

Eden Prairie Housing Task Force Recommendations to City Council and Mayor

October 6, 2020

“Housing is the foundation of any community. It helps to determine the health and vibrancy of a community.” (Aspire Eden Prairie 2040)

According to the Aspire Eden Prairie 2040 Plan¹, appropriate housing that meets its citizens’ needs is an integral part of Eden Prairie’s future prosperity and its citizens’ health and wellbeing. The Eden Prairie Housing Task Force was formed in June 2019 to research, evaluate and make recommendations which address the aspirations and challenges of property protection, production and preservation laid out in the Aspire 2040 Plan.² This Report summarizes that work.

Executive Summary

After careful evaluation and extensive work, the Task Force has determined that the following recommendations combine best housing practices with the values and needs of our unique and wonderful community. Accordingly, the Task Force strongly recommends that the City Council and Mayor take the following steps (as further detailed herein) to address the goals set forth in the Aspire 2040 Plan:

1. Adopt and implement an Inclusionary Housing Policy and related recommendations;
2. Explore unique housing opportunities in proximity to new public transit development (SWLRT);
3. Adopt and implement an Affordable Housing Trust Fund;
4. Adopt and implement practices to preserve NOAH (Naturally Occurring Affordable Housing);
5. Adopt and implement Tenant Protection Ordinance and Practices;
6. Implement Task Force Recommendations for Seniors;
7. Actively explore various out-of-the-box housing strategies;
8. Implement communication strategies relating to affordable housing and the various Task Force recommendations; and
9. Proceed with next steps.

The Task Force’s recommendations, including rationale, are set forth in the following Sections of this Report and are consolidated in Exhibit C. Comparisons to several surrounding communities³ and a variety of options are also included.

Background:

As the Aspire Plan highlights, Eden Prairie is an affluent, largely developed suburb, with much of its housing stock geared towards ownership of single family, detached homes. Few undeveloped properties remain; the vast majority of these are small (2-5 acres) and nestled in existing neighborhoods. A notable housing shortage exists for lower income, owner-occupied housing and rental properties (including single and multi-family rental units). There is also a significant unmet need for affordable housing and for senior-friendly housing units.⁴

¹ See Exhibit A for the Eden Prairie Aspire Plan Plan: Chapter 4 (Housing and Residential Areas Plan)

² See Exhibit B for the Housing Task Force Charter

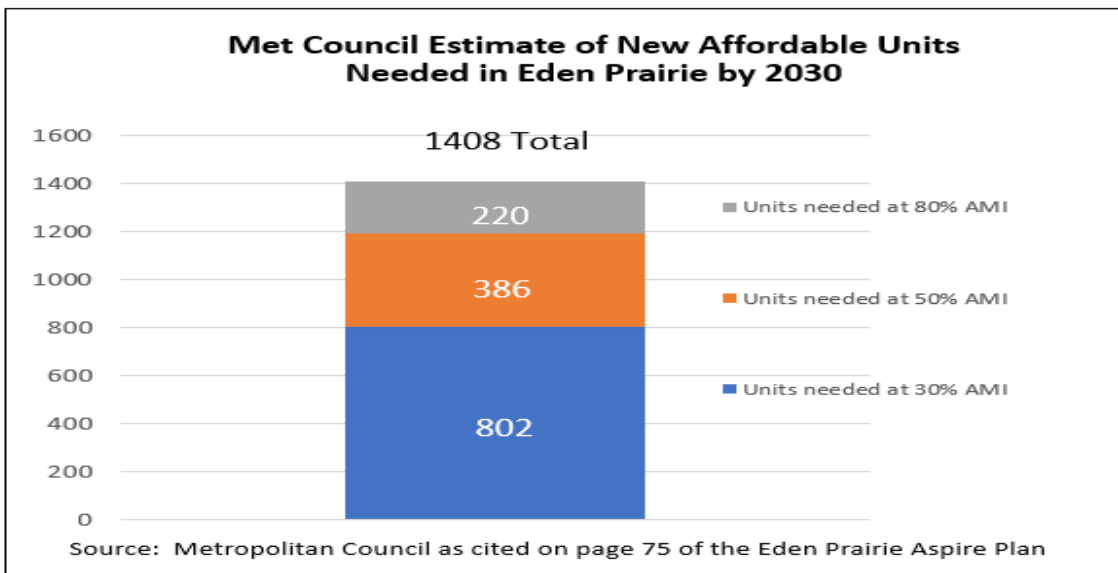
³ See Exhibit D for information on those communities used as comparisons throughout this Report

⁴ The Aspire Plan also references a need for upper income properties; the Housing Task Force determined that these are not among Eden Prairie’s most pressing needs.

At the beginning of 2020, Eden Prairie had 906 subsidized affordable housing units⁵, serving a population of approximately 65,000 people.⁶ In addition, according to the Aspire Plan, Eden Prairie should expect an influx of 20,000 people, requiring 8,500 new units of various levels of affordability, by 2040.⁷

The Metropolitan Council identifies the affordable housing need for the Minneapolis–Saint Paul Metro area and allocates a certain amount to each community in the region. By 2030, Eden Prairie’s allocation is production of 1,408⁸ new affordable units – see below for breakdown by Area Median Income (AMI) categories.

Over the next 20 years, we know of the addition of at least 123 affordable units that will count towards those production goals. However, during that same period, the City will lose 821 units as their affordability ages out and the units presumably become market rate. Accordingly, Eden Prairie will suffer a net loss of 698 affordable units. Accordingly, unless we take immediate and decisive actions, our community’s existing housing shortages will only worsen.



*See Exhibit H for supporting data for this and all charts included in this Report.

The Task Force recognized a need to balance addressing Eden Prairie’s housing needs with the values of the Eden Prairie community. The citizens of Eden Prairie value and want to maintain the desirability of living in Eden Prairie, with its green spaces, outstanding schools and safe neighborhoods. We understand and value the richness that diversity in backgrounds, ages, professions, cultures and income levels bring to a community. We value the stability that housing brings to our resident families and to people who want to age in the same community in which they raised families. We also want to ensure that Eden Prairie remains economically competitive, that businesses (including developers) will want to continue doing business in our City. Finally, the Task Force recognized the need to educate our community about the nature and benefits of affordable housing across all income levels.

⁵ Please note that page 76 of the Aspire plan incorrectly states that Eden Prairie currently has 1,325 publicly subsidized affordable housing units. The total number of units in buildings with any affordable units was included, not just the affordable units. The correct number is 906.

⁶ According to U.S. Census Data, Eden Prairie has a population of 64,893 as of July 1, 2019, and a growth rate of 6.7% from April 1, 2010 to July 1, 2019.

⁷ Aspire Plan page 74

⁸ Aspire Plan page 75

In reviewing Eden Prairie’s housing needs and the Met Council’s affordable housing goals for our Community and given the limited amount of open land for development⁹, the Task Force recognizes the housing future of Eden Prairie will consist of smaller new developments, including single family homes, and the renovation or redevelopment of larger rental properties (often leading to a loss of affordability). Accordingly, a focus on building and rehabilitation of rental units will create the biggest impact.

Building on the success of recent projects that include affordable housing (such as Trail Point Ridge and Elevate), the Task Force recognized that providing developers with economic assistance, potential variances and streamlined entitlement processes provides the City ongoing opportunities to work with developers to implement various housing strategies in an economically sound way. Accordingly, we favored an approach that provides our City administration with a variety of tools that can be tailored to each unique circumstance.

Based on our research, the Task Force also identified renter protection strategies as necessary to ensure an acceptable quality of rental housing and the wellbeing of Eden Prairie renters. The City needs to ensure that the larger housing complexes don’t fall into disrepair as they age nor be lost by conversion into higher rate rentals, but rather continue to meet Eden Prairie’s standards. This could also help maintain age, economic and cultural diversity among residents.

Next Steps:

Accordingly, we bring you, the Eden Prairie City Council and Mayor, our best recommendations for a varied and creative toolbox of strategies from which to address the housing needs of our community as we move confidently into the future of our City together. These recommendations are laid out in the following sections:

- Section One: Demographics of Affordable Housing in Eden Prairie
- Section Two: Inclusionary Housing Policy and Related Recommendations
- Section Three: Housing Opportunities due to Public Transit Development (SWLRT)
- Section Four: Affordable Housing Trust Fund
- Section Five: Naturally Occurring Affordable Housing (NOAH)
- Section Six: Tenant Protection Ordinance and Practices
- Section Seven: Recommendations for Senior Housing
- Section Eight: Other Strategies to Consider
- Section Nine: Communication Strategies
- Section Ten: Next Steps
- Acknowledgements
- Exhibits



The Eden Prairie Housing Task Force strongly recommends that the Eden Prairie City Council and Mayor accept and fully embrace our recommendations as a roadmap to fulfill the housing vision and goals set forth in the Aspire Plan 2040 plan. In addition, as discussed herein, the Task Force encourages the City to pursue a robust communication strategy relating to the need and desirability of affordable housing and to the adopted recommendations.

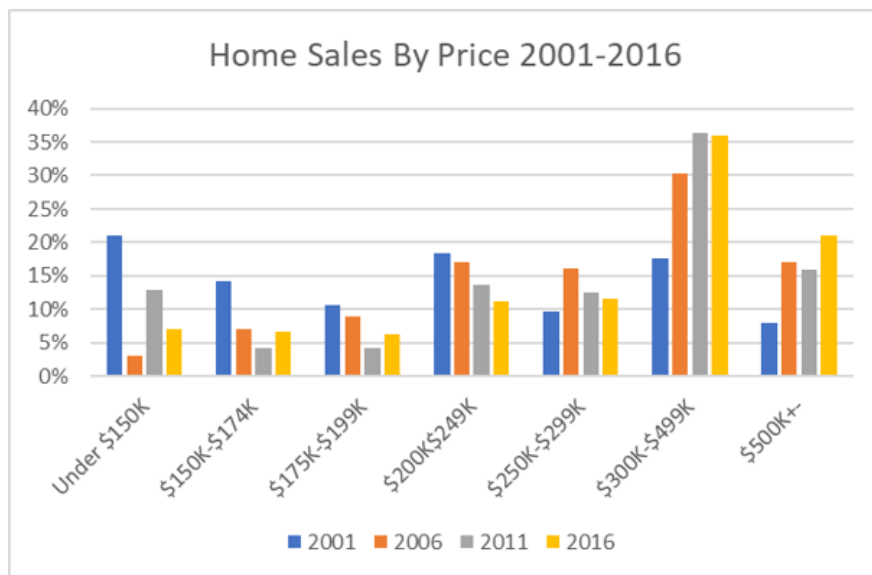
⁹ According to page 61 of Aspire Plan, adopted in October of 2019 by the City Council, Eden Prairie currently had less than 250 acres of undeveloped land at that time, and that much of this was expected to be developed by 2040. For perspective, Eden Prairie has approximately 2000 acres of open water.

Section One

Demographics of Affordable Housing in Eden Prairie¹⁰

Our recommendations, and indeed any conversation regarding affordable housing needs to be prefaced by an understanding of the housing market in Eden Prairie, including what constitutes “affordable housing” in our community.

According to the Metropolitan Council¹⁰, the cost of a single-family home in Eden Prairie has increased, from \$276K in 2001, to \$365kK in 2011 (post-recession) to \$394K in 2016. Eden Prairie’s cost of housing has increased beyond historical appreciation levels of approximately 4%.¹¹ Since 2001, the percentage of homes sold in the upper price brackets has increased significantly and since 2011, the percentage of homes sold at prices below \$150,000 has decreased. In 2016, 3,136 homes were sold, with 235 homes priced below \$150,000. 1769 homes were sold between \$300,000-\$499,000; the next largest category is 603 homes sold between \$500,000 and \$1million.



According to the Task Force’s realtor members, demand for housing exceeds the supply; this is expected to continue for at least five years. These members estimate that \$300,000 is realistic minimum price for a detached single-family home in Eden Prairie, and \$200,000 is a realistic minimum price for an Eden Prairie townhome.¹²

The cost of a home is only a component of affordability. The key measure of affordability is the dollar amount required for housing payments (mortgage or rent) in comparison to the occupant’s income. Housing is generally considered affordable when housing costs the homeowner or renter 30% or less of their income; spending more than 30% is considered to be a “cost burden” and more than 50% (both increasing trends) is considered to an “extreme cost burden.” Dedicating more than 30% of their income to housing puts families in financial jeopardy.

¹⁰ For additional information on Eden Prairie demographics, see Exhibit E.

¹¹ Certificate of Real Estate Value, Minnesota Department of Revenue as published in Metropolitan Council Community Profiles: Eden Prairie

¹² Numbers provided by Task Force realtor members, based on the Case Shiller Index, MLS statistics and their professional expertise.

According to Habitat for Humanity, the minimum income for a family of five to own a 4 BD/2 BA quality house in a desirable location (such as Eden Prairie) is \$37,000.¹³ Although monthly payments vary based on mortgage terms, based on a \$300,000 home in Eden Prairie with 10% down and a 30 year, 3% fixed rate mortgage and excluding utilities, insurance and maintenance, monthly payments would be approximately \$1,138. For this to be “affordable”, the owner/occupant’s income would need to be at least \$45,530 per year.

For market rate rental properties in a desirable location such as Eden Prairie, Habitat for Humanity estimates a minimum monthly payment of \$1,460 (plus a one-month deposit) for a 2BR, 1Bath apartment. According to PROP (People Reaching Out to People), the average rent for a two bedroom apartment in Eden Prairie tops \$1,500.¹⁴ These amounts do not include utilities.

When these monthly payments are considered in light of wages, the Task Force finds that many current residents are being priced out of our community. It is also becoming increasingly difficult for Eden Prairie to attract new, professionally and economically diverse people and families.

	Hourly Wage	Annualized Income at:	
		40 hrs/wk	30 hrs/wk
Restaurant food preparation--low end	\$11.06	\$22,120	\$16,590
Retail Sales Associate	\$13.09	\$26,180	\$19,635
Warehouse	\$13.46	\$26,920	\$20,190
Certified Nursing Assistant	\$13.87	\$27,740	\$20,805
Grocery Store Associate	\$14.70	\$29,400	\$22,050
Insurance Customer Service Representative	\$15.87	\$31,740	\$23,805
Medical Device Assembler	\$16.00	\$32,000	\$24,000
Inbound Call Center	\$17.00	\$34,000	\$25,500
Entry level electro-mechanical assembler	\$17.00	\$34,000	\$25,500
Home Health Certified Nursing Assistant	\$17.31	\$34,620	\$25,965
Delivery Driver	\$18.27	\$36,540	\$27,405
Restaurant food preparation--high end	\$20.19	\$40,380	\$30,285
School Bus Driver	\$21.11	\$42,220	\$31,665

*Data provided by PROP from the Gardner Talent Neuron Search (7/29/20).
 Note: Most of PROP's clients don't work 40 hour weeks due to recent cuts in their hours. Actual hours are 25-30 if they are lucky, and 5-15 hours a week if they are not. This is especially true in restaurant and sales positions.

	Average Salary	Salary Range
Police Patrol Officer	\$60,215	\$52,613-\$70,497

** Source: 2020 Salary.com Range is for lowest 10% to highest 10%

	Average Salary	Salary Range
Preschool	\$33,090	\$20,600-\$51,900
Kindergarten	\$60,630	\$32,240-\$104,800
Elementary School	\$66,280	\$37,320-\$105,400
Middle School	\$65,830	\$36,930-\$104,800
High School	\$64,880	\$40,160-\$99,300
PE	\$31,160	\$16,600-\$54,100
Substitute (Hourly)	\$15.38/hr	\$10.67-\$20.84/hr

***Source: Bureau of Labor Statistics (BLS) 2013, MSA: Minneapolis-St. Paul-Bloomington, SOC Codes 25-2011, 25-2012, 25-2021, 25-2022, 25-2031, 27-2022, 25-3098, 25-9041

These wages are often below the threshold for a living wage, and for those adults with children, may even be at a poverty level. With housing as a significant expense, families can be forced to choose between housing, food and clothing/school supplies for growing children. This is inconsistent with the Eden Prairie community values as researched and articulated in the Aspire Plan.

	1 Adult				2 Adults (1 Working)				2 Adults (Both Working)			
	0 Children	1 Child	2 Children	3 Children	0 Children	1 Child	2 Children	3 Children	0 Children	1 Child	2 Children	3 Children
Living Wage	\$12.61	\$27.55	\$32.63	\$41.16	\$20.49	\$25.58	\$28.15	\$32.92	\$10.25	\$15.12	\$17.66	\$21.29
Poverty Wage	\$6.00	\$8.13	\$10.25	\$12.38	\$8.13	\$10.25	\$12.38	\$14.50	\$4.06	\$5.13	\$6.19	\$7.25
Minimum Wage	\$9.86	\$9.86	\$9.86	\$9.86	\$9.86	\$9.86	\$9.86	\$9.86	\$9.86	\$9.86	\$9.86	\$9.86

Source: Living Wage Calculation for Hennepin County, Minnesota <https://livingwage.mit.edu/counties/27053>

In addition, the wages of these and other occupations fall within the various AMIs used in inclusionary housing policies. As shown in the chart below, an “extremely low” income level for a family of 4 is \$31,000

¹³ See Exhibit E for TC Habitat for Humanity Housing Continuum and Examples.

¹⁴ PROP information provided by Jenny Buckland, Program Director of PROP.

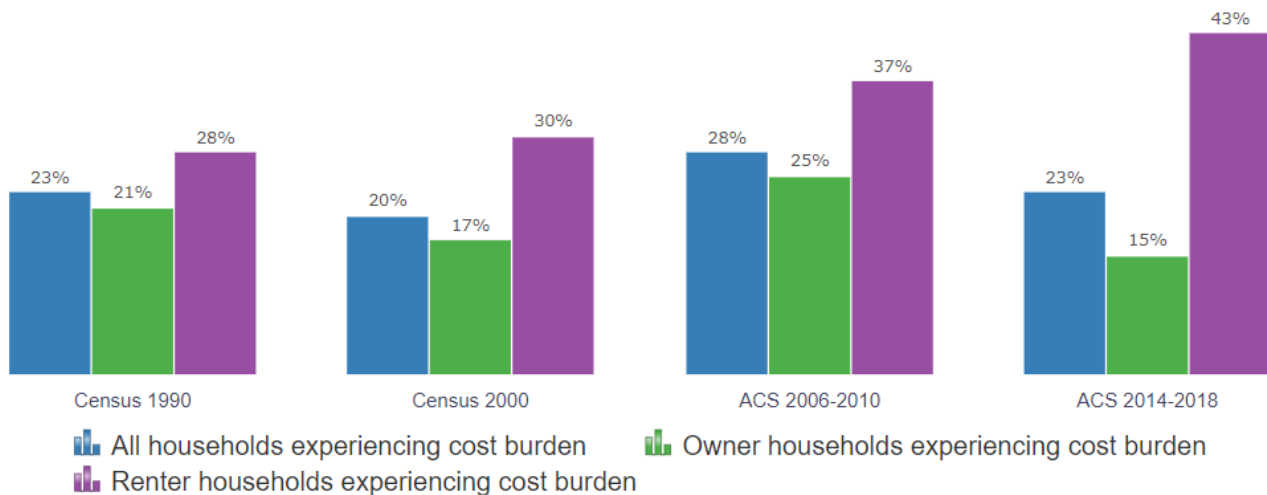
– more than the salary of a full-time certified nursing assistant or a beginning preschool teacher. Average salaries for all teachers in Eden Prairie are classified between “very low” and “low” incomes for a family of four.

Area	Median Income Family of 4	Income Limit Category	Number of People in the Family							
			1	2	3	4	5	6	7	8
Minneapolis-St. Paul-Bloomington, MN-WI HUD Metro FMR Area	\$103,400	Extremely Low (30%) Income Limits	\$21,700	\$24,800	\$27,900	\$31,000	\$33,500	\$36,000	\$39,640	\$44,120
		Very Low (50%) Income Limits	\$36,200	\$41,400	\$46,550	\$51,700	\$55,850	\$60,000	\$64,150	\$68,250
		Low (80%) Income Limits	\$54,950	\$62,800	\$70,650	\$78,500	\$84,800	\$91,100	\$97,350	\$103,650

Source: HUD <https://www.huduser.gov/portal/datasets/il/il2020/2020summary.odn>

Accordingly, as the chart below shows, nearly one in four Eden Prairie residents are considered cost burdened, and a shocking 43% of renters are paying more than 30% of their income for housing costs.

Percent of Households Experiencing Housing Cost Burden in Eden Prairie



Source: U.S. Census Bureau [Decennial Census](#) and [American Community Survey](#).

Affordable housing has become even more problematic as a result of the pandemic of 2020. According to work done by PROP, “The pandemic of 2020 continues to have negative effects on our community - its businesses and its people. In the Twin Cities, job losses have begun to influence people’s ability to stay in their homes. A recent report by HousingLink, a primary source for affordable housing-related information and resources, shows the precarious situation most low- to moderate-income renters find themselves in with the unemployment boost ending and the Governor’s executive order prohibiting evictions set to expire in mid-August.”

The findings¹⁵ from nearly 1000 renters brought concern for our neighbors in August and beyond:

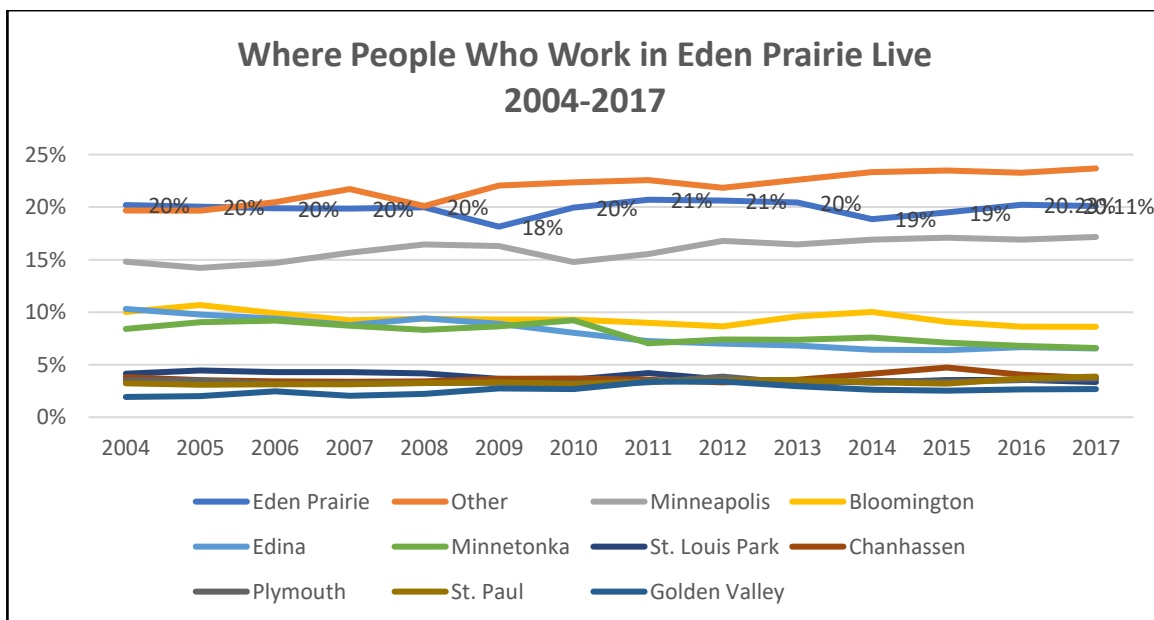
¹⁵ <https://housinglink.org/Research/paying-rent-during-the-pandemic>

- Those staying current on rent have fallen from 91% to 72%.
- An alarming 70% of those already employed have lost their job or hours during the pandemic, with only 20% of those expecting to be back to working at full capacity by July 31.
- 26% of respondents do not believe they will be able to continue paying rent after the Governor’s moratorium expires.

During the past fiscal year, PROP served 72 households in Eden Prairie with housing related needs; through April 2020, PROP’s case managers have helped more than 100 Eden Prairie families with housing challenges. On average over the past few years, PROP’s experience shows that approximately \$1400 (one month’s assistance) will keep a family from becoming homeless. PROP has provided over \$40,000 in assistance to keep just over 20 families stable from May through Mid-August 2020, with recent requests requiring 2-3 months assistance. This demonstrates the expected shift to more assistance being needed to keep households in our community out of homelessness through this crisis.¹⁶ Please see Exhibit F for a few examples of how PROP has helped individuals in the Eden Prairie area.

Families should be able to enjoy the privileges of Eden Prairie and have access to safe, quality housing regardless of where they work and the amount of money that they have. Residents shouldn’t be forced out of their homes. Accordingly, in order to maintain and encourage a diverse community, create housing stability for residents, including families, and provide Eden Prairie residents housing options that meet their needs during aging, the Task Force has prioritized lower income housing in its work. In addition, the Task Force has made other recommendations which will help us towards achieving this goal.

As the chart below shows, the percent of people who work and live in Eden Prairie, is fairly stable, at about one in five. Many commute from Minneapolis followed by Bloomington, Minnetonka and Edina.¹⁷ Thus, 80% of those who work in Eden Prairie do not live here—most likely because they cannot afford to. This represents a major disconnect in terms of the City’s motto of Live, Work, and Dream.



¹⁶ PROP information provided by Jenny Buckland, Program Director of PROP.

¹⁷ U.S. Census Bureau [Local Employment-Household Dynamics](#)

Section Two

Inclusionary Housing

“Goal 1: Incentivize attainable and affordable housing options for lower-income households so they can move to and remain in Eden Prairie.”

(Aspire Eden Prairie 2040, Housing and Residential Areas Plan)

RECOMMENDATIONS:

RECOMMENDATION 1: *The Task Force strongly recommends the adoption and enforcement of an Eden Prairie Inclusionary Housing Policy (see details below).*

RECOMMENDATION 2: *The Task Force strongly recommends that the City encourage multifamily developments to be comprised of 100 percent affordable housing units.*

RECOMMENDATION 3: *The Task Force recommends that landlords be required to accept tenant-based rental assistance (including Housing Choice/Section 8 vouchers and Elder Waivers) for affordable housing that is created pursuant to Eden Prairie’s Inclusionary Housing Policy (as long as the combined subsidy and tenant payment is equal to or lesser than published allowable rent levels per below).*

RECOMMENDATION 4: *The Task Force recommends that developers provide and follow Affirmative Fair Housing Marketing Plans for developments to which the Inclusionary Housing Policy applies.*

RATIONALE FOR RECOMMENDATIONS:

RECOMMENDATION 1: *The Task Force strongly recommends the adoption and enforcement of an Eden Prairie Inclusionary Housing Policy.*

The Task Force’s analysis shows that the best strategy for addressing Eden Prairie’s need for lower income housing is the adoption and enforcement of a robust inclusionary housing policy. This policy would apply to each new housing development, redevelopment and, to the extent feasible, rehabilitation that requires City approvals, licensing or assistance. Our inclusionary housing policy would provide options and benefits for developers as well as a variety of tools for use by the City in obtaining the best inclusionary housing outcomes for each unique project.

Our neighboring communities have Inclusionary Housing Policies (see Exhibit G), and the Task Force has determined that that Eden Prairie should have these policies as well. Having a written policy reflecting inclusionary housing requirements, including potential developer options and benefits, will provide clear upfront guidance to potential developers which will help set developer expectations and streamline negotiations with the City. The absence of published, clear guidelines which all developers must follow regarding inclusionary housing, leads to confusion and inconsistencies.

Accordingly, the Task Force recommends that the following components be adopted as the Eden Prairie Inclusionary Housing Policy:

	TRIGGERED BY *	PROJECT TYPE*	DEVELOPMENT SIZE**	INCLUSIONARY UNIT REQUIREMENT* ¹⁸	TERM**
Multifamily	Requests for licenses, permits (including PUD, zoning or comp plan change) or City financial assistance	New, rehabilitation and redevelopment properties for which trigger is met	Applies to developments with 15 or more units	Developer option: 5% of units in development at 30% of AMI, 10% at 50% of AMI or 15% at 60% of AMI	In Perpetuity, with buy-out option for developer. (Buy-out to be at set time/price in future as determined by City.)
Single Family	Requests for licenses, permits (including PUD, zoning or comp plan change) or City financial assistance	New, rehabilitation and redevelopment properties for which trigger is met	Applies to developments with 15 or more units	Developer option: 10% at 120% of AMI with “buy out” option (fee to be-determined)	Not applicable

*Consistent with best and most applicable standards of neighboring communities. See below and Exhibit G.

**Different than standards currently in place with neighboring communities. See below and Exhibit G.

In addition, as an acknowledgment of the cost that compliant developers incur when complying with inclusionary requirements, the Task Force recommends that the City develop a suite of “by right” cost offsets which are automatically realized by these developers. Standardizing a package of financial and processing benefits (see list below) in support of an inclusionary policy would provide these developers a sense of confidence that the City recognizes their sacrifice; it would also streamline the process and allow developers to predictably build more accurate pro formas early in the process. A standardized package would also provide consistency across developments. This would provide a known baseline, while still allowing additional tools to be utilized by the City in its negotiations around the unique needs of each development. At present, all cost offsets are debated and negotiated both internally and externally on a development by development basis.

Tools that could be utilized by the City of Eden Prairie in a “by right” cost offset package or otherwise to make projects more attractive to developers and/or to obtain additional affordable units (beyond Policy requirements) include the following:

- a. Local SAC/WAC
- b. Density variances
- c. Parking variances
- d. Fee adjustments/waivers
- e. Expedited licensing processing

¹⁸ Based on the research done, the Task Force recognizes that Eden Prairie currently has a need for units which house large families. Please see Section 8 *Additional Strategies to Consider*.

- f. Common space variances¹⁹
- g. Grants²⁰
- h. Monies in an Affordable Housing Trust Fund (see Section 4).

Our recommendations relating to the triggers, project types and number of inclusionary units are comparable to the requirements of the surrounding communities which the Task Force has found to be the most applicable to Eden Prairie. Please see Exhibit G for the requirements of neighboring communities. Note that the number of units in our recommended policy is the same as Brooklyn Park and very similar to St Louis Park.

The Task Force also strongly recommends both that Eden Prairie allow certain “buy outs” from a developer’s obligations to provide affordable units under the Policy and that any funds from these in lieu of fees be placed in an Affordable Housing Trust Fund (see Section 4).²¹ This is consistent with several communities, who typically place developer “in lieu of” funds in a Housing Trust Fund to be used by the community to advance inclusionary and other housing goals. The ability for a developer to use “in lieu of” payments is particularly appealing for developers of single family developments in communities with small plots of undeveloped land and high land costs such as Eden Prairie, as these costs make providing affordable units economically difficult. In fact, our housing data regarding land costs most closely aligns with Edina, which has successfully raised funds for affordable housing initiatives through this mechanism.

Our recommendations relating to term and development size differ from the current requirements of neighboring communities because our recommendations are necessary to achieve the creation and maintenance of affordable housing in Eden Prairie in accordance with the Aspire 2040 Plan goals. These requirements are softened by allowing developer “in lieu of” payments as described above. Furthermore, if necessary, elements of this Policy can be modified in the future. However, if Eden Prairie does not adopt these recommendations now, we will fall further and further behind our housing goals.

Term for Multifamily Affordable Housing: The Task Force strongly recommends that the term for keeping inclusionary housing in place should be in perpetuity, with an option for a developer to “buy out” the requirement at a to-be-determined fee after 30 years.²² The Task Force further recommends that the buyout fee be placed in the Housing Trust Fund (see Section 4).

The reasons for our recommendation are as follows:

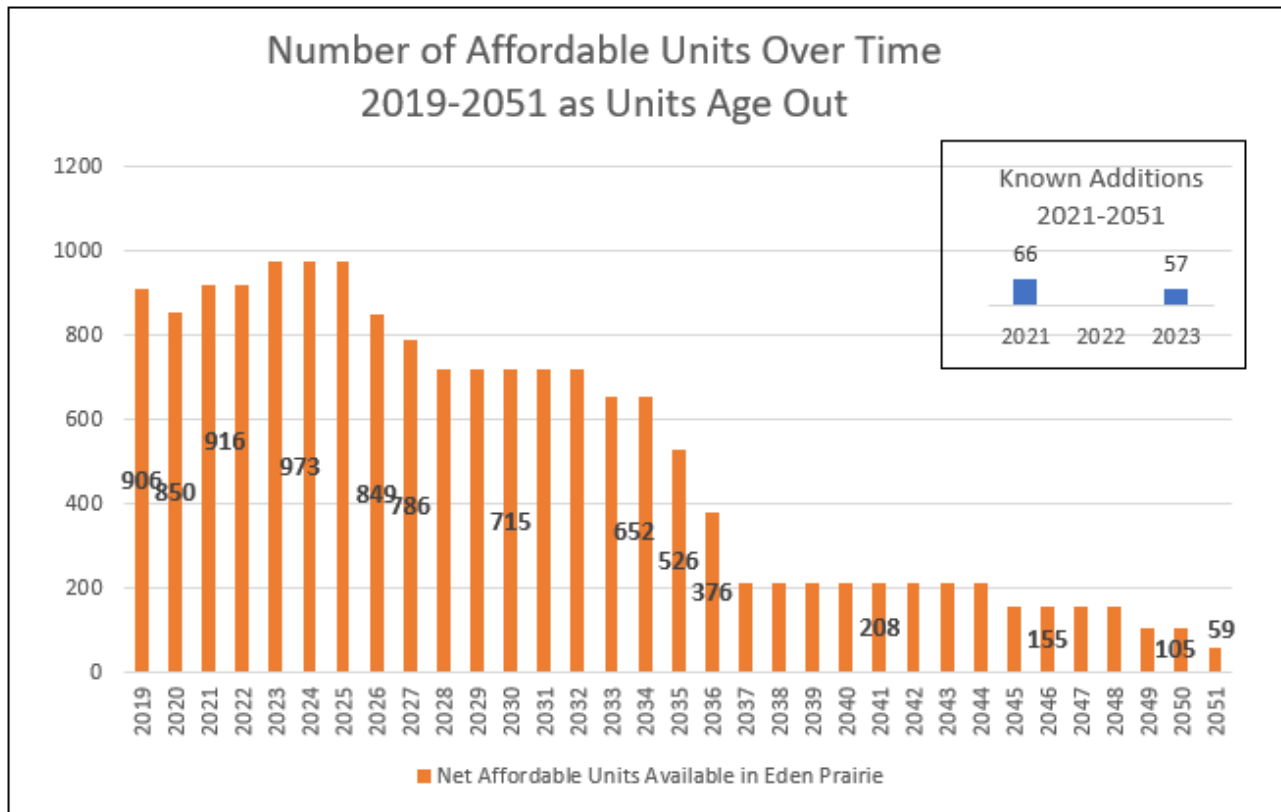
1. Eden Prairie has been losing affordable units as various developments have “aged” out; if the developer does not need assistance or approvals from Eden Prairie at that time, they are able to convert previously affordable units to market rate. Accordingly, any units added to the City’s affordable housing stock simply attempt to fill the gap of affordable housing that is lost. The decline in affordable units in Eden Prairie is substantial over the next 32 years, as illustrated in the following chart.

¹⁹ In evaluating variances to green areas, density, and building materials, the City should seek to preserve these elements as they are important factors in the desirability of Eden Prairie as a quality place to place.

²⁰ For example, Met Council Livable Communities Grants have proven in recent years to be a critical source of project funding for Elevate, Paravel, and Trail Pointe Ridge. Staff investment in applying for the grants is somewhat considerable, and the funding comes with reporting requirements. However, grants can be worked into project timelines and help offset the cost of affordable requirements.

²¹ For example, the Prairie Heights development proposal for 23 single family homes priced between \$700-800,000 which was recommended for approval by the Planning Commission on 7/27/2020 could have provided some monies to be utilized to encourage affordable units in other developments.

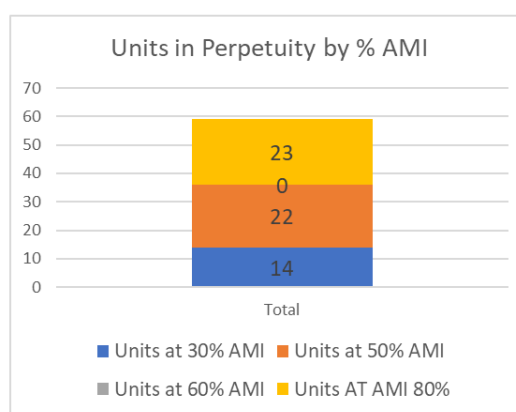
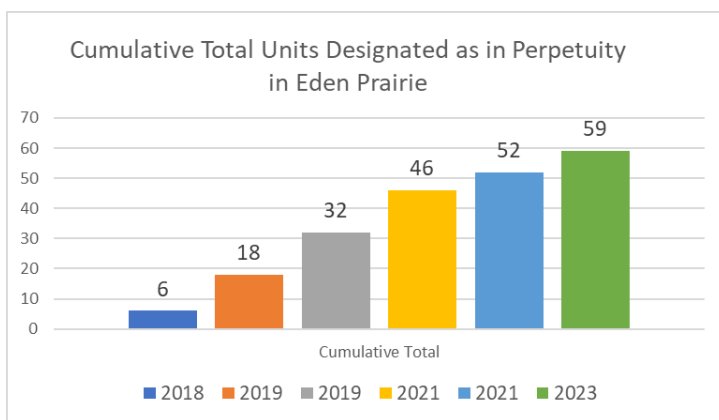
²² 30 years matches the Minneapolis requirement.



*See Exhibit H for supporting data for this and all charts included in this Report.

The Task Force’s analysis shows that slowing or stopping the loss of existing affordable units is critical to making progress towards our affordable housing goals. Our research also showed that developers with affordable housing missions may find an “in perpetuity” term acceptable. However, the Task Force recognizes the importance of developers/owners to have options to buy out this requirement in order to make certain projects economically feasible and remain competitive.

2. Many of the variances granted development projects such as parking variances, density, etc., remain with the project in perpetuity to the benefit of the developer. So too, should the benefit to Eden Prairie’s goals for affordability, further justifying this recommendation.
3. In perpetuity terms for affordable housing is gaining acceptance (over 130 communities nationally) and, while not yet widely used locally, is currently being discussed in our neighboring communities.
4. To date, Eden Prairie has successfully negotiated in perpetuity terms in seven existing buildings or projects despite the lack of a formal requirement. These represent 66 affordable units. This evidences acceptance of this concept, particularly if done in concert with the City providing other cost-saving benefits to the developer.



Development Size. The Task Force strongly recommends that the Inclusionary Housing Policy be applicable for multi-family and single-family developments of 15 or more units. As noted above, developers would have the option of a fee-in-lieu of having the defined number of affordable single family units/houses under the Policy. Our rationale for this development size follows:

1. Many of the parcels available in Eden Prairie are fairly small. Accordingly, if the development size is too high (e.g. 20 units), the policy will never apply; if the development size is too low relative to our neighbors (e.g. 5 units), it may put us at a disadvantage as profit margins may not be large enough to absorb the fee..
2. Originally, the Task Force recommended 10 units as the trigger, but after hearing some concern from City Council, we raised it to 15. Please note that, of the last 17 single family projects in Eden Prairie (spans 5-7 years) if the threshold was 10 units, the Policy would have applied to ten projects; if it were 15 units, the Policy would have applied to four projects, and if it were twenty units, the Policy would have applied to only two projects.
3. As discussed above, the Task Force preferred to offer benefits to developers in exchange for the provision of affordable units rather than simply requiring developers to assume the economic hit of incorporating affordability into their developments. We also preferred to give developers options to “buy out” of a requirement; this could benefit the developers economically and provide the City of Eden Prairie funds to pursue its housing priorities outside that specific development through a Housing Trust Fund.

RECOMMENDATION 2: *The Task Force strongly recommends that the City encourage multifamily developments be comprised of 100 percent affordable housing units.*

The Task Force strongly recommends that multifamily housing developments be allowed to have all units be affordable housing rather than having a requirement for mixed income. Based on our research, certain developers specializing in market housing may find it unappealing to establish the infrastructure necessary to administer the ongoing reporting and administrative requirements necessary for Affordable Housing. In contrast, developers specializing in affordable housing often build projects that are completely affordable; these developers already have the systems in place for the ongoing reporting and administrative requirements. These developers should be allowed and even encouraged to develop projects comprised solely of affordable housing.²³

²³ As an example of a missed opportunity, the Trail Point Ridge at the Smith Village development contains a mixture of affordable and market rate housing; the developers would have built 100% affordable units if the City had allowed it.

Our reasons are as follows:

1. As the remaining plots available for multifamily developments are relatively small and nestled in neighborhoods of market-rate housing, these developments would not result in large concentrations of low-income housing. Rather, the mixing of people from different income levels would naturally occur as a result of location. The possible exception to this might be a potential development by the SWLRT (see Section 3).
2. Even if this were not the case, given the shortage of affordable housing in Eden Prairie, the Task Force thinks that the need for affordable units outweighs the benefits of mixed income living. The Task Force acknowledges that particular care should be given to ensure that the construction of the multifamily units and related common areas is consistent with the standards of market rate units. Specific attention could be paid to maintaining open spaces to encourage mingling of mixed income families and acceptance of these developments in existing neighborhoods. We wish to maintain the desirability of Eden Prairie as a location to live, without pockets of the City being viewed negatively.

RECOMMENDATION 3: *The Task Force recommends that Landlords be required to accept tenant-based assistance (including Housing Choice/Section 8 vouchers and Elder Waivers) for affordable housing created pursuant to the Eden Prairie Inclusionary Housing Policy (as long as the combined subsidy and tenant payment is equal to or lesser than the allowable rent level at the specified AMI as published annually by the Minnesota Housing Finance Agency).*

The ability for a tenant to utilize tenant-based assistance in paying rent for affordable units is key to those tenants' ability to reside in the units. Eden Prairie has been successful in obtaining these requirements on several projects, and the Task Force recommends a policy to build on this success.

A mandate to accept tenant-based assistance for inclusionary units created under the Eden Prairie Inclusionary Housing Policy would be integrated into the agreement with the developer. Accordingly, if the tenant portion of the rental payment plus the voucher are less than the Metro HRA payment standard (they are higher in an 'exception' community such as Eden Prairie with high rents), a landlord couldn't refuse tenancy by means of the use of the voucher. (The tenant would still need to qualify in all other screening regards.)

This proposal could meet with some resistance, as accepting these vouchers would require the property owner to submit to inspections on any units with vouchers and participate at least in a limited way to the program. Some misperceptions about the amount of administrative work and damage caused by tenants using these vouchers also may exist and needs to be addressed through an effective communication strategy.

RECOMMENDATION 4: *The Task Force recommends that developers provide and follow Affirmative Fair Housing Marketing Plans for developments to which the Inclusionary Housing Policy applies.*

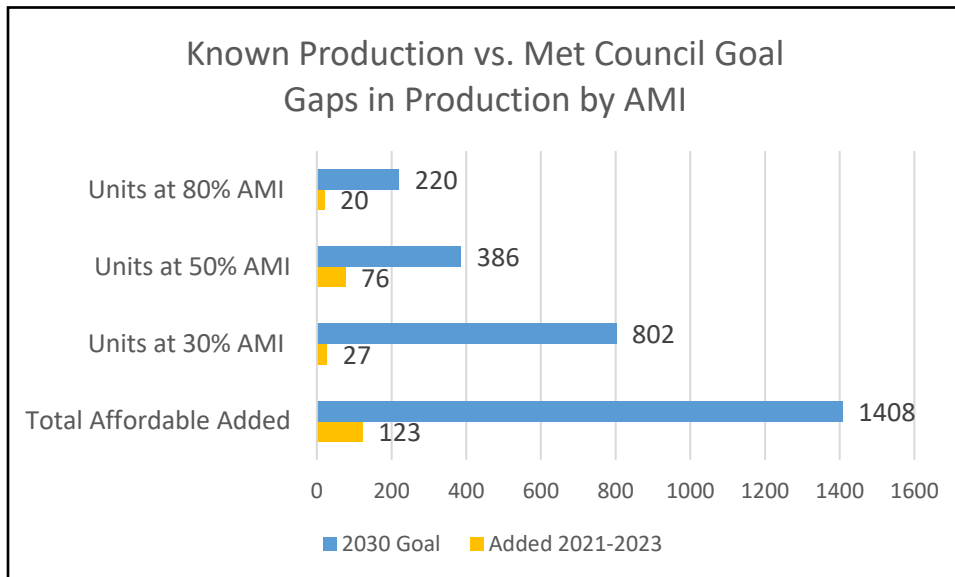
These short plans, required when accessing HUD funding or resources from the Minnesota Housing Finance Agency, aim to ensure that developers / owners are making affordable opportunities known to those least likely to be aware of the opportunity to apply. Having a marketing plan that reaches those individuals/families with a need for affordable housing creates a stronger likelihood that Eden Prairie will be able to retain or attract people who would otherwise need to relocate or look elsewhere for housing.

Our reasons are as follows:

1. Filling out these Plans would be a minimal burden to developers, as HUD provides a template that requires the owner to disclose their efforts to reach those persons least likely to apply. This may include publishing notices in various language newspapers and media outlets or other means of publicizing the availability of affordable units. Notices to Eden Prairie organizations who already help Eden Prairie residents could also be included, as this would reach current residents in need.
2. These forms are commonly used in affordable developments; they are not as common in market rate housing. Most projects that receive financing from HUD or the Minnesota Housing Finance Agency are required to produce these. See Exhibit I for copy of plan and instructions.

OTHER POSSIBLE OPTIONS:

1. Maintain status quo, and not adopt an Affordable Housing Policy. Not recommended, as without such a policy, affordable housing in Eden Prairie (as defined by units in various AMI categories) has languished. As the chart below demonstrates, the number of units that have been identified as added over the next two years is well below the number of new units set out as the Met Council Goal. This is particularly true of units affordable at or below 30% AMI. A clear consistent policy will benefit both developers and city planners.



2. Term of Affordable Housing:
 - Negotiate in perpetuity on a case by case basis. Not recommended as units will “age out” over time, increasing the housing gap if individual negotiations aren’t successful. Also, a known policy would be beneficial and consistency in policy makes for an even playing field for developers.
 - In keeping with our neighboring communities, require a 26-year term. Not recommended for reasons stated in above rationale, including Eden Prairie’s significant loss of affordable units due to aging out.

3. Development Size Trigger:
 - 10 units or more. Not recommended as it is not likely feasible financially for single family housing developments. It would be easy for developers to avoid Policy by choosing to build fewer units.
 - 20 units or more. Not recommended as Eden Prairie has few infill lots large enough to be developed. A 20 unit trigger may never apply on the single family owner-occupied side.
4. Require each multifamily development to which the Policy applies to have mixed income units available and not be comprised solely of affordable housing. Not recommended, as this will not help us achieve our affordable housing goals.
5. Maintain status quo as it relates to landlord's acceptance of tenant- based rental assistance such as Housing Choice/Section 8 Vouchers and Elder Waivers. Not recommended, as the ability to use these payment methods is critical to occupancy of affordable units. In its research, the Task Force was made aware that landlords refusing these types of payment is an issue in our Community.
6. Maintain status quo as it relates to landlord's ability to market properties as they choose. Not recommended, as the Task Force understands that the benefit of marketing housing to a diverse population outweighs the minimal work of putting the Plan together.

Section Three

Housing Opportunities due to SWLRT

*“Goal 5: Prioritize housing around public transit with convenient access to basic services including places of employment, shopping, restaurants, services, and parks.”
(Aspire Eden Prairie 2040, Housing and Residential Area Plan)*

RECOMMENDATION:

RECOMMENDATION 1: *In the development of the land adjacent to the proposed SWLRT, the City should consider developing partnerships and integrating other services to effectively create housing and other development opportunities which take advantage of this unique opportunity.*

RATIONALE:

With the development of the Southwest Light Rail Transit, Eden Prairie has a unique opportunity to develop land adjacent to the planned SWLR stations – in particular the proposed station located by the intersection of Shady Oak Road and Highway 212. Given the access to this public transit and the size of possible housing developments, we have the following recommendations for actions to be taken by the City.

- Explore partnerships with nonprofits and developers specializing in affordable housing such as Common Bond or Aeon, to develop that property as 100% affordable (see Section 2).
- Create one or more entirely affordable housing development (see Recommendation 2 of Section 2 *Inclusionary Housing Policy*).
- Given the availability of the light rail for primary transportation, consider variances to parking requirements.
- Encourage alternate forms of transportation to allow residents of developments adjacent to the SWLRT to move within Eden Prairie without need for their own vehicles. This could include city bike sharing, bike racks for resident-owned or rental bikes (e.g. Uber electric bikes), car sharing/ZIP cars, local buses with designated stops at local businesses and schools, etc. Having access to busing (SW Prime) or shuttles operating in conjunction with the Light Rail stations will be critical for seniors and those without ready access to non-public transportation.
- Encourage mixed-use developments so that both by commuters and residents of the units can access stores that meet their day to day needs. Shops such as grocery stores and coffee shops may also be a source of jobs and gathering spaces for residents.
- Certain units could be “senior centric”, having single floor living and disability-friendly spaces (bathrooms, kitchens).
- Note that construction materials, building design and common spaces would need to be consistent with Eden Prairie’s standards for market rate housing.
- This development could also offer Micro Units (see Section 8 *Additional Strategies*.)

The Task Force also encourages City staff to reach out to Hopkins regarding successful strategies and learnings from their experience with the light rail station built in their community.

OTHER POSSIBLE OPTIONS:

Allow the area around SWLRT to develop organically, without a strategy to encourage projects that integrate various Eden Prairie needs. Not recommended as the City will lose an opportunity to make meaningful progress towards its inclusionary housing goals and develop an important hub for housing in a manner which could enhance the overall desirability of Eden Prairie.

Section Four

Affordable Housing Trust Fund

“Goal 2: Work in partnership with private and public sectors, regional, state, and federal agencies, and citizens, community groups and others to help envision and finance innovative housing demonstration projects and housing development.”

(Aspire Eden Prairie 2040, Housing and Residential Area Plan)

RECOMMENDATIONS:

RECOMMENDATION 1: *The Eden Prairie Task Force strongly recommends the creation of an Affordable Housing Trust Fund, and further suggests that the Fund documentation be general and flexible, allowing for the development and refinement of the goals and processes related to the Fund over time.*

RECOMMENDATION 2: *The Eden Prairie Task Force strongly recommends that Eden Prairie staff explore its options, including a possible partnership with the Eden Prairie Community Foundation or other third parties, to ensure that donations to the Fund by third parties are tax deductible and to create effective, efficient means of marketing to third parties and allocating and administering Trust funds.*

RATIONALE FOR RECOMMENDATIONS:

RECOMMENDATION 1: *The Eden Prairie Task Force strongly recommends the creation of an Affordable Housing Trust Fund, and further suggests that the Fund documentation be general and flexible, allowing for the development and refinement of the goals and processes related to the Fund over time.*

Affordable Housing Trust Funds are established by many communities for the purpose of providing financial assistance for the development, preservation and stabilization of affordable and mixed-income housing projects and to provide assistance to low income renters and home purchasers. In Minnesota, communities that currently have Affordable Housing Trust Funds include Edina, St Louis Park, Bloomington, Minneapolis, St Paul, Red Wing and Rochester. See Exhibit J for more information. These Trusts are established under MN Statute 462C.16. Affordable Housing Trust Funds are also common in other states, including the majority of the counties in Iowa.

The Task Force strongly advocates for the establishment of a formal Affordable Housing Trust Fund that would allow Eden Prairie to source, maintain and utilize monies in an approved, structured manner to address the evolving needs of Eden Prairie housing in varied and creative ways.

These Trusts can be funded from a variety of public and private sources, both initially and over time. The funds in the Trust can also be used in a multitude of ways relating to housing. Some potential funding sources and uses are as follows:

Potential Funding Sources	Potential Uses for Funds
“In lieu of” payments by developers of obligations under the Eden Prairie Affordable Housing Policy.	Purchases of single or multifamily properties* (Transaction can be structured as sole ownership, participations, grants/loans to partners approved by the City, etc.) See Section 5 <i>NOAH</i> and Section 8 <i>Additional Strategies</i> .

Excess TIF revenues (Pooled TIF)	Renovation of single or multifamily properties or land for new construction* (Transaction can be structured as sole ownership, participations, loans to partners approved by the City, or otherwise.) See Section 4 <i>NOAH</i> and Section 8 <i>Additional Strategies</i> .
Allocations from the Eden Prairie budget and donations from foundations, non-profits or private individuals.**	Loans or grants to developers to incent them to provide more than the required number of affordable housing units.
Grants/loans/matching funds from State, nonprofits or private sources.**	Grants to assist with down payments for low income housing.
Proceeds from loans and/or debt/bond offerings.***	Grants to renters needing short term assistance (likely through nonprofits or church organizations)
Movement of funds from existing account.****	Seminars to provide homebuyer or senior counseling services.

*The Trust would not own properties but enable third parties (such as Aeon, Habitat for Humanity and the West Hennepin Affordable Housing Land Trust/dba Homes Within Reach/ HWR) to do so in connection with housing projects. This is critical, as per Habitat for Humanity, land price is the biggest obstacle for building affordable housing.²⁴ HWR also has requested increased funding for its most recent development in Eden Prairie due to land costs.

**The State of Minnesota, nonprofits and large corporate donors would very likely require the structure and protections afforded by a Trust before contributing to a housing fund; corporate donors also frequently require the recipient of charitable giving to be a 501(c)(3) nonprofit entity. As discussed below, the City should explore whether these needs can be met by creating the Fund within the City or if partnerships with entities such as the Eden Prairie Community Foundation would be appropriate.

***The City of Bloomington deposited funds from a bank loan it took out into their affordable housing trust fund, subsequently using these funds to support an affordable housing project. See Exhibit K.

****The Task Force understands that there is an existing City bank account which holds funds for housing-relating purposes which could be transferred to begin this Fund.

The establishment of a trust fund is a relatively straight-forward legal matter. The trust document used by our neighboring communities ranges from very detailed (Edina) or quite simple (St Louis Park). The Task Force’s analysis shows that Eden Prairie would be best served by having a simple, general Trust document, as this would provide ultimate flexibility to address housing needs and opportunities as they arise. The St Louis Park form could be a model (see Exhibit L).

RECOMMENDATION 2: *The Eden Prairie Task Force strongly recommends that Eden Prairie staff explore its options, including a possible partnership with the Eden Prairie Community Foundation or other third parties, to ensure that donations to the Fund by third parties are tax deductible and to create effective, efficient means of marketing to third parties and allocating and administering Trust Funds.*

Staff in Eden Prairie should determine whether organizing a Housing Trust Fund under the City of Eden Prairie could accomplish the following:

- Donations by third parties (individuals, corporate and state) would be tax deductible and other donor requirements around the type of entity (for example a 501(c)(3) nonprofit, a fund run by a City) would be met;
- Outreach to third parties for donations;
- Appropriate prioritization and allocation of Trust Funds;
- Administrative work, including governance and filings relating to the monies in the Fund.

²⁴ Habitat for Humanity information received from Chad Bouley, Head of Homebuilding, Twin Cities Habitat for Humanity.

The Task Force understands that the City would be in the best position to determine the appropriate uses of Trust Funds, including prioritization among various housing initiatives. However, staff should also consider whether any of these other items could be most effectively and efficiently met through a partnership.

Potential Partnership to Administer the Trust Fund: While the City Counsel would have the authority to allocate funds in the Affordable Housing Trust Fund, the Task Force recommends that staff explore options to work with the Eden Prairie Community Foundation in several areas:

1. Organizing the Affordable Housing Trust Fund under the Eden Prairie Community Foundation as a Community Impact Fund.²⁵ If donations to a Fund organized under the City are not determined to be tax deductible, this would allow donors to achieve possible tax deductions for their write-offs. In addition, this structure could help meet the requirement of many large corporate donors that their charitable giving be directed to 501(c)(3) nonprofits.
2. The City could utilize marketing and events sponsored by the Eden Prairie Community Foundation to reach individual and corporate donors, thus encouraging non-City contributions to the Fund.
3. The Eden Prairie Community Foundation could perform the administrative work associated with the Trust Fund, including maintaining bank accounts, writing checks as directed by the City, performing required reporting for the Trust, and including the Trust Fund in its 501(c)(3) auditing and reporting requirements. Their current fee for this administration is 1-2%²⁶, which could be covered by funds in the Trust Fund (limit is 10%). This could save time, freeing City staff to do the strategic work involved with sourcing and allocating Trust Funds.
4. Governance: A partnership with the Eden Prairie Community Foundation could provide comfort with respect to the appropriate use of these funds, as confirmation of expenditures in accordance with the Trust charter and an annual audit would be part of the Foundation's administrative and control processes.²⁷ A separate, independent Board (which could include City staff) would likely be established for the Fund.

Partnerships in Administration of Funds. As indicated above, funds from an Affordable Housing Trust Fund could be used for very large projects and to meet small, emergency needs of our local Community. For small yet high impact allocations, Eden Prairie could expand its relationship with non-profit organizations active in Eden Prairie. While the City would determine guidelines and allocate Trust funds, Eden Prairie could leverage the infrastructure of entities such as Habitat for Humanity or Common Bond in the allocation of these funds. In addition, funds from the Trust could augment PROP's housing assistance in a significant way by addressing housing issues that PROP cannot address, such as helping with subsidies or other long-term assistance.

Trust funds could be very beneficial in encouraging nonprofit organizations to acquire land or NOAH projects for development or renovation (see Section 5 *NOAH*). The Task Force recommends establishing relationship with nonprofits such as Aeon, Common Bond and Habitat for Humanity such that Eden Prairie could quickly and efficiently utilize funds from its Affordable Housing Trust Fund in order to enable our partner to purchase NOAH or other properties which come to market and to otherwise enable affordable housing developments (see Section 5 *NOAH*). An example of this is the recent AEON / City of Bloomington NOAH collaboration where that City's trust fund provided \$15million to, in part, facilitate a land purchase

²⁵ See Exhibit M for information on Community Impact Funds under the Eden Prairie Community Foundation.

²⁶ Eden Prairie Community Foundation information received from Mark Webber, Executive Director of the Eden Prairie Foundation. Discussions with Mark Weber, Executive Director of Eden Prairie Community Foundation confirmed that they are interested in partnering if this is determined to be the best course of action.

²⁷ Habitat for Humanity information received from Chad Bouley, Head of Homebuilding, Twin Cities Habitat for Humanity.

as a part of a project that will preserve and create a total of 478 affordable units for Bloomington.²⁸ For smaller developments, and depending on lot size, Habitat for Humanity has indicated that they could build 12-14 units on a single acre of land.

OTHER POSSIBLE OPTIONS:

Maintain status quo, with a general fund designated for housing purposes. Not recommended, as the formal structure and requirements of a Trust provides confidence to the market and to potential donors. This legal structure is a requirement to receive potential matching funds from the State of Minnesota and very likely other private nonprofits and foundations. In addition, there is no assurance that funds from the Eden Prairie “Inclusionary Housing Fund” would not be diverted to another legitimate use in our Community which is not related to housing.

²⁸ See Exhibit K for article relating to Bloomington-Aeon development project.

Section Five

Naturally Occurring Affordable Housing (NOAH)

“Goal 4: Address aging housing stock to preserve and prevent the decline of naturally occurring affordable housing (NOAH).”

(Aspire Eden Prairie 2040, Housing and Residential Areas Plan)

RECOMMENDATIONS:

RECOMMENDATION 1: *Identify and document the inventory of potential multifamily NOAH properties within Eden Prairie in anticipation of reaching out to multifamily owners to discuss possible opportunities and gain a sense of owner intent.*

RECOMMENDATION 2: *Develop partnerships and processes with non-profits that work with Twin Cities large, medium and small NOAH developments in order to allow early intervention in the acquisition and preservation of NOAH properties when they come to market.*

RECOMMENDATION 3: *Consider including the identification of single family homes which are affordable by virtue of price and condition as a part of the Eden Prairie NOAH approach.*

RATIONALE FOR RECOMMENDATIONS:

Naturally Occurring Affordable Housing (NOAH) typically refers to multi-family residential rental properties that are affordable and are unsubsidized by any federal program. Their rents are relatively low compared to the regional housing market. NOAH properties are typically Class B and Class C rental buildings or complexes with 50 or more units, built between 1940 and 1990. Rents are lower-ranging, generally between \$550 and \$1,200 per month, affordable to low- and moderate-income households.

The Task Force’s analysis shows that the preservation of Naturally Occurring Affordable Housing (NOAH) properties in Eden Prairie is critical and a cost-efficient way to ensure affordability when compared to new construction (or demolition/new construction). These properties are already served by infrastructure and may not face the community resistance that a new affordable housing proposal might. Investors are often able to quickly purchase NOAH properties and, with respect to multifamily properties, make modest improvements, raise rents, and often displace lower- or moderate-income tenants. Without City intervention, these properties will not be available for affordable housing after a sale.

Our recommendations seek to expand understanding of NOAH and to enhance processes to ensure quick intervention should an identified property come on the market.

RECOMMENDATION 1: *Identify and document the inventory of potential multifamily NOAH properties within Eden Prairie in anticipation of reaching out to multifamily owners to discuss possible opportunities and gain a sense of owner intent.*

In order to be in a position to move quickly should a NOAH property become available, Eden Prairie should start by identifying potential multifamily NOAH properties. Accordingly, the Task Force recommends that the City purchase Co-Star data to assess potential inventory of NOAH properties and to easily have granular rent level data necessary to assign properties as being NOAH properties per the standards listed above.

RECOMMENDATION 2: *Develop partnerships and processes with non-profits that work with Twin Cities large, medium and small NOAH developments in order to allow early intervention in the acquisition and preservation of NOAH properties when they come to market.*

Entities like Common Bond Communities, Greater Minnesota Housing Fund (GMHF) and Aeon have experience in successfully working with communities in identifying and purchasing NOAH multifamily properties; Entities like Habitat for Humanity have experience in successfully building and rehabbing twin homes and multifamily units (up to 12-14 units on an acre of available land) as well as single family homes. By developing relationships and potential frameworks for working together to purchase and rehabilitate multifamily NOAH properties, both Eden Prairie and these nonprofit entities will be able to react quickly when a multifamily NOAH property comes to market. Edina, Bloomington, and Duluth have used this approach, with Bloomington already utilizing approximately one-half of a \$15 million loan in a NOAH acquisition (see Exhibit K).

The Task Force recommends that the City identify and share a list of multifamily NOAH properties that might meet the standards of these nonprofits and agree on a process for early identification and quick action should these properties come to market. For example, a quick preliminary review indicates that five properties with approximately 724 units appear to meet AEON's purchase standards. Establishing these partnerships will enable Eden Prairie to have both available funds (see Section 4 *Affordable Housing Trust Fund*) and an expedited process to access these funds to contribute to or subsidize a project. For example, Habitat for Humanity typically utilizes public/city monies to purchase land.

Eden Prairie will also likely have to utilize its "toolbox" to provide additional support to these transactions. Write down of taxes is also a benefit in structuring transactions in high cost communities like Eden Prairie.²⁹ See Section 2 *Inclusionary Housing Policy* for partial list of tools.

Having relationships/partnerships with these entities will enable us to learn best practices from them and to quickly identify and preserve affordable housing in our community.

RECOMMENDATION 3: *Consider including the identification of single family homes which are affordable by virtue of price and condition as a part of the Eden Prairie NOAH approach.*

In addition, Eden Prairie should consider including the identification of single family homes which are affordable by virtue of price and condition as part of the NOAH approach. Perhaps this can be done through working with local realtors or by assessing available data on single family affordability currently in the community.

As early intervention is key, perhaps this approach would provide Eden Prairie and its partners an opportunity to preserve single family affordability before these properties come on the market. At the very least, obtaining this information may provide enough lead time to work with a nonprofit organization or affordable housing developer to put together a winning proposal. For lower income individuals, Habitat for Humanity (TCHFH) has a program to encourage qualified buyers to shop the open market; Habitat could connect potential homeowners with these properties.

²⁹ Habitat for Humanity information received from Chad Bouley, Head of Homebuilding, Twin Cities Habitat for Humanity.

OTHER POSSIBLE OPTIONS:

- 1.* Maintain status quo, with housing market mechanisms operating as they do naturally. Not recommended, as under this model, many multifamily NOAH properties are lost to investors who have the means to quickly purchase these properties. Historically, this results in lower income tenants often being displaced, as few properties purchased by investors maintain affordability. Similarly, single family properties are generally lost to market buyers, who are also able to quickly purchase properties and either tear down or improve the property for their own use. Once lost these properties cannot be replaced.
- 2.* Create a '4d' tax classification program. Not recommended. Under these programs, owners of rental properties can realize a tax break if they have a specified number of affordable units. However, in speaking with peer cities, the benefit appears to be marginal and not likely to influence overall decision-making with NOAH properties. As such these were judged to be not worth the administrative burden for the benefit gained.

Section Six

Tenant Protection Ordinance (TPOs) and Practices

“Goal 1: Incentivize attainable and affordable housing options for lower-income households so they can move to and remain in Eden Prairie.”

(Aspire Eden Prairie 2040, Housing and Residential Areas Plan)

RECOMMENDATIONS:

RECOMMENDATION 1: *The Task Force recommends adopting a Tenant Protection Ordinance (TPO) which is triggered by the sale of a multi-family rental property.*

RECOMMENDATION 2: *The Task Force recommends that landlords in Eden Prairie provide each tenant a written notice of TENANT RIGHTS at the time that a lease or a lease extension is signed.*

RECOMMENDATION 3: *The Task Force encourages Eden Prairie to investigate and, if possible, leverage any inspections of rental properties performed by HUD and Minnesota Housing and to incorporate inspections with very short notice into its inspection process.*

RATIONALE FOR RECOMMENDATIONS:

RECOMMENDATION 1: *The Task Force strongly recommends the adoption of a Tenant Protection Ordinance which is triggered by the sale of a multi-family rental property and which has the following elements:*

Applies to:	Tenant Protection Period	New Ownership prohibited from following actions during Tenant Protection Period	Notice of Ownership Transfer	Fine for Violation	Rent Increase **
Any multifamily rental property of at least 4 units where at least 20% of units are at or below 80% of AMI***	90 Days*	Rescreening of tenants based on new rental eligibility criteria ³⁰ ; eviction without legitimate cause (e.g. non-payment of rent); and forcing material changes to existing leases*	Within 30 days of sale to tenants and City. Provided in writing in Spanish, Somali, Russian, Hmong, Vietnamese and Chinese.	Payment to affected low-income tenants of 3 months’ rent, paid within 30 days if tenant terminates the lease, or the day the tenant vacates if the owner terminates*	N/A

*Similar to surrounding communities. See Exhibit N for TPO information of Surrounding Communities.

**Different than certain surrounding communities. See below and Exhibit N.

*** This definition matches our proposed definition of multifamily NOAH properties.

³⁰ The Task Force recommends that rental eligibility criteria be changed only to incorporate those factors which data has proven are linked to a tenant’s performance under a lease (including payment and care obligations) and to eliminate those factors which are unproven to do the same.

Like other communities, Eden Prairie is experiencing a turnover of multifamily building, particularly NOAH properties. While this generally eliminates affordable housing stock (See Section 5 *NOAH*), these sales also often quickly and adversely affect the situation of many tenants. New owners may increase rent, “requalify” renters under new, stricter parameters, and change policies on Housing Choice/Section 8 vouchers; this has resulted in the displacement of existing and particularly lower-income tenants.

The Task Force identified these issues during our research and saw a need to protect tenants in these situations. In particular, tenants need protection when NOAH properties are sold to investors/developers in transactions which do not require any City action, and thus would not be subject to an Inclusionary Housing Policy (see Section 2). Approximately 15 buildings in Eden Prairie have been identified as having the potential to be purchased by third parties who could legally take actions which would displace lower income tenants and tenants viewed as “undesirable” by a new owner.³¹

Accordingly, the Task Force recommends that Eden Prairie pass an ordinance, similar to that of surrounding communities³² to protect its community members living in rental properties by providing them information as to their rights and resources in the event that issues exist. Unlike other communities, we are not proposing a limit on rent increases or on actions that could be perceived as a rent increase. Per the City’s attorney, Eden Prairie’s status as a statutory Class B city prevents it from enacting anything that could be construed as “rent control.” It is her opinion that restricting increases in rent, even for a temporary period, could be challenged as such. Clearly the inability to prevent immediate rent increases is a critical element of some TPOs, although the prohibition on material changes to leases may mediate this until leases come up for renewal. Based on its research, the Task Force understands that, even without rental protection, securing compliance with other restrictions is still worth the effort in enacting the ordinance.

Landlords in those surrounding communities that have enacted TPOs (Edina, Bloomington, St Louis Park) have conformed to the requirements, with no violations reported that triggered relocation fines.

RECOMMENDATION 2: *The Task Force strongly recommends that landlords in Eden Prairie provide each tenant, at the time that a lease or an extension to a lease is signed, a written notice of TENANT RIGHTS.*

During our research, we consistently heard from tenants and tenant advocacy groups about concerns with their living conditions. This was particularly true of NOAH properties. Please see Exhibit O for examples of tenant issues. The Task Force believes that rental housing in Eden Prairie should be of an acceptable quality, that safe housing is essential to the well-being of our residents.

The Task Force recommends that the City create a Tenant’s Rights Form and an obligation for a landlord to deliver the form to each tenant upon the signing of a lease or a lease extension. This form would include a brief statement as to a tenant's rights to (1) a safe unit, (2) prompt repairs to safe standard, (3) tenants’ rights to organize and (4) the names and contact information of PROP and other organizations who can assist tenants with non-legal matters. The form should be provided in English, Spanish, Somali, Russian, Hmong, Vietnamese and Chinese.³³ This form could also be put on the Eden Prairie website and provided to PROP, the Senior Center, faith-based organizations and other locations where our residents congregate and turn for help.

³¹ Information on these properties has been assembled but is not being provided for reasons of confidentiality.

³² See Exhibit N for information on TPOs enacted by surrounding communities.

³³ According to PROP, their client base speaks Chinese, Vietnamese and Hmong (5%), Russian (3%), Somali (19%), Spanish (14%), English (60 – 70% of PROP’s base speaks this fluently.)

This form should be a minimal burden to landlords, as the form will be standard and can be provided along with the lease paperwork.

RECOMMENDATION 3: *The Task Force encourages Eden Prairie, in its inspection process, to investigate and if possible, leverage any inspections of rental properties performed by HUD and Minnesota Housing and to incorporate inspections with minimal notice into its process.*

In our research, the Task Force heard many examples of landlords who only performed repairs once notice of an inspection had been received. Having a notice period that doesn't allow time for a landlord to quickly fix issues would encourage landlords to be prompt at addressing concerns. However, the length of notice needs to be sufficient to allow a landlord to have the appropriate staff available.

In addition, anecdotally, The Task Force heard complaints of repairs being superficially done, (e.g. painting over water damage in ceiling rather than fixing the roof), sufficient to pass a general inspection but that do not address the underlying issues. For this reason, the Task Force recommends that results of rental property inspections be shared between all inspectors (if any beyond the City of Eden Prairie) so that areas of concern can be communicated. It may also be possible to have residents share their concerns about needed repairs with City inspectors prior to an inspection to allow focused reviews by inspectors.

OTHER POSSIBLE OPTIONS:

1. Maintain status quo regarding Landlord-Tenant Interactions. Not recommended, as the Task Force's research has shown that protection of tenants, including an understanding of their rights, is an important matter to address in order to maintain Eden Prairie as a desirable community in which to live.
2. Enact a TPO that prevents rent increases as a core condition. Not recommended, as this option is considered legally risky and could result in negative publicity, expense and inconvenience of legal challenge.

Section Seven

Recommendations for Senior Housing

“Goal 3: Promote senior housing opportunities that increase housing choices and enable seniors who choose to downsize their homes to age in community.”

(Aspire Eden Prairie 2040, Housing and Residential Areas Plan)

RECOMMENDATIONS:

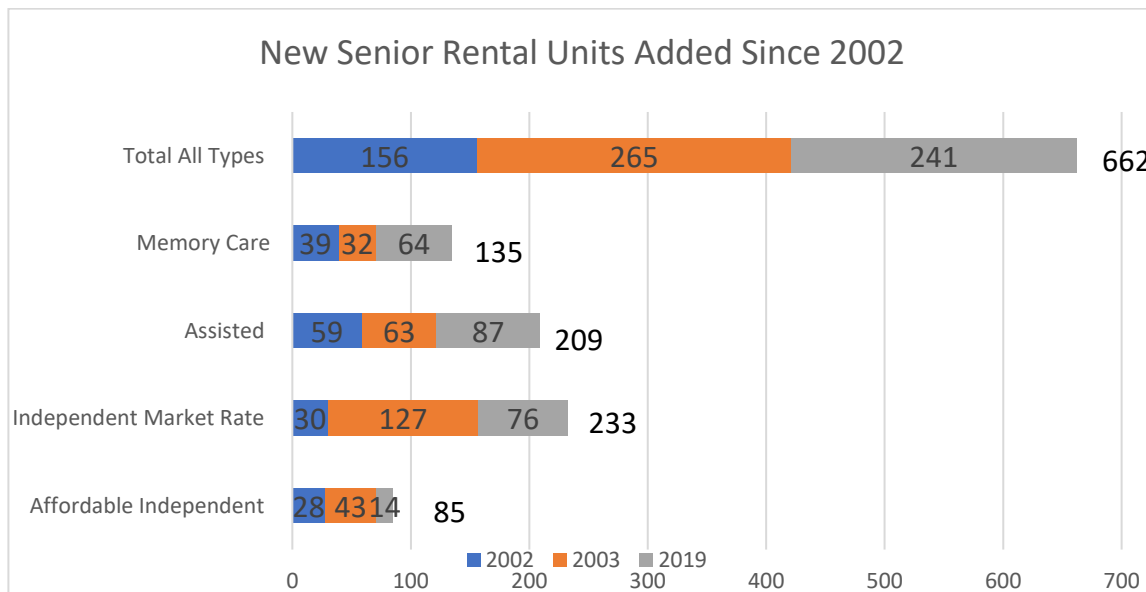
RECOMMENDATION 1: *The Task Force strongly recommends that the City create and distribute a listing of resources for Seniors to utilize for assistance in maintaining and converting their properties to senior friendly spaces.*

RECOMMENDATION 2: *The Task Force strongly recommends that the City explore other recommendations in this Report which can benefit seniors (See Section 2 Inclusionary Housing, Section 3 SWLRT and Section 8 Additional Strategies) and that the City work with PROP or another local non-profit to test the feasibility of running a Home Share Program for Seniors in Eden Prairie.*

RECOMMENDATION 3: *The Task Force strongly recommends that the City explore a partnership with Habitat for Humanity to participate in the Age Well at Home Program, which is designed to help seniors convert their living spaces to be senior-friendly.*

RATIONALE FOR RECOMMENDATIONS:

Since the creation of the Aspire Plan, Eden Prairie has added a number of housing units that are appropriate for senior living. As shown in the chart below, since 2002, Eden Prairie has added at least 662 new senior rental units which include independent, assisted and memory care. In addition, 100 units for purchase (10 of which are affordable) are being added at Applewood Point in 2021.



*See Exhibit H for data underlying the Chart.

Accordingly, the Task Force didn't deem it appropriate to add a separate recommendation relating to the production of senior living, although the Task Force encourages Eden Prairie planners to keep senior-friendly floor plans in mind when working with developers on affordable and other housing projects. The Task Force also recommends that the City adopt policies to keep seniors in their homes, to keep seniors in mind when new properties are developed so that options are available and to help seniors maintain their homes.

RECOMMENDATION 1: *The Task Force recommends that the City create and distribute a listing of resources for Seniors to utilize for assistance in maintaining and converting their properties to senior-friendly spaces.*

Many seniors already have their own homes and have a desire to “age in place.” Accordingly, seniors may need help with the preservation of these properties and conversion of these properties into more senior-friendly living spaces. In addition to aiding our seniors, preservation of their homes maintains the value of these homes as well as the houses in the surrounding neighborhood. Well maintained homes are part of the aesthetic of Eden Prairie.

Certain of these needs may be met simply through connecting seniors to resources already available – these resources range from fall cleanup volunteers to assistance from PROP. A number of programs exist through which seniors can receive help; many of these are volunteer organizations. In addition, the City offers a Senior Emergency Repair Program and a Housing Rehabilitation Loan Program that are available to assist the City's seniors. See Exhibit P for more information on these Eden Prairie Programs.

A listing of these resources for seniors to utilize should be created by the City so that the information is readily available. The City could reach out to the Senior Community Center, the Eden Prairie Community Center, PROP, faith based organizations and other locations as appropriate to gather a list of resources; this list could then be distributed and posted at these locations and others where seniors and their supporting community gather. This information should also be disseminated on the Eden Prairie City website and in the Senior Center News mailing and website (prepared by the Senior Center). The listing should be in English, Spanish, Somali, Russian, Hmong, Vietnamese and Chinese to cover the languages of the primary constituents in Eden Prairie.

RECOMMENDATION 2: *The Task Force recommends that the City explore other recommendations in this Report that can benefit seniors (See Section 2 Inclusionary Housing, Section 3 SWLRT and Section 8 Additional Strategies) and that the City work with PROP or another local non-profit to test the feasibility of running a home sharing program for seniors in Eden Prairie.*

The Task Force recognizes that seniors who stay in their homes could benefit from programs which can help the homeowner financially and perhaps with care giving. These programs range from (a) a mandate that Elder Waivers be accepted in rental properties (see Section 2 *Inclusionary Housing Policy*) to (b) the creation of new, senior-friendly initiatives such as Accessory Dwelling Units (ADU's) to allow seniors to remain in their homes to (c) the creation of “senior centric” units in housing developments by the SWLRT. For these initiatives, please see Section 3 *SWLRT Development* and Section 8 *Additional Strategies*.

The Task Force further recommends that the City work with PROP³⁴ or another local agency on a feasibility study for a Home Share Program. A Home Share Program provides a service that helps to match a person who has an extra room or separate unit available (a provider) with someone looking for a place to live (roommate). Many models are available, with at least two national registries in existence. Establishing a program would involve developing a process for application, background checks, screening, administration and development of mutually beneficial agreements, some elements of which are fairly standard and others which are individualized for the situation.

This program utilizes existing housing stock to provide safe, affordable housing, allowing people to age in place. These goals cannot always be achieved by just setting aside affordable units in a new building. By matching a senior with a roommate to sharing a house or apartment seniors reap multiple benefits, including:

1. **Saving money:** The most significant benefit is economic. By splitting rent and/or utilities, a senior's cost of living is decreased, and so their income can go a lot further, allowing them to stay in their home longer. The roommate can also have nice accommodations, generally at a low cost.
2. **Providing Help:** If the senior needs help at home, rent can be negotiated—with reduction for services provided by the roommate, such as yard work, shopping, transportation, etc.
3. **Having Companionship:** Having someone else living with them, to check on them and converse with them also goes a long way to guard against loneliness and improve senior's mental health.
4. **Monitoring Health and Safety:** Roommates can help seniors through medical crisis, as well as notice small changes that occur over time, and suggest getting help when necessary.

The costs involved in establishing and running the program are much lower than many alternatives, involving new construction or remodeling. There may be opportunities to obtain grants to assist in funding this pilot; funds from the Affordable Housing Trust Fund may also be an option.

RECOMMENDATION 3: *The Task Force strongly recommends that the City explore a partnership with Habitat for Humanity to participate in the Age Well at Home Program, which is designed to help seniors convert their living spaces to be senior-friendly.*

Habitat for Humanity has recently piloted an Age Well at Home Program in the Twin Cities. This program is an initiative that targets individuals living on fixed incomes, adapting their current living spaces to be safer and better suited to their needs. According to a recent article³⁵, in its first 18 months, the initiative has made upgrades to 65 senior-friendly homes in the metro area; these upgrades have been at an average cost of \$8,500.

The Task Force recommends that the City reach out to Habitat to explore becoming part of this program, and, if feasible, develop a plan to implement this Program in Eden Prairie.

OTHER POSSIBLE OPTIONS:

Maintain Status Quo. Not recommended. Seniors are valued members of Eden Prairie, and helping our seniors age well in safe, desirable housing is consistent with our Community's values.

³⁴ PROP has already conducted investigations of how Home Share models work in other geographies and could be a good partner for the feasibility study. PROP is not interested, however, in running the program long term, per Janet Palmer, Executive Director.

³⁵ See Exhibit Q for article on Habitat's pilot Age Well at Home program.

Section Eight

Additional Strategies to Consider

“Goal 2: Work in partnership with private and public sectors, regional, state, and federal agencies, and citizens, community groups and others to help envision and finance innovative housing demonstration projects and housing development.”

(Aspire Eden Prairie 2040, Housing and Residential Areas Plan)

RECOMMENDATION

RECOMMENDATION: *The Task Force strongly recommends that Eden Prairie seriously investigate various other strategies relating to housing in our Community, including allowing Accessory Dwelling Units (ADUs), and if feasible, investigate partnerships to test and, depending on results, implement these strategies.*

RATIONALE:

The Task Force has identified various strategies which could create additional housing in Eden Prairie for diverse populations. In some cases, these housing options also provide ancillary benefits to the residents of our community. Strategies that we have identified and encourage the City to explore are as follows:

1. Accessory Dwelling Units (ADUs) are spaces that are “adjacent or attached to a primary home, and have their own entrance, kitchen, living area, and bathroom. ADUs can be located within a home, attached to a home, or as a detached structure in a backyard” (Family Housing Fund definition). More colloquially known as carriage houses or in-law apartments, ADUs have been a means of providing housing across the nation for small households and family members. Approximately 18 cities in the Minneapolis-St Paul metropolitan area allow them in some form, including Minnetonka, Minneapolis, Plymouth, Apple Valley and Lakeville. These cities could provide useful information on policies that work and potential challenges:

Benefits of ADUs include the following:

- a. ADUs can add a “gentle” form of density to a community. The use of ADUs as housing supports stable homeownership by serving lifecycle housing needs: they can be used to house family members who need care, can be a downsizing option for senior households (while allowing them to remain in their neighborhood), can be a housing options for young adults in school or as they transition to their own housing.
- b. In some cases, ADUs provide rental income to help owners pay mortgages or other living expenses (this rental income could be paid by the person residing in the ADU.)
- c. Built on existing lots, ADUs provide new housing without expensive land acquisition.
- d. ADUs can possibly add value to the property and increased property tax revenue.
- e. ADUs are small, thus typically serving one- and two-person households. This is a growing demographic segment.

In allowing ADUs, zoning changes would have to be considered. In evaluating zoning changes, the Task Force recommends that the City require that the ownership of the ADU remain with the owner of the main property to which the ADU is linked. In addition, in order to maintain the desirability and safety of Eden Prairie housing, the Task Force finds it appropriate for the City to develop

standards for maximum sizes of ADUs (based on the size of the primary dwelling and the lot), the number of occupants of an ADU, and the materials used in the construction of the ADU. Home association articles and bylaws would also have to followed, so we acknowledge that adding ADUs to certain properties would not be available.

2 Home Share Programs (See Section 7 *Senior Living*)

3 Micro Homes –

While the demand for such units in Eden Prairie is unknown, these small units – often 400-800 square feet, offer additional density and potentially lower rents without special subsidy. Courting developers to consider this unique and increasingly popular form of housing could make good sense near one of the LRT stops. Primarily designed for singles or couples without children, a micro unit building could theoretically be built such that units could be combined should the market for the smaller units prove deficient.

4 Land Leases & Land Trusts. The Task Force recommends that, in working with various nonprofits such as Habitat for Humanity, Homes within Reach (HWR)/West Hennepin Land Trust, CommonBond and Aeon, the City explore the use of land leases and land trusts. The use of these tools could significantly reduce housing costs for a new owner, as the purchase price is generally reduced to the value of the dwelling. This purchase would be accompanied by a lease of the land on which the dwelling resides.

5 Single Room Occupancy Housing. Eden Prairie has some success in providing short term housing in which occupants have their room and share common areas with other residences. This housing also comes with support programs offered to help its residents transition to stable living situations. For example, Onward Eden Prairie works with young adults; The Esther Program offers housing and support to pregnant women.³⁶ The Task Force recommends that these types of programs be further researched, with possible partnerships being developed with nonprofits and other organizations providing this type of temporary housing. In exploring these programs, the Task Force notes that easy access to public transportation is critical for residents in this type of housing, and thus the specific housing program's success.

6 Units Supporting Large Families. Given Eden Prairie's current need for housing that supports large families, the Task Force recommends exploring apartments with developers that structurally can accommodate large families, and which, after large sizes are no longer required, can be subsequently split into two units. Perhaps one large apartment could be treated as two units for the purpose of compliance with AMI requirements under an Inclusionary Housing Policy.

7 Zoning. The Task Force recommends that the City explore whether zoning density should be increased in certain areas, including allowing certain single family houses to be turned into duplexes. This should be done in a manner which also takes into account Eden Prairie residents' desires to maintain the green spaces, common gathering places, outstanding schools and safe neighborhoods that make Eden Prairie such a desirable community in which to live.

³⁶ The Esther Program housing is relocating outside of Eden Prairie in 2021.

Section Nine

Communications

“Goal 2: Work in partnership with private and public sectors, regional, state, and federal agencies, and citizens, community groups and others to help envision and finance innovative housing demonstration projects and housing development.”

(Aspire Eden Prairie 2040, Housing and Residential Areas Plan)

RECOMMENDATIONS:

RECOMMENDATION: *The Task Force strongly recommends that the City of Eden Prairie develop and implement a communication strategy associated with affordable housing and the recommendations herein in order to create buy-in from the Community and movement forward.*

RATIONALE:

In the Task Force’s work, we have recognized a need to educate our community regarding the nature and benefit of housing that allows for a diverse population of residents. Diversity – be it age, cultural, economic, or professional – provides a richness and understanding that benefits all of Eden Prairie. The Task Force also anticipates that these City communications need to encompass the recommendations herein that are adopted by the City Council and the Mayor.

The Task Force recommends that the Eden Prairie Office of Housing and Community Services draft a communication strategy in conjunction with the Eden Prairie Communication Department. Beyond communications by the City, this strategy should involve community partnerships, including grass roots groups. Elements of a communication plan should be not only general, but also address the messaging and communications around specific new developments or initiatives consistent with the recommendations herein. Groups like PROP and faith-based organizations could be informed of a potential project in addition to possible neighbors.

The Task Force further encourages the City to ensure that this strategy provide information relating to the following:

1. The people who will directly benefit from these programs. These people are often existing community members who are working in Eden Prairie, as teachers, firefighters, shop keepers. See Section One. The Task Force recognizes that a stigma exists about people who utilize affordable housing; the strategy should seek to change this.
2. The benefit of having economically diverse housing to the entire community of Eden Prairie. The Task Force understands that a city that is accessible to residents at all income levels and of different ages, cultures and professions benefits from the life experience of diverse voices creating healthy and innovative community participation.
3. The needs relating to property that these recommendations collectively address. Many institutions utilize the terminology “protection, production and preservation.”³⁷ The Task Force encourages the communication strategy to utilize these terms, as they are easily understood, communicate clearly concepts that all should agree upon, and are consistently used in the Twin Cities.

³⁷ The City could potentially make use of existing materials created by nonprofit and other organizations involved with Affordable Housing. See Exhibit R for information and charts on Protection, Production and Preservation.

4. City programs that are available to assist Eden Prairie residents in the purchase and preservation of homes. See Exhibit P.

The Task Force further recommends that this strategy include the creation of an “elevator speech” and written materials in English, Spanish, Somali, Russian, Hmong, Vietnamese and Chinese which are disseminated on the City’s website and elsewhere around the City.

Finally, the Task Force suggests that Eden Prairie investigate the use of mediation services to promote a stable renter community, execute long-term successful affordable housing projects, and reduce NIMBY sentiment over time.

Mediation upholds the ability of individuals and communities to resolve their own disputes “effectively, inexpensively, and peacefully” through the use of trained, neutral mediators. Sessions bring together relevant parties to present their views and find creative solutions to meet all needs when emotions are high and issues are complex. Mediation can reduce strain on city resources, staff time, and tax dollars while helping to make progress on city goals. Mediation organizations train mediators in culturally-specific communication and conflict and seek mediators who represent the racial, ethnic, and linguistic diversity of communities living in Minnesota, leading to meaningful dialogue and solutions that may not have been possible through established formal processes.

Mediation can strategically support several Task Force recommendations:

- 1) Ensuring renters have knowledge of mediation and how to access mediation services can bring resolution to property manager-renter conflicts, improve quality of life through creative problem-solving, and reduce evictions and housing instability. This is a low-cost strategy outside of formal city processes – e.g. inspection schedule, permitting – that the City can proactively promote and facilitate through information-sharing (already discussed in Section 6 on tenant protections) and referrals.
- 2) In all its recommendations, the Task Force seeks to make meaningful progress towards the goals set forth in Aspire 2040 and ensure Eden Prairie attracts a range of developers and development projects. Using mediation as a strategy to complement the public processes around affordable housing developments can reduce community tension and lead to creative incorporation of elements that will give the project long-term success. Mediation provides space for solutions outside of what planning boards and City Council can request be added or removed from a project within their scope or purview. Ideally with mediation “a modified proposal will move forward without opposition. If not...the subsequent hearings at least will be more civil... Mediation is a way of generating improved, less contentious proposals for planning or zoning boards to consider.”³⁸

Mediation provides a pathway to win-win projects where both the community and developer benefit, ultimately resulting in projects that are palatable to the community – as concerns are incorporated into the project prior to a final decision of approval/rejection – and that require less time and resources from developers to get through the approval process. The community receives better projects, and developers can focus maximum resources on the project itself. Most importantly, projects get completed and people receive stable housing in a community prepared to be welcoming – as concerns and fears have been heard and addressed.

³⁸ Abrams, Joshua. The Zoning Dispute Whisperer: Adding mediation to the planner’s toolkit. *Planning*. November 2011. Retrieved 8/15/2020 from https://wsba.org/docs/default-source/legal-community/sections/elu/resources/elu_luem_resources_zoning_dispute_whisperer_111100.pdf?sfvrsn=28123df1_4.

- 3) A track record of successful affordable housing projects can reduce NIMBY sentiment over time, creating a community that understands the benefit of affordable housing and advocates for its place in the housing landscape. Mediation services can be used outside of the context of one specific development project and incorporated as a long-term strategy that gives space for neighbors to voice fears, problems, needs, and creative solutions for housing issues in Eden Prairie. Having this type of practice in place could also promote community support for the light rail – and the housing opportunities it presents – as its construction continues.

Several cities incorporate mediation as either an informal or formal step in negotiations with developers and community members in the process of executing development projects. An article from the American Planning Association briefly outlines programs in San Francisco, Berkeley, Albuquerque, and a statewide program in Massachusetts. Projects are often referred to mediation services prior to being presented to the zoning or planning board – though some communities only refer projects upon appeal.

Mediation is alive and well in Minnesota and the suburban metro: local communities already utilize services from the Conflict Resolution Center to facilitate conversations around contentious topics. The CRC facilitated table conversations to reduce contention over the 2040 planning process in Minneapolis. Currently, the CRC is helping citizens of a southern suburb design community dialogues on race. They also facilitated several large group dialogues with neighbors in Minneapolis regarding homeless encampments as well as doing de-escalation facilitations and trainings for neighbors at 38th and Chicago in Minneapolis. These examples illustrate that mediation organizations have specialization outside of the mediation process itself and can give neighbors new skills and mindsets to adapt to stated community planning priorities and the difficult reality of change.³⁹

³⁹ Information about CRC comes from email correspondence with Executive Director Janet Collins. Additional information about their past work and services can be found at <http://crcminnesota.org>.

Section Ten

Next Steps

RECOMMENDATION 1: *The Task Force recommends acceptance of this Report and all the recommendations herein.*

RECOMMENDATION 2: *As the various recommendations are further discussed and explored, the Task Force recommends that a new or continued subset of this Task Force be convened to assist City staff in (a) further researching and evaluating those recommendations that require additional investigation and consideration and (b) operationalizing various recommendations and the development of a communication strategy. (This could be one or two task forces, as needed.)*

Finally, the Task Force respectfully requests a follow-up meeting or communications with the Mayor and the City Council to be informed of the Mayor and the Council's decisions, including next steps.

ACKNOWLEDGEMENTS

Special Thanks to:

- Arnold Bigbee, co-founder of the 501c3 Edina Affordable Housing
- Chad Bouley, Head of Homebuilding, Twin Cities Habitat for Humanity
- Jenny Buckland, Program Director – PROP
- Janet Collins, Executive Director – Conflict Resolution Center
- Tim Hammond – Dakota County (Former Director of Lutheran Social Services East Metro Home Sharing Program)
- Eric Hauge, Executive Director – HomeLine
- Andy Hughes, Project Manager - CommonBond Communities
- Janet Jeremiah, Community Development Director - City of Eden Prairie
- Julie Klima, City Planner - City of Eden Prairie
- Molly Koivumaki PROP Board Member and former Manager of Housing and Community Services for City of Eden Prairie
- Mary Kubista, Librarian
- Owen Metz, Vice President - Dominionium
- Marney Olson, Assistant Housing Supervisor - City of St. Louis Park
- Residents of the Eden Prairie Arrive development
- Residents of Columbine Townhomes
- Diedre Schmidt, President and CEO - CommonBond Communities
- Julie Siegert, Board Member - PROP
- Cathy ten Broeke. Director to Prevent and End Homelessness at State of Minnesota
- Jamie Thelen, President and CEO - Sand Companies
- Tim Thompson, Attorney, Housing Justice Center
- Mark Webber, Executive Director of the Eden Prairie Community Foundation
- Karen West, Intern at New American Development Center
- Staff at the following cities:
 - Bloomington
 - Brooklyn Park
 - Chanhassen
 - Edina
 - Hopkins
 - Minneapolis
 - Minnetonka
 - Richfield
 - St. Louis Park

Preliminary List of Potential Partnerships:

Aeon
Center for Energy and Environment
CommonBond Communities
Community Fix Up Fund
Eden Prairie Community Foundation
Ester Homes
Greater Minnesota Housing Fund (GMHF)

Habitat for Humanity
Met Council Livable Communities Grants
Minnesota Housing Impact Fund/Challenge for
Single Family Development
Onward Eden Prairie
West Hennepin Affordable Housing Land Trust
(dba Homes Within Reach)

EXHIBITS

- Exhibit A Aspire Eden Prairie 2040 Plan: Chapter 4 (Housing and Residential Areas Plan)
- Exhibit B Eden Prairie Housing Task Force Charter
- Exhibit C Consolidated Task Force Recommendations
- Exhibit D Additional Eden Prairie & Surrounding Community Information
- Exhibit E Twin Cities Habitat for Humanity Housing Continuum and Examples
- Exhibit F Examples of Housing Needs met by PROP
- Exhibit G Affordable/Inclusionary Housing Policies of Surrounding Communities
- Exhibit H Supporting Charts and Information
- Exhibit I Affirmative Fair Housing Marketing Plan
- Exhibit J Affordable Housing Trust Fund Information
- Exhibit K Article on Bloomington NOAH development
- Exhibit L St. Louis Park Affordable Housing Trust Document
- Exhibit M Community Impact Funds Program of Eden Prairie Community Foundation
- Exhibit N Information on TPOs of Surrounding Communities
- Exhibit O Examples of Tenant Issues in Eden Prairie
- Exhibit P Eden Prairie Housing Assistance Programs
- Exhibit Q Habitat for Humanity's Age Well at Home pilot program
- Exhibit R Information and Charts re Protection, Production and Preservation
- Exhibit S Task Force Members

Exhibit A
Aspire Eden Prairie 2040 Plan:
Chapter 4 (housing and Residential Area Plan)
<https://www.edenprairie.org/Home/ShowDocument?id=15144>



Chapter 4

Housing & Residential Areas Plan

Throughout the planning process, community members emphasized the need for increasing Eden Prairie's affordable housing stock and providing diverse, safe, high-quality affordable housing options to residents of all income levels. Developing and maintaining a healthy mix of affordable housing options can foster a diverse, resilient local economy by bringing workers and residents closer to their jobs, schools, and necessary services. This chapter provides an overview of Eden Prairie's existing and projected housing needs, as well as several strategies the City can take to increase the quantity, accessibility, and variety of its affordable, attainable, and life-cycle housing.

"Housing is the foundation of any community. It helps to determine the health and vibrancy of a community."

*Participants, Aspire Eden Prairie
2040 Housing Focus Group*

Exhibit B

Eden Prairie Housing Task Force Charter

Background (per website)

The Eden Prairie ad hoc Housing Task Force was established to address:

- lifecycle housing,
- inclusive and affordable housing,
- and other housing options in Eden Prairie.

Phases: The City Council directed the task force to focus on three phases of work to be completed over a nine-month period.

- Gathering data (such as current housing stock, open space, census data, current City programs and resources)
- Researching other cities' housing programs, procedures, resources and best practices
- Formulating a list of options and best practices to present to the City Council

Charter

The purpose of this document is to establish parameters to guide the Task Force in its efforts, including identifying what is and is not in its purview.

Mission: The Task Force's mission is to make recommendations to the Eden Prairie City Council for policies and actions that can be taken in order to increase the availability of inclusionary and affordable housing, meet the lifecycle housing needs of a diverse community and maintain Eden Prairie as a desirable place to live in order to meet the goals of the Aspire Plan.

In accomplishing this, The Task Force will:

- Tie its work back to the Aspire Plan 2040 and work to recommend policies and procedures to help achieve that plan.
- Be of short, defined duration (ideally a year or less.) Note that additional work may be required on specific matters even after the Task Force has completed its Mission. (For example, work may be necessary on NOAH and Tenant Rights.)
- Obtain information, feedback, and recommendations from experts such as PROP, tenant advocates and developers to help identify community needs and to ensure that the recommendations being made do not put Eden Prairie at a disadvantage in terms of desirability as a place to live and to develop properties.
- Benchmark examples of programs in other communities, placing most value on MN examples in communities similar to ours (e.g. Edina, Plymouth, Bloomington.)
- Investigate establishing a Housing Trust Fund as part of inclusionary housing policy recommendations, or as a separate endeavor to increase affordable housing opportunities in Eden Prairie.

- Review the NOAH inventory, when completed, as part of the above.
- Identify and as part of recommendations, encourage City Council to consider creative and nontraditional housing options being used elsewhere in the country (row houses, repurposing of buildings, ADUs--Accessory Dwelling Units, multi-family micro-units, SROs—Single Room Occupancy units, tiny homes, etc.) to achieve goals.
- Identify any issues with the Aspire Plan or council goals which are inconsistent with market practices and which could create impediments to EP continuing to be a desirable housing community for developers to do business and for people to live.
- Task Force to gather more information on, and investigate Eden Prairie’s HRA and, if appropriate, create recommendations around its role in increasing housing opportunities. (ES)
- Prioritize and make recommendations to City Council on:
 - Affordable/inclusionary housing policy which involves multiple dimensions, still being defined, which include but are not limited to minimum development size to which a policy would apply, affordability targets, options and incentives for builders, use of “in lieu” fees and how they would be calculated, inclusion of cost offsets, mandating acceptability of section 8 vouchers and or an affirmative Fair housing Marketing Plan, etc.
 - Policies for new construction and rehabilitation of rental units (including NOAH), prioritizing multi-family rental units (as this is where we can have the most immediate impact) and if appropriate, single family rental properties.
 - Policies on new construction and rehabilitation for owner occupied housing as appropriate.
 - Tenants’ rights. Highlight issues uncovered by Task Force’s investigation and provide recommendations on policies to address them. For example, lack of knowledge and resources regarding evictions, building turnover, and unreasonable landlord.
 - Materials which need to be created or updated and disseminated to assist renters, seniors and homeowners in our community so they understand their rights and know where to go with questions or for help. Note, all such materials to be available in multiple languages.
 - Potential Partnerships. Creation or expansion of partnerships between Eden Prairie and organizations/programs such as Onward Eden Prairie, ESTHER Homes, Homework Starts with Home, PROP, Twin Cities Habitat for Humanity and developers whose mission is affordable housing (e.g. AEON and Common Bond.)

Eden Prairie City Staff will provide support to the task force and subgroups, including:

- An analysis of the Met Council estimates of housing requirements for EP in 2020/2030/2040 in light of lots available and properties identified as possibilities for redevelopment to identify gaps and where those gaps exist (By AMI.)

- Investigate lifecycle housing in order to evaluate Eden Prairie's housing supply and demand with regard to Senior Housing (empty nester housing), as well as young adult/Millennials /GenZ housing as it relates to the 20/40 plan.

The Task Force will not/is not:

- Become a commission or other ongoing unit of government.
- Become a resource for resolving tenant disputes.
- Establish guidelines or make recommendations which require additional staffing/administration without identifying them as such and determining if requests are reasonable in terms of staff and budget.
- Be responsible for implementing any recommendations.

Exhibit C

Consolidated Task Force Recommendations

Inclusionary Housing (Section Two)

RECOMMENDATION 1: *The Task Force strongly recommends the adoption and enforcement of an Eden Prairie Inclusionary Housing Policy (see details in Report.)*

RECOMMENDATION 2: *The Task Force strongly recommends that the City encourage multifamily developments to be comprised of 100 percent affordable housing units.*

RECOMMENDATION 3: *The Task Force recommends that landlords be required to accept tenant-based rental assistance (including Housing Choice/Section 8 vouchers and Elder Waivers) for affordable housing that is created pursuant to Eden Prairie’s Inclusionary Housing Policy (as long as the combined subsidy and tenant payment is equal to or lesser than published allowable rent levels per below.)*

RECOMMENDATION 4: *The Task Force recommends that developers provide and follow Affirmative Fair Housing Marketing Plans for developments to which the Inclusionary Housing Policy applies.*

Housing Opportunities due to SWLR (Section Three)

RECOMMENDATION: *In the development of the land adjacent to the proposed SWLRT, the City should consider developing partnerships and integrating other services to effectively create housing and other development opportunities which take advantage of this unique opportunity.*

Affordable Housing Trust Fund (Section Four)

RECOMMENDATION 1: *The Eden Prairie Task Force strongly recommends the creation of an Affordable Housing Trust Fund, and further suggests that the Fund documentation be general and flexible, allowing for the development and refinement of the goals and processes related to the Fund over time.*

RECOMMENDATION 2: *The Eden Prairie Task Force strongly recommends that Eden Prairie staff explore its options, including a possible partnership with the Eden Prairie Community Foundation or other third parties, to ensure that donations to the Fund by third parties are tax deductible and to create effective, efficient means of marketing to third parties and allocating and administering Trust Funds.*

Naturally Occurring Affordable Housing (NOAH) (Section Five)

RECOMMENDATION 1: *Identify and document the inventory of potential multifamily NOAH properties within Eden Prairie in anticipation of reaching out to multifamily owners to discuss possible opportunities and gain a sense of owner intent.*

RECOMMENDATION 2: *Develop partnerships and processes with non-profits that work with Twin Cities large, medium and small NOAH developments in order to allow early intervention in the acquisition and preservation of NOAH properties when they come to market.*

RECOMMENDATION 3: *Consider including the identification of single-family homes which are affordable by virtue of price and condition as a part of the Eden Prairie NOAH approach.*

Tenant Protection Ordinance (TPOs) and Practices (Section Six)

RECOMMENDATION 1: *The Task Force recommends adopting a Tenant Protection Ordinance (TPO) which is triggered by the sale of a multi-family rental property.*

RECOMMENDATION 2: *The Task Force recommends that landlords in Eden Prairie provide each tenant a written notice of TENANT RIGHTS at the time that a lease or a lease extension is signed.*

RECOMMENDATION 3: *The Task Force encourages Eden Prairie to investigate and, if possible, leverage any inspections of rental properties performed by HUD and Minnesota Housing and to incorporate inspections with very short notice into its inspection process.*

Recommendations for Senior Housing (Section Seven)

RECOMMENDATION 1: *The Task Force strongly recommends that the City create and distribute a listing of resources for Seniors to utilize for assistance in maintaining and converting their properties to senior friendly spaces.*

RECOMMENDATION 2: *The Task Force strongly recommends that the City explore other recommendations in this Report which can benefit seniors (See Section 2 Inclusionary Housing, Section 3 SWLRT and Section 8 Additional Strategies) and that the City work with PROP or another local non-profit to test the feasibility of running a Home Share Program for Seniors in Eden Prairie.*

RECOMMENDATION 3: *The Task Force strongly recommends that the City explore a partnership with Habitat for Humanity to participate in the Age Well at Home Program, which is designed to help seniors convert their living spaces to be senior-friendly.*

Additional Strategies to Consider (Section Eight)

RECOMMENDATION: *The Task Force strongly recommends that Eden Prairie seriously investigate various other strategies relating to housing in our Community, including allowing Accessory Dwelling Units (ADUs), and if feasible, investigate partnerships to test and, depending on results, implement these strategies.*

Communications (Section Nine)

The Task Force strongly recommends that the City of Eden Prairie develop and implement a communication strategy associated with affordable housing and the recommendations herein in order to create buy-in from the Community and movement forward.

Next Steps (Section Ten)

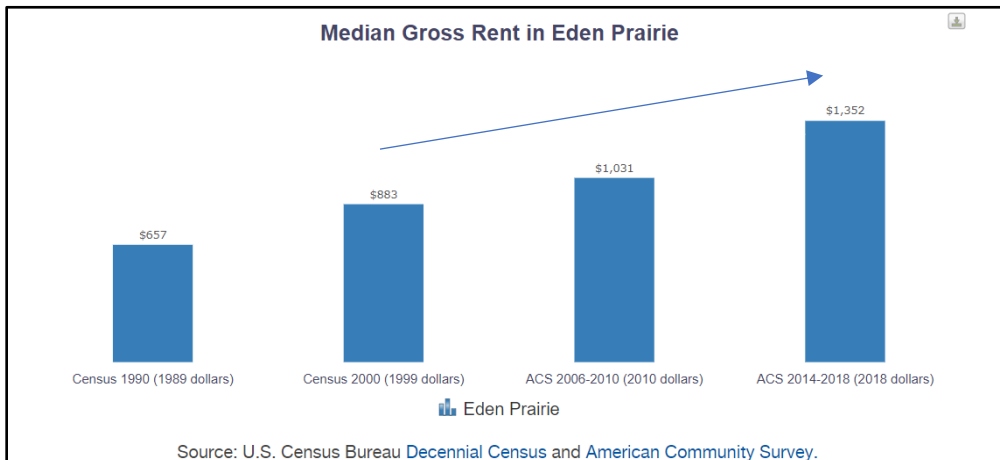
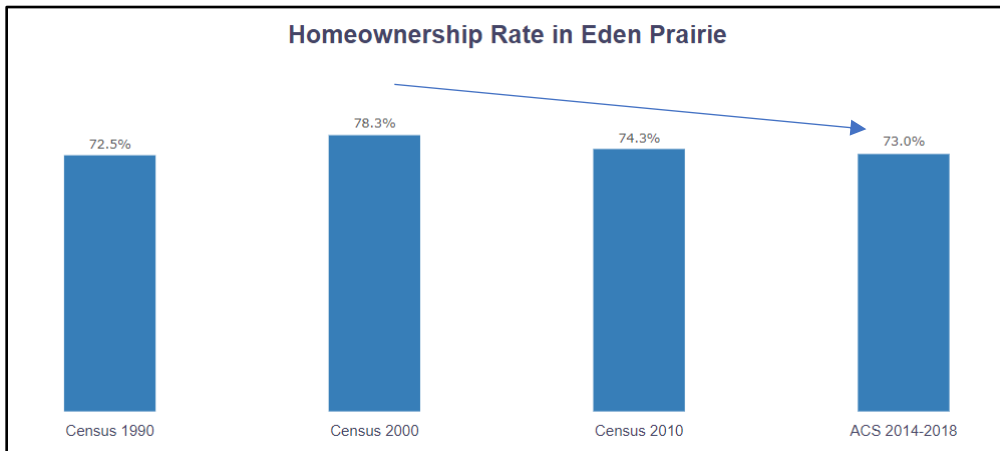
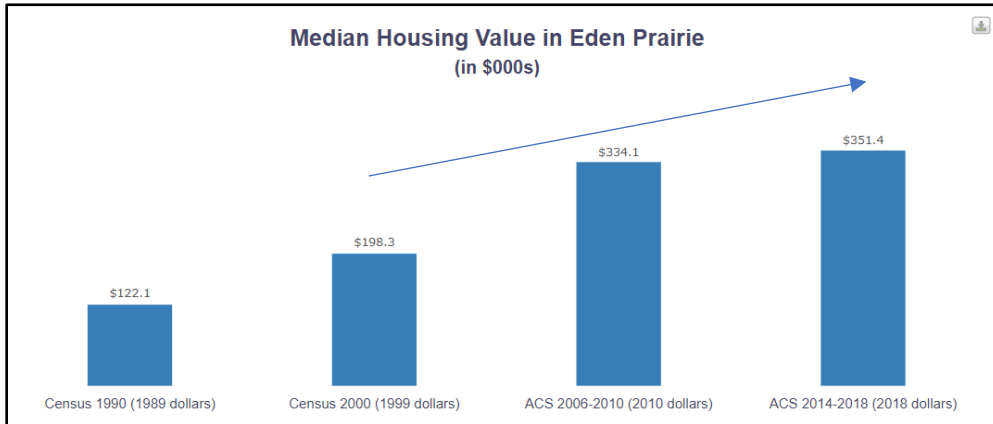
RECOMMENDATION 1: *The Task Force recommends acceptance of this Report and all the recommendations herein.*

RECOMMENDATION 2: *As the various recommendations are further discussed and explored, the Task Force recommends that a new or continued subset of this Task Force be convened to assist City staff in (a) further researching and evaluating those recommendations that require additional investigation and consideration and (b) operationalizing various recommendations and the development of a communication strategy. (This could be one or two task forces, as needed.)*

Appendix D1 Key Eden Prairie Demographics

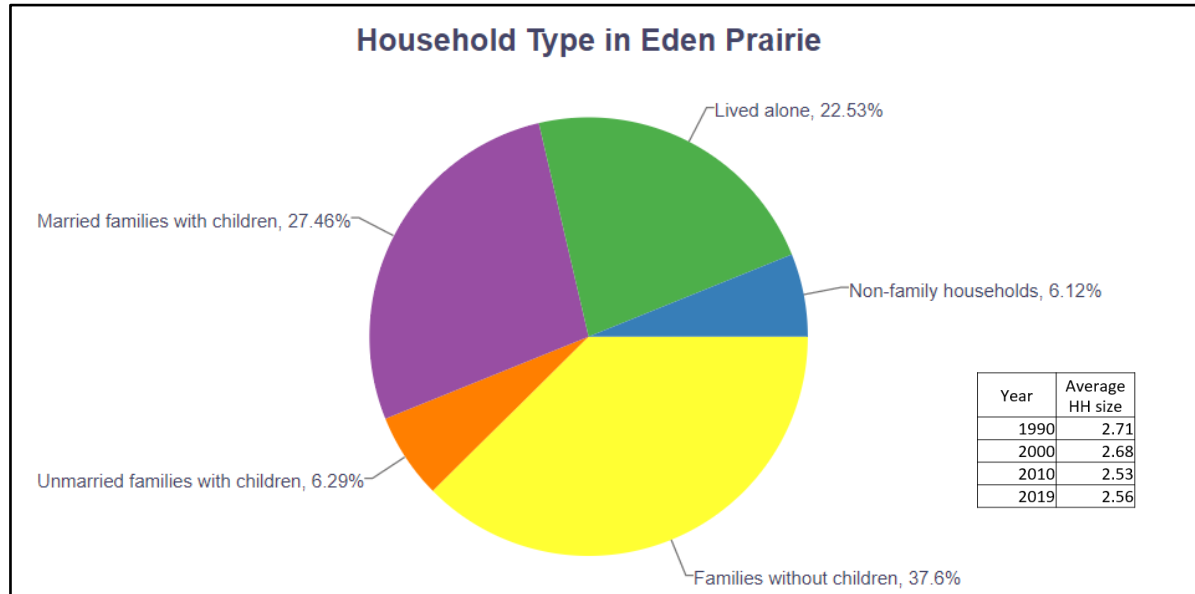
Home values are rising as the rate of home ownership is declining slightly.

Meanwhile, rents are rising rapidly, causing a dramatic increase in the percent of renter households that are experiencing a housing cost burden (see Section 1.)



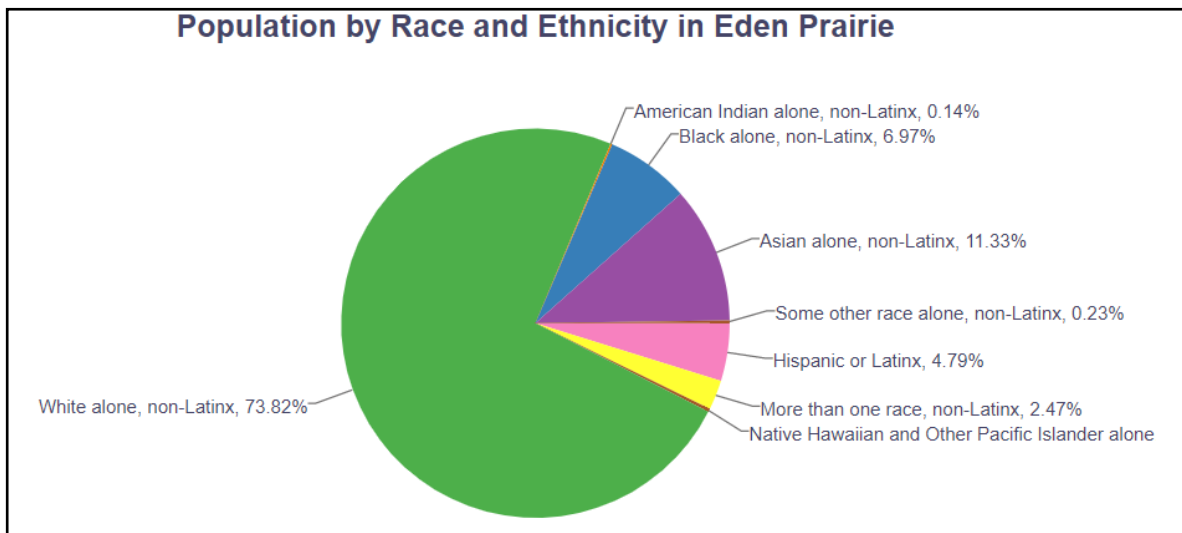
The majority of residents of Eden Prairie live in traditional family settings, with or without children present.

However, a sizeable number (22.5%) live alone. This speaks to the need for smaller dwelling units. Average house hold size is 2.56 people, and appears to be decreasing somewhat over time.



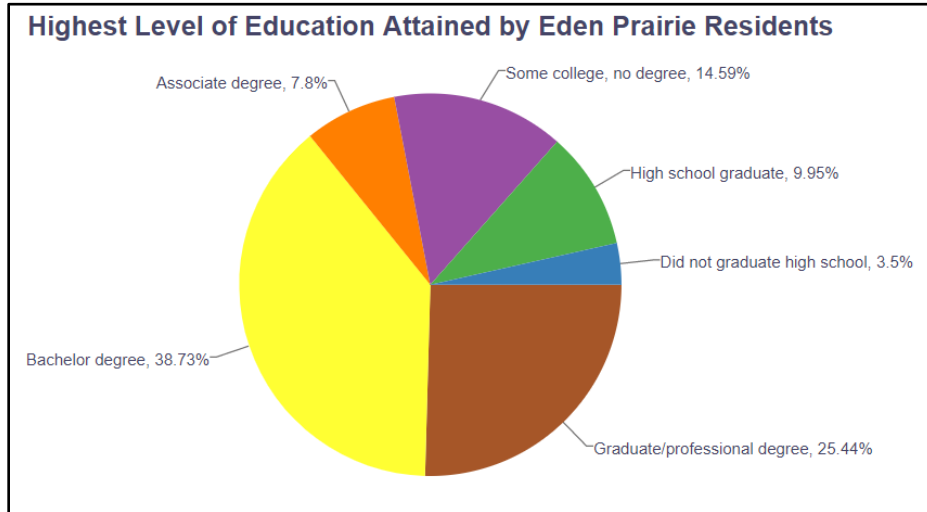
Eden Prairie is home to a wide variety of races and cultures.

Although the majority of Eden Prairie’s population is Caucasian, non Latinx, more than one-fourth of residents are another race. The largest non-white groups are Asian (11.3%) and Black (6.9%). Eden Prairie is certainly ethnically diverse and in fact more than seventy languages are spoken in Eden Prairie schools, according to the Eden Prairie Schools Volunteer Handbook.



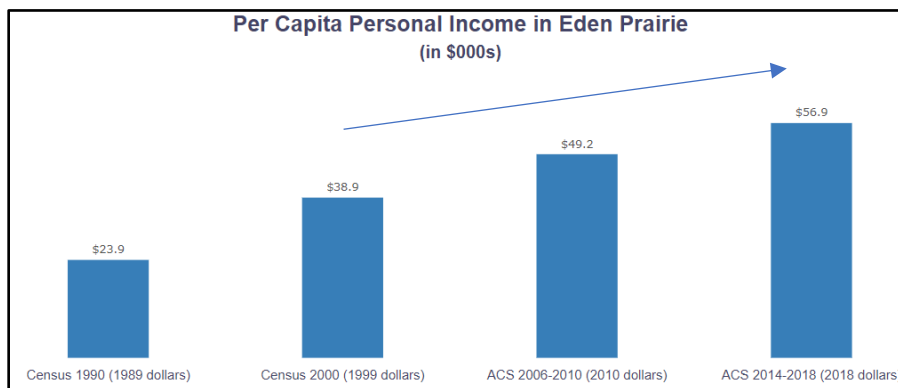
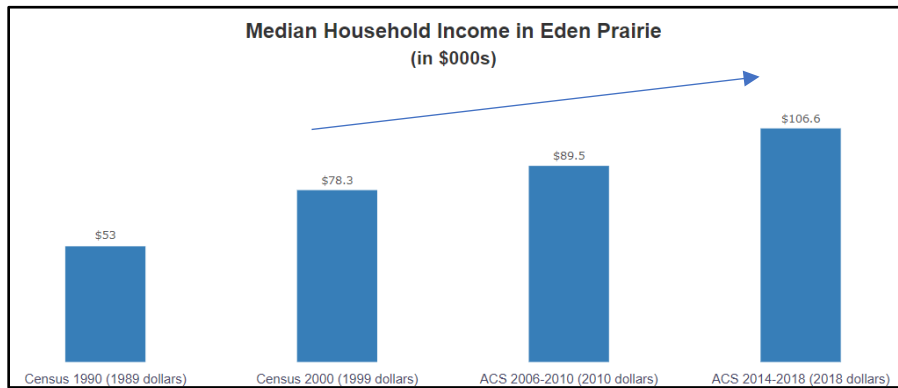
This is a very well-educated community.

Nearly two thirds of residents having a Bachelors or Graduate degree. Only about one in ten stopped their education after graduating high school and very few (3.5%) did not graduate high school.



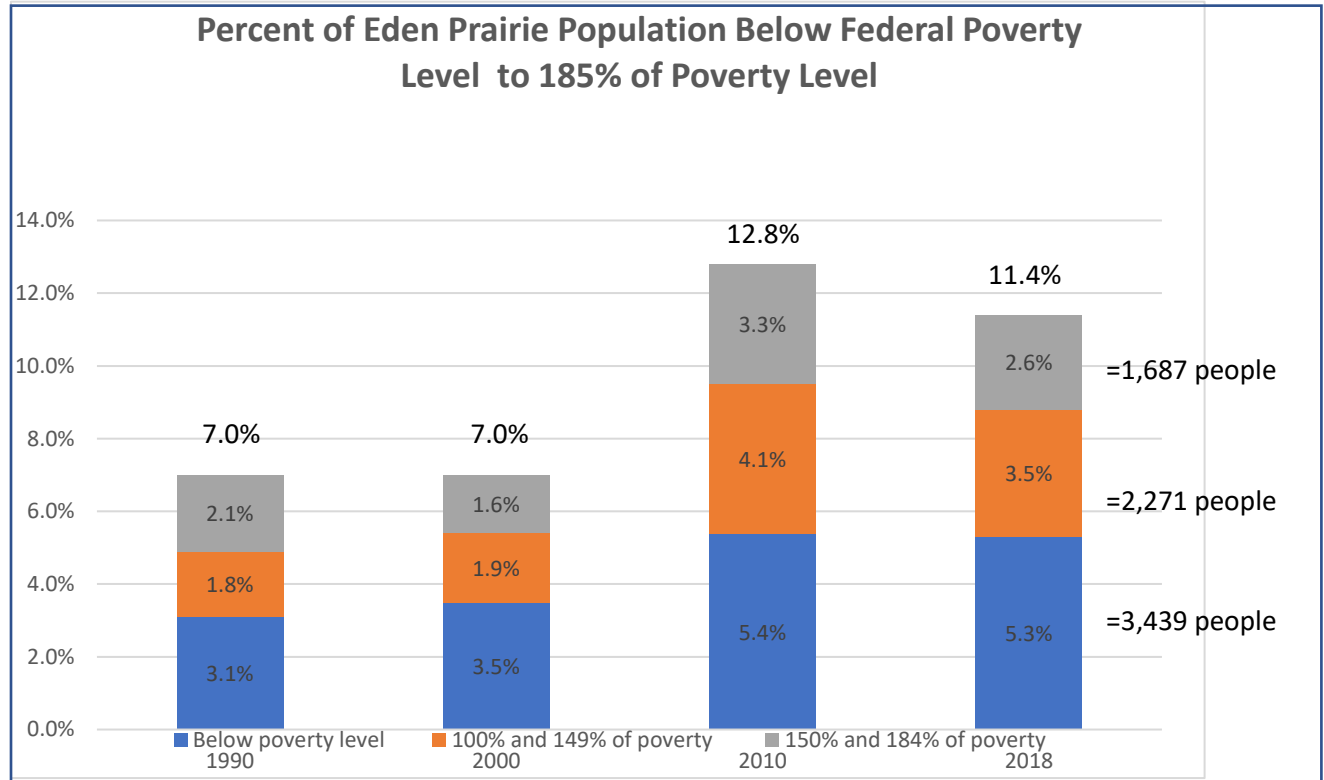
Median and Per Capita household income are on the rise in Eden Prairie.

Most recent estimates (2018) report median household income at \$106,600 and per capita income at \$56,900.



Even though our community is an affluent one, there is poverty in our midst.

Approximately 3,439 residents of Eden Prairie are living in poverty, which means they're earning below \$25,750 for a family of four. An additional 2,271 are between 100 and 149% pf the poverty level, and an additional 1,687 are between 150% and 185%. These criteria are often used to determine if residents are eligible for federal programs.



Sources for Demographic Information: Decennial Census 2000 SF1/SF3, American Community Survey 5Yr Summary File 2006-2010 and American Community Survey 5 Yr Summary File 2014-2018

People of all ages live in Eden Prairie, including many seniors and many school age children.

As referenced on Eden Prairie’s web page:

- **76%** of the City’s residents are **18 years of age or older**
- **12%** of the City’s residents are **65 years of age or older**

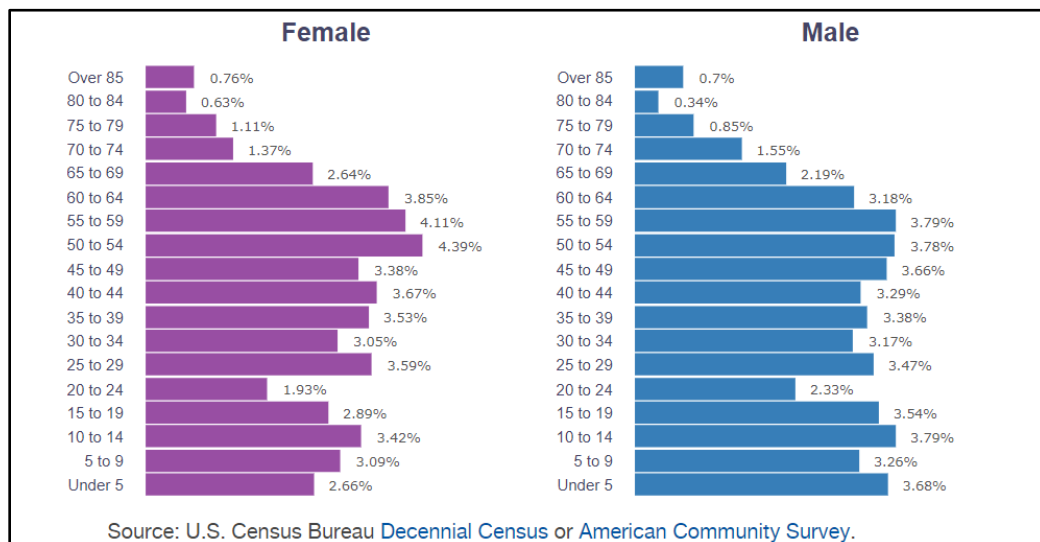
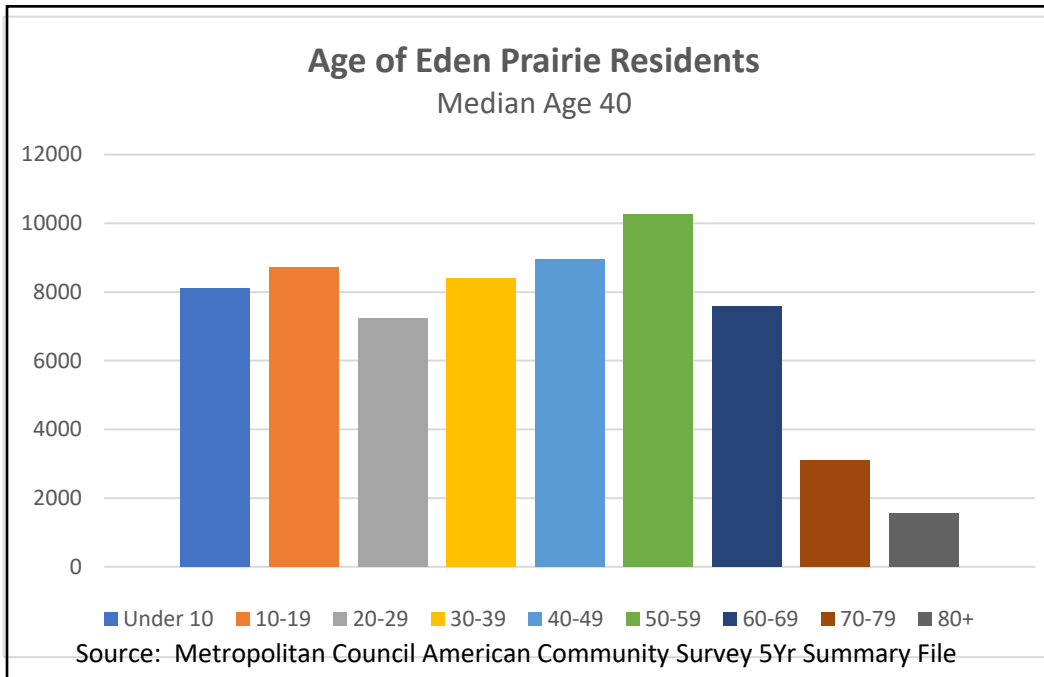


Exhibit D2

Additional Information on Eden Prairie and Surrounding Communities

Key: Colors do not indicate statistical significance. They serve only to draw attention to differences.									
Most different from EP	Most similar to EP				No meaningful differences				
	Eden Prairie	Edina	St. Louis Park	Chanhassen	Chaska	Bloomington	Richfield	Brooklyn Park	Brooklyn Center
Population Estimates									
As of July 2019	64,893	52,857	48,662	26,389	26,989	84,943	36,354	80,389	30,690
Percentage change 2010-2019	6.7%	10.2%	7.6%	15.1%	13.1%	2.5%	3.6%	6.1%	1.7%
Household Composition by Age and Gender									
Children under 18 present	24.4%	23.7%	17.8%	26.2%	27.3%	19.5%	21.2%	28.4%	28.8%
Seniors 65 and over present	12.1%	21.5%	13.9%	10.8%	8.9%	19.2%	15.3%	10.6%	10.6%
Women	50.1%	52.6%	51.3%	50.9%	51.0%	50.8%	49.7%	52.1%	52.1%
Race and Hispanic Origin (not all options shown)									
White alone, not Hispanic or Latino	73.8%	84.7%	80.3%	87.3%	82.7%	72.8%	61.7%	43.4%	38.3%
Black or African American alone,(a)	7.0%	2.4%	8.5%	1.5%	2.4%	8.8%	10.7%	28.4%	27.3%
Asian alone (a)	11.3%	7.5%	3.9%	5.9%	3.5%	5.8%	6.5%	17.6%	17.7%
Hispanic or Latino (b)	4.8%	2.8%	3.8%	4.2%	8.4%	8.6%	17.4%	7.3%	13.3%
Population Characteristics									
Foreign born persons, 2014-2018	16.7%	11.4%	11.4%	7.4%	6.7%	14.2%	17.9%	23.6%	24.1%
Language other than English spoken at home, 2014-2018	20.7%	13.1%	13.5%	8.1%	11.7%	17.9%	25.0%	28.8%	34.3%

	Eden Prairie	Edina	St. Louis Park	Chanhassen	Chaska	Bloomington	Richfield	Brooklyn Park	Brooklyn Center
Housing and Living Arrangements									
Owner-occupied housing, 2014-2018	73.0%	72.0%	55.5%	86.4%	71.3%	67.1%	60.0%	71.3%	61.4%
Median value owner-occupied housing, 2014-2018	\$351,400	\$459,200	\$255,200	\$378,200	\$257,900	\$240,100	\$211,700	\$208,800	\$161,300
Median monthly owner costs -with mortgage, 2014-2018	\$2,118	\$2,544	\$1,733	\$2,216	\$1,811	\$1,663	\$1,577	\$1,633	\$1,404
Median gross rent, 2014-2018	\$1,352	\$1,351	\$1,176	\$1,272	\$1,133	\$1,121	\$1,021	\$1,006	\$1,008
Number of Households, 2014-2018	24,582	21,663	23,187	9,093	9,625	35,833	15,056	27,455	10,466
Persons per household, 2014-2018	2.59	2.35	2.06	2.79	2.69	2.35	2.37	2.9	2.93
Living in same house 1 year ago, 2014-2018	83.9%	88.8%	77.5%	87.6%	87.8%	86.4%	85.0%	91.1%	86.3%
Employment									
In civilian labor force, age 16 years+, 2014-2018	73.1%	64.4%	77.1%	74.3%	77.3%	69.4%	73.2%	73.2%	72.7%
In civilian labor force, female, age 16 years+, 2014-2018	66.5%	54.8%	73.0%	68.7%	71.0%	65.3%	68.2%	70.5%	68.2%
Education									
High school graduate or > (among age 25+), 2014-2018	96.5%	98.2%	96.6%	97.9%	95.1%	92.7%	89.4%	89.2%	82.9%
Bachelor's degree or > (among age 25 years+), 2014-2018	64.2%	69.9%	58.1%	63.1%	46.4%	41.1%	39.8%	30.6%	19.9%
Income & Poverty									
Median household income (in 2018 \$), 2014-2018	\$106,555	\$99,295	\$75,690	\$118,885	\$87,018	\$72,081	\$63,434	\$70,448	\$54,786
Per capita income in past 12 months (in 2018 \$), 2014-2018	\$56,870	\$71,090	\$46,968	\$57,278	\$43,368	\$40,078	\$34,666	\$29,813	\$24,125
Persons in poverty	5.3%	4.9%	7.5%	3.6%	5.3%	6.8%	9.2%	9.3%	17.2%
Geography									
Population per square mile, 2010	1,873.70	3,103.00	4,254.40	1,123.00	1,400.60	2,390.10	5,131.50	2,906.50	3,784.30
Land area in square miles, 2010	32.45	15.45	10.64	20.44	16.97	34.68	6.87	26.07	7.96

About datasets used in this table

Value Notes

Estimates are not comparable to other geographic levels due to methodology differences that may exist between different data sources. Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info icon to the left of each row in TABLE view to learn about sampling error.

The vintage year (e.g., V2019) refers to the final year of the series (2010 thru 2019). *Different vintage years of estimates are not comparable.*

Fact Notes

(a) Includes persons reporting only one race

(b) Hispanics may be of any race, so also are included in applicable race categories

Value Flags

-Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper interval of an open ended distribution.

D Suppressed to avoid disclosure of confidential information

F Fewer than 25 firms

FN Footnote on this item in place of data

N Data for this geographic area cannot be displayed because the number of sample cases is too small.

NA Not available

S Suppressed; does not meet publication standards

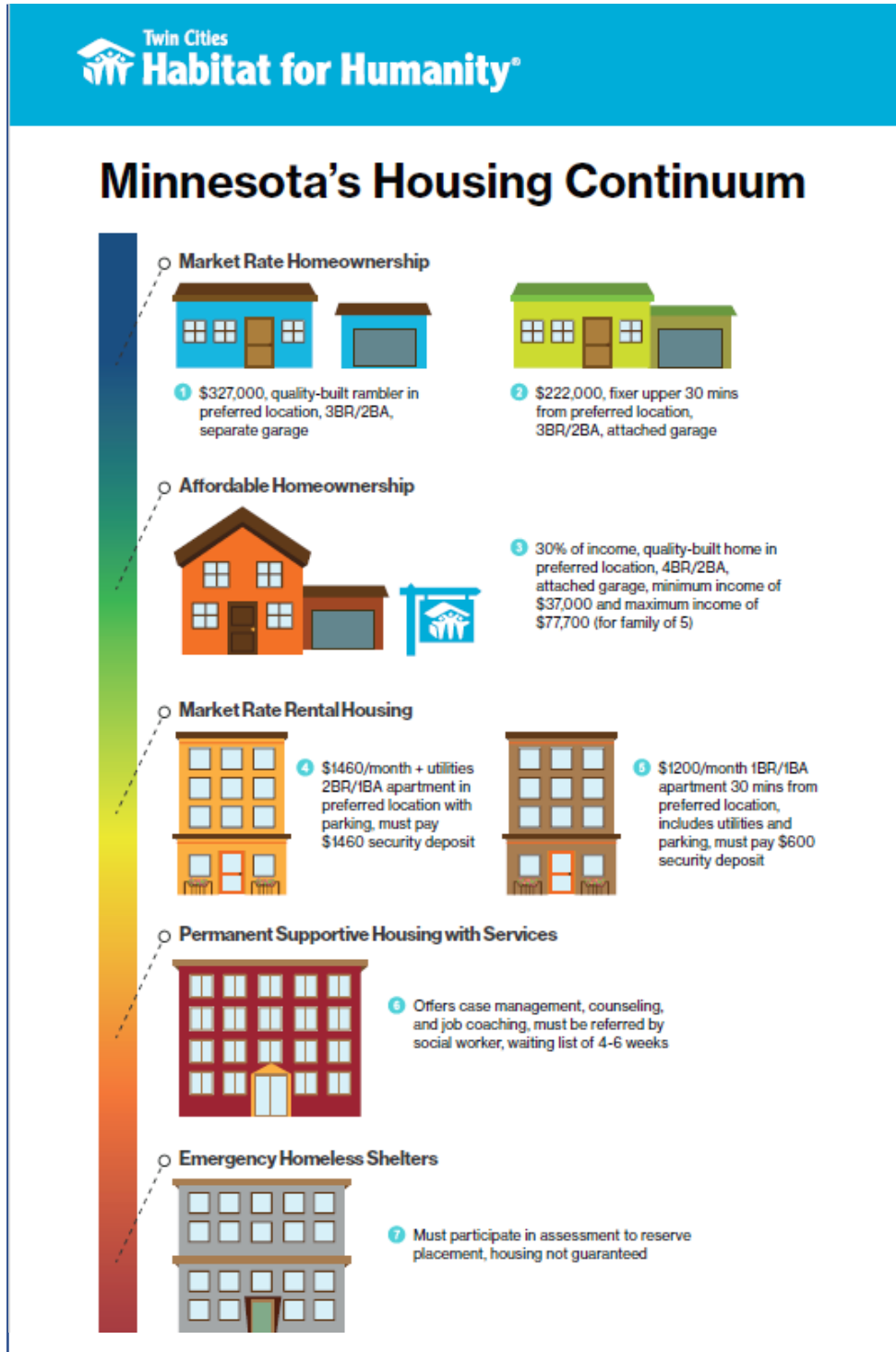
X Not applicable

Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County

Exhibit E

Twin Cities Habitat For Humanity Housing Continuum and Examples Used For Education Purposes



Housing Search

Facilitator Instructions

The timeframe for this activity is flexible and may range from 15-30 minutes.

1 Introduce the activity

"The Twin Cities needs affordable housing options for everyone. In this activity, we will explore what it's like to compete for affordable housing in a tight market."

2 Explain the activity

"Each family card describes a household searching for housing. Decide what housing they should have from the available options on the back of your card and discuss why it's the best fit."

You may complete Option 1 and/or Option 2.

OPTION 1: DIVIDE INTO SMALL GROUPS

- Divide into small groups, each with one family card.
- Give groups approximately 5 minutes to review their card and select a housing option.
- Have each group share their selection with the larger group.
- **Groups cannot pick the same housing option as each other.**
- Discuss each group's selection and any resulting competition due to choosing the same housing option.

OPTION 2: REMAIN AS A LARGE GROUP

- Facilitator chooses 2 cards with scenarios that result in competition for the same housing.
- List housing options for comparison and have the group select an option.
- Discuss which option the group selected and why.
- Is their choice within 30% of income?
- If more than 30% of income is used, what was given up in the family's budget?

3 Activity Wrap Up

"A continuum of affordable housing choices is needed for people of all income levels to have safe and stable housing." Ask the group about their experiences finding housing within a budget. What challenges do you see for low-income households?

4 Discuss Advocacy

AMERICORPS MEMBERS ONLY: "Thank you all for volunteering with us and for taking the time to learn more about the housing continuum. Check out our website at tchabitat.org to learn ways that you can help multiply our impact."

ALL OTHER FACILITATORS: "Even with the help of amazing volunteers like you, we are not able to build enough homes to meet the Twin Cities housing needs alone. That's why Twin Cities Habitat also advocates with our local, state, and federal governments to support policies that benefit the entire housing continuum. Sign up for action alerts in the emailed link that you'll receive today to connect with our ongoing advocacy efforts."

Housing Search

Competing for Homes in a Tight Market

- 1 Read the family profile.
- 2 Decide on a housing option, and any other units you'd consider. (See back of card for options)
- 3 Designate a presenter to share your group's selections with the larger group.

Meet Anne & Max



Anne (26) is a certified nursing assistant; Max (28) works as a janitor.

Things to Consider

- What is the family's preferred housing location?
- Should the family rent or buy?
- How much should the household spend?

*Housing is considered affordable if it costs no more than 30% of income.
Spending over 50% will put the family in serious financial jeopardy.*

RAISING AWARENESS

Those searching for affordable options often pay much more than the 30% of budget guideline for their housing.

HOUSEHOLD STATS

Wages: \$60,000 annually.

Budget: Rent for \$1500/month or buy a \$184,000 house.

Transportation: 2006 Honda Accord.

Current Housing: Renting nice, one-bedroom apartment near work.

Preferences: Would like to live near their parents; Max's mother is looking forward to baby-sitting someday.

Goals: Max plans to return to school to complete his bachelor's degree. They would also like to start a family within the next few years.

This is just one of several family scenarios that Habitat for Humanity uses for educational purposes, to demonstrate how difficult it is to find affordable housing in the Twin Cities.

Exhibit F

Examples of Housing Needs met by PROP

Success Story: Lilly*

- Lilly was renting a townhome with her boyfriend and roommate when they both moved out. She was left on the hook for the entire rent—triple what she usually paid!
- Thankfully, the property manager recommended she call PROP. Even though it was very difficult for her to ask for help, she called—and was she ever glad she did.
- PROP was able to give her financial counseling and provided money for a deposit on a new place that she could afford.
- Now she is doing very well; financially stable and living independently.



"I honestly had no idea all these programs were available; job and resume help, financial counseling, food, holiday gifts, and the rent assistance were a huge help to me. I'm glad PROP was there when I needed help."

*Not real name or photo

Success Story: Khalid and his Mom*

- Seven year old Khalid is a big Spiderman fan. He and his mom were getting ready to move down the street to a less expensive apartment, and he was excited to bring his Spiderman sheets with him.
- Then Khalid's mom lost her job and they were in trouble; they had given notice on their old apartment, but could no longer afford the new one.
- For a while, they moved into his aunt's two-bedroom apartment, but couldn't stay. His aunt wasn't supposed to let other people live with her and it was crowded. Life was pretty tense for all of them.
- Not knowing what else to do, Khalid's mom called PROP for help.
- PROP paid the first month's rent on a new apartment, so Khalid and his mom didn't have to go to the emergency shelter in Minneapolis.
- They used the food shelf at PROP and his mom got a gas card, so she could get to her new job the first week.
- Khalid was happy. He could keep going to his same Eden Prairie school and still play superheroes with the other boys in the neighborhood. Thank you PROP!



*Not real name or photo

Success story: Bahdoon*

- The sudden illness and death of Bahdoon's spouse was not only devastating emotionally—it also created a financial hardship. With only one income coming in, he could no longer afford to stay in his house, but his children had been through a lot and the thought of moving out of the area was daunting.



*Not real name or photo

- He came to PROP for some short term help. His request was simple—he just wanted to be able to stay in his home until his family could adjust to their new normal, with one parent and less income. Then they would find a new place to live.
- PROP provided this stability and helped him understand and face his new financial reality, including what he could afford for housing.
- Bahdoon and his family recently moved into a more affordable accommodation and are set to get back on track. Best of all, they were able to stay in the same school district—retaining connections to friends and their local support network.

Success story: Jayla*

- Jayla was in a tough spot: The mother of two, she was eight months pregnant when she and her children fled their home due to domestic violence, leaving with nothing but a few clothes.
- Fortunately, she worked at an apartment complex, and in desperation, she rented an apartment there, even though it was a bit more than she could afford. Her boss offered a deal to have money taken out of her check to cover security deposit and rent.
- Then health problems, doctor appointments, and problems at her child's school caused her to miss work, and as an hourly worker, if she didn't work she didn't get paid. She just wasn't getting enough hours in to meet the agreement for rent. Then her car broke down and she was facing likely eviction.
- Clearly Jayla was struggling to take care of her basic needs, and she wisely came to PROP for help.
- PROP provided financial help so she could catch her up on expenses; and we provided some short term counseling.
- We also connected her to the PROP Shop to furnish her apartment.
- With the support provided, she is now back on her feet and much more stable.



*Not real name or photo

Exhibit G

Affordable/Inclusionary Housing Policies of Surrounding Communities

	Bloomington	Edina	Richfield	St. Louis Park	Eden Prairie Preliminary Recommendations
					Eden Prairie is more lenient/not as restrictive as this city
					Eden Prairie is the same as /comparable to this city
					Eden Prairie has higher standards than this city
					Eden Prairie guidelines not yet set: TBD
Mandatory if public financing involved	Yes	Yes	Yes	Yes	Negotiated
Also, Mandatory if:	NA	Site rezoned to a PUD	NA	Request for land use changes through PUD is made, or comp plan amendment is needed	If PUD requested or comp plan changed required
Development Size	20 units +	20 units +	5 units +	10 units +	15 units or more
Applies to Rental New Construction	Yes	Yes	Yes	Yes	Yes
Applies to Rental Rehab	Yes	Yes	No	Yes	TBD
Applies to Ownership New Construction ownership	Yes, single family	Yes	Yes	Yes	Yes
Term	20 Years	At least 20 years	26 years (if TIF), no less than 10	25 years	In perpetuity
Rental Affordability Targets*	9% at 60% AMI	20% at 60% or 10% at 50% AMI (NOAH rehab 40% at 60%)	20% at 60% of AMI	5% at 30% AMI, 10% at 50% or 20% at 60%	5% at 30% AMI, 10 at 50% or 15% at 60% (The developer gets to choose)

	Bloomington	Edina	Richfield	St. Louis Park	Eden Prairie Preliminary Recommendations
Ownership Affordability Targets	9% at 110% AMI	Ownership of AMI): 10% of units at affordable sales price	Ownership: 20% at 115% AMI	Ownership: payment in lieu required	10% @ 115% or payment in lieu required
In Lieu of Fees Option	Yes	Yes	Yes	Yes	Yes
In Lieu Fee Details	\$9.60 per leasable square foot	Total buy in of \$100,000 per unit	15% of total financing provided by City; may seek approval for combo of units and in-lieu fees	Difference between market-rate sales price and affordability at 80% AMI multiplied by 15% of total units	Yes, details of fee to be determined by staff.
Costs Offsets	Extensive list including Density bonus, modification of zoning code or architectural design, setback requirements, parking spaces, TIF, provision of publicly owned land, waiver of fees or dedication requirements.	Density bonus, TIF, property tax abatement	Density bonus, property tax abatement	Density bonus, reduced development requirements	Recommend comprehensive list for staff with work with, with a subset being a smaller list automatically provided. See Bloomington for ideas.

Exhibit H1
Number and Expiration of Affordable Units in Eden Prairie Per Aspire Plan

Property Name	Reference Funder	Units Affordable *	Year Expires	Units at 30% AMI	Units at 50% AMI	Units at 60% AMI	Units AT 80% AMI
Sterling Ponds	HUDLIHT C	56	2020	0	0	56	0
Columbine Townhomes	HUDLIHT C9	32	2026	0	0	32	0
Edendale Residence, Inc.	HUD	60	2026	60	0	0	0
Lincoln Parc Apartments	City	31	2027	0	31	0	0
Lincoln Parc Apartments		6	Never		6		
Edenvale Family Housing	HUDLIHT C4	32	2027	3	1	28	0
The Colony/The Waters of EP	City	28	2028	0	28	0	0
Summit Place	City	43	2028	0	43	0	0
The Bluffs At Nine Mile Creek	HUDLIHT C4	63	2033	0	0	63	0
Briarhill	HUD	126	2035	126	0	0	0
Prairie Meadow Aka Windslope	HUD	168	2037	168	0	0	0
Elevate	City	53	2045	0	53	0	0
Southview/Eden Prairie Senior Living		12	Never	0	7	0	7
Bluffs Senior Living		14	Never	0	6	0	6
Total without Mhop and FAHP		724		357	175	179	13
Mhop - Purgatory Creek (Mitchell Rd)	HUDPH	32	2026	32	0	0	0
Family Affordable Housing Program	MHFA	150	2036	0	150	0	0
Total, including Mhop and FAHP		906		389	325	179	13
Additional Developments in Process or Recently Completed: Property Name							
Trail Pointe Ridge		52	2051	13	26	13	
Trail Pointe Ridge Starting in 2051		6	Never		3		3
Paravel Apartments	TIF	50	2049		50		
Paravel Apartments		7	Never				7
Presbyterian Homes/Flagstone		14	Never	14			
Total New/In Construction**		129		27	79	13	10
Total without Mhop and FAHP		853		384	254	192	23
Total, including Mhop and FAHP		1035		416	404	192	23

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NOTE: Important Typo on page 76 of Aspire; as of 2019 we don't have 1325 affordable unit, we have 906 if you count FAHP and MHOP, 724 if you don't. Aspire included MHOP, not FAHP. The plan accidentally reported the number of units in the buildings not just the affordable units.

*Some small differences in number of units and expiration dates between Streams and Aspire. We Assumed that Aspire data is correct.

**Seven ownership units at Applewood Pointe (3 at 60% AMI and 4 at 80% AMI) are not included as they may not stay affordable forever.

Exhibit H2 Rental Units With Some Affordable Units in Perpetuity as of Sept. 2020

	Year	Units at 30% AMI	Units at 50% AMI	Units at 60% AMI	Units at 80% AMI	Total	Cumula- tive Total
Lincoln Parc	2018	0	6	0	0	6	6
Bluffs Senior Living	2019	0	6	0	6	12	18
Southview Senior Living	2019	0	7	0	7	14	32
Presbyterian Homes/Flagstone	2021	14	0	0	0	14	46
Trail Pointe Ridge: Affordable units will convert to in perpetuity when tax credits expire	2021	0	3	0	3	6	52
Paravel Apartments	2023	0	0	0	7	7	59
Total Rental		14	22	0	23	59	59

In addition, seven **ownership** units are being built as affordable in Applewood Point

	Year	Units at 30% AMI	Units at 50% AMI	Units at 60% AMI	Units at 80% AMI	Total	Cumula- tive Total
Applewood Pointe (Ownership)	2021	7	0	0	0	0	7
Total Rental plus Ownership	2021	21	22	0	23	59	66

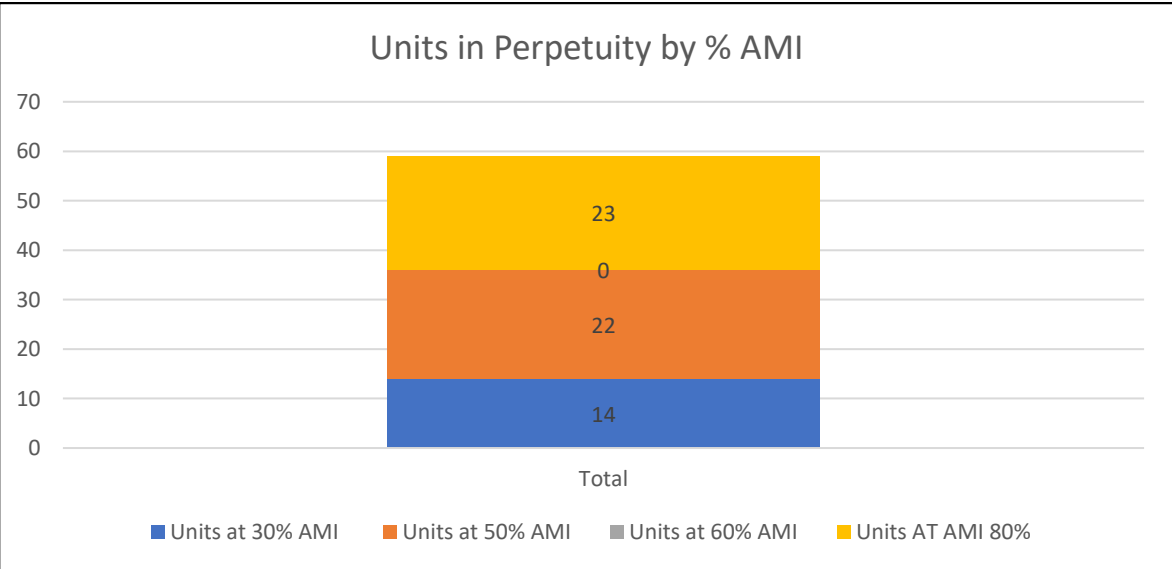
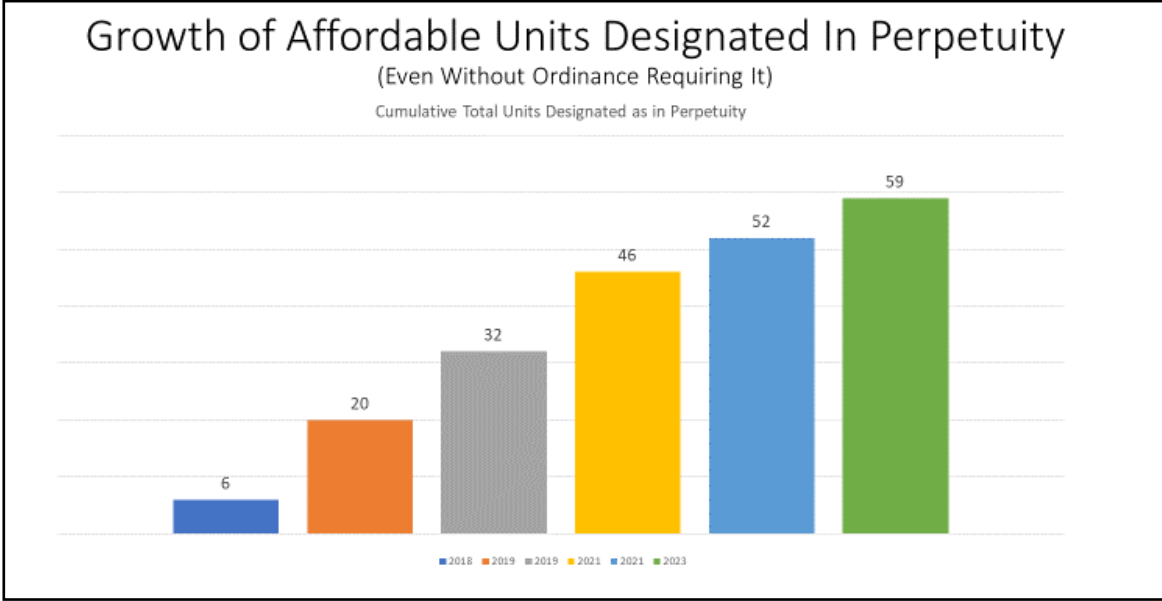


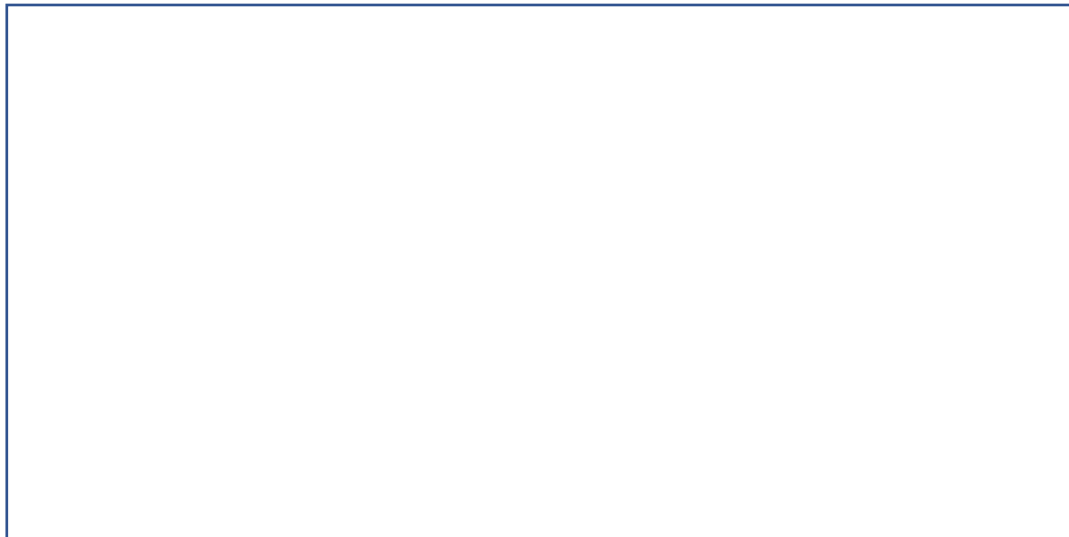
Exhibit H3 Senior Housing: Units Added Since 2002

Senior Housing		When Built	Affordable Independent	Independent Market Rate	Assisted	Memory Care	Total Units All Types	Year Expires
Summit Place	Rental	2003	43	170	63	32	265	2028
The Colony /The Waters of Eden Prairie **	Rental	2002	28	58	59	39	156	2028
Prairie Bluffs Senior Living	Rental	2019	14	46	47	32	125	Never
Southview: Eden Prairie Senior Living	Rental	2019	*	44	40	32	116	NA
Total Rental Units Added			85	318	209	135	662	
Applewood Point	Ownership	2020	12	100			100	Never

* No designated affordable, but they accept elder wavers and have six now.

**They don't differentiate between independent and assisted—it's in the level of care, not the apartment. They were divided equally between the two.

Since 2002, Eden Prairie has added at least 662 new senior rental units including independent, assisted and memory care. In addition, 100 units for purchase (12 of which are affordable) are being added at Applewood Point.



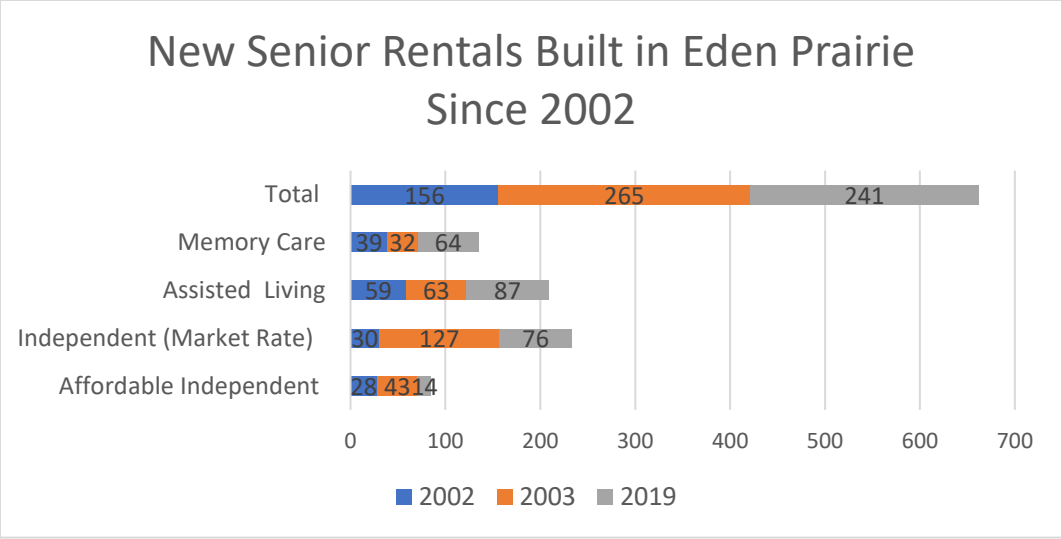


Exhibit H4 Aging Out of Existing Affordable Units

Year Expires	# of Affordable Units that Age Out	Additions	Net Total
2019			906
2020	56		850
2021		66	916
2023		57	973
2026	124		849
2027	63		786
2028	71		715
2033	63		652
2035	126		526
2036	150		376
2037	168		208
2045	53		155
2049	50		105
2051	52	6	59

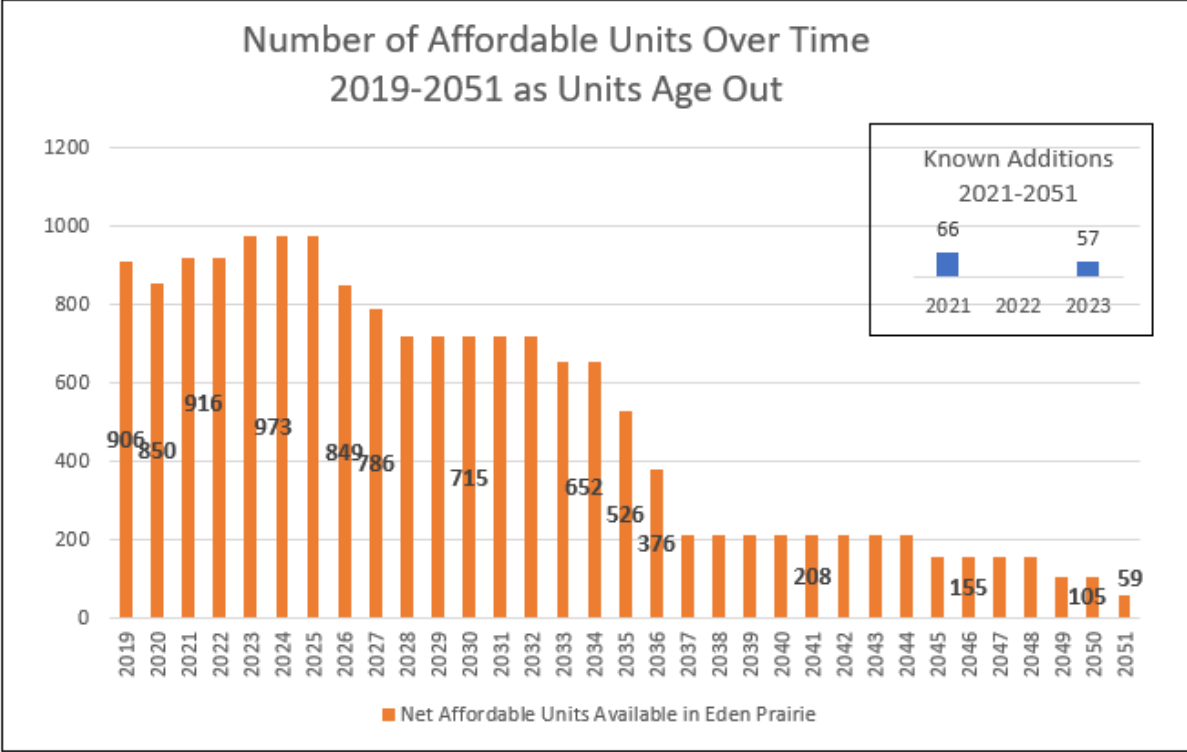


Exhibit I Affirmative Fair Housing Marketing Plan

The first page of the Marketing Plan appears below. The entire Plan can be found at: <https://www.hud.gov/sites/documents/935-2a.pdf>

Note to all applicants/respondents: This form was developed with Nuance, the official HUD software for the creation of HUD forms. HUD has made available instructions for downloading a free installation of a Nuance reader that allows the user to fill-in and save this form in Nuance. Please see <http://portal.hud.gov/hudportal/documents/huddoc?id=nuanceoreaderinstall.pdf> for the instructions. Using Nuance software is the only means of completing this form.

Affirmative Fair Housing Marketing Plan (AFHMP) - Multifamily Housing

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity

OMB Approval No. 2529-0013
(exp. 12/31/2016)

<p>1a. Project Name & Address (including City, County, State & Zip Code)</p> <div style="border: 1px solid black; height: 100px;"></div>	<p>1b. Project Contract Number</p> <div style="border: 1px solid black; height: 20px;"></div>	<p>1c. No. of Units</p> <div style="border: 1px solid black; width: 50px; height: 20px;"></div>
<p>1d. Census Tract</p> <div style="border: 1px solid black; height: 20px;"></div>		
<p>1e. Housing/Expanded Housing Market Area</p> <p>Housing Market Area:</p> <div style="border: 1px solid black; height: 20px;"></div> <p>Expanded Housing Market Area:</p> <div style="border: 1px solid black; height: 20px;"></div>		
<p>1f. Managing Agent Name, Address (including City, County, State & Zip Code), Telephone Number & Email Address</p> <div style="border: 1px solid black; height: 20px;"></div>		
<p>1g. Application/Owner/Developer Name, Address (including City, County, State & Zip Code), Telephone Number & Email Address</p> <div style="border: 1px solid black; height: 20px;"></div>		
<p>1h. Entity Responsible for Marketing (check all that apply)</p> <p> <input type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Other (specify) </p> <p>Position, Name (if known), Address (including City, County, State & Zip Code), Telephone Number & Email Address</p> <div style="border: 1px solid black; height: 20px;"></div>		
<p>1i. To whom should approval and other correspondence concerning this AFHMP be sent? Indicate Name, Address (including City, State & Zip Code), Telephone Number & E-Mail Address.</p> <div style="border: 1px solid black; height: 20px;"></div>		
<p>2a. Affirmative Fair Housing Marketing Plan</p> <p>Plan Type: Please Select Plan Type Date of the First Approved AFHMP: </p> <p>Reason(s) for current update: </p>		
<p>2b. HUD-Approved Occupancy of the Project (check all that apply)</p> <p> <input type="checkbox"/> Elderly <input type="checkbox"/> Family <input type="checkbox"/> Mixed (Elderly/Disabled) <input type="checkbox"/> Disabled </p>		
<p>2c. Date of Initial Occupancy</p> <div style="border: 1px solid black; height: 20px;"></div>	<p>2d. Advertising Start Date</p> <p>Advertising must begin at least 90 days prior to initial or renewed occupancy for new construction and substantial rehabilitation projects.</p> <p>Date advertising began or will begin </p> <p>For existing projects, select below the reason advertising will be used:</p> <div style="border: 1px solid black; padding: 5px;"> <p>To fill existing unit vacancies <input type="checkbox"/></p> <p>To place applicants on a waiting list <input type="checkbox"/> (which currently has individuals)</p> <p>To reopen a closed waiting list <input type="checkbox"/> (which currently has individuals)</p> </div>	

Exhibit J1

Affordable Housing Trust Fund (AHTF) Information: Comparison of Surrounding Communities				
Location	St. Louis Park	Edina	Richfield (Starts on page 21)	Bloomington
Website	https://www.stlouispark.org/home/showdocument?id=11937	https://www.edinamn.gov/DocumentCenter/View/6266/Affordable-Housing-Trust-Fund-Ordinance-PDF	https://www.richfieldmn.gov/home/showdocument?id=20719	https://www.bloomingtonmn.gov/sites/default/files/Housing%20Opportunity%20Ordinance%20draft%2020190226%20FINAL.pdf and https://www.bloomingtonmn.gov/hra/bloomington-housing-trust-fund#:~:text=The%20Affordable%20Housing%20Trust%20Fund%20was%20established%20by%20the%20City's,%2C%20launched%20September%201%2C%202019.&text=The%20goal%20of%20the%20Affordable,445%20extremely%20low%20income%20units.
When Established	Nov. 9, 2018	1968/2019	In process: Public hearing May 26, 2020	Sept. 1, 2019
		Although it is not technically a “trust fund,” the Edina Housing Foundation was created by the city in 1968, around the time that the Centennial Lakes project was developed. Formal Trust fund established in 2019.		
AMI Targets	Very low Income: less than 50% of AMI Low income: less than 80% AMI Moderate income: more than 80% but less than 120% AMI	Same Same Same	Same Same Same	Goal to develop 842 affordable rental units by 2030 as follows: 151 low income units, 246 very low income units and 445 extremely low income

Location	St. Louis Park	Edina	Richfield (Starts on page 21)	Bloomington
Purpose			To provide additional tools to support rehab and preservation of existing and promote development of additional affordable units, & assist individuals with rental & down payments	Promote the development, financing and acquisition of affordable housing while furthering private market development in the City
	Loans and Grants	Same	Same	Collecting funds related to city's affordable housing programs.
	For-profit and non-profit developers	Same	Same	Provide resources for a Revolving Loan Fund to develop low income housing and for a Housing Sustainability Fund to serve renters with extremely low incomes. Grant Funds for Difference between rent at 60% AMI and 30% AMI Approximately \$13,000 per unit per year
	Acquisition and capital and soft costs for creation of new units	Same	Same	Acquisition and construction of affordable housing units;
	Rental and owner occupied	Same	Same	
	Rehabilitation and preservation of NOAH rental housing	Same	Same	
	Rental assistance to persons of very low, low and moderate income	Not included	Same	
	Home ownership assistance to persons of very low, low and moderate income	Not included	Same	
Rental or Ownership	Both	Both	Both	Rental units only

Location	St. Louis Park	Edina	Richfield (Starts on page 21)	Bloomington
How Funded	Annual budgeted allocations from city's HRA levy as approved by city council		Same	Same plus Funds from other sources authorized by the HRA, City Council or the voters
	Private cash donations from individuals, corporations designated for AHTF	Same	Same	Same
	In lieu of payments from housing programs	Same	Same	Same
	Matching funds from federal or state AHTF, or state program designated to fund AHTF	Same	Same	
	Sale of real and personal property	Same	Same	
	Local government appropriation, development fees and other funds as designated by city council	Same	Same	Same
	Tax Increment Financing Allocation (TIF) pooled funds	Same	Same	Same
	Loans at interest rates below or at market rates to make proposed projects more feasible	Not included	Not included	
	Other sources	Buy-in funds from developers		Grants, Line of Credit, Housing Revenue Bonds or General Obligation Bonds, Revolving Loan Fund payments of Principal and Interest

Location	St. Louis Park	Edina	Richfield (Starts on page 21)	Bloomington
How Funds can be Used	Guarantee loans	Same	Same	Revolving Loan Fund - Development gap financing for affordable housing. Awarded on these criteria: Number of affordable units (at least 9% affordable), Affordability of units (30% AMI, 50% AMI, 60% AMI), Benefits to low and moderate income citizens, Designated development district and transit area, Number and types of jobs created or retained, Private funding related to public investment, Increase in tax revenue, Other criteria TBD
	Gap financing for affordable housing developments	Same	Same	Gap financing for affordable units created at the extremely low, very low, and low income levels;
	Financing acquisition, demolition and disposition of property for AH projects	Same	Same	Note: Bloomington lists more specific items, which in the other cities are covered with generalities like "on affordable housing developments" They are quite similar, just a lot more specific. See below.
	Financing construction of public improvements and utilities to aid proposed AH developments		Same	
	Financing rehabilitation, remodeling or new construction of AH	Same	Same	
	Tenant and project based rental assistance		Same	
	Funding for acquisition and rehab on housing trust fund projects		Same	

Location	St. Louis Park	Edina	Richfield (Starts on page 21)	Bloomington
How Funds can be Used	Funding to facilitate affordable homeownership opportunities including down payment assistance, second mortgages, closing costs, etc.	Same	Same	
	Administrative costs associated with AH programs		Same	
	Interim financing in anticipation of permanent financing source	Same	Same	
	Other uses as permitted by law; approved by city council	Same	Same	Same

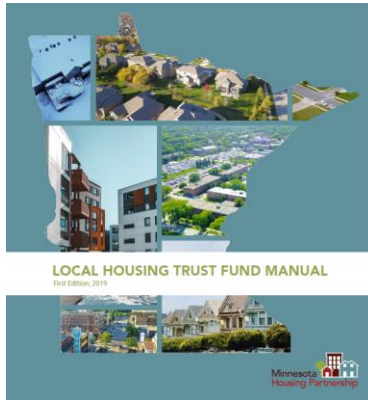
Location	St. Louis Park	Edina	Richfield (Starts on page 21)	Bloomington
How Funds can be Used	Not specified	Making loans at interest rates below or at market rates to strengthen financial feasibility of proposed projects	Same	<p>a) Enhancement of county, state, and federal affordable housing programs, b (Purchase or rehabilitation, or both, and long-term preservation of NOAH units to be affordable to households at or below sixty percent (60%) of AMI, c) Home rehabilitation of existing single family owner-occupied units to retain affordability; d) Low cost financing or grants in support of accessory dwelling units creation affordable to households at or below 60% of AMI; (7) Predevelopment services in support of affordable housing creation; (8) Development fee waiver and deferral of fees in support of affordable housing creation; e) Low cost financing or grants in support of accessory dwelling units creation affordable to households at or below sixty percent (60%) of AMI; f) Predevelopment services in support of affordable housing creation, g) Development fee waiver and deferral of fees in support of affordable housing creation, h) Land acquisition and land banking for affordable housing creation, i) Support for paying the difference between affordable rents and market rate rents to preserve affordable housing due to loss of subsidy of expiring tax credit developments or sale of NOAH property, j) Infrastructure improvements, and k) Relocation assistance</p>

Location	St. Louis Park	Edina	Richfield (Starts on page 21)	Bloomington
Terms for Repayment	Determined by city	Same	Determined by Authority	
Reporting Requirements	Annual to city including number of loans and grants, number and types of units and number of households for whom rental assistance payments were provided.	Same	Same	On or before October 1 of each calendar year, the community development director will provide a report to the city council on the implementation of this chapter which includes the AHTF
Administration	The City	The City	Housing and redevelopment authority in and for the City of Richfield	City manager/designee, will administer and supervise and the city's finance department will administer the fund.

Exhibit J2

Link to 84 Page Local Housing Trust Fund Manual

<https://www.mhponline.org/community-development/lhtfmanual-minnesota>



Contents

Acknowledgements	3
Acronym Guide	4
I. Introduction	5
1. About Minnesota Housing Partnership	5
2. Goal and Purpose of this Manual	5
3. What is a Local Housing Trust Fund (LHTF)?	5
4. Why a Local Housing Trust Fund?	6
5. Local Housing Trust Funds in Rural Communities	7
II. Process to Establish a LHTF in Minnesota	9
1. What is the Overall Goal of the LHTF for Your Community?	9
2. How Are Specific Needs and Priorities Determined for the LHTF?	9
3. Which Funding Sources Should be Considered?	16
4. What is a Realistic LHTF Annual Revenue Target, Based on Local Budget Dynamics?	24
5. How Can a Local HRA Levy be Used as a Key Funding Source for the LHTF?	25
6. How Should a Budget for the LHTF be Determined?	27
7. How Can the Proposal be Developed with Community Support?	29
8. How Should an Entity be Selected to Administer the LHTF?	31
9. Who Has an Oversight and/or Advisory Role for the LHTF?	31
III. Operations of a Local Housing Trust Fund	34
10. What Types of Uses (Projects and/or Programs) Should the LHTF Support?	34
11. Which Specific Income and Geographic Targeting Criteria Should the LHTF Use?	34
12. What Other Criteria Can be Used for Determining LHTF Support?	36
13. Who are the Eligible Applicants to the LHTF?	39
14. How Should the LHTF Funds be Distributed (Form of Award)?	39
15. What is the LHTF Affordability Period and What Mechanism Can Secure It?	40
16. How are the Results of a LHTF Reported?	41
17. How Should Planning Occur for Future LHTF Revenues?	42
18. How Can LHTF Efforts be Coordinated with Other Local Housing Programs?	42
List of Appendices	44
Appendix 1. Minnesota Statute §462C.16	44
Appendix 2. City of Bloomington LHTF Ordinance	46
Appendix 3. City of Minneapolis AHTF City Council Resolution	48
Appendix 4. City of Minneapolis AHTF Project Data Worksheet Example	52
Appendix 5. Red Wing HRA Affordable Housing Trust Fund (AHTF) Memorandum	54
Appendix 6. Red Wing HRA Community Advisory Committee Tactical Plan	60
Appendix 7. MHP's LHTF state legislative proposals 2017 and 2019	62
Appendix 8. Minnesota State Rules for Community Development Block Grants	66
Appendix 9. Ordinance establishing Alexandria Housing Trust Fund 2019	78
Appendix 10. Other Key Links	84

Exhibit K

Article on Bloomington NOAH Development

7/22/2020

Aeon's \$100M affordable-housing project advances - Star Tribune, 7/22/2020

Aeon's \$100M affordable-housing project advances

Nonprofit will build 172 new apartments, rehab 306 others on site near Mall of America.

By JIM BUCHTA jim.buchta@startribune.com



Source: OpenStreetMap

Aeon, a Twin Cities nonprofit housing developer/manager, signed final documents today to proceed with construction on a \$100 million-plus rental project in Bloomington.

SoLo Apartments, a nod to its location in the city's South Loop neighborhood, will include a new 172-unit rental building adjacent to a 306-unit apartment complex that's also owned by Aeon and will soon be rehabbed.

The nearly 18-acre site is located at 1930 E. 86th St., just south of the Mall of America. Aeon acquired the property, which was called Village Club Apartments, in 2019 with financing assistance from the city of Bloomington and the National Equity Fund.

Sarah Harris, Aeon's vice president of strategy, partnerships and production, said the initial goal of the acquisition was to preserve what's called naturally occurring affordable housing (NOAH). The developer has focused in recent years on buying buildings that might otherwise be bought by investors who might fix them up and reposition them as more-expensive

market-rate buildings that would be unaffordable to existing residents. The nonprofit has already acquired several NOAH properties throughout the metro.

"We can't build them fast enough," said Harris. "So we're trying to preserve affordable housing that's being acquired by market-rate buyers."

Harris said the new buildings, which were designed by Urban-Works Architecture, will include mostly three- and four-bedroom homes to serve mixed-income residents with larger families. Most of the units will be affordable to those who earn 60% or less of the area median income (AMI) and the remaining units will be for those at or below 80% of the AMI.

She said Frana, the general contractor, will begin construction in August. Aeon owns and manages affordable homes that serve nearly 12,000 people in the Twin Cities each year. The nonprofit has already developed and preserved 5,580 income-restricted apartments and work is underway on several more.

When possible, Harris said, the developer will build additional housing on the site if space permits.

e.startribune.com/Olive/ODN/StarTribune/PrintArticle.aspx?doc=MST%2F2020%2F07%2F22&entity=ar02304&ts=20200722092337&uq=2020080907... 1/2

7/22/2020

Aeon's \$100M affordable-housing project advances - Star Tribune, 7/22/2020

In this case the site had room for an additional building on what had been green space and parking lots.

“When we bought it we looked at it and said, ‘Let’s be smart about how we use our resources,’ ” she said.

The reconfigured project will include new parking, homework space, a playground, an indoor and outdoor pool, a racquetball court, a movie room and updated community space.

Late last year the Bloomington City Council approved a \$15 million affordable-housing trust fund in part to facilitate Aeon’s purchase of Village Club.

“This would not have been possible without our partnership with Aeon or before we established our \$15-million affordable housing trust fund and the opportunity housing ordinance,” Bloomington Mayor Tim Busse said in a statement. “We are glad to see the City’s commitment to affordable housing result in a tangible addition to our community so quickly.”

Jim Buchta • 612-673-7376

Exhibit L
St. Louis Park Affordable Housing Trust Document

Ordinance No. ____-18

**An ordinance establishing an
affordable housing trust fund**

The City of St. Louis Park does ordain:

Section 1. Definitions. The following definitions apply in this Ordinance.

Persons of very low income means families and individuals whose incomes do not exceed 50 percent of area median income, as median income was most recently determined by the United States Department of Housing and Urban development for the Minneapolis-St. Paul-Bloomington, Minnesota-Wisconsin Metropolitan Statistical Area, as adjusted for smaller and larger families.

Persons of low income means families and individuals whose incomes do not exceed 80 percent of the area median income, as median income was most recently determined by the United States Department of Housing and Urban development for the Minneapolis-St. Paul-Bloomington, Minnesota-Wisconsin Metropolitan Statistical Area, as adjusted for smaller and larger families.

Persons of moderate income means families and individuals whose incomes exceed 80 percent, but do not exceed 120 percent, of area median income, as median income was most recently determined by the United States Department of Housing and Urban development for the Minneapolis-St. Paul-Bloomington, Minnesota-Wisconsin Metropolitan Statistical Area, as adjusted for smaller and larger families.

SECTION 2. Pursuant to the authority granted to the city under Minnesota Statutes Section 462C.16, an affordable housing trust fund is established to provide loans and grants to for-profit and non-profit housing developers for the acquisition and capital and soft costs necessary for the creation of new affordable renter and owner-occupied housing, for the rehabilitation and preservation of existing multi-family residential rental housing including Naturally Occurring Affordable Housing (NOAH) and rental assistance and homeownership assistance to persons of very low, low and moderate income.

SECTION 3. The Affordable Housing Trust Fund shall be funded by an annual budgeted allocation of funds from the city's Housing and Redevelopment Authority (HRA) levy as approved by the city council. Other sources of funding may include, but are not limited to:

- (a) Private cash donations from individuals and corporations designated for the Affordable Housing Trust Fund.

- (b) Payments in lieu of participation in current or future affordable housing programs.
- (c) Matching funds from a federal or state affordable housing trust fund; or a state program designated to fund an affordable housing trust fund.
- (d) Principal and interest from Affordable Housing Trust Fund loan repayments and all other income from Trust Fund activities.
- (e) The sale of real and personal property.
- (f) Local government appropriations, development fees and other funds as designated from time to time by the city council.
- (g) Tax Increment Finance (TIF) pooled funds.

SECTION 4. The city may use money from the Affordable Housing Trust Fund to assist proposed projects or programs to develop or preserve affordable housing for persons of very low, low and moderate income to include:

- (a) Making loans at interest rates below or at market rates in order to strengthen the financial feasibility of proposed projects.
- (b) Guaranteeing of loans.
- (c) Providing gap financing for affordable housing developments.
- (d) Financing the acquisition, demolition, and disposition of property for affordable housing projects.
- (e) Financing construction of public improvements and utilities to aid proposed affordable residential developments.
- (f) Financing the rehabilitation, remodeling, or new construction of affordable housing.
- (g) Tenant and project based rental assistance.
- (h) Funding for acquisition and rehab in conjunction with related to housing trust fund projects.
- (i) Funding to facilitate affordable homeownership opportunities including down payment assistance, second mortgages, closing costs, etc.

- (j) Administrative costs associated with affordable housing programs.
- (k) Interim financing of public costs for affordable housing projects in anticipation of a permanent financing source (i.e. construction financing, bond sale, etc.)
- (l) Other uses as permitted by law and approved by the city council.

SECTION 5. The city shall determine the terms and conditions of repayment of loans and grants from the Affordable Housing Trust Fund including the appropriate security and interest, if any, should repayment be required. Interest on loans and grants shall be as established by the city from time to time or at the time of approval of a specific project or program.

SECTION 6. The Affordable Housing Trust Fund shall report annually to the city on the use of the Affordable Housing Trust Fund account including the number of loans and grants made, the number and types of residential units assisted through the account, and the number of households for whom rental assistance payments were provided. The city shall post the report on its Web site.

SECTION 7. This Ordinance shall take effect after passage and publication.

First Reading	October 1, 2018
Second Reading	October 15, 2018
Date of Publication	October 25, 2018
Date Ordinance takes effect	November 9, 2018

Reviewed for administration:

Adopted by the City Council (date)

Thomas K. Harmening, City Manager

Jake Spano, Mayor

Attest:

Approved as to form and execution:

Melissa Kennedy, City Clerk

Soren Mattick, City Attorney

Exhibit M1

Community Impact Funds Program of Eden Prairie Community Foundation



MAKE A DIFFERENCE IN EP

Start a Community Impact Fund

Contact Executive Director Mark Weber at
mweber@epcommunityfoundation.org
or (952) 949-8499

HAVE AN INITIATIVE TO MAKE EDEN PRAIRIE BETTER?

Are you passionate about starting a community initiative, project, event, or small organization, but aren't established enough to start a full-fledged 501(c)3 nonprofit?

You're not alone.

A lot of passionate individuals have found success getting their projects off the ground by working with the Eden Prairie Community Foundation.

We work with you as your fiscal sponsor, helping your donors get the tax benefits they seek, while giving you the leverage and support you need to make Eden Prairie a more vibrant and healthy place.

The Details

Who is Eligible for a Community Impact Fund?

A community initiative can be an individual or network of individuals dedicated to improve the health and welfare of Eden Prairie. You're probably thinking that many different charitable projects could fit this definition – and you're right!

A Success Story

"Starting a nonprofit organization can be challenging. Especially when waiting for your nonprofit status to be approved. That is when I found Mark and the Eden Prairie Community Foundation. Lions United is a new kind of training center, designed specifically to prepare people with disabilities for exceptional performance in individual competitions, team sports, and life. Mark and the EPCF sponsored our organization with open arms so we were able to take donations while our nonprofit status was being approved. Lions United believes that everybody deserves the chance to be the best version of themselves and we aim to make that happen. Without the EPCF our mission would not be possible."

-Andrew Cameron, founder, Lions United Fitness Center

Benefits of a Community Impact Fund

- **We're Your Fiscal Sponsor.** We can offer our legal and tax-exempt status for your initiative.
- **Tax Benefits.** We provide tax write-offs for your donors as a way to encourage your initiative to grow.
- **Accept Online Donations.** Your donors can easily give to your initiative through the Foundation's online donation page.
- **No Credit-Card Fees.** When you get a donation via credit card, you keep the full donation and we take care of the fees.
- **Experienced Support.** The Foundation has worked with a long list of community initiatives and nonprofits. When you partner with us, you're never left wondering if you're doing what's best for your cause.

What are the Fees?

The Foundation charges 1 percent annually on long-term initiatives and 2 percent per donation on short-term initiatives. These help cover the Foundation's administrative time and the cost of an annual audit. Fees are charged quarterly and are accompanied by a detailed statement sent to you.

Phone: (952) 949-8499

Email: mweber@epcommunityfoundation.org

Address: 8080 Mitchell Road, Eden Prairie, MN 55344

Website: www.epcommunityfoundation.org



Exhibit M2

Community Impact Fund Policies and Guidelines



8080 Mitchell Road, Eden Prairie, MN 55344

EPCF Community-Impact Fund Policies and Guidelines

What is a Community Impact Fund?

One way to support a fledging project that has community-wide interest is to start a charitable community-impact fund, also called a pass-through fund, to which interested donors can contribute. These are typically short-term funds, with assets contributed and granted out promptly, generally within six months to a year. Funds are intended to be liquid and therefore are kept in a bank money-market account. Earnings are retained by the Eden Prairie Community Foundation. A small administration fee is charged for each fund deposit.

If the unexpected should occur, and the project does not reach fruition, we will be able to redirect the donors' funds to a similar charity without losing time or depleting the fund by going to court for instructions. Our staff will carefully review the facts before presenting such a recommendation for action by the Board of Directors.

Getting Started

A Community Impact Fund can be created with an agreement between an individual or group and the Eden Prairie Community Foundation. An agreement must be in place before services can be provided by the Foundation. The Community Foundation will assess as to whether the proposed fund is legal and meets the mission of the Foundation, and whether the donor intent is charitable. Generally, the Foundation provides the following services to fund holders:

- a. Deposit funds for the benefit of your organization into the Eden Prairie Community Foundation account at Flagship Bank.
- b. Pay approved bills and disbursements upon the receipt of the written Disbursement Form.
- c. Maintain records of receivables and disbursements, and provide quarterly and end-of-the-year accounting.
- d. File the yearly tax returns and required reports of the Eden Prairie Community Foundation which would contain information about the designated funds.
- e. Produce a copy of the audit report of the Foundation.

Contributing to and Withdrawing from a Fund

Contribution checks for the benefit of the organization starting the fund are conveyances that constitute outright contributions to the Foundation to be used in carrying out the Foundation's charitable purposes. Checks must be made payable to the Eden Prairie Community Foundation. In the memo section of the check the term FBO "Your Organization" can be inserted. Of course, you will use the actual name of your organization in the memo section. If only a few deposits will be made each month, you can forward the checks to the Executive Director of the Foundation. If you expect several per week, we can provide a deposit book and stamp for your use. If you do your own deposits, of course, we will need a copy of the deposit slip. A Disbursement Form must be used for payments to be made or checks to be written. The form is provided by the Foundation.

Recommending Grants

Once a Community Impact Fund has been activated and contributions have accumulated, the advisor or agent named in the agreement may recommend distributions to qualified organizations in a manner that fulfills the fund's purpose. Grant recommendations should be in writing, and can be made at any time during the year. Recommendations can be submitted directly to the EPCF. If an advisor/agent is concerned about a particular recommendation, EPCF can pre-screen an organization for eligibility.

Once a recommendation is received, EPCF staff will perform due diligence to verify that the organization is qualified to receive the disbursement. Grants from a Community Impact Fund are typically approved by the Executive Director; grants of \$1,000 or more are entered into the minutes of the Foundation's Executive Committee and Board of Directors. It is the Foundation's practice generally to follow the advisor's recommendation. However, the final decision about all recommended grants is EPCF's. Once EPCF approves the grant, a check will be issued and a letter prepared for the recipient organization.

Restrictions, Limitations, and Prohibitions

The donor outlined in the fund agreement will serve as the advisor/agent unless otherwise specified. The advisor/agent will notify the Foundation in writing of changes in the advisor/agent designation. In the event that no advisor/agent is available, the Foundation shall designate an advisor/agent or serve as the advisor/agent itself.

The fund shall continue so long as assets are available in the fund and the purpose of the fund can be served by its continuation. If the fund is terminated, the Foundation shall devote any remaining assets in the fund exclusively for charitable or other exempt purposes that: a) are within the scope of the charitable or other exempt purposes of the Foundation's Articles of Incorporation; and b) most nearly approximate, in the good faith opinion of the Board, the original purpose of the fund.

Investment and Fees

EPCF has the sole responsibility and authority for investment of the assets of each Community Impact Fund, in accordance with the Foundation's current investment guidelines and procedures, and all earnings are retained by the Foundation.

Because this is typically a short-term fund, with assets contributed and granted out promptly, generally within six months to a year, the fund is intended to be liquid and therefore kept in a bank money-market account.

EPCF's investment objective is to provide a net return that equals or exceeds the sum of the endowment distribution rate established from time to time by EPCF and the long-term rate of inflation. EPCF appoints an investment consultant and investment managers from time to time to carry out some of its investment management responsibilities with respect to its invested asset pool.

You may obtain additional information about EPCF investment advisors and practices by calling 952-949-8499.

It is understood and agreed that the fund will be responsible for a fair portion of the total investment and administrative costs of the Foundation. Those costs charged against the fund shall be determined in accordance with the current EPCF Fee Schedule as applicable to funds of this type. Any costs to the Foundation in accepting, transferring, or managing property donated to the Foundation for the fund shall also be paid from the fund.

Note: EPCF policies and fees are subject to change.

The Community Foundation is not liable for any loss or damage to the fund, including, but not limited to, any depreciation in its value.

For more information about community impact funds, contact EPCF Executive Director Mark Weber by phone at either (952) 949-8499 or (612) 987-4118, or by e-mail at mweber@epcommunityfoundation.org.

Exhibit M3

Community Impact Fund Agreement



More information about the Community Impact Fund Agreement can be found at:
<https://epcommunityfoundation.org/get-involved/donor-advised-designated-fund/>

Exhibit N
Information on TPOs of Surrounding Communities

	Brooklyn Center	Bloomington	Golden Valley	St. Louis Park	Richfield	Proposed Eden Prairie
Qualifying property (including NOAH)	Multifamily dwelling where any of the units rent for an amount affordable to households at or below 80% of AMI	Multifamily property where at least 15% of units rent for an amount affordable to households at or below 60% of AMI	Multifamily dwelling where at least 15% are affordable at or below 60% of AMI	NOAH properties where at least 18% of units have rents affordable to households at or below 60% of AMI	Apartment house of at least 3 units where at least 20% of units are affordable at or below 60% of AMI	Multi family dwelling (3+) where (Definition TBD) NOTE: Consider having these apply to all multifamily sales.
Protections tenants against	Evictions without cause, material change in lease, rent increases, <u>rescreenings</u> .	Evictions without cause, rents <u>increases</u> , <u>rescreenings</u> .	Eviction without cause, rent increases, <u>rescreenings</u> .	Evictions without cause, rent increases, <u>rescreenings</u> .	Evictions without cause, rent increases, <u>rescreenings</u> .	Evictions without cause, material change in lease, rent increases, <u>rescreenings</u> .
Requires Written Notice to¹	Tenants & City within 30 days of transfer of ownership	Tenants & City within 30 days of transfer of ownership	Tenants & City within 30 days of transfer of ownership	Tenants & City within 30 days of transfer of <u>ownership</u>	Tenant & City within 30 days of transfer of ownership	Tenant & City within 30 days of transfer of ownership
Tenant Protection Period²	90+days	90+days	90+days	90+days	90+days	90+days
If violated: Requires Payment of	Relocation assistance when tenants are made to move w/o adequate time to find new housing	3 <u>months</u> rent as form of relocation assistance	Federal Highway Administration's Fixed Payment for Moving Expenses for State of MN + 2 months rent ³	Relocation assistance (\$2,600-\$4,100 depending on unit size)	Unspecified relocation assistance plus violation fee	3 <u>months</u> rent as form of relocation assistance

	Brooklyn Center	Bloomington	Golden Valley	St. Louis Park	Richfield	Proposed Eden Prairie
When paid	To tenant within 30 days of tenants written termination or owners notification to terminate	If new owner terminate then paid no later than the day the tenant vacates; if tenant terminates, then within 30 days of giving notice	If new owner terminate then paid no later than the day the tenant vacates; if tenant terminates, then within 30 days of giving notice	If new owner terminate then paid no later than the day the tenant vacates; if tenant terminates, then within 30 days of giving notice	To tenant within 30 days of tenants written termination or owners notification to terminate	If new owner terminate then paid no later than the day the tenant vacates; if tenant terminates, then within 30 days of giving notice
If penalty paid	City pays tenant 30 days after penalty paid.		City pays tenant 30 days after penalty paid.	City pays tenant 30 days after penalty paid.	City pays tenant 30 days after penalty paid.	NOTE: Can't we speed this up--not helpful to tenants
Additional Civil penalties possible	Citation may be issued with civil penalties		Citation may be issued with civil penalties	Citation may be issued with civil penalties	Citation may be issued with civil penalties	Citation may be issued with civil penalties
Other Requirements	Notice must include advisory of importance of information written in English, Spanish, Somali, & Hmong. Translated full notice available on request.	Must notify tenants amount rent will be raised on day immediately following tenant protection period	Charges a penalty for violating certain provisions of \$500 per each 'separate offense' (i.e. per unit)	Charges a penalty for violating certain provisions of \$500 per each 'separate offense' (i.e. per unit)	Includes all provisions to the left on this row of chart	All provisions to the left and consider adding (Chinese, Vietnamese, Russian). Any tenant notice from Landlord must include warning of importance of document.
Include the following Documents				FAQs, Example notice letters, List of Tenant Resources		FAQs, Example notice letters, List of Tenant Resources
¹ The notice has specific requirements. See SLP home page for more information.						
² Begins the date the written notice of the transfer of ownership is sent and ends on the last day of the third full calendar month following the date the notice was sent (3-4 months, depending on time of notice, minimum of 90 days)						
³ If three months rent is used instead of moving expenses based on apartment size plus two months rent, the difference is within 3-10% and the amount calculated using the three month rent is always slightly more. Recommend use this, as the other is unduly complicated.						

Exhibit O

Examples of Tenant Issues in Eden Prairie

Columbine Townhomes:

In the fall of 2019, the Housing Task Force was made aware of issues facing tenants at the Columbine Townhomes. The owners of the townhomes had recently installed a new manager for the site and tenants began to experience issues related to maintenance, parking, and communication. Chief complaints were:

- **Parking:** The parking policy for the townhomes was changed without notice and residents were experiencing being towed from in front of their homes. Previously issued parking stickers were expired, but no new parking stickers were issued for current residents. Communication regarding the new rules for parking was not adequate and fines for towing a great hardship for residents.
- **Access to Property Manager:** Tenants reported that the office hours were not adequate for residents to connect with the property manager when needed.
- **Maintenance:** Residents reported that maintenance was not being handled in a timely fashion. Maintenance workers did not live onsite and they were responsible for maintenance at many sites, so they were not able to respond quickly to urgent needs. A common theme among residents was that water damage was not adequately repaired and that evidence of water damage was only handled cosmetically.

After tenants met with housing advocates from The New American Development Center, Jewish Community Action, and Homeline, they formed a tenants group and collectively sent a letter to ownership demanding fixes to untenable conditions. The collective action of the tenants created good relationship with the property ownership and proper communication, increased hours of access, and proper maintenance staffing was put into place. **This story illustrates the need to communicate tenants rights to all renters in Eden Prairie as recommended by the task force.**

The Broadmoor

In the fall of 2018, the residents of The Broadmoor Apartments were informed that the owner of the property was moving forward with plans to redevelop the property that were put on hold ten years prior. The plan was to level the building and reconstruct a new multi-use property that would include housing, but not at the same pricepoints of current rents. This property was a naturally occurring affordable option for renters as the owners knew they were going to redevelop at some point and so the property was not well-kept during the ten years of waiting to redevelop. Residents came together to demand that ownership give them proper time to find other housing as many of the families had children in school in Eden Prairie and did not want to disrupt the school year for these children. Ownership agreed to have tenants stay until the summer of 2019 if they so chose before having to move out.

A multifaceted coalition of community partners pitched in to help residents of the Broadmoor find other housing, and some were able to stay in Eden Prairie in other rental housing that is market rate. Many others had to move to other communities due to the high cost of rentals in Eden Prairie. As this property has been redeveloped, Eden Prairie has lost over 200 units of affordable rentals. **This story illustrates the importance of identifying naturally occurring affordable housing and to create partnerships with developers whose mission is to preserve NOAH housing.**

Arrive

When an out-of-state real estate company purchased what is now called *Arrive*, residents there began to experience what they thought to be inconvenient and individual communication issues with the rotating set of site managers. At the early stages of new ownership, vacant apartments were being refurbished in order to upgrade the location and increase rents. During this initial phase, existing tenants began to have issues with regular maintenance requests. Trash and refuse from demolition began to accumulate around trash containers, malfunctioning garage doors were left unfixed, ventilation fans in the parking areas were no longer working, and many residents reported issues with mice and bugs infestations. In short, during the time of “flipping” the property, existing tenants’ quality of life was disregarded by a management that was preoccupied and understaffed. In addition, many residents reported that they did not receive new leases in a reasonable time before renewal dates. These new leases were largely different from previous leases in how rent plus utilities were being charged and many tenants felt pushed to sign even though their monthly costs were significantly increased even as conditions at the apartments were significantly worse. Residents of Arrive came to a city council meeting to tell about their experiences and ask the council and mayor to ask for their support to create policy that upholds the right to decent housing and fair treatment by landlords. Subsequently, many of the residents who spoke to the city council that evening have moved to other homes in other communities. **This story illustrates the importance of creating policy that provides tenants with the tools they need to organize tenant organizations to advocate for decent housing conditions and fair treatment by landlords.**

Ehhibit P


Eden Prairie Housing Assistance Programs

[View as a website](#)

EDEN PRAIRIE MINNESOTA

Apply Today! Housing Loans Available to Qualified Eden Prairie Residents

The [Housing and Community Services Division](#) assists residents of Eden Prairie with several types of housing loan programs offering zero-interest, deferred and forgivable loans.



First-Time Homebuyer Program

Zero-interest, deferred loans up to \$10,000 are available to qualifying first-time homebuyers purchasing a home in Eden Prairie – funds can be used for part of the required down payment (up to 50%), closing costs (up to \$5,000) and mortgage principle reduction (up to 10% of the purchase price or \$10,000).

[First-Time Homebuyer Eligibility and Application](#)

Senior Emergency Repair Program


Forgivable loans up to \$5,000 are available to qualifying residents age 60 or older, who are an owner-occupant of a home in need of emergency repairs – funds can be used for repairs to water heaters, furnace, central air conditioning units or accessibility upgrades such as grab bars and handrails.

[Senior Emergency Repair Eligibility and Application](#)

Housing Rehabilitation Loan Program

Zero-interest, deferred loans up to \$15,000 are available to qualifying low and moderate-income households to maintain, repair and improve Eden Prairie homes – funds can be used for new roofs, siding, windows, electrical, plumbing, heating and insulation.

[Housing Rehabilitation Loan Eligibility and Application](#)



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Exhibit Q Habitat for Humanity's Age Well at Home Pilot Program

HOME

In the home stretch

A pilot program modifies houses so that older homeowners can age in place.

By KEVYN BURGER Special to the Star Tribune



Nettie Thill hopes to age in place at her longtime home in Spring Lake Park, where she enjoys feeding the birds. RICHARD TSONG-TAATARI • richard.tsong-taatarii@startribune.com

Almost 50 years ago, Nettie Thill's mother-in-law died at home, in her kitchen, felled by a heart attack. Soon after, Thill and her husband bought the small stucco house from the estate, and now Thill says she wants to go the same way.

"They can take me out feet first like they did her," said Thill, a retired cook. "I love it here."

The desire to age in place is both powerful and nearly universal. A 2018 survey by AARP found that three-quarters of those over age 50 say they want to remain in their current residence as they get older. Now in the COVID-19 pandemic era, it's anticipated that more seniors will opt to age in place at home

rather than move into a senior living facility.

An army of architects, contractors and designers have been busy retrofitting the living spaces of Americans entering their retirement years. Remodeling company ads and media stories about the phenomenon often showcase high-end projects, featuring roll-in showers in luxurious bathrooms, first-floor master suite additions, even voice-activated lighting and security systems.

But low- and moderate-income homeowners without the budget to fund major construction projects are equally keen to stay in their familiar homes.

Now a pilot program in the Twin Cities is making the goal achievable. Habitat for Humanity's Age Well at Home initiative serves those living on fixed incomes, adapting their living spaces to leave their homes safer and better suited to their needs.

"This model could be a game changer for this growing demographic," said Pat Lund, the Age Well at Home program manager.

In its first 18 months, the initiative has made upgrades to 65 homes in the metro area. Funded through public and private grants, crews have built front-door ramps, added hand-held showers, grab bars and railings, improved lighting, installed nonskid flooring and added smart doorbells and stair lifts.

The average cost of the upgrades is \$8,500, an amount that is out of reach for many living on lean budgets.

"A lot of older homeowners still have mortgages. They're dealing with expensive medical bills and prescriptions, they're challenged to pay utilities and put food on the table," Lund said. "It's not just paying to get the work done; it's also tough for some of them to find a contractor who is trustworthy and will do the smaller jobs."



Nettie Thill's house in Spring Lake Park. Provided

The Age Well at Home program, now being tried in five other American cities, relies on health care providers for referrals. In the Twin Cities, Allina and Hennepin Healthcare identify older patients who would benefit from housing modifications.

"The cool thing about a housing-health care partnership is that homeowners already know and trust their doctors; they have built up a bond with them," said Lund. "We're hoping to embed with other health care systems as we expand."

During the COVID-19 pandemic, Age Well at Home modification work has been limited to exterior ramp building, with most individual and group volunteer activities suspended until further notice, according to Lund. Age Well at Home is not taking additional clients until July 30 at the earliest. Interested homeowners can apply at tchabitat.org.

Financial considerations

Two years ago, Nettie Thill took a nasty fall in her living room, cracking her head on the china closet on the way down. Shaken, she went to the hospital and got the all-clear, lucky that she didn't suffer a break or concussion.

The tumble alerted her health care team and brought a nurse to evaluate her home. Soon a crew arrived to put a banister by the steps leading to her basement laundry room, install easy-open storm doors and add grab bars by her bathtub.

"I like taking a bath but it was hard to get in and out," Thill said. "My arms are still strong and I can pull myself up and down."

Keeping people living independently is more affordable than the alternative. According to Genworth's 2019 Cost of Care Survey, the median monthly cost in an assisted-living facility in Minnesota is \$3,800; a semiprivate room in a nursing home is just over \$10,000.

The Centers for Disease Control and Prevention calculates that 3 million Americans 65 and older are injured in falls every year, with an average hospitalization bill of \$33,000. Modifications to make homes more fall-proof can result in significant savings to the health care system underwritten with public dollars.

"It's common sense that if you can reduce injuries, it will reduce hospital stays. It's more cost-effective to keep them at home than in a more supportive environment," said Michelle Radovich. She leads Allina's team of occupational therapists and nurses who visit homeowners and make recommendations on what they need to safely age in place.

After assessing a number of older homeowners, Radovich has seen how updates and repairs in their living spaces often boost their psychological and emotional well-being.

"When they don't have to work so hard just to take a shower, they have more energy," she said. "One gentleman picked his bassoon back up and started playing it again. He'd been exhausted from caring for

himself but when the changes were made he could resume an activity he'd always liked. That's huge."

A national model

Thill has no plans to leave her home, situated on a large lot in Spring Lake Park. In warmer weather, she waters her flowers and climbs on her riding mower to tend her lawn; she keeps her bird feeders filled year-round, watching for blue jays and finches and enjoying the antics of squirrels attracted to the birdseed.

"I can still take care of myself but nothing works as well as it used to. I have arthritis, but that's better than rigor mortis," she joked. "I like what they did for me. My kids don't worry about me so much now."

In the Twin Cities, the Age Well at Home pilot will double the number of older homeowners it assists in the coming year. Habitat for Humanity is tracking the completed projects to see if the initiative can be replicated nationwide.

"We think that all of our 1,000 Habitat affiliates could adopt this model," said Lund. "The desire to stay put crosses all class and income lines. It's not that expensive to stabilize homeowners so they can stay in a community where they're comfortable and know their neighbors."

Kevyn Burger is a Minneapolis-based freelance writer and broadcaster. Staff writer Kim Palmer contributed to this report.

Exhibit R

The Three P's: Production, Preservation, and Protection

As the task force did our research and engaged in conversations about how to create the affordable housing that we need in Eden Prairie, we found that conversations regionally and nationally center around what is known as “the three P’s” of affordable housing: Production, Preservation, and Protection. Every new construction project is an opportunity to **produce** affordable units. This is the foundational element of a robust inclusionary housing policy. Every rehabilitation project is an opportunity to **preserve** affordability that already exists in naturally occurring affordable housing (NOAH). And, healthy and stable communities seek to rigorously **protect** tenants’ rights to assure that tenants are able to thrive. Keeping in mind these three strategies, assures the creation of policy that is balanced and works for the good of the whole. The graphic below, created by the Alliance: Advancing Regional Equity, shows two more P’s to consider when creating housing policy: Placement and Power. These two additional P’s will be paramount as development is proposed in the coming years. Eden Prairie will want to make a great plan for the best placement of all-affordable development and work with partners to make them happen. Additionally, Eden Prairie needs honor the **power** of the voices of people in need of affordable housing in order to create healthy and stable homes.



Exhibit S

Task Force Members and their Expertise

Carol Bomben: Carol Bomben is retired as General Manager of the Preserve Association, a large homeowners association. She has served on the EP School Board along with the EP Community Foundation and remains active on the Onward EP Board as well as EPAM Rotary.

Terry Farley: Trained as an attorney, Terry has spent the last few decades working in the financial services industry. Her experience includes extensive work in the securitization industry, building mortgage origination platforms and asset-based lending businesses and managing distressed organizations. She is currently consulting in both the financial services and non-profit space.

Marlene Fischer: Marlene Fischer has 35 years of experience with financial services in the insurance industry as well as 10+ years working with the fixed and low-income families of a local school district, in administrative positions in the District Office. She serves on the Advisory Council of Eden Prairie's Senior Center. Her focus on the Housing Task Force has been the need for affordable housing for persons on a fixed income and accessible housing for seniors, the fastest growing segment of the Eden Prairie population.

Joan Howe-Pullis (Chair): Joan is the Director of Justice Ministries at Pax Christi Catholic Community. She has served on the board of the Interfaith Circle and the New American Development Center and has participated in the Eden Prairie Community Housing Coalition.

Lyndon Moquist (Vice-Chair): Lyndon Moquist has been the Managing Broker of the Edina Realty office in Eden Prairie for 8 years and a former Managing Broker of the Edina Realty office in Edina for 11 years. He's currently the chair of the Eden Prairie Tax Board of Equalization and has been for 7 years. He chaired the Minneapolis Association of Realtors Public Affairs Task Force for 5 years. He's been an Eden Prairie resident for 23 years.

Joan Palmquist: Joan's background includes 25+ years doing marketing research, database management, database marketing and marketing consulting. In addition, she is a long-time volunteer of PROP food, and Habitat for Humanity. She sat on Twin Cities Habitat for Humanity's board for six years.

Anne Peacock: Anne Peacock currently enjoys working with non-profit and for-profit firms to provide advice and guide strategy that enhance their ability to deliver on their mission and improve outcomes. She served as a board member and then COO at CommonBond Communities and prior to that spent 25 years in the financial services sector. She is a 30-year resident of Eden Prairie.

Kenneth Robinson: Ken is a full-time Realtor with Edina Realty and was resident of Eden Prairie since 2006. In May of 2019 Ken was appointed by the City Council to Eden Prairie's Affordable Housing Task Force. Ken is a Catechist with Pax Christi Catholic Community's RCIA program, a former member of the Pax Christi Catholic Community Leadership Council, former PTO co-president (Eden Lake School), a former candidate for Eden Prairie School Board (2017) and Foundation for Eden Prairie Schools- Volunteer of the Year (2015). Ken enjoys yoga, golf, fitness, and volunteerism.

Emily Seiple: Emily Seiple is the Director of Community Development for ESTHER Homes, a nonprofit housing program supporting pregnant women experiencing homelessness. She earned her master's degree in Urban and Regional Planning from the University of Iowa in 2017 and sat on the Housing and Community Development Commission for the City of Iowa City from 2015-2017. She recently provided feedback on the Minnesota Department of Health Housing Strategy Team to encourage policies that increase affordable housing and acknowledge housing as a social determinant of health for Minnesota families.

The City Staff Liaison for the Housing Task Force is Jonathan Stanley.