Albert Lea “Building One House at a Time”

Albert Lea Background
- Rural regional center located 100 miles south of Twin Cities
- 18,000 population and slowing declining
- Cross-section of I-90/I-35
- Historic Downtown, Blue Zone community, and Lakes are key assets
- Vacant SF lots; < 10 new permits/yr.
- Several jobs open, but lack of workforce
  - Housing is one core goal for attraction/retention

Projects
- 2014 Housing Study
  - Workforce Housing
  - Senior Housing
- Wedgewood Cove Townhomes, LLC
- St. John’s Lutheran Home Expansion
- Downtown Redevelopment
- Single-Family Rehabilitation

Housing Study
- The report indicated that the City needs between 80 and 100 market rate rental units (approx. $1000/mo.)
- No market rate rental complexes have been constructed in AL in the last 25 years
  - Teachers, physicians, and other local professionals with good wages/salaries can not find a place to reside temporarily
- City is an aging community and existing housing stock does not meet needs of present senior population

Wedgewood Cove Townhomes
- Partnership and Collaboration
  - City, County, and School agreement on 85% tax abatement for 10 years for 24 units
  - Market rate rentals meet housing study needs
  - First 12 units recently opened
- Developer (TSB Janesville, LLC.) worked with existing SF development/lot owners to acquire shovel ready sites (infrastructure already completed)

St. John’s Lutheran Home
- St. John’s acquired additional acreage two years ago for relocation of nursing home beds, but also campus for new independent, assisted-living, and duplex homes
- TIF Housing District created
- Project provides additional diversified housing options for seniors
### Downtown Revitalization
- 2013 Streetscape project
- City acquiring substandard buildings for future demolition and redevelopment
- Historic Tax Credits (State and Federal)
- Low Income Housing Tax Credits
- Historic Façade matching grant program
- Up to $50,000 in matching grant
- Small Cities Grant Application – Commercial and Residential Rehab
- Metrics and Success

### Single Family Rehabilitation
- HRA success with obtaining SCDP grants in past
- Growing number of single-family housing stock falling into disrepair or tax forfeit status
- “Rock the Block” event is helping to keep some housing stock in fair to good livable condition

### Future Goals
- More Workforce Housing
  - Tax Abatement and State assistance
- Senior Housing (one-level condos or rentals)
- Downtown revitalization and increase density
- Continue Single-Family Rehab., Rock the Block
- Blazing Star Landing (retail, condos, rentals, lakeshore development, community center)
- Develop other defined redevelopment corridors
- Grow our workforce and community

### Questions?
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