



# 2009 ANNUAL REPORT



## 2009 by Executive Director, Randal Hemmerlin



I want to thank all of you who supported the HRA in 2009. The HRA experienced a number of developments and partnerships that will make Red Wing a greater city.

guests, and suppliers to the property.

The HRA, through the receipt of a Minnesota Housing Finance Agency grant, was able to contract the services of a Community Service Technician for the Jordan I and II towers for four years. This position will help elderly and disabled tenants live more independently in the Towers.

We completed a Housing Needs Assessment, with the assistance of a Minnesota Housing Partnership grant, that is now part of the City of Red Wing's Comprehensive Plan. The Assessment shows a high need for rental housing in the City. It also shows that about 100 houses should be replaced just due to their age and condition. The HRA intends to be an active participant in developing new ownership and rental housing as we move into 2010.

In Community Development, the HRA partnered with the Port Authority and Goodhue County, and approved a Community Development loan to the Red Wing Shoe Company for the installation of an elevator in their new retail store.

Keeping with the theme of the Downtown Action Plan and increasing the number of downtown housing units, the HRA purchased a property in the downtown area with intentions of tearing down the existing structures and rebuilding twin homes for sale.

In 2009, the HRA applied for a HUD grant called Shelter + Care and if we are successful, we will be able to assist up to four homeless and disabled households in Red Wing with permanent supportive housing. Our partner in this application is the HOPE Coalition.

The HRA was made more solvent financially by partnering with the City of Red Wing in its refinancing of the \$2.7 million bond debt on the Jordan Tower II with a General Obligation Housing Revenue Bond. We are thankful to the City for assisting us in this refinance that takes place in 2010.

The HRA partnered with Three Rivers Community Action, Inc. through a contract to perform energy audits for low-income households in a three-county area. These energy audits will save the homeowners and renters significant money after the energy saving ideas are put into place.

The HRA hosted the Minnesota NAHRO Leadership Conference held at the St. James Hotel during the summer of 2009.

Our work in 2009 will continue forward into 2010 with housing and community development projects that benefit the community as a whole. We are looking forward to working with our existing partners and in creating new partnerships in accomplishing our mission.

The HRA received American Recovery and Reinvestment Act funds which we put to good use by replacing the parking lot at Jordan Tower I and designing a new entrance for better pick up and drop-off of residents,

I want to thank the Red Wing HRA Board of Commissioners for their hard work, their advice and input, and their support of staff in making 2009 a year of accomplishments.

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# Letter from the HRA Board of Commissioners

*Chairman—Dean Massett*

As we approach the end of 2009, I want to take this opportunity to thank our Executive Director, Randal Hemmerlin and his staff for the exceptional job they have done during this very busy year. They have responded to the challenges and opportunities that our Agency programs offered and did so in a professional and efficient manner.

I would like to highlight a few of the programs (projects) that not only demonstrates the Agency's commitment to its mission of providing quality, affordable, sustainable housing and redevelopment but also sets the stage for a very busy and very exciting time for the Agency in the year 2010.

1. Our partnership with SE MN Technical College will not only enhance our ability to provide affordable housing but also provides students the opportunity to learn a trade. This partnership is truly a win-win situation for all parties involved. I am sure all involved in this partnership can't wait for fall to come so they can start construction on the lot located at 119 East 5th Street. We hope we can continue to build or renovate in that area.
2. This past year the HRA purchased and remodeled two homes which have been sold. This HRA program uses its funds to provide workforce housing and it is our goal to continue to seek homes that can be refurbished and sold. This program is part of our mission which is to improve the housing stock and provide quality, affordable, and sustainable housing.
3. The HRA partnered with Red Wing Shoe company using its Community Redevelopment program to help them with their retail store rehab project on Main Street. Another example of public/private partnership.
4. Another HRA program was used for the first time. It is the Single Family Home loan program which helps homeowners do repairs that are needed. We hope more families take advantage of this program.
5. The refunding of Jordon II Bonds by the City of Red Wing at the request of Red Wing HRA is another example of collaboration between the two agencies that resulted in a win-win situation for all parties involved. This project makes it possible for the HRA to have more resources available for community redevelopment.

These are just a few examples of projects and programs that kept the Board of Commissioners and staff busy this past year. My term as a commissioner expires at end of this year and I will not seek another term. I can say without hesitation that I really enjoyed being on the HRA Board and being a member of a board whose primary responsibility is to provide leadership and advocate for affordable housing.

To all of the residents, staff and board members, Merry Christmas and Happy New Year.



**Dean A. Massett—Chairman**

**Red Wing  
HRA Board of  
Commissioners**



Left to right:

**Dan Bender, City Council Liaison**

**Jack Nordgaard**

**Greg Schoener**

**Kathy Boos**

**Dean Massett, President**

**Ed Wenzel, Vice President**

**Nada Peters, Secretary/Treasurer  
(picture on page 3)**

## Assisted Housing by *Ronnelle Jaeger* Assisted Housing Coordinator



The Red Wing HRA was excited in 2009 to receive Stimulus Funding in the amount of \$198,489 through President Obama's Capital Fund Recovery Grant program. This funding enabled the HRA, in phase one, to design and install a half circle driveway in front of Jordan Tower I and replace the current parking lot. The driveway will allow tenants and visitors the ability to be dropped off at the JI front entrance. In phase two, we are looking forward to the installation of a three-tiered canopy over the ramp which will be completed in the spring of 2010.

In 2009 the Red Wing HRA, with the assistance from the City of Red Wing Emergency Management, revised Jordan Towers Emergency Plan. We were proud to have this plan used as a model plan at the National Association of Housing and Redevelopment Officials spring conference.

In 2010, Capital Improvements for Jordan Tower I include the updating of 5% of the dwelling units to be totally handicapped accessible and also to remodel the Social Service Coordinator's office.



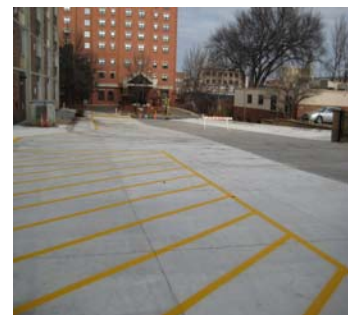
**Present Jordan Tower II Entrance**

For Jordan Tower II, our 2010 Capital Improvements include designing a new drop off area, redesigning the current steps to the lower level, adding a ramp to the front entrance and redecorating the entrance lobby. We are also eager to begin the remodeling of our lower level of Jordan Tower II. This will include a new Media Center, a Recreation/Billiard room and the decorating of the Sailstad dining room.

Jordan Towers I and II continued to have low vacancy rates throughout 2009. Our waiting lists remained steady throughout the year with a 3 to 6 month waiting period for most applicants before receiving an apartment. With the rehab work we have done in 2009 and the work we are planning in 2010 and beyond, we anticipate that Jordan Towers will be in more demand as a great place to live in downtown for the elderly and persons with disabilities.



**New drop off area in front of JI to be finished in 2010**



**Newly completed parking lot at JI**



### Notes From Nada

*HRA Resident Commissioner*

#### 2009 Jordan Towers Activities

Jordan Towers' residents had a wide variety of activities to choose from in 2009.

We added two new walking activities—the Poker Walk and Walk to the Park or in winter,

Walk to Caribou Coffee. Both encourage exercise, socialization and are just plain fun.



*Residents enjoying a Poker Walk*

We had two sing-a-longs with Dale Blandshan, one in April and one at our annual Christmas Tea where Santa sang-a-long too.

Residents continue to enjoy bingo three times a week, euchre every Friday (sometimes up to 30 people play), quilting, making recycled greeting

cards and playing various card games including polish poker, nickels and '500'.

#### Resident Council Receives \$1,000



*Resident Council officers Helen Bruggeman and Jo Carver received a \$1,000.00 check from Wal-Mart which went toward the purchase of a 55 inch TV!!*

## Section 8 *by Becky Hinrichs Section 8 HCV Specialist*



The 2009 year brought some changes in the Section 8 Housing Choice Program. The first change was the promotion of Becky Hinrichs to Section 8

Housing Specialist. She is responsible for managing the Section 8 Voucher Program in Red Wing. In addition, the HRA hired Judy Kliewer as a Program Assistant to assist Becky in administering the program. These two HRA staff members are primarily responsible for receiving and processing applications, holding briefings, inspecting units, and paying landlords the housing assistance for 169 Section 8 units in Red Wing.

With the downturn of the economy, the

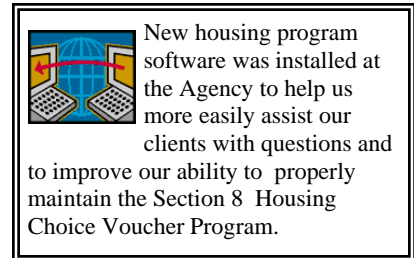
number of applicants for Section 8 Vouchers appear to be increasing. At the end of 2009, the HRA was receiving about 15 new applications per month. Since August 2009, the HRA issued 22 new households Section 8 Vouchers. The HRA holds briefings on a monthly basis to issue vouchers as quickly as possible to applicants on the waiting list.

The HRA provided \$692,000 in assistance to landlords and tenants for 2009.

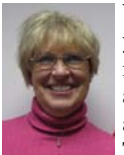
The Family Self Sufficiency program encourages tenants to obtain employment that will lead to economic independence and self-sufficiency. This year also showed success with the graduation of one person

from this program.

The HRA is anticipating that we will receive about the same amount of Section 8 Voucher assistance in 2010. Due to the length of the waiting list, the HRA encourages households experiencing distress in their rental situation to contact us as soon as possible to apply for Section 8 assistance.



## Finance *by Gay Johnson Accounting/HR Generalist*



We began the 2009 calendar year with our 2008 audit showing no instances of noncompliance, no material weaknesses and no significant deficiencies. The HRA works diligently

throughout the year to ensure we stay in compliance.

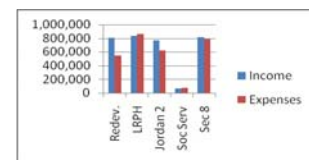
We established Associated Bank and Merchants Bank as our depositories until 2012 with Requests for Banking Proposals during 2008 and 2009.

The agency manages a budget of more than \$3.2 million and works to maintain operating reserves of 5 to 6 months at all times.

In 2009, we partnered with the City of Red Wing to refinance Jordan II with GO Housing Bonds. This action saves the HRA significant annual debt repayment and we no longer have an annual transfer of general funds to Jordan II. This means more funds are available for community projects. The year ended with the conversion of our agency software with a new provider. This software updates the financial programs which will

allow greater access to financial data and more accurate reports.

### 2009 Annual Budget



**Total income.....\$3,226,649**

**Total Expense.....\$2,891,186**

## Redevelopment *by Renee Lorence Community Development Coordinator*



Community Redevelopment has been busy with projects focusing on both redevelopment and home ownership. The HRA submitted 5 projects in 2009 totaling 13 apartments

for MHFA's HOME Rental Rehabilitation program. This was our last year of administering the HOME Program locally because MHFA is centralizing it to their State office in 2010.

In 2008 the HRA purchased a single family home on 12<sup>th</sup> Street to rehabilitate. The house was completed and sold in the spring of 2009. Furthermore our Single Family Home Loan

program had its first participant. The HRA worked with a family on East 6<sup>th</sup> Street to receive a low-interest loan to replace their windows and front steps.



In the area of redevelopment, a building on 3<sup>rd</sup> Street received a rehabilitation loan. Work included a new roof, new windows, and front and back façade updating. The new work on the building now matches more closely to the other buildings in the downtown area.

The HRA will be partnering with Southeast

Minnesota Technical College to build a house or twin home each year for the next three years.

The HRA performed an energy audit on our Transitional Housing units which are leased to the HOPE Coalition. The energy upgrades should lower energy costs. Additionally, the HRA completed a Shelter Plus Care application with the results to be announced in Spring 2010. This partnership between the HRA and the HOPE Coalition will provide housing vouchers for households who are homeless and have a mental/physical health issue or substance abuse problem.

Renee Lorence attended training at the University of North Dakota this fall to become certified as a lead-paint risk assessor. We now have two lead-based paint risk assessors on staff to address request for assessments when a program is receiving federal funds.

The HRA created the Bike-Walk Committee which is a group focused on strengthening biking and walking in Red Wing. The group also addresses the importance of housing location and its benefit to health. Members include city officials, businesses owners and residents. The summer project of selling and installing bike racks was very successful. In the Fall, the HRA hosted, with assistance from Minnesota Blue Cross-Blue Shield, an all-day Complete Streets Policy workshop with speakers from the National Complete Streets Coalition. Renee Lorence was appointed to the Complete Streets Policy Task Force which will recommend a Complete Streets policy to the City Council for adoption.



*HRA HOME Project*



*Bike Rack Project*

**The Women's Shelter: helping women heal and create a new life**



*The HRA built and is responsible for the upkeep of the Women's Shelter, otherwise known as the Haven of Hope. The Hope Coalition manages the building and the women and children who pass through their doors. Shelia Meyer is the shelter director and shared this success story with us. The author changed her name to protect her privacy and wrote this letter in reflection of her stay at the women's shelter.*

Marissa is a 43 year old mother who has experienced abuse throughout her life: early on in her childhood home, at age 18 as a victim of an attempted murder, and later on in life within a violent relationship. There is, however, more to Marissa: she holds a 4.0

GPA, which is the foundation of much pride for her, and yet she also holds an EBT (food stamps) card. She muses while attempting a balance at humility and dignity, "How many people have actually heard of a welfare mom who's also an honor student?"

Marissa came upon the Haven of Hope after calling an 800 number she located through the Minnesota Coalition of Battered Women's website. "I cannot begin to express how appreciative I am for the staff at the Haven of Hope. This has been a difficult adjustment for my son and I. I held my own stereotypes of shelters and what type of people end up there."

Many women come to the Haven of Hope with nothing but the clothes on their backs. Yet, Marissa reveals some wisdom to us: "We find, however, that even when we have 'nothing,' we have more than we need. As women, we have ourselves, and we have resources in others. It's just a matter of seeing the value in both, and believing we deserve more."

**Maintenance by Doug Kocina Maintenance Supervisor**



**Sailstad Room**—The remodeling of the Sailstad Room began in 2009 with the replacement of the carpet and making available movable walls. The new carpet adds a very colorful look to the room and the wall sections will increase the room's overall effectiveness by allowing spe-



*Sailstad carpet*

cial events such as conferences and semi-private meetings.

**ATT/Cingular Cell Site** — The HRA has rented another spot on the roof of Jordan Tower II to ATT/Cingular for the purpose of installing a cellular transmission site. The site was completed last spring. The site brings in needed money to help with repairs to the building.

**Energy Audit Contract** —The HRA was awarded a contract with Three Rivers Community Action, Inc. to complete energy audits for their Low-Income Weatherization program. Maintenance Supervisor Doug Kocina, a State Certified Energy Consultant, is performing the work. The contract is set to last approximately two years and generate about \$85,000.00 in revenues for the HRA.

**Social Services by Enid Reames Social Service Coordinator**



The Social Service office was happy to add a new contractor, Jennifer Cook as our Community Support Technician. Jennifer works out of the JII office 20 hours a week, including nights and weekends. Residents now have more accessibility to social service assistance. Jennifer is organizing additional evening activities which are especially beneficial for the residents



that work during the day. She is enjoying her new job and I know we enjoy having her as a new team member.

The Jordan Towers Resident Council was awarded a \$1,000 grant from the Red Wing Wal-Mart. The Council used that money with resident donations and assistance from the HRA to buy a 55 inch wide screen TV. The TV was installed in

the lower level. The larger television and its location improve the TV and movie watching experience. The plan is to create resident activities which will encourage residents to socialize during sports events and movies.

As Social Service Coordinator, I am grateful for the good relationships we have with our many support service providers who assist our residents in maintaining their independence as long as possible.



## HRA Mission

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

*"Jordan Towers a good place to live a great place to call home"*



**RED WING  
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AUTHORITY**

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