

Resident Perspectives:

A firsthand look at RAD in Minnesota



Three Links Apartments is a quiet and attractive senior living community for those 62 and older. Northfield, Minnesota is a community of 20,000 people a little under an hour south of the Twin Cities, and an hour north of the Iowa-Minnesota border.



Before the Transformation



The tenants enjoy many activities and available resources, such as local trips; transportation, if needed, to services and shopping; Bingo; movie nights; a library, community kitchen and dining room; and fun mystery trips, where participants don't know the destination until they are on the bus. Residents also have access to public transportation.

Mrs. MaryLou Murphy, Mrs. Eldora Sietz, and Mrs. Diane Decker (L-R, below) have lived in Three Links Apartments for at least three years; and MaryLou had, in fact, been a resident for over eight years. She moved in to Three Links after the house she was renting in a nearby town was sold.



The Transformation

When Diane, Eldora and MaryLou learned of the pending changes from the RAD conversion, their first concern was whether their rent would increase. Upon learning that it would not, they settled back with excitement to watch the changes take place around the building.

Residents were able to remain in their units during the renovation process, and the contractors were in and out of the spaces quickly.



Renovation & Project Details

In addition to replacing interior apartment doors and making tub-to-shower conversions in all the units to improve accessibility for the seniors, the renovations also included putting in a sprinkler system and updating the emergency response system. Two boilers were also replaced and minor modifications were made in the community kitchen and dining rooms for accessibility compliance. Four units on the ground level of Three Links Apartments were transformed into accessible living spaces.

The RAD application was submitted to convert the project's expiring Section 236 and Rental Assistance Payment (RAP) subsidies to Project-Based Rental Assistance to preserve the affordable housing units. The project also had \$1.8 million in deferred maintenance loans from MHFA that were tied to the Section 236 loan, also set to mature in April 2016.



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