

# RESIDENT NEWSLETTER



CARVER COUNTY  
COMMUNITY  
DEVELOPMENT  
AGENCY

## COMMUNITY EVENTS!

The Carver County CDA has been tabling at various community events throughout the Summer!



**Carver County CDA**

**Office Number:**

952-448-7715

**Maintenance**

**Emergency Number:**

651-290-6635

**Carver County CDA**

**Website:**

[www.carvercda.org](http://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.



# NIGHT TO UNITE - TUESDAY, AUGUST 5<sup>TH</sup>, 2025

Get ready for Night to Unite on Tuesday, August 5th! Night to Unite is an evening meant to build community and strengthen neighborhood connections. Keep an eye out for communication from your Property Manager regarding any planned events at your property.

If your property is not hosting an event, check with your local city or neighborhood for community-wide events!

## STAFFING

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

- **Amber**, Housing Assistance Manager
- **Brittany**, Director of Finance

Below is a list of Property Managers currently managing our properties:

- **Amanda** - Windstone Townhomes
- **Heather** - Trail's Edge South
- **Katie** - Lake Grace, Bluff Creek, Crossings, Spruce Apartments
- **Ryker** - Oak Grove, Hilltop Apartments, Mayer Elderly
- **Susan** - Brickyard Apartments, Centennial Hill, Carver Place
- **Tracy** - Waybury Apartments
- **Vince** - Scattered Sites

If you have any questions or concerns, please contact your Property Manager directly or call the CDA main office at 952-448-7715 to be connected to the appropriate staff member.



# CARVER PLACE

We are now accepting applications for Carver Place! Carver Place contains 60-units of low-income housing tax credit housing that will be opening in September of 2025. For more information, please visit the website at [carverplaceapts.com](http://carverplaceapts.com) or call 952-448-7715.

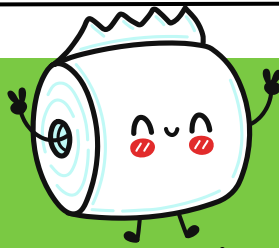


Scan here to  
join the interest  
list today!





# FLUSHABLE ITEMS



Reminder to all residents that conventional toilet paper should be the only paper product disposed of in the toilet. Please avoid flushing “disposable wipes,” excessive use of toilet paper, and putting unusual items in the toilet as this will cause back-ups and blockage.

If your toilet malfunctions, and cannot be fixed with a plunger, please contact CDA management. Do not put drain cleaners in the toilet. There will be no charge unless the damage is caused by negligence or misuse.

The following list are considered chargeable damage to the toilet and/or sanitary system:

- Large accumulation of toilet paper
- Use of paper products other than toilet paper, including tissue
- Disposable diapers
- Sanitary napkins, tampons, etc.
- Grease, oil, cat litter, or any other material not designed for use in toilets
- Toys
- Any other foreign object found to have been dropped or flushed in the toilet

If you have an overflowing toilet, immediately shut off the water using the shut-off valve located on the wall near the base of the toilet. Please contact CDA management immediately and clean up any water from the overflow. If your toilet is running constantly or not flushing properly, please contact CDA management.

**After hours emergency maintenance: 651-290-6635**



# EXTENSION CORDS



We want to remind residents that using extension cords as permanent wiring or to supply a non-portable appliance is a violation of MN Fire Code 604.5. **Which states the following:**

“Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.”

## Examples of violations:

- Extension cords behind TV in living room.
- Extension cord in kitchen next to microwave.
- Extension cord next to bed & extension cord/adaptor next to couch.
- Extension cord plugged into a power strip next to recliner & extension cord next to bed.

## As alternative solutions, you can do the following:

- Use surge protectors with built-in circuit breakers (not daisy-chained with other extension cords) for temporary setups.
- Relocate appliances or electronics closer to existing outlets where possible.
- Contact your Property Manager for guidance before installing or using any additional wiring.

Let's work together to keep your home safe and code compliant. If you have any questions or need help identifying safer alternatives, please reach out to Maintenance or your Property Manager.



# UNAUTHORIZED ANIMALS AND OCCUPANTS

This is a friendly reminder that unauthorized animals and occupants are strictly prohibited under the terms of your lease agreement. If you have any questions regarding this policy or need clarification about who is authorized to reside in your unit, please contact your Property Manager directly.

All Carver County CDA properties are pet-free, except those where pet ownership is required under Rural Development or Section 8 regulations. We appreciate your cooperation in helping maintain a safe and compliant living environment for all residents!

## WAITLIST CENTRAL



We have begun to utilize a program called Waitlist Central to help in managing the interest lists at various properties! After creating an account, Waitlist Central allows an individual to browse and join various interest lists that are open in the area where they would like to reside. Those on the interest list are able to utilize the self-service system to update any household information, view their joined interest lists along with their general status, and remove themselves if they are no longer interested.

Interested in learning more about Waitlist Central? Click below!

<https://waitlistcentral.org/intake>



# COMPLIANCE UPDATE

We recently updated many of our housing forms to make them easier to complete and faster to process. These changes are designed to get in alignment with current MN Housing guidelines, reduce confusion, eliminate repetitive questions and help residents move through recertifications or updates more smoothly.

**HOTMA Policy Updates:** HUD formally delayed HOTMA implementation until January 1, 2026 (some housing programs have still chosen to implement HOTMA - such as Rural Development). We are still making proactive changes to implement certain HOTMA provisions and updates that benefit residents and streamline paperwork.

Here's what we're already doing as of 7/1/2025 (at impacted properties):

- Following new asset self-certification limit of \$51,600 instead of \$5,000.
- No longer requiring documentation of retirement accounts (like 401ks, IRAs, PERAs, etc.) unless they are actively paying out income.
- Only verifying current balances for checking account instead of requiring a 6-month average balance.
- Simplified income, asset, and medical expense questions for less back-and-forth for residents.

You may have also received a previous notice advising of a change in the percentage of medical expenses that were allowed to be counted for Section 8 certifications - due to HOTMA being delayed again, we are continuing with the current 3% allowance for medical expenses instead of phasing to 5% as previously mentioned. Please contact a member of the Compliance Team if further clarification is needed.

We'll continue to monitor HUD's guidance and roll out additional HOTMA changes as required or as they become helpful for residents.



# RENT CAFE UPDATE



RentCafe will be enabling Passwordless login for all residents on the evening of August 6<sup>th</sup>, 2025.

**What is Passwordless Login?** Passwordless login is a security measure that eliminates traditional passwords and requires residents to authenticate their identity before accessing their account.

## **New Authentication Options:**

1. Email Secure Link – Residents simply enter their email address and receive a secure link via email. Clicking on the link automatically logs them into their account.
2. Third-Party Social Logins – Residents seamlessly log in via Apple, Google, or Microsoft.
3. Authentication via Text Message and Email – Residents receive a one-time passcode through text message or email using the mobile phone number or email address linked to their account.

All residents will automatically be prompted to use the new authentication methods the next time they log in to RentCafe after the maintenance hours on August 6<sup>th</sup>.

If you have any questions or issues accessing your RentCafe account, please reach out to your Property Manager.

(information from RentCafe)





# WIPS (WALK-IN PAYMENT SERVICE)

## UPDATE



Pay Near Me, the provider of WIPS, is increasing the service fee to \$4.99 for payment slips used at participating locations.

### **Beginning on August 18<sup>th</sup>, 2025:**

- All newly generated payment slips will include a \$4.99 processing fee.

### **Beginning on October 18<sup>th</sup>, 2025:**

- The fee will also apply when using existing WIPS account numbers via a payment slip link.

### **Beginning August 18<sup>th</sup>, 2026:**

- All payment slips printed before August 18<sup>th</sup>, 2025, will expire. You will need to reprint updated slips using your RentCafe portal or the email link.

To avoid issues, we recommend generating new payment slips. Please reach out to your Property Manager for updated payment slips or with any questions.



# CARVER COUNTY CDA - PROPERTY SPOTLIGHT

The Carver County CDA's Lake Grace Apartments and Townhomes is located in Chaska, Minnesota at 1108 Village Road near many walking trails and various dining, shopping, and entertainment options. Lake Grace consists of one-bedroom, two-bedroom, and three-bedroom units.

This 72-unit property was built in 1971. The Carver County CDA acquired Lake Grace in 1993 and later added an additional 19 units, an office, and a community room.



**Property Information:**  
**[www.lakegraceapts.com](http://www.lakegraceapts.com)**  
**952-368-3308**  
**[lakegrace@carvercda.org](mailto:lakegrace@carvercda.org)**



# FREE PRODUCE MARKETS - CARVER COUNTY

There are a number of Free Produce Market events that are taking place throughout the Summer months.

## Norwood Young America

- Second Wednesday of each month from 12-1pm
- NYA City Hall North Parking Lot (off Reform Street).
- Watch for signs. Food available until it lasts.

## Free Produce Market



**The Pop-Up Free Produce Markets will be at Bluff Creek Elementary (Chanhassen), Central High School (NYA), and Watertown City Hall**

Everyone is welcome to come each week to choose from a variety of food options, including fresh produce dry goods, dairy products, and more. Food options will vary, but there is a great selection each week. No registration is required.

### Chanhassen Location

Bluff Creek Elementary School

2300 Coulter Blvd, Chanhassen, MN 55317

Mondays, June 9 – August 18

4-5:30pm

### Norwood Young America Location

Central High School

531 Morse St., Norwood Young America, MN 55368

Wednesdays, May 28 – August 20

3:30-5pm

### Watertown Location

Watertown City Hall

309 Lewis Ave SW, Watertown, MN 55388

Tuesdays, June 24 – August 12

3:30-5pm

[findfoodcarvercounty.org](https://findfoodcarvercounty.org) is a great resource with a lot of information on food options around Carver County!



# CHASKA CARES

The Chaska Cares initiative was launched with the goal of focusing on being a welcoming and inclusive community. The City of Chaska has partnered with CAP, Carver County, and St. John's Lutheran Church to host monthly free food distribution events in Chaska.

## Food distribution schedule:

- Thursday, August 21<sup>st</sup>
- Thursday, September 18<sup>th</sup>
- Thursday, October 16<sup>th</sup>
- Thursday, November 20<sup>th</sup>
- Thursday, December 18<sup>th</sup>

All food distribution events are from 11:30am-12:30pm at the Old Gedney factory at 2100 Stoughton Ave., Chaska, MN.

These events are drive-thru with volunteers that load the food directly into your car.

For more information click below -  
[www.chaskamn.gov/633/Chaska-Cares](http://www.chaskamn.gov/633/Chaska-Cares)



# HAPPY SUMMER!



With Summer comes fabulous local Farmer's Markets that are filled with fresh fruit, vegetables, and local products. Carver County has a number of local Farmer's Markets that are held every week.

## **Carver Community Market**

- Carver Station
- Tuesdays

## **Chanhassen Farmer's Market**

- Saturdays

## **Chaska Community Markets**

- Firemen's Park
- Thursdays

## **Victoria Farmer's Market**

- Enki Brewing Parking Lot
- Thursdays

## **Waconia Farmer's Market**

- Parking lot by Home Again Furnishings
- Thursdays

## **212 Farmer's Market**

- Heritage Shopping Center
- Wednesdays





# 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

<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>

