

RESIDENT NEWSLETTER



CARVER COUNTY
COMMUNITY
DEVELOPMENT
AGENCY

CARVER PLACE - NOW OPEN!

Carver Place Apartments officially opened for occupancy on September 2nd! The 60 low-income housing tax credit units provide additional affordable housing opportunities for the residents of Carver County. We are so excited to see this property lease up!

For more information, visit carverplaceapts.com



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.



NAHRO AWARD OF MERIT

More than 30 years ago, the National Association of Housing and Redevelopment Officials (NAHRO) created the Awards of Merits program to celebrate their members' successes and share ways in which they have improved their agencies, communities, and the lives of people that they serve.

This year, Carver County CDA was fortunate enough to be awarded an Award of Merit for 2025!

Nominated for Affordable Housing, our Chaska Yards Project received an Award of Merit through NAHRO's 2025 Community Innovation Awards Program! The Chaska Yards Project included the rehabilitation of the historic Ernst House along with three new construction builds in Chaska. The grand opening was held on October 2nd, 2025, and these four homes are now part of our Carver County Community Land Trust (CCCLT). Since 2009, the CCCLT has created lasting homeownership opportunities for low-to-moderate income individuals and families throughout Carver County.

For more
information
on the CCCLT,
visit carvercda.org



STAFFING

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

- **Shaun**, Maintenance Technician
- **Kurt**, Maintenance Technician
- **Mai**, Compliance Specialist
- **Christen**, Property Site Manager I

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

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

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.



GARBAGE DISPOSAL: PROPER USE

A well-functioning garbage disposal can make kitchen cleanup a breeze—but it's important to use it correctly to avoid clogs, unpleasant odors, and costly plumbing issues. Here are a few quick tips to help keep your disposal running smoothly and our building plumbing in great shape.

✓ DO:

- **Use Cold Water:** Always run cold water while using the disposal and for a few seconds after turning it off. Cold water solidifies any grease or oils, allowing the blades to chop them more easily.
- **Cut Waste Into Small Pieces:** If you have larger food scraps, break them into smaller bits before feeding them into the disposal gradually—not all at once.
- **Run It Regularly:** Even if you don't use it every day, run the disposal occasionally with cold water to keep parts moving and prevent rust or corrosion.

✗ DON'T:

- **Avoid Fibrous or Stringy Foods:** Items like celery, corn husks, onion skins, and banana peels can wrap around the blades and jam the motor.
- **Never Pour Grease or Oil Down the Drain:** These can solidify and clog both the disposal and the pipes.
- **No Bones, Coffee Grounds, or Eggshells:** These items are hard on the blades and can cause buildup or damage.
- **Don't Use Harsh Chemicals:** Bleach or drain cleaners can damage the disposal unit. If you need to freshen it up, try grinding a few citrus peels and some ice cubes.



GARBAGE DISPOSAL

QUICK FRESHENING TIP:

To clean and deodorize your garbage disposal, drop a few ice cubes and a slice of lemon or orange down the disposal. Run cold water and turn it on for a few seconds. It's a safe and effective way to keep it fresh.

Let's work together to prevent plumbing issues and keep our kitchens functioning properly. If you notice any problems with your disposal, please submit a maintenance request promptly.

Thank you for helping keep our community clean and clog-free!

After hours emergency maintenance: 651-290-6635

RENT CAFE

A reminder to all residents that Rent Cafe is unavailable to make changes from the 25th of the month until the last day of the month. Any changes to your Rent Cafe account must be made prior to 6:00pm on the 25th of the month. Residents cannot make changes to their Rent Cafe accounts nor make payments after the 25th and until the 1st of the month.

Residents are responsible for the management of their accounts and payments. If you have any questions regarding your Rent Cafe account, please contact your Property Manager.



COMPLIANCE



Recertification Notices: What to Know

We know those compliance and recertification notices can feel a little intimidating — and we totally get it! The truth is HUD requires that these notices go out on a set schedule every month during your recertification period, even if you've already turned in your packet, until your final certification is signed.

The language in these notices is also set by HUD and state agencies, so while it might sound a bit formal, please know our goal is simple: to complete your certification on time and make sure your housing and rental assistance are never at risk.

If there's ever a real concern about your subsidy or lease status, we'll reach out directly — by phone, email, or even stopping by your unit — not just through these standard notices. To help avoid extra mail, we encourage turning in your recertification packet early after your first notice.

At the end of the day, our mission is housing people and maintaining compliance — and our team is dedicated, capable, and here to help you every step of the way.



TRICK-OR-TREAT



We are excited to announce that we will be hosting a Trick-or-Treat event at Trail's Edge South to celebrate Halloween with some spooky fun and sweet treats! Join us on Friday, October 31st, 2025, from 3:00-5:00pm at 885 Airport Rd. in Waconia!

FALL CLEAN UP

If you reside in a Carver County CDA single-family home and are in need of yard waste bags to collect leaves, please contact the Carver County CDA main office at 952-448-7715 or stop in at 705 Walnut St. N, Chaska, MN.

If you have any questions regarding Fall clean up, please reach out to the CDA.

ENERGY ASSISTANCE PROGRAM



If you are in need of Energy Assistance, visit capagency.org/housing-services/energy-assistance/ or contact the CAP Agency at 952-361-1600 to apply. If you are in need of assistance with your application, please reach out to the Carver County CDA's Housing Specialist, Emilie, at 952-556-2774.

Energy Assistance provides funds to help pay costs associated with heat and electricity. All applications must be postmarked or received by the Energy Assistance Program (EAP) on or before May 31st, 2026. Funding is not guaranteed through the end of the funding season, the CAP Agency recommends applying as soon as possible.



CARVER COUNTY CDA - PROPERTY SPOTLIGHT

The Carver County CDA's Carver Oaks Senior Residence will be located in Carver, Minnesota at 1595 Hartwell Drive near many nature paths and various dining and entertainment options. Carver Oaks will consist of one-bedroom and two-bedroom units for those 55 and better.

This 43-unit property is expected to open for occupancy in March of 2026. The interest list for Carver Oaks Senior Residence is officially live on Waitlist Central. Visit waitlistcentral.org/view-waitlist/60 or scan the QR code below to join the interest list today!



Property Information:
www.carveroaksapts.com/
952-448-7715
carveroaks@carvercda.org





TO SHARE!



Chili Mac & Cheese

INGREDIENTS:

- 2 Tbsp. olive oil
- 1 lb. ground beef
- 3 garlic cloves, minced
- 1 small yellow onion, diced
- 2 Tbsp. chili powder
- 2 tsp. ground cumin
- Kosher salt and black pepper
- 3 cups beef broth
- 1 (8-oz.) can tomato sauce
- 12 oz. large elbow macaroni
- 1 (15-oz.) can pinto beans, drained
- 1 1/2 cups grated cheddar, plus more for serving (about 6 oz.)
- 1 cup grated pepper jack cheese (about 4 oz.)
- Cilantro, for serving
- Hot sauce, to taste
- Sour cream, for serving (optional)

DIRECTIONS:

- Heat the olive oil in a large skillet over medium-high heat. When the oil is hot, add the ground beef, garlic, and onion. Season with the chili powder, cumin, and a good pinch of salt and pepper.
- Cook, breaking up the meat with a wooden spoon, until the beef is cooked through and browned, 6 to 8 minutes.
- Stir in the beef broth, tomato sauce, macaroni, and beans.
- Bring to a simmer, cover, and cook, stirring occasionally, until the sauce is thick and the macaroni is al dente, 12 to 14 minutes.
- Remove the pan from the heat. Add the cheddar and pepper jack, and fold until the cheese is completely melted. Serve in bowls with cilantro, more cheddar, some hot sauce, and sour cream.

Find the picture and full recipe here:

thepioneerwoman.com

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>

