

Summary of a Housing & Redevelopment Authority

What is an HRA?

A Housing and Redevelopment Authority (HRA) is a separate legal entity under Minnesota State Statute **469.001 to 469.047** that directs redevelopment projects with the specific purpose of **removing blight and promoting affordable, safe and decent housing.**

What are the powers of an HRA?

An HRA has the authority and powers to give, sell, buy, transfer or convey real or personal property as necessary or convenient to implement its mission without jeopardizing the legal framework of the core city government.

The HRA, as a separate legal entity, is specifically focused on housing issues for the community. The HRA has the powers, per section 469.012, to:

- Hire staff/consultants and delegate powers or duties to that staff/consultants
- Prepare sites
- Make improvements to sites
- Determine appropriate income levels of housing project applicants
- Provide relocation assistance
- Make payment in lieu of tax to City, County and State
- Act as an agent for the Federal government
- Lease, mortgage and operate federal housing projects
- Plan programs of voluntary rehabilitation
- Plan methods of enforcing local code and land use restrictions
- Develop, test and report techniques for preventing and eliminating blight
- Borrow money or property
- Accept financial and service related assistance
- Issue revenue bonds, notes or evidences of indebtedness for its purposes
- Determine where unsafe, unsanitary or over-crowding exists within an area of operation
- Study housing and redevelopment needs
- Lease and rent buildings or land in a project
- Own, hold and improve real or personal property
- Sell, lease, transfer, assign, pledge or dispose of interests in real or personal property
- Procure bond payment guarantee
- Make necessary expenditures
- Compile and maintain catalog of vacant, open, undeveloped land and land with substandard buildings or improvements
- Recommend commencement of municipal powers against properties to be redeveloped
- Develop and administer housing rehabilitation loan and grant programs
- Develop and administer interest reduction programs to facilitate purchase by low/moderate income individuals.