



324 East River Road
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To: Brainerd HRA Board Members
From: Jennifer Bergman, Executive Director
Date: July 30, 2013
Re: SSRP & Rehab Update

SSRP

We have attempted to purchase at least 10 homes in the SE neighborhood target area but have been unsuccessful. The grant we received from the Minnesota Housing Finance Agency must be spent by December; therefore, with the assistance of the City, we have begun to explore homes outside of this area. Following are the homes we are pursuing:

602 8th Street South: The property is on the corner of Oak Street and 8th and relatively close to the target area. The City has a number of issues with the property but has not condemned it. The owner is interested in selling the property to the HRA. The School District currently owns the property next door. The owner has tentatively agreed to a purchase price of \$5,000 plus delinquent taxes of \$2,353.

614 Tamarac Street: This house had a fire. The insurance company paid off the mortgage. The homeowner received bids for demolition but can't afford the cost of demolition. He is interested in selling to the HRA for \$2,000 plus delinquent taxes of approximately \$1,800.

1321 Norwood Street: We continue to work with the owner, Justin Rudrud, who is working the Real Time Resolutions on the purchase of this on a short sale. We have been told that they are sending an inspector to confirm the condition of the property. If the inspector agrees that the condition is that poor, it sounds like the mortgage company will agree to the short sale terms.

The HRA Board authorized the purchase of 1321 Norwood but has not authorized the sale of the other two properties. Since we did not have this information prior to posting of the meeting last week, we cannot take action on the purchase. However, both property owners were fine with waiting until the August Board meeting.

SCDP Update

Dennis has started processing applications for the owner occupied, commercial and lead rehab grant program. See summary below:

Homeowner Rehab:

- 7 applications in process
- 6 inspections conducted
- 4 lead paint inspections completed and out to bid
- 2 waiting for lead inspection reports

Commercial Rehab:

- 5 applications in process
- 1 inspection completed and out to bid

Lead Housing Control Grant:

- 4 applications in process
- 3 inspected, 2 getting bids and 1 waiting for the lead report

Staff will be putting together a spreadsheet of all of the applications including name, address, cost and work performed. We will share all information with the Board that is not protected under data privacy.

No Action Requested; Discussion Item