RESIDENT NEWSLETTER

CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY

ASSISTANT DIRECTOR OF HOUSING

Andra began working at the Carver County CDA in 2014. Over her 10 years with the CDA, she has fulfilled many roles and has assisted across multiple properties. In November of 2024, Andra was officially promoted from Housing Assistance Manager to the CDA's Assistant Director of Housing.

Please help us in congratulating Andra on her new role!

Carver County CDA Office Number:
952-448-7715

Maintenance Emergency Number:
651-290-6635

Carver County CDA Website:
www.carvercda.org

Office Hours:
M-F: 8:30am-4:00pm

Sat-Sun: Closed

Rent Due: 1st of every month, but no later than the 5th* of every month. After the 5th, a late fee is assessed where allowed.

*Rural Development properties - rent is considered late after the 10th.

EQUAL HOUSING OPPORTUNITY

PARKING

A reminder to all residents that you are allowed 1 vehicle per adult. All vehicles need to be registered with the management office and must have a parking permit/sticker displayed on the vehicle at all times.

If you need to register your vehicle or are in need of a parking permit/sticker, please contact your property manager.

PETS

A reminder to all residents that pets are not allowed in any buildings besides Waybury Apartments, Hilltop Apartments, and Mayer Elderly (due to HUD and Rural Development regulations). If you have any questions, please contact your property manager.

CERTIFICATE OF PAID RENT

Certificate of Paid Rent (CRPs) for 2024 were distributed to all adult household members prior to January 31st, 2025. CRPs were mailed to all adult household members.

EMERGENCY CONTACTS

It is important to keep your emergency contact up to date in the event that an emergency was to occur on site. If you need to update your emergency contact information, please contact your property manager for an emergency contact form.

EQUAL HOUSING OPPORTUNITY

ESCALATION OF ISSUES

As a reminder if there is a resident issue or concern, please first discuss with your property manager. If you feel as though you are not getting the resolution you feel you should, or that the issue is not being resolved in a timely manner, please contact Andra Willis, the Assistant Director of Housing. If you feel that there is no progress when bringing it to Andra's attention, please reach out to Shanika Bumphurs, the Director of Housing, and if you still feel that there is no resolve when connecting with Shanika, you can contact Allison Streich, the Executive Director. If you do not escalate an issue in this order, you may be referred back to the appropriate person in this chain of order.

ONE CALL NOW

Reminder to residents to sign up or update information with One Call Now - in the event that there is urgent information that needs to be communicated, we will reach out to residents via text, email, or a phone call. If you are not set up or have changed your contact information, please contact your Property Manager for a form to complete to be added into the One Call Now system.

RENT CAFE

If you are using the Auto Pay function in Rent Café to make your rental payments, please remember that if your rent changes and you have it set to withdraw a certain amount, you could be left with an additional balance or credit if you do not change the Max Payment amount. In most cases, it is easier to leave this field blank so you do not have to update it every year. Also, if you change your payment method, your debit/credit card expires, or you get a new card, please update your payment method in the Rent Cafe system. All updates to any form of payments or amounts, must be completed by the 25th of each month. Payments are not allowed between the 25th and the last day of the month.

EQUAL HOUSING OPPORTUNITY

STAFFING

We would like to welcome the following staff to the Carver County CDA:

- Logan, Property Manager for Lake Grace and Bluff Creek Apartments
- Heather, Property Manager for Trail's Edge South
- Amanda, Property Manager for Windstone Townhomes
- Susan, Property Manager for Centennial Hill and Brickyard Apartments
- Tiara, Property Manager for Carver Place
- Jessica, Compliance Specialist

It is with a heavy heart that we wanted to share with you that one of our Property Manager's, Karen, passed away on January 24th, 2025. Karen was an integral part not only of our management team but to the Carver County Community Development Agency as a whole. Karen started with the agency in 2011, she came to us with several years of experience, and that experience truly allowed her to shine as a manager. This goes without saying that this loss is a challenging one for the agency, the management team, and the Windstone Community.

EQUAL HOUSING OPPORTUNITY

POSTER CONTEST

WHAT HOME MEANS TO ME

We will be hosting **What Home Means to Me Poster Contest** as part of NAHRO's Housing America Campaign. The poster contest is held annually for children, K-12, residing in affordable housing and community developments owned and administered by NAHRO member agencies. Posters reflect the national theme of "What Home Means to Me". The contest is a collaborative effort of NAHRO's chapter/state, regional, and national organizations. National honorees are selected from chapter/state-level winner entries. MN NAHRO encourages NAHRO member housing authorities to hold local contests and send in their winners from each age category to compete in the MN NAHRO contest. The top three winners in each age category are then sent on to NCRC. NCRC picks one winner from each category to National NAHRO to compete in the national contest. National NAHRO holds a national contest to pick the 13 national winners. National honorees will be selected by a panel of judges assembled by NAHRO staff. National honorees will be announced during Housing America Month in October. All eight NAHRO regions will be represented in the calendar. The cover winner and one legal guardian will also receive a tour of Capitol Hill and attend NAHRO's Washington Conference in Washington, D.C. where he or she will be honored. The 12 national winners will each receive a $100 Visa gift card.

Families with Children in grades K-12 will be encouraged to participate at the events your site is hosting. There will be food, prizes, and a $50 rent concession for households that submit a poster and a drawing for a chance to win a one free month concession for all who participate. Managers will be sending out more information regarding the event.

(information from MNNAHRO.org)

EQUAL HOUSING OPPORTUNITY

THE CAROL SCHULTZ EDUCATIONAL SCHOLARSHIP PROGRAM

EQUAL HOUSING OPPORTUNITY

Each year, Minnesota NAHRO awards scholarships for post-secondary educational programs. The scholarships are for residents of publicly owned housing units or participants in a rent assistance program. Scholarship winners are also eligible to advance to the regional and national rounds where additional scholarships are awarded. In 2025, the $1,500 scholarship may be used for any accredited post-secondary education program, except for graduate or post-graduate programs. For 2025, up to three scholarships will be awarded for $1,500 each. This award is dedicated to Carol Schultz of the Duluth HRA. Carol retired in 2020 after years of dedicated service to the people of Duluth and to the members of Minnesota NAHRO and we lost her too soon in December 2021. Carol was a force of nature in our industry and a wonderful friend to Minnesota NAHRO. She was an enthusiastic and tireless advocate for so many including Minnesota NAHRO, her beloved city of Duluth, music, and the arts. Carol's contribution to the affordable housing industry in Minnesota is unmatched. Her family continues to support the Carol Schultz Educational Scholarship Program as a recipient of memorial donations made in her honor.

To be eligible to apply for the Minnesota NAHRO Scholarship Program, an applicant must:

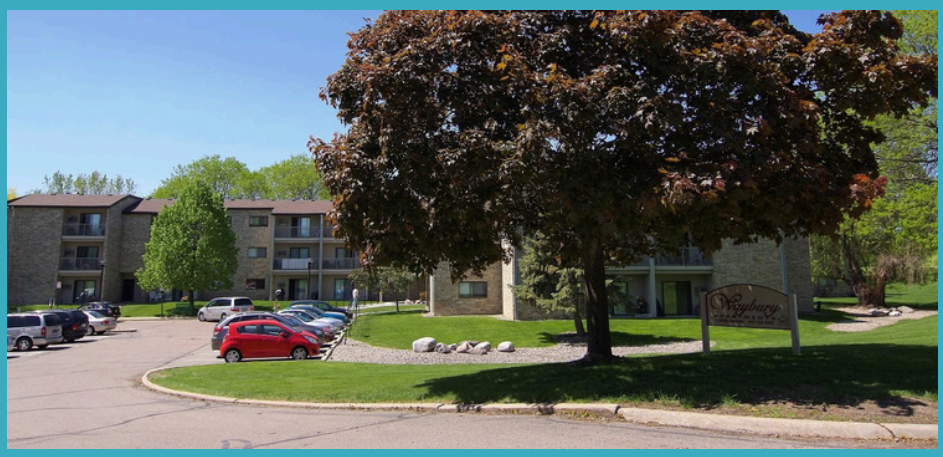
- Be a resident of a publicly owned housing unit or a participant in a rent assistance program administered by a Minnesota NAHRO agency member.
- Be enrolled in a post-secondary program or be accepted into a post-secondary program beginning in Fall 2025.
- Education programs must be accredited and may not be graduate or post-graduate programs.
- Application is due to sponsoring agency member prior to **the deadline below (contact your local housing authority for specific details)**
- Applications due to Minnesota NAHRO **March 25th, 2025**

Please visit https://mnnahro.org/about/scholarships for more information and the application forms. *information from MNNARHO.org

CARVER COUNTY CDA - PROPERTY SPOTLIGHT

The Carver County CDA's Waybury Apartments is located in Chaska, Minnesota at 110340 Geske Road near many local shops, restaurants, and entertainment options. Waybury Apartments consists of one-bedroom and two-bedroom units.

The Carver County CDA acquired this 114-unit rental property in 2012. Waybury Apartments is a HUD-subsidized Section 8 property for adults age 62 and over as well as adults with a qualifying disability.



Property Information:
https://www.wayburyapts.com/
952-448-5022
waybury@carvercda.org

EQUAL HOUSING OPPORTUNITY

CARVER COUNTY COMMUNITY LAND TRUST

A program of the Carver County Community Development Agency

Are you interested in homeownership but worried about rising home prices and securing an adequate mortgage? Then the Carver County Community Land Trust (CCCLT) might be your key to homeownership.

Here's how it works:

1. Homebuyer purchases and owns the house.
2. CCCLT purchases and holds the land.
3. Homeowner pays a minimal monthly ground lease payment to the CCCLT.
4. Homeowner has all the same rights and responsibilities as any traditional homeowner.

Community Land Trust facts:

1. The Community Land Trust is a shared equity model; 25% of the equity goes to the homeowner at time of sale and 75% of equity will stay with the home.
2. The shared equity model creates affordability for all future homeowners of a Community Land Trust home.
3. CCCLT homes must stay within the trust and must be sold at a discounted price calculated by our resale formula.
4. CCCLT properties are leased through a long-term (99-year), renewable ground lease.

Interested in the program and purchasing an affordable home? Here's what you can do:

1. Reach out to CDA/CCCLT staff.
2. Complete the pre-application and make sure you are income qualified.
3. Receive certificate for completing the Homestretch Homebuyer Education Course – up to 1 year prior to purchase of a CCCLT home.
4. Attend a CCCLT orientation and meet at least once with a CDA/CCCLT staff member.

EQUAL HOUSING OPPORTUNITY

CARVER COUNTY COMMUNITY LAND TRUST

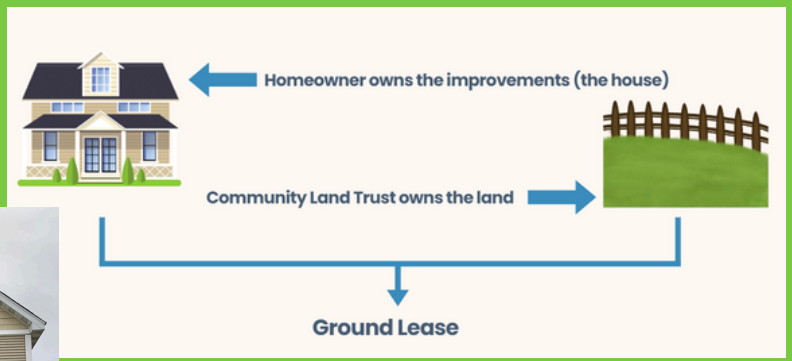
A program of the Carver County Community Development Agency

The Carver County Community Land Trust Program has income limits based on gross annual household income. To be eligible for this program, households must be at or below 80% Area Median Income (AMI). We are not a lender; applicants will have to be approved for a conventional mortgage while also meeting the income limitations.

Current income limits:

Household Size	1	2	3	4	5	6	7
80 % AMI	$68,500	$78,250	$88,050	$97,800	$105,650	$113,450	$121,300
Monthly Income	$5,708	$6,521	$7,338	$8,150	$8,804	$9,454	$10,108

We are so excited to share that we have 5 new Community Land Trust homes in development that are expected to become available in Summer/Fall of 2025! Become a key holder! Reach out to us with any questions or to find out if you are eligible for this program at 952-448-7715.



EQUAL HOUSING OPPORTUNITY

RENT AND EMERGENCY ASSISTANCE

CARVER COUNTY EMERGENCY ASSISTANCE AND EMERGENCY GENERAL ASSISTANCE

952-361-1600
https://www.carvercountymn.gov/departments/health-human-services/income-support/financial-assistance/emergency-programs

CARVER COUNTY STATEWIDE AFFORDABLE HOUSING AND LOCAL HOMELESS PREVENT AID PROGRAMS - NEW FUNDING NOW OPEN

https://www.carvercountymn.gov/departments/health-human-services/income-support/financial-assistance/housing-programs

CARVER COUNTY LOCAL HOMELESS PREVENTION AID (LHPA)

Offers emergency financial assistance for Carver County families with school age children who are experiencing one of the following:

- Living in overcrowded conditions in their current housing
- Paying more than 50% of their income for rent/mortgage
- Lacking a fixed, regular, and adequate nighttime residence

952-361-1600
https://www.carvercountymn.gov/departments/health-human-services/income-support/financial-assistance/covid-19-housing-programs

FAMILY HOMELESS PREVENTION AND ASSISTANCE PROGRAM (FHPAP)

Offers rent, deposit, and mortgage assistance to families, single adults, and youth. To inquire about eligibility requirements or to apply, dial 2-1-1 for United Way.

VETERAN SERVICES/MAC-V RENTAL ASSISTANCE

One time rent assistance for Veterans through Minnesota Assistance Council for Veterans. Contact the Carver County Veteran's Service office to be referred appropriately.
952-442-2323
https://www.carvercountymn.gov/departments/public-services/veteran-services

EQUAL HOUSING OPPORTUNITY

ENERGY ASSISTANCE

EQUAL HOUSING OPPORTUNITY

If you are in need of Energy Assistance, please contact Emilie at the CDA at 952-556-2774 or go to the following website: https://capagency.org/housing-services/energy-assistance/
Did you know that if a single person makes less than $2,983 gross income a month or a 2-person family makes less than $3,901 gross income a month, (the income maximum increases based on family size), you may be eligible for the Energy Assistance Program? It is a fast and easy application. If you are eligible, it would be at least $200 credited to your electric bill. The program started October 1, 2024, and is open until May 31, 2025.

HAPPY WINTER!

The snow is slowly falling, and the winter temperatures are here - Minnesota Winter is officially underway! Despite the cold temperatures outside, there are many ways to enjoy the Winter season...

- Enjoy your favorite warm drink
- Bake or cook your favorite comfort food
- Admire a snow fall
- Spend time reading a good book
- Start a new hobby
- Relax!

What is your favorite way to enjoy the season of Winter?

A friendly reminder to always use caution during the Winter months to avoid icy and snowy areas. In the event of an accident or incident at your property, please contact your property manager to complete an incident report.