

**Housing Units:** In process of securing additional funding sources to build 30 units.

## Activity 2015

### **United Way of NE Minnesota: Childcare Expansion Project**

Grants to existing childcare facilities to expand capacity and improve economic opportunity for families with children.

**HRA Funding:** \$50,000

**Businesses:** Proposed grants to 3-6 entities. Applications are in process.

## Activity 2015

### **Cook HRA: Pioneer Apartments Repair Project**

Damage caused by water main break and flooding in the building.

**HRA Funding:** \$125,000

**Housing Units:** Habitability has been restored to 24 units of affordable housing, most occupied by seniors.

## Activity 2005-2016

### **MN Housing Finance Agency: MN Cities Participation Program**

First time home buyers mortgage program, annual program county wide.

**HRA Funding:** \$124,391<sup>2</sup>

**Housing Units:** 498

<sup>2</sup> MHFA reimburses HRA all but processing fee after bonds are sold-reimbursement to date \$121,911

## Activity 2014

### **St. Louis County Environmental Services Department**

Additional funding to support ongoing SSTS Abatement Program.

**HRA Funding:** \$100,000

**Households:** 21 to-date; 5-7 more projected.

## Activity 2014

### **St. Louis County Blight Removal Program**

Coordinated blight removal on county-managed tax- forfeit property. The goal is return property to productive use and taxable status.

**HRA Funding:** \$50,000

## Activity 2014

### **ABC of North Shore Community School**

Issuance of tax-exempt bonds to assist with the expansion of the school facility.

**HRA Bonding:** \$3.3 million Assisted school expansion and generated HRA fee income.

## Activity 2013

### **Steve O'Neil Apartments: Center City Housing**

Project to develop 50 affordable housing units with 6 units for emergency shelter.

**HRA Funding:** \$250,000

**Housing Units:** 50



# HRA Activity

St. Louis County



## Activity 2012

### **Floodwood Business Park Development**

Infrastructure extension to support business expansion by Floodwood Services and Training.

**HRA Funding:** \$150,000 project cancelled. FST expanding at current site with CDBG assistance.

## Activity 2012

### **St. Louis County Environmental Services Department**

SSTS Abatement Program to provide financial and technical assistance to low and moderate-income homeowners for residential septic treatment system compliance.

**HRA Funding:** \$131,000  
**Households:** 15-20

## Activity 2011

### **Bois Forte Band of Chippewa: New Moon Supportive Housing Project**

Homeless Native American housing with support services. Project located on Vermilion sector of reservation, but serves persons countywide.

**HRA Funding:** \$150,000  
**Housing Units:** 8-unit apartment, 6 twin homes (20 total units)

## Activity 2009

### **Arrowhead Economic Opportunity Agency (AEOA): Virginia Youth Foyer**

Homeless youth rental housing and support services. Project located in Virginia, but serves youth countywide.

**HRA Funding:** \$150,000  
**Housing Units:** 18

## Activity 2008-2009

### **MN Assistance Council for Veterans (MACV): Duluth Veterans Housing**

Homeless veterans rental housing and services project located in Duluth, but serves veterans countywide.

**HRA Funding:** \$150,000  
**Housing Units:** 16

## Activity 2008

### **Comprehensive Housing Study Housing Expeditor**

Iron Range Communities, part of Range Readiness Initiative (RRI).

**HRA Funding:** \$50,000<sup>1</sup>  
**Housing Units:** n/a

<sup>1</sup> HOME funding

## Activity 2006

### **Ely HRA: Bonding for Northwoods Townhomes Project**

Senior rental housing.

**HRA Bonding:** \$3,500,000  
**Housing Units:** 26

## Activity 2002

### **Tower Economic Development Authority: Northstar Addition Housing Development**

Construction financing for owner occupied housing. Loan has been repaid.

**HRA Funding:** \$225,000  
**Housing Units:** 2



# HRA Activity

St. Louis County

## Activity 2002

**Natural Resources  
Research Institute (NRR):  
Aurora Building Systems**

Equipment for new wood products housing construction technology.

**HRA Funding:** \$20,000

**Housing Units:** n/a

## Activity 2002

**Breitung Township:  
Mineview Addition**

Infrastructure to create lots.

**HRA Funding:** \$50,000

**Housing Units:** 5 lots

## Activity 2001-2002

**MN Housing Finance  
Agency: Economic Vitality  
and Housing Initiative  
(EVHI)**

Group facilitation, received 2-year grant to conduct regional meetings.

**HRA Funding:** Staff hours

## Activity 2000

**Arrowhead Economic  
Opportunity Agency: Rural  
Septic Rehabilitation  
Program**

Grants to homeowners for replacement of nonconforming individual septic treatment systems.

**HRA Funding:** \$275,000<sup>3</sup>

**Housing Units:** 29

<sup>3</sup> HRA funding of \$110,000 matched MN Housing Finance Agency (MHFA) funding of \$165,000

## Activity 1998

**Tower: Northstar Addition**

Infrastructure.

**HRA Funding:** \$235,000

**Housing Units:** 25 lots

## Activity 1993

**Toivola-Meadowlands  
Development Board:  
Meadowland Manor**

Senior rental housing.

**HRA Funding:** \$125,000

**Housing Units:** 12



**Meadowlands Manor**