



AGENDA
CITY OF MINNETONKA
ECONOMIC DEVELOPMENT ADVISORY COMMISSION
July 14, 2022
6:00 p.m.

Council Chambers – Minnetonka Community Center (open to public)

1. Call to Order

2. Roll Call

Charlie Yunker
Maram Falk
Melissa Johnston
Ann Duginske Cibulka

Steven Tyacke
Jay Hromatka
Lee Jacobsohn

3. Approval of May 19, 2022 minutes

BUSINESS ITEMS

4. 2023-2027 EIP

Recommendation: Review and provide a recommendation.

5. Commercial Code Compliance Loan Program

Recommendation: Review and provide a recommendation.

6. Pathways to Homeownership Program

Recommendation: Review and provide a recommendation.

7. Staff Report

8. Other Business

The next regularly scheduled EDAC meeting will be held on **August 11 at 6:00 p.m.** The joint planning commission and EDAC meeting is scheduled for August 25.

9. Adjourn

If you have questions about any of the agenda items, please contact:
Alisha Gray, EDFP, Economic Development and Housing Manager (952) 939-8285
Julie Wischnack, AICP, Community Development Director, (952) 939-8282

**Unapproved
Minnetonka Economic Development Advisory Commission
Virtual Meeting
Minutes**

May 19, 2022

1. Call to Order

Chair Yunker called the meeting to order at 6 p.m.

2. Roll Call

EDAC commissioners Ann Duginske Cibulka, Lee Jacobsohn, Steven Tyacke, and Charlie Yunker were present. Maram Falk, Jay Hromatka, and Melissa Johnston were absent.

Staff present: Community Development Director Julie Wischnack and Economic Development and Housing Manager Alisha Gray.

Councilmember Deb Calvert was present.

3. Approval of EDAC March 10, 2022 Meeting Minutes

Tyacke motioned Jacobsohn seconded to approve the March 10, 2022 meeting minutes as submitted. Duginske Cibulka, Jacobsohn, Tyacke, and Yunker voted yes. Falk, Hromatka, and Johnston were absent. Motion passed.

4. 2023-2027 Economic Improvement Plan (EIP)

Gray provided the staff report. Staff recommends commissioners review and provide feedback on the draft 2023-2027 EIP.

In response to Jacobsohn's question, Gray answered that Homes Within Reach purchased a property in Minnetonka in 2021, making a current total of 60 Homes Within Reach houses in Minnetonka. The average is one per year. Finding a house in the correct price range has been difficult.

Duginske Cibulka asked where the funds for the housing trust fund would come from. Gray explained that the staff does not know the order in which projects will occur that will utilize the affordable housing trust fund. It currently has \$5.7 million. Redevelopment of city-owned sites are each in the initial stages of completing an environmental review and appraisal. The trust fund has been used to provide rental assistance and a few projects in Opus. Gray will provide an update on the use of those funds. There is no timeline on the spend-down of the trust fund.

Duginske Cibulka would appreciate more information on the parameters of how the trust fund may be used, its best practices, and more background. Wischnack noted that the

legislation just passed last year, and Minnetonka is one of only three cities that received it. Staff will provide more background at the next meeting.

Duginske Cibulka asked if rental assistance funds could be reloaded if depleted. Gray answered that the American Rescue Plan Act (ARPA) funds are fully committed to rental assistance since it has an expiration date. The homeless initiative and Pathways program are also a priority. Money from the trust fund could be utilized if the \$50,000 would not be enough to cover the cost of rental assistance.

Duginske Cibulka asked if there was a plan on how to use the ARPA funds. Wischnack explained how the city partners with other organizations to manage rental assistance and the prevention of homelessness. The Pathways to Homeownership program may not be as complicated because the city already has a structure for a similar program. If the city took in the ARPA funds and had them designated already, then it would open up the general fund to use new dollars. It makes it easier for compliance later on if the funds are included in the city budget and not attached too much to ARPA.

Gray continued the staff report.

Calvert asked if the funds to provide technical assistance to businesses are still considered sufficient based on recent economic predictions regarding inflation, a recession, and another COVID wave. Gray explained that leaving the funds open to what businesses need seems the appropriate approach. The existing funds that have been committed need to be spent. The approach is to be creative and get the funds out the door. Staff will think about how to outreach to businesses could be done to get some feedback on how those things are impacting the business community. Wischnack noted that she and Gray had invited the businesses at Ridgedale Center to meet with them next week to find out what they need. Wischnack hopes to have the structure in place to deal with unpredictable events.

Tyacke asked if the Pathways program is a pilot or permanent program. Gray explained that it is a pilot program that will be brought back for additional funding if it is successful. Funds could be utilized from the affordable housing trust fund for a long-term commitment. The \$300,000 could potentially serve up to six households.

Tyacke felt that the staff recommendations were well thought out and had a lot of value. The draft EIP is a good start and has a lot of good ideas.

Jacobsohn proposed including the recommended changes to the EIP along with the suggestions for future programs. Tyacke and Duginski Cibulka agreed. Duginske Cibulka stated that this is a more creative year. She appreciates the new programs because there are unique funds available. No one knows what is in store, but there is enough creativity, innovation, and flexibility in these programs to adjust. She would like to see housing remain a main priority. There is a variety of housing types being focused on as well as support for businesses. The staff has done a great job and realizes that this year has been a unique year.

Tyacke asked if there are any economic programs to encourage more housing for people 55 years of age and older and to make them feel more at home in Minnetonka. Tyacke was thinking of ways to provide transit to Ridgedale Center and the parks for less mobile residents. Gray stated that there is an active senior population in Minnetonka. The Minnetonka Memo and Senior Script provide information on events for seniors. There could be a proactive effort to invite residents of a new senior building to those opportunities. Wischnack described how staff holds events at new multi-family residential buildings to meet new residents. The last one was held at Avidor before COVID restrictions were in place.

Tyacke would like something done to promote the entire Ridgedale Center area businesses to help keep it a successful mall. Wischnack noted that the street and sidewalk improvements, trail connections, and the planned park would help enhance Ridgedale Center. It is important for the city to keep being engaged in Ridgedale's success even though things look good right now.

Chair Yunker likes the great ideas and well-thought-out concepts in the proposed draft EIP. He likes the code compliance program. That is a really good idea to help businesses bring their facilities up to code and be ADA compliant. That helps the business and the city overall.

Gray explained that the draft EIP would go to the city council for review and then return to the EDAC in July.

5. Staff Report

Gray and Wischnack reported:

- The SWLRT PLACES committee will be touring the SWLRT Opus Station tomorrow. Nearly 60 percent of civil construction is complete. Most of the utility work is complete on the private side. Eleven of the 16 stations are underway or complete. The downtown Hopkins Station is complete. Twenty-six light rail vehicles have been delivered.
- Regional Metro Transit ridership has started to recover from pandemic lows. As ridership increases, service will increase in Minnetonka.
- Development updates on The Pointe, Minnetonka Station, Doran, Shady Oak Office Center (Wellington), Abdo Market House, Minnetonka Mills Church, Lake Minnetonka Care Center, Ridgedale area park project, Buhl Investments, and Dick's House of Sport.
- King Technology is investing \$14.5 million and creating 50 jobs with their move to Minnetonka. The company received \$617,000 through the Job Creation Fund to support the move.
- Staff purchased a Community 360 metrics analysis for the city to provide insight into the people who live and work in Minnetonka.
- Staff will have a Meet Minnetonka event at Ridgedale on May 25th from 11 a.m. to 2 p.m.

- Provided a business work-plan update.
- Housing update regarding utility bill grants and mortgage and rent assistance.
- CDBG Updates.
- Efforts to prevent homelessness.
- Staff created an interactive, searchable map that includes all of the 8,440 rental units currently in the city. Of those, 3,262 are affordable units. There are 24,000 households in Minnetonka.

Chair Yunker likes the dashboard and that historical data is included.

6. Other Business

The next EDAC meeting is scheduled to be held on June 16, 2022 at 6 p.m.

7. Adjournment

The meeting was adjourned at 7:25 p.m.



**Economic Development Advisory Commission
Item #4
Meeting of July 14, 2022**

Title: 2023-2027 EIP
Report From: Alisha Gray, Economic Development and Housing Manager
Submitted through: Julie Wischnack, AICP, Community Development Director

Action Requested: Motion Informational Recommendation Vote
Form of Action: Resolution Ordinance Contract/Agreement Other N/A
Votes needed 4 votes 5 votes N/A Other

Summary Statement

Staff present recommendations on updates to the program and economic development strategies each year ahead of the city's budget discussions. On May 19, the staff presented the initial recommendations to include in the draft.

Recommended Action

Review and provide a recommendation.

The schedule for approval is as follows:

- July 14 EDAC meeting — Finalize the full EIP document and make a recommendation to the city council.
- September 12 City Council meeting — Review and approve the EIP.

Strategic Profile Relatability

Financial Strength & Operational Excellence Safe & Healthy Community
 Sustainability & Natural Resources Livable & Well-Planned Development
 Infrastructure & Asset Management Community Inclusiveness N/A

Financial Consideration

Is there a financial consideration? No Yes
Financing sources: Budgeted Budget Modification New Revenue Source
 Use of Reserves Other [Enter]

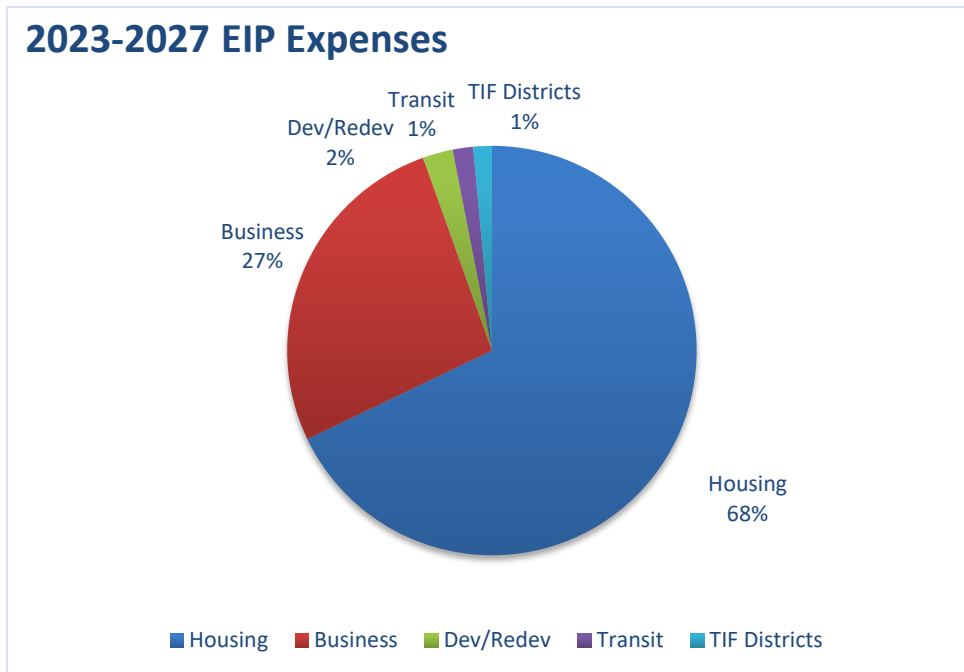
Background

The 2023-2027 EIP was prepared based on the comments by the city council on [June 20, 2022](#), and the Economic Development Advisory Commission's (EDAC's) feedback from the [May 19, 2022](#) meeting.

- **Chapter 1 Policy** — defines what funding categories programs will fall under and details the funding principles.
- **Chapters 2 through 7** — provides program pages for the city's existing and potential future economic development efforts. The program page details the description, purpose, goals, budget impacts, schedule, and key measures. Additionally, it outlines the funds needed to develop or sustain the program over a period of years.
- **Chapter 8 Funding Sources and Expenditure Projections** — provides summary tables, including the first table, a one-year (2023) summary of total expenditures by category and fund. The second set of tables presents 10-year funding sources and expenditure projections. The final table summarizes the 10-year projection of all funds.
- **Chapter 9 Affordable Housing Goals** — itemizes how the city has and will meet its 1995-2010, 2011-2020, and 2021-2030 affordable housing goals, including any EIP programs used to assist the project and the affordable housing income limits.
- **Glossary** — Glossary of programs, terms, and acronyms.

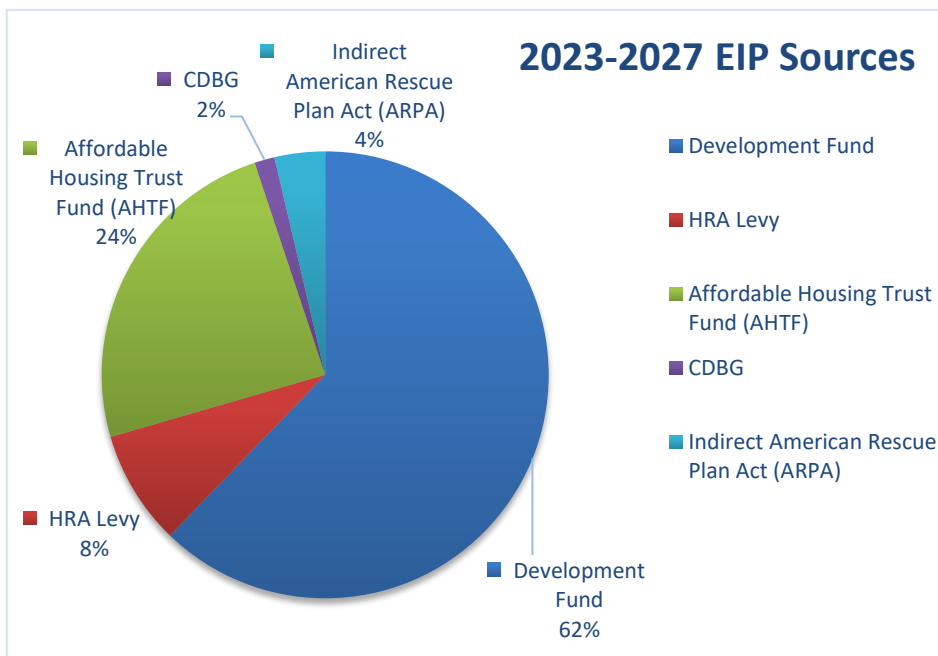
Uses of EIP Funds

This year, housing programming is the city's highest priority in the recommended EIP. Nearly \$31.8 million is projected to be allocated for housing programs, in contrast to roughly \$12.5 million for business programs. The funding allocated to housing programming increased due to an uptick in interest in the Housing Improvement Area program. That program provides loans to common interest communities for larger-scale repairs and is recaptured similarly to a special assessment. Other uses include grants for housing redevelopment projects, environmental cleanup, and business development. Generally, those funds are not city dollars but pass-through grants or loan programs.



Business programming is the second-highest priority category in the 2023-2027 EIP. The lowest priority investment categories are development/redevelopment and transit program areas.

In the 2023-2027 EIP, accounting for the largest single resource for EIP implementation at 62 percent of all funding, approximately \$13 million, will be available from the development fund. The Affordable Housing Trust Fund, along with the Housing and Redevelopment Authority (HRA) levy, is anticipated to generate the next largest sources of funding for programming.



2023-2027 EIP Updates

Housing Chapter Summary

CDBG Program

Community Development Block Grant (CDBG) program administration switched to Hennepin County on July 1, 2018. Changes to the program include:

- Entitlement Funds (Prior to July 1, 2018)
 - The sources/uses for this year assume program income from loan repayment following the end of the federal funding. There is an increase in the repayment of loans (there are 125 outstanding loans) due to increased home sales and the number of outstanding loans.
 - Program Income of approximately \$30,000 per year is generated from loan repayments. Program income passes through to Hennepin County to provide additional rehab loans in Minnetonka through their rehab program.
 - In 2020, the council directed staff to create a home rehab program exclusively for Homes Within Reach (HWR) residents with the remaining fund balance. The maximum grant amount was set at \$7,500. Current program statistics for the 60 HWR homes in Minnetonka are as follows:
 - Ten projects are completed.
 - \$105,707 remaining in funding.
- CDBG Consortium (July 1, 2018, to present)
 - CDBG funds no longer flow through the city and are not included in the page sources/expenditures section. The award for 2022 is \$131,636.
 - Administration
 - The county receives 13%-15% to administer the CDBG portfolio (reporting, intake of Small Projects Program (SPP) clients, fair housing, monitoring, environmental review, processing applications, processing subordination, and payoff requests, submitting annual Consolidated Annual Performance Evaluation Report (CAPER), and other reports to the Department of Housing and Urban Development (HUD).
 - Home Rehabilitation Program
 - The county started administering the program in July 2018.
 - There is a maximum loan amount of \$15,000.
 - Five loans disbursed in 2021
 - Three loans disbursed in 2022
 - Seven loans in the application process
 - Fair Housing
 - The city is involved in Fair Housing activities; however, the county is responsible for coordinating these efforts on behalf of the city.
 - The city adopted its own [Fair Housing Policy](#) in Nov. 2018.
 - Public Services
 - Agencies now apply for funding through the county's coordinated Request for Proposal (RFP) process.

- In 2022, ICA, HomeLine, Senior Community Services, and the Sojourner Project received funding.

Homes Within Reach (HWR)

Past discussions regarding funding with HWR

- In 2012-2013, an EDAC subcommittee recommended that the city council consider phasing out the larger funding for HWR beginning in 2020. The recommendation stated that beginning in 2020, HWR's funding should be reduced to \$25,000 to assist with ongoing administrative costs to continue the organization. The EDAC also provided this recommendation at its March 13, 2014, meeting. Summary materials from the four 2012-2013 EDAC subcommittee meetings and minutes from the March 13, 2014 meeting are included in the [July 27, 2020 council packet](#).
- On March 14, 2019, EDAC commissioners suggested adding information on the history of HWR to the EIP. Generally, commissioners supported continuing to look for opportunities to fund the organization. Staff attached the following information to the report:
 - History of city contributions to Homes Within Reach
 - Homes Within Reach Properties
- In 2020, the [2021-2025 EIP](#) did not contemplate additional funding for HWR in 2021, given that HWR received two years' worth of program administration allocation in the 2020 budget.
 - The council discussed Homes Within Reach at the [Sept. 14, 2020](#), study session. Topics included the background of HWR, previous funding discussions, a request for information from Homes Within Reach on the land trust model, homeowner education, rehabilitation efforts and support, and taxation.
- In 2021, for program years 2022-2026, \$125,000 in funding was committed, as discussed during the previous discussion. The city council requested a representative from Homes Within Reach be available for questions at the [June 21, 2021](#) study session.
- The budget for 2022, specifying the uses of the HRA Levy, was adopted on [Dec. 8, 2021](#), and included \$125,000 in funding for Homes within Reach.

Welcome to Minnetonka and Minnetonka Home Enhancement

- The Center for Energy and Environment manages these programs for the city.
- There is a current fund balance of approximately \$555,000 for these programs, with 23 loans outstanding.
- The average loan amount for the Welcome to Minnetonka Program is \$8,550 the Minnetonka Home Enhancement average loan amount is \$12,612.

Housing Improvement Areas

- The city issued bonds in 2019 to repay the Cloud 9 association's construction loan. The loan is repaid through the housing fee collected on the annual property tax statements.
- Staff receives two to three inquiries a year for this program.

Affordable Housing Trust Fund (AHTF)

- Council approved a temporary AHTF in 2020 to provide emergency rental assistance to households impacted by COVID-19 and established a permanent AHTF in 2021.
 - \$4,961,680 in pooled tax increment was transferred to the fund in 2021 to support affordable housing efforts, and in 2021, a loan repayment from the Cliffs apartments added \$2,100,000 to the fund. Accounting for recent transactions, the fund now has a remaining balance of approximately \$5.7 million.
 - To date, the fund has contributed to the following initiatives:
 - \$300,000 in emergency rental assistance through ICA
 - \$553,000 Minnetonka Station affordable housing
 - \$280,000 Doran Apartments affordable housing
 - \$400,000 The Pointe (Amira Minnetonka) affordable housing
 - Staff recommends that the AHTF continue to support additional affordable housing initiatives in the 2023-2027 EIP, including single-family and affordable rental housing opportunities.
 - The city council packet information from [Nov. 23, 2020](#), outlines the eligible sources and uses of the AHTF.

City-owned properties

- Staff is in the process of completing due diligence on three city-owned properties. In 2022/2023, staff will propose new affordable housing opportunities to the EDAC and city council. The properties include:
 - 5937 County Road 101 (residential) - sell for affordable housing in 2022/2023
 - 5501 Baker Road (residential) - sell for affordable housing in 2022/2023
 - 5432 Rowland Road (residential) - sell for affordable housing in 2022/2023

Newly Proposed Housing Initiatives for 2022/2023

- \$300,000 - Pathways to Homeownership (Indirect APRA funds) – Expanded down-payment assistance program.
 - This item was introduced conceptually at the [Feb 14, 2022](#), city council study session.
 - The program will be presented in 2022 at an upcoming council meeting.
- \$50,000 - Rental assistance continuation (2-year commitment with Indirect American Rescue Plan Act (ARPA) funds)
 - Partnership with ICA to continue to provide rental assistance to Minnetonka households.
 - The city committed \$200,000 to provide emergency rental assistance for households impacted by COVID-19.
 - A total of 83 households have received rental assistance through the program, totaling \$132,639.
 - The average assistance per household is \$1,300.
 - Household demographics:
 - 65% of households identified as Black
 - 23% of households identified as White
 - 6% of households identified as Hispanic
 - 2% of households identified as Asian
 - 2% of households identified as African American
 - 2% of households identified as Other

- Half of the households also identified with having a female head of household.
- \$200,000 - Homelessness Intervention Initiative (2-year pilot with indirect ARPA funds)
 - In 2021 and 2022, staff met with His House Foundation to discuss an alternative path for Minnetonka families to access resources after becoming homeless. His House Foundation assists families experiencing a housing crisis by consolidating resources and assisting with temporary housing while families are accessing the county's coordinated entry program. Martha Brannon, Executive Director of His House Foundation, will attend the June 20 council study session to share information on the organization's programming and how it fits into the more extensive system of homeless interventions.
 - His House Foundation seeks \$100,000 to assist Minnetonka families experiencing homelessness. The staff is recommending \$200,000 to initiate a 2-year pilot program utilizing indirect ARPA funding. The goal is to help 12 households per year with this assistance.

Business Chapter Summary

Sprinkler Retrofit

- Added continued funding of \$50,000 annually through the Special Assessment Construction Fund, as there is continued interest in this program.

Housing/Redevelopment Grants

- Staff noted all awarded housing/business development grants on the project page. Shady Oak Crossing received three grants totaling nearly \$910,853 in 2020. Grants included:
 - \$250,000 Hennepin County Transit-Oriented Design
 - \$246,653 Department of Employment and Economic Development Redevelopment Grant
 - \$414,200 Metropolitan Council Tax Base Revitalization Account
- In 2021, the Wellington housing project received \$250,000 through Hennepin County's TOD program, pending project approval.
- In 2021, Homes Within Reach received \$180,000 through the Metropolitan Council's LHIA grant program.
- Additional grants are expected over the next several years as Southwest LRT encourages redevelopment near station areas.
 - A page was added to list the grants the city has received between 2016-2022

Business Outreach

- \$25,000 was budgeted for 2025 and 2026 to assist with ongoing costs to implement the Business Development strategy. Project costs include a business newsletter, business outreach and marketing, and potential for future business-related events.
 - The city distributed the first edition of the business newsletter in the summer of 2018.
 - There are 2,400 copies per distribution. In 2021, staff increased production to three issues per year.
- In 2021, staff conducted a citywide business climate survey.

Minneapolis Regional Chamber

- \$1,000 was included to accommodate dues to participate in the regional chamber. Twin West formerly served Minnetonka but is now merged with the Minneapolis Regional Chamber.

Emergency Business Assistance

- The council approved additional funding of \$50,000 through the HRA Levy in 2021.
- Staff is proposing to utilize this funding to provide technical assistance to businesses that continue to be impacted by the COVID-19 pandemic.

Newly Proposed Business Initiatives for 2022/2023

- \$50,000 – Business Technical Assistance program (existing emergency assistance funds balance from 2022) – one-time funding for businesses to assist with technical needs (marketing, legal, technology, etc.).
- \$100,000 - Pedestrian improvements (Indirect APRA funding) – a new effort to strengthen connections from businesses to pedestrian access.
- \$100,000 - Code Compliance Program (Indirect ARPA funding) – a new program to assist businesses with required building improvements.

Transit Chapter Summary

- No changes to this chapter.

Development and Redevelopment Chapter Summary

Predevelopment

- Requested \$75,000 in funding to continue support for studies and consultants.

Tax Increment Financing (TIF) Chapter Summary

- Removed Boulevard Gardens and Beacon Hill Districts
- Added a new project page for Opus TIF District.
- Noted new TIF Management Report in fall 2022.

Affordable Housing Goals Summary

- Updated Metropolitan Council Livable Communities Housing Goals.
- Added information on Metropolitan Council projected need, goals, and housing score.
- Added future housing needs implementation tools from the 2040 Comprehensive Plan.

EDAC feedback from the [May 19, 2022](#) meeting (minutes attached):

- The commission generally agreed with the staff's recommended edits to the 2023-2027 EIP. The following feedback was provided for council consideration:
 - Indirect American Rescue Plan Act (ARPA)
 - Commissioners supported utilizing the \$750,000 in ARPA funding to pilot new programming, including:
 - *Housing*
 - \$300,000 for the Pathways to Homeownership program
 - \$200,000 for the Homelessness prevention pilot program (2-year)
 - \$50,000 for rental assistance (multi-year commitment)

- *Business*
 - \$100,000 business code compliance program
- *Other*
 - \$100,000 pedestrian improvements at Ridgedale (previously approved)
 - Commissioners suggested following up with ideas on how to continue funding for the pilot programs after using ARPA funds.
 - Staff suggested the Affordable Housing Trust Fund if there is continued interest once the ARPA fund is depleted.
 - Affordable Housing Trust Fund
 - Requested additional information on the eligible sources and uses for the trust fund at an upcoming meeting.
 - The eligible funding sources and uses are outlined in the council report at the [Nov. 23, 2020](#) meeting.
 - Commissioners supported the use of the trust fund for expanded affordable housing opportunities.
 - Other Housing Feedback
 - Commissioner Tyacke asked if there is an outreach for residents 55+ happening in Minnetonka.
 - Staff discussed the Senior Script and Minnetonka Memo as opportunities to connect with senior populations residing in multifamily residences.
 - Emergency Business Assistance
 - Supporting utilizing the \$50,000 in existing funding for a business technical assistance program.
 - Commissioners liked the flexibility of the fund to be able to address specific business needs.
 - HRA Levy
 - Continue funding for the existing program. The recommendation includes \$100,000 for existing down-payment and home rehabilitation programs, \$75,000 for Southwest LRT commitment, and \$125,000 for Homes Within Reach.

City Council Study Session Feedback – [June 20, 2022](#)

The council generally agreed with staff recommendations included in the 2023-2027 EIP. The council provided the following feedback and questions on the newly proposed programming:

- Homelessness Pilot Program (\$200,000 in indirect ARPA funding for a multi-year commitment)
 - Martha Brannon, Executive Director of His House Foundation, discussed the overall homelessness program for Hennepin County and how His House Foundation provides services for Minnetonka residents experiencing a housing crisis or homelessness.
 - Council members were pleased to learn about the opportunity to prevent Minnetonka families from traveling downtown to be sheltered in order to be added to the housing waitlist for homeless households.
 - Council member Coakley indicated past experience with working as an assessor for homeless families through Catholic Charities. She shared that it was difficult to place families in the 30% set aside units that are a component of tax credit financing projects, as there are not enough units.
 - Staff confirmed that, indeed, the tax credit projects only have a few "set aside units" at each property.

- Martha Brannon clarified that His House works with households to identify housing in the surrounding area as it becomes available.
- Council members noted that there should be a broader discussion regarding homelessness and the potential for future program funding at an upcoming study session.
 - Staff confirmed that there is a placeholder on the September agenda to discuss the broader topic of homelessness.
 - Council members discussed a conversation on what can be done at the county level or state to address suburban access to homelessness resources for long-term solutions.
-
- Pathways to Homeownership (\$300,000 in indirect ARPA funding)
 - Councilmember Wilburn asked how the applications would be prioritized.
 - Staff confirmed that the intent is on a first-come-first-serve basis.
 - Councilmember Coakley asked if there would be a forgiveness component to the loan.
 - Staff confirmed working through the details to present back to the EDAC and the city council in 2022.
 - Councilmember Kirk requested information comparing and contrasting the newly proposed program to the Homes Within Reach program.
- Homes Within Reach (\$125,000 HRA Levy)
 - Councilmember Kirk requested information comparing and contrasting the newly proposed Pathways program to the Homes Within Reach program.
 - Councilmember Calvert and Schack recommended getting the new program launched, analyzing the two separate programs to determine who the programs are serving.
 - Councilmember Wiersum noted that the Homes Within Reach Program preserves existing NOAH properties.
 - Councilmember Schaeppi provided feedback to explore expanding density in R-1 zoning districts to add additional housing opportunities in the community.
- Minnetonka Home Enhancement Program
 - Councilmember Calver asked the staff when the interest rate would be reevaluated on the program.
 - Staff confirmed that interest rate changes are considered in August for the Economic Development Programs. Typically, a few points below the market encourage the use of the program.
- GlenHaven TIF District
 - Councilmember Calvert noted outdated language on the page.
 - Staff will update the page.

Next Steps

The schedule for approval is as follows:

- July 14, 2022, EDAC meeting — finalize the full EIP document, and EDAC makes recommendations to the city council.
- Sept. 12, 2022, city council meeting — review and approve EIP.
- HRA Levy and budget adopted in December.

Summary

The EIP includes a forecast for the 2022 HRA Levy to be \$300,000, which continues to fund Minnetonka Home Enhancement/Welcome to Minnetonka (\$100,000), SWLRT (\$75,000), and Homes Within Reach (\$125,000). Adopting the EIP does not legally set the HRA levy; the city council will discuss the preliminary HRA levy for 2023 at the Sept. 12, 2022, regular meeting and adopt the final HRA levy in Dec. 2022.

Discussion Questions

- ***Does the city council wish to offer any additional direction regarding the recommended 2023-2027 EIP?***

Supplemental Information:

May 19, 2022 – EDAC Unofficial Meeting Minutes

[June 20, 2022 – City Council Study Session](#)

2023-2027 Economic Improvement Program

His House Foundation Information

- Letter of Introduction
- His House Proposal
- Hennepin County Coordinated Entry Information

**Unapproved
Minnetonka Economic Development Advisory Commission
Virtual Meeting
Minutes**

May 19, 2022

1. Call to Order

Chair Yunker called the meeting to order at 6 p.m.

2. Roll Call

EDAC commissioners Ann Duginske Cibulka, Lee Jacobsohn, Steven Tyacke and Charlie Yunker were present. Maram Falk, Jay Hromatka and Melissa Johnston were absent.

Staff present: Community Development Director Julie Wischnack and Economic Development and Housing Manager Alisha Gray.

Councilmember Deb Calvert was present.

3. Approval of EDAC March 10, 2022 Meeting Minutes

Tyacke motioned, Jacobsohn seconded, to approve the March 10, 2022 meeting minutes as submitted. Duginske Cibulka, Jacobsohn, Tyacke and Yunker voted yes. Falk, Hromatka and Johnston were absent. Motion passed.

4. 2023-2027 Economic Improvement Plan (EIP)

Gray provided the staff report. Staff recommends commissioners review and provide feedback on the draft 2023-2027 EIP.

In response to Jacobsohn's question, Gray answered that Homes Within Reach purchased a property in Minnetonka in 2021 that makes a current total of 60 Homes Within Reach houses in Minnetonka. The average is one per year. Finding a house in the correct price range has been difficult.

Duginske Cibulka asked where the funds for the housing trust fund would come from. Gray explained that staff does not know the order in which projects will occur that will utilize the affordable housing trust fund. It currently has \$5.7 million. Redevelopment of city-owned sites are each in the initial stages of completing an environmental review and appraisal. The trust fund has been used to provide rental assistance and a few projects in Opus. Gray will provide an update on the use of those funds. There is no timeline on the spenddown of the trust fund.

Duginske Cibulka would appreciate more information on the parameters on how the trust fund may be used; its best practices; and more background. Wischnack noted that the

legislation just passed last year and Minnetonka is one of only three cities that received it. Staff will provide more background at the next meeting.

Duginske Cibulka asked if rental assistance funds could be reloaded if depleted. Gray answered that the American Rescue Plan Act (ARPA) funds are fully committed to rental assistance since it has an expiration date. The homeless initiative and Pathways program are also a priority. Money from the trust fund could be utilized if the \$50,000 would not be enough to cover the cost of rental assistance.

Duginske Cibulka asked if there is a plan on how to use the ARPA funds. Wischnack explained how the city partners with other organizations to manage rental assistance and the prevention of homelessness. The Pathways to Homeownership program may not be as complicated because the city already has a structure for a similar program. If the city took in the ARPA funds and had it designated already, then it would open up the general fund to use new dollars. It makes it easier for compliance later on if the funds are included in the city budget and not attached too much to ARPA.

Gray continued the staff report.

Calvert asked if the funds to provide technical assistance to businesses are still considered sufficient based on recent economic predictions regarding inflation, a recession and another COVID wave. Gray explained that leaving the funds open to what businesses need seems the appropriate approach. The existing funds that have been committed need to be spent. The approach is to be creative and get the funds out the door. Staff will think about how outreach to businesses could be done to get some feedback on how those things are impacting the business community. Wischnack noted that she and Gray have invited the businesses at Ridgedale Center to meet with them next week to find out what they need. Wischnack hopes to have the structure in place to deal with unpredictable events.

Tyacke asked if the Pathways program is a pilot or permanent program. Gray explained that it is a pilot program that will be brought back for additional funding if it is successful. Funds could be utilized from the affordable housing trust fund for a long-term commitment. The \$300,000 could potentially serve up to six households.

Tyacke felt that the staff recommendations were well thought out and have a lot of value. The draft EIP is a good start and has a lot of good ideas.

Jacobsohn proposed including the recommended changes to the EIP along with the suggestions for future programs. Tyacke and Duginski Cibulka agreed. Duginski Cibulka stated that this is a more creative year. She appreciates the new programs because there are unique funds available. No one knows what is in store, but there is enough creativity, innovation and flexibility in these programs to adjust. She would like to see housing remain a main priority. There is a variety of housing types being focused on as well as support for businesses. Staff has done a great job and realize that this year has been a unique year.

Tyacke asked if there are any economic programs to encourage more housing for people 55 years of age and older and to make them feel more at home in Minnetonka. Tyacke was thinking of ways to provide transit to Ridgedale Center and the parks for less mobile residents. Gray stated that there is an active senior population in Minnetonka. The Minnetonka Memo and Senior Script provide information on events to seniors. There could be a proactive effort to invite residents of a new senior building to those opportunities. Wischnack described how staff holds events at new multi-family residential buildings to meet new residents. The last one was held at Avidor, before COVID restrictions were in place.

Tyacke would like something done to promote the entire Ridgedale Center area businesses to help keep it a successful mall. Wischnack noted that the street and sidewalk improvements, trail connections and planned park will help enhance Ridgedale Center. It is important for the city to keep being engaged in Ridgedale's success even though things look good right now.

Chair Yunker likes the great ideas and well thought-out concepts in the proposed draft EIP. He likes the code compliance program. That is a really good idea to help businesses bring their facilities up to code and be ADA compliant. That helps the business and the city overall.

Gray explained that the draft EIP will go to the city council for review and then return to the EDAC in July.

5. Staff Report

Gray and Wischnack reported:

- The SWLRT PLACES committee will be touring the SWLRT Opus Station tomorrow. Nearly 60 percent of civil construction is complete. Most of the utility work is complete on the private side. Eleven of the 16 stations are underway or complete. The downtown Hopkins Station is complete. Twenty-six light rail vehicles have been delivered.
- Regional Metro Transit ridership has started to recover from pandemic lows. As ridership increases, service will increase in Minnetonka.
- Development updates on The Pointe, Minnetonka Station, Doran, Shady Oak Office Center (Wellington), Abdo Market House, Minnetonka Mills Church, Lake Minnetonka Care Center, Ridgedale area park project, Buhl Investments and Dick's House of Sport.
- King Technology is investing \$14.5 million and creating 50 jobs with their move to Minnetonka. The company received \$617,000 through the Job Creation Fund to support the move.
- Staff purchased a Community 360 metrics analysis for the city to provide insight into the people who live and work in Minnetonka.
- Staff will have a Meet Minnetonka event at Ridgedale May 25th from 11 a.m. to 2 p.m.

- Provided a business work-plan update.
- Housing update regarding utility bill grants and mortgage and rent assistance.
- CDBG Updates.
- Efforts to prevent homelessness.
- Staff created an interactive, searchable map that includes all of the 8,440 rental units currently in the city. Of those, 3,262 are affordable units. There are 24,000 households in Minnetonka.

Chair Yunker likes the dashboard and that historical data is included.

6. Other Business

The next EDAC meeting is scheduled to be held on June 16, 2022 at 6 p.m.

7. Adjournment

The meeting was adjourned at 7:25 p.m.



2023-2027

ECONOMIC IMPROVEMENT PROGRAM



**2023-2027
ECONOMIC IMPROVEMENT PROGRAM**

Table of Contents

Chapter 1: Policy	
Economic Improvement Policy	1
 Chapter 2: Housing	
Housing Chapter Summary	3
CDBG Entitlement (Prior to 2018)	4
CDBG Consortium (2018-Present).....	5
Homes Within Reach.....	6
Housing Improvement Areas (HIA).....	7
Minnetonka Home Enhancement.....	8
Welcome to Minnetonka.....	9
Affordable Housing Trust Fund.....	10
Housing Program Research	11
 Chapter 3: Business	
Business Chapter Summary.....	13
Fire Sprinkler Retrofit.....	14
Housing and Redevelopment Grants.....	15
GreaterMSP.....	16
Minnesota Investment Fund/Job Creation Fund.....	17
Open To Business.....	18
Outreach.....	19
Mpls Regional Chamber.....	20
SAC/REC Deferral Program	21
Emergency Business Assistance.....	22
Special Service District.....	23
Conceptual Business Programs	24
 Chapter 4: Transit	
Transit Chapter Summary.....	26
Commuter Services.....	27
Transit Improvements.....	28
 Chapter 5: Development and Redevelopment	
Development/Redevelopment Chapter Summary.....	30
Predevelopment.....	31
Village Center Studies and Comprehensive Plan.....	32
LRT Station Area Development.....	33
City-Owned Properties.....	34
 Chapter 6: TIF Districts	
TIF Administration.....	36
Glenhaven TIF District.....	37
Tonka on the Creek TIF District (The Overlook).....	38
Applewood Pointe TIF District.....	39

Rowland Housing TIF District (At Home).....	40
Dominium Housing TIF District.....	41
Marsh Run TIF District.....	42
Shady Oak Crossing TIF District.....	43
Opus TIF District	44
Chapter 7: Tax Abatement	
Ridgedale.....	46
Chapter 8: Funding Sources and Expenditure Projections	
Fund Descriptions.....	48
Expenditures by Category and by Fund.....	49
Funding Sources and Expenditures Projections.....	50
TIF Pooling Balances	58
Tonka on the Creek TIF District Fund Balance Analysis.....	59
Applewood TIF District Fund Balance Analysis.....	60
Rowland TIF District Fund Balance Analysis.....	61
History of Economic Development Grants Awarded	62
Chapter 9: Affordable Housing Goals	
Affordable Housing Goals.....	64
Affordable Housing Income Limits.....	75
Affordable Housing Policies.....	76
Glossary	
Glossary of terms.....	77

Economic Improvement Program Policy

The Economic Improvement Program (EIP) is the city's long-term plan for housing, economic development, redevelopment, and transit programs that promote economic viability for the citizens and businesses of Minnetonka.

Funding Categories

The EIP covers a broad range of community development activities. Funding categories include:

- Projects and programs which encourage diversity and broaden choices in types, sizes, and prices of the city's housing stock to meet the needs of the aging population and attract younger residents.
- Projects that support existing business retention and expansion, attract new businesses, and allow the city to remain economically competitive.
- Projects which enhance resident mobility by pursuing opportunities and solutions to improve transit service.
- Activities that promote the vitality of the city through development and redevelopment.

Planning Principles

- The EIP will support achievement of the city's Comprehensive Plan and long-term Strategic Goals.
- The EIP will be updated annually to reflect changes in programs, demographics, private housing stock, business needs, and the overall economic climate.
- The EIP allows flexibility and may be amended during the year if necessary, in order to act upon unforeseen opportunities that may arise which enhance economic viability.
- Development of the EIP will be consistent with the annual operating budget. Future staffing and other budgetary impacts are projected and will be included in operating budget forecasts.



HOUSING



**MINNETONKA
ECONOMIC
IMPROVEMENT
PROGRAM**

HOUSING CHAPTER SUMMARY

Projects and programs which encourage diversity and broaden choices in types, sizes, and prices of the city's housing stock to meet the needs of the aging population and to attract younger residents.

The city currently has seven programs in place to assist in the construction, maintenance, and renewal of housing in the city. One additional page contains conceptual programming for future consideration.

- The total five-year estimated cost of the programs is \$31,841,000.

Program	2023	2024	2024	2026	2027	5-Year Total
CDBG Entitlement	30,000	32,000	34,000	35,000	35,000	\$166,000
Homes Within Reach	125,000	125,000	125,000	125,000	125,000	\$625,000
Housing Improvement Areas	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	\$25,000,000
Minnetonka Home Enhancement	50,000	50,000	50,000	50,000	50,000	\$250,000
Welcome to Minnetonka	50,000	50,000	50,000	50,000	50,000	\$250,000
Housing Trust Fund	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	\$5,000,000
Indirect ARPA	550,000	0	0	0	0	\$550,000
	\$6,805,000	\$6,257,000	\$6,259,000	\$6,260,000	\$6,260,000	\$31,841,000
Conceptual Programs						
Housing Program Research						

Programs in green=funding/program is expected to continue
 Programs in yellow=funding/program is uncertain for a number of reasons
 Programs in red=funding/program is ending

Economic Improvement Program

2023 thru 2027

Department 1-Housing
Contact Community Development
Type Program
Useful Life N/A
Category Housing
Priority Yellow

City of Minnetonka, Minnesota

Project # Housing-20
Project Name CDBG Entitlement (Prior to 2018)

Key Measures Households Assisted **Key Measures**
Key Measures **Key Measures**

Description
 On July 1, 2018, Hennepin County began overseeing the entire CDBG program, on behalf of Minnetonka, as the city elected to join the Urban County CDBG Consortium. This page represents program income the city received from repayment of loans from loan made prior to 2018, when the city was an entitlement community and received a direct CDBG allocation from the Department of Housing and Urban Development.
 SCHEDULING AND PROJECT STATUS:
 This is an ongoing program.

Justification
 The city continues to receive program income from rehabilitation loans that were made prior to 2018 when the city was in its entitlement status. The city will receive repayment of prior year loans if an owner sells the property prior to the 10-year deferment period. There are 125 loans still outstanding that could be repaid at some point.
 In 2020, the city council directed staff create a home rehabilitation program exclusively for Homes Within Reach residents with the remaining fund balance received while the city was an entitlement community. \$105,707 is available for HWR residents to make critical repairs on a first-come first-served basis until funds are exhausted.
 Staff is anticipating that approximately \$30,000 a year in program income will be received from loan repayments. Repayments received are sent to Hennepin County for inclusion in the Home Rehabilitation Pool of funds for Minnetonka residents, under a sub-agreement through June 30, 2028.
 PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS:
 Comprehensive Plan- Continue to promote and market the city’s Housing Rehabilitation Programs.
 Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.
 KEY MEASURES
 Households Assisted
 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027
 14 10 N/A 15 10 10 2 0 0 0 0

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	30,000	32,000	34,000	35,000	35,000	166,000
Total	30,000	32,000	34,000	35,000	35,000	166,000

Funding Sources	2023	2024	2025	2026	2027	Total
CDBG	30,000	32,000	34,000	35,000	35,000	166,000
Total	30,000	32,000	34,000	35,000	35,000	166,000

Budget Impact/Other
 Program income received from loans made prior to 2018 flows through the city. Staff anticipates that this income will continue to fund new loans that are currently managed through Hennepin County. The city can also choose to reallocate funds to projects that meet one of the three national objectives. 1. Benefit low and moderate income persons 2. Help prevent and/or eliminate slums and/or blight 3. Meet other community development needs of particular urgency.
 The city currently has 125 outstanding loans made between 2011 and 2022, with an outstanding balance of \$657,031.
 The city will continue to offset any administrative expenses incurred by staff with available CDBG dollars.

Economic Improvement Program

2023 *thru* 2027

Department 1-Housing
Contact Community Development
Type Program
Useful Life N/A
Category Housing
Priority Yellow

City of Minnetonka, Minnesota

Project # Housing-03
Project Name CDBG Consortium (2018-Present)

Key Measures Households Assisted **Key Measures**
Key Measures **Key Measures**

Description

On July 1, 2018, Hennepin County began overseeing the entire CDBG program, on behalf of Minnetonka, as the city elected to join the Urban County CDBG Consortium. Hennepin County is responsible for accepting applications for the home rehabilitation loan program, ongoing loan project management, and leads a process to distribute public service dollars each year.

For 2022, the estimated CDBG allocation for Minnetonka is \$131,636.

SCHEDULING AND PROJECT STATUS:
 This is an ongoing program. The CDBG program year is July 1 to June 30.

Justification

A description of the programs under the consortium is listed below:

The Home Rehabilitation Loan Program offers ten-year, no interest deferred loans up to \$15,000. The loan amount was increased in 2018 to respond to increased cost of repairs. Households up to 80% of area median income qualify for the \$15,000 Small Projects Program, which allows for housing repairs and maintenance.

Up to 15 percent of the city’s Community Development Block Grant funds can be used to fund public services (non-profits). Organizations that serve Minnetonka residents that are expected to receive funding in 2022 are: ICA, HomeLine, Senior Community Services, and the Sojourner Project.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS:
 Comprehensive Plan- Continue to promote and market the city’s Housing Rehabilitation Programs..

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

KEY MEASURES
 Households Assisted

2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
14	8	9	9	8	5	8	8	8	8	8

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

-As part of the Urban County Consortium, no CDBG funds flow through the city.
 -One percent of the city’s CDBG annual allocation is contributed to the Hennepin County Consortium to support fair housing activities.
 -The administrative costs associated with the program are 15-17 % of the city's total allocation each year.

Economic Improvement Program

2023 thru 2027

Department 1-Housing
Contact Community Development
Type Program
Useful Life N/A
Category Housing
Priority Red

City of Minnetonka, Minnesota

Project # Housing-05
Project Name Homes Within Reach

Key Measures HWR units in Minnetonka **Key Measures**
Key Measures **Key Measures**

Description
Homes Within Reach (also known as the West Hennepin Affordable Housing Land Trust) is a non-profit community land trust that creates and preserves affordable homeownership opportunities in suburban Hennepin County.

SCHEDULING AND PROJECT STATUS
This program is ongoing. Depending on the level of commitment by the city and other matching funds, Homes Within Reach anticipates adding one to two new permanently affordable owner-occupied units to the city each year.

Justification
In an effort to promote long-term affordable, scattered-site housing, while maximizing the cost-effectiveness of public investment, the community land trust model was presented as a tool in 2000 to help the city increase its amount of long-term affordable housing.

The Homes Within Reach program provides single-family, permanently affordable, homeownership opportunities to those at 80% AMI or less. Minnetonka’s funds will be used to leverage and match other county, regional, and state funds.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
Comprehensive Plan- Work with affordable housing agencies and developers to add more affordable housing units in the city.

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

KEY MEASURES
2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027

Total HWR units in Minnetonka
55 56 58 59 60 61 62 63 64 65 66

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	125,000	125,000	125,000	125,000	25,000	525,000
Total	125,000	125,000	125,000	125,000	125,000	625,000

Funding Sources	2023	2024	2025	2026	2027	Total
HRA Levy	125,000	125,000	125,000	125,000	125,000	625,000
Other	0	0	0	0	0	0
Total	125,000	125,000	125,000	125,000	125,000	625,000

Budget Impact/Other
Homes Within Reach requests funding through the annual EIP process each year. Growth in long term affordable units is important, but there should be some adjustment to the city’s commitment to ensure it is sustainable. After 2017, funding through the Livable Communities Account was no longer available.

HWR has a current funding commitment of approximately \$350,000 in available funding to complete three more projects between 2023-2027. In 2022, the EIP allocated an HRA levy of \$125,000 to assist with ongoing administrative expenses and for the purchase of homes.

In 2020, an annual fee of \$25,000 was added to assist with ongoing operations. The proposed funding source for ongoing maintenance is the HRA levy.

Economic Improvement Program

2023 thru 2027

Department 1-Housing
Contact Community Development
Type Maintenance
Useful Life N/A
Category Housing
Priority Yellow

City of Minnetonka, Minnesota

Project # Housing-06
Project Name Housing Improvement Areas

Key Measures Units Assisted **Key Measures**
Key Measures **Key Measures**

Description
 Minnesota law provides a mechanism termed Housing Improvement Area (HIA) which allows cities to help arrange and finance rehabilitation on owner-occupied residential buildings, such as condominiums or townhouses.
 SCHEDULING AND PROJECT STATUS
 The council adopted an HIA policy in November 2011. It is expected that interest in this program will grow as condo and townhouse developments age. State legislation for HIA's sunsets on June 30, 2028.

Justification
 The program is intended to serve aging multi-family housing by providing a financing structure to address major building investments. The program would also ensure, going forward, that the association is able to correct the financing of long-term capital expenditures.
 PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan-Continue to promote and market the city's Housing Rehabilitation Programs.
 Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.
 KEY MEASURES
 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027
 Units Assisted
 0 0 164 100 100 100 100 100 100 100 100

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	25,000,000
Total	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	25,000,000
Funding Sources	2023	2024	2025	2026	2027	Total
Other	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	25,000,000
Total	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	25,000,000

Budget Impact/Other
 The HIA program is administered by staff who work on various parts of the project ranging from program information to HIA requests. Once an HIA request is received, staff time is committed to preparing a resolution, ordinance, development agreement, and determining fees. Costs to cover staff time for the HIA application are covered through an application fee and through a per unit administrative fee for time in administering the assessment.
 A risk of the HIA program is pay-back of the assessment. However, because it is assessed on the property taxes, it will be paid back even if there is foreclosure of the property.
 Cedar Ridge was the first HIA in city and was established in early 2012. The total project costs were \$674,000
 In August 2017, the city council approved an Housing Improvement Area for Cloud 9 for up to \$3.93 million to repair the curtain wall and make upgrades to the elevators and the HVAC system. The city issued bonds rather than the utilizing the development fund to finance the project. The project was completed in 2019.

Economic Improvement Program

2023 thru 2027

Department 1-Housing
Contact Community Development
Type Program
Useful Life N/A
Category Housing
Priority Yellow

City of Minnetonka, Minnesota

Project # Housing-08
Project Name Minnetonka Home Enhancement

Key Measures Loans Made **Key Measures**
Key Measures Loans Defaulted **Key Measures**

Description

The Minnetonka Home Enhancement program (MHEP) offers up to \$15,000 through a low-interest loan for housing maintenance, repair, green investments, and some additions. The interest rate in 2022 is 3.225% (Annual Percentage Rate based on \$15,000 for 10 years).

SCHEDULING AND PROJECT STATUS
 The program began June 2011. This is an ongoing program.

Justification

Minnetonka’s housing stock is aging. Nearly two-thirds of the city’s homes were built between 1950 and 1970, and over 75% of the housing stock is 30 years or older. Many of these homes now need repairs for windows, roofs, and heating systems. The MHEP targets households up to 120% area median income with loans for rehabilitation and other housing maintenance activities for housing valued at \$352,300 or less.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan- Continue to promote and market the city’s Housing Rehabilitation Programs.
 Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

KEY MEASURES

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Loans Made	3	3	0	1	2	4	4	4	4	4	4
Loans Defaulted	0	0	0	0	0	0	0	0	0	0	0

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	50,000	50,000	50,000	50,000	50,000	250,000
Total	50,000	50,000	50,000	50,000	50,000	250,000

Funding Sources	2023	2024	2025	2026	2027	Total
HRA Levy	50,000	50,000	50,000	50,000	50,000	250,000
Total	50,000	50,000	50,000	50,000	50,000	250,000

Budget Impact/Other

In January 2018, the city entered into a new contract with the Center for Energy and Environment to continue administration of the HRA Levy funded loan programs.

There is a current fund balance of approximately \$555,000. The city receives monthly loan repayments of \$1,000-\$1,500 on average and in 2021 the city received \$83,358 in program income. There are currently 23 outstanding loans.

The guidelines are reviewed on an annual basis to ensure the program meets the needs of the target population.

Economic Improvement Program

2023 thru 2027

Department 1-Housing
Contact Community Development
Type Program
Useful Life N/A
Category Housing
Priority Yellow

City of Minnetonka, Minnesota

Project # Housing-14
Project Name Welcome to Minnetonka Loan Program

Key Measures Loans Made **Key Measures**
Key Measures Loans Defaulted **Key Measures**

Description

The Welcome to Minnetonka program provides up to \$10,000 through a low-interest loan for down payment and closing cost assistance. The Center for Energy and Environment administers the program. This is a deferred loan program which is repaid at the time of sale or at the end of the 30-year term. The interest rate is currently 1%.

SCHEDULING AND PROJECT STATUS

The program began June 2011. This is an ongoing program.

Justification

The Welcome to Minnetonka program is marketed to first-time homebuyer households earning up to 120% area median income with down payment and closing cost assistance. Those participating in the program provide at least 25% of the required down payment or closing costs. There are currently 11 active loans in this program.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Continue to promote and market the city's Housing Rehabilitation Programs.
 Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

KEY MEASURES

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Loans Made	1	1	4	5	1	2	5	5	5	5	5
Loans Defaulted	0	0	0	0	0	0	0	0	0	0	0

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	50,000	50,000	50,000	50,000	50,000	250,000
Total	50,000	50,000	50,000	50,000	50,000	250,000

Funding Sources	2023	2024	2025	2026	2027	Total
HRA Levy	50,000	50,000	50,000	50,000	50,000	250,000
Total	50,000	50,000	50,000	50,000	50,000	250,000

Budget Impact/Other

In January 2018, the city entered into a new contract with the Center for Energy and Environment to continue administration of the HRA Levy funded loan programs.

There is a current fund balance of approximately \$555,000 for the Welcome to Minnetonka and Minnetonka Home Enhancement programs.

On an annual basis the guidelines are reviewed to ensure the program meets the needs of the target population.

Economic Improvement Program

2023 thru 2027

Department 1-Housing
Contact Community Development
Type Program
Useful Life N/A
Category Housing
Priority Red

City of Minnetonka, Minnesota

Project # Housing-22
Project Name Affordable Housing Trust Fund

Key Measures Households Assisted **Key Measures** Housing Projects Assisted
Key Measures **Key Measures**

Description

On April 20, 2020 the city council approved an emergency ordinance to create a Housing Trust Fund. Under the temporary 60-day ordinance, the council authorized designating \$150,000 of the existing fund balance from the development fund to provide emergency rental assistance to households experiencing financial hardship due to COVID-19. A Housing Trust Fund is the only fund by state statute that can be used to provide rental assistance, but also has many other eligible activities.

The temporary ordinance expired on June 20, 2020. On Nov. 9, 2020 the city council approved a permanent Affordable Housing Trust Fund. In 2021, the city council allocated \$4,961,680 of the existing tax increment pooling dollars to the fund. Additionally, the fund received a contribution of \$2,100,000 through the repayment of a loan to the Cliffs.

Justification

State Statute 462C.16 allows local governments to establish a Housing Trust Fund for local housing development. Authorized uses of these funds include:

- Administrative Expenses
- Loans, grants, and loan guarantees for the development, rehab, or financing of housing
- Match other funds from federal, state, or private resources for housing projects
- Provide down payment assistance, rental assistance, and homebuyer services.

This fund could be utilized to provide additional rental assistance, or other uses, if more state, federal, or local funds become available for the eligible uses of funds.

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Total	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000

Funding Sources	2023	2024	2025	2026	2027	Total
Affordable Housing Trust Fund	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Other	0	0	0	0	0	0
Total	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000

Budget Impact/Other

A local government may finance its local or regional housing trust fund with any money available to the local government, unless prohibited by state law. Sources may include:

- Donations
- Bond Proceeds
- Grants and loans from state, federal, or private sources
- Appropriations by a local government to the fund
- Investment earnings of the fund
- Housing and redevelopment authority levies

Funded projects include:

- \$200,000 in rental assistance to ICA in 2022, \$100,000 in rental assistance to ICA in 2022, \$280,000 to Doran for 53 affordable units, \$550,000 to Minnetonka Station for 28 affordable units, \$400,000 to Amira Minnetonka for 19 affordable units.

Future uses may include:

- Rent Assistance
- Homelessness Response
- Acquisition
- NOAH Preservation

Economic Improvement Program

2023 *thru* 2027

Department 1-Housing

City of Minnetonka, Minnesota

Contact

Project # Housing-21
Project Name Housing Program Research

Type Conceptual
Useful Life N/A
Category Housing
Priority n/a

Key Measures
 Key Measures

Key Measures
 Key Measures

Description

At the Feb. 4, 2019 City Council study session and March 14, 2019 EDAC meeting. Council members and commissioners recommended that staff keep track of potential housing programs/policies for future research. This page includes a list of housing topics for future research.

SCHEDULING AND PROJECT STATUS

This is a new concept that has not yet been explored or developed.

Justification

Future Housing Program/Policy Research:

- Senior Affordable Housing
- Affordable Housing for Public Service
- Research General Funding for Affordable Housing
- Accessory Apartment (Ordinance Amendment) - completed
- Payment-in-lieu for affordability requirements
- Employer Assisted Housing
- NOAH Legacy Education Program
- 4d Tax Classification Program
- Multifamily Housing Rental Rehabilitation Loan
- COVID-19 housing related matters
- \$300,000 Pathways to Homeownership Program - in progress
- \$50,000 (multi-year) Rental Assistance - in progress
- \$200,000 (multi-year) Homelessness Prevention Program - in progress

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60 and 80% of AMI and explore additional mixed income best practices.

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

Expenditures	2023	2024	2025	2026	2027	Total
Other		0	0	0	0	0
Program Cost	550,000					550,000
Total	550,000	0	0	0	0	550,000

Funding Sources	2023	2024	2025	2026	2027	Total
American Rescue Plan Act (ARPA)	550,000					550,000
Unfunded		0	0	0	0	0
Total	550,000	0	0	0	0	550,000

Budget Impact/Other

There will need to be staff time committed to researching budget impacts of this program.



BUSINESS



**MINNETONKA
ECONOMIC
IMPROVEMENT
PROGRAM**

BUSINESS CHAPTER SUMMARY

Projects that support existing business retention and expansion, attract new businesses, and allow the city to remain economically competitive.

For the 2023-2027 Economic Improvement Program, there are ten business programs, and two program under conceptual review.

- The total five-year estimated cost of the programs is \$12,505,000

Program	2022	2023	2024	2025	2026	5-Year Total
Fire Sprinkler Retrofit	50,000	50,000	50,000	50,000	50,000	\$250,000
Housing/Redev. Grants	2,000,000	2,000,000	1,000,000	1,000,000	500,000	\$6,500,000
GreaterMSP	25,000	25,000	25,000	25,000	25,000	\$125,000
MIF/JCF	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	\$5,000,000
Open to Business	15,000	15,000	15,000	15,000	15,000	\$75,000
Outreach	0	0	25,000	25,000	0	\$50,000
MPLS Regional Chamber	1,000	1,000	1,000	1,000	1,000	\$5,000
SAC/REC Program	50,000	50,000	50,000	50,000	50,000	\$250,000
Indirect ARPA	200,000	0	0	0	0	\$200,000
Emer. Business Assist.	50,000	0	0	0	0	\$50,000
	\$3,391,000	\$3,141,000	\$2,166,000	\$2,166,000	\$1,641,000	\$12,505,000
Conceptual Programs						
Special Service Districts						\$0

Programs in green=funding/program is expected to continue

Programs in yellow=funding/program is uncertain for a number of reasons

Programs in red=funding/program is ending

- Several programs, such as the Pass-Through Grants, Common Bond fund, and Minnesota Investment Fund are inter-agency/consortium efforts that have funding sources that originate from other agencies, flow through the city, and then go to the business.
- The city's role in business development in the past was more reactive, typically responding only when requested to do so. In more recent years, the city has been slowly investing in more programs for businesses, such as the Open to Business programs, business retention visits, and the production of the Thrive newsletter, and a business survey in 2021.

Economic Improvement Program

2023 thru 2027

Department 2-Business
Contact Community Development
Type Construction
Useful Life N/A
Category Business
Priority Yellow

City of Minnetonka, Minnesota

Project # Business-01
Project Name Fire Sprinkler Retrofit

Key Measures Buildings Assisted **Key Measures**
Key Measures **Key Measures**

Description
 Minnesota law (State Statute 429) gives cities the authority to specially assess the cost of installing fire sprinkler systems for existing buildings. The City Council adopted Council Policy 5.2 in 1986 setting criteria for the use of this authority.
 Staff will monitor applicability for residential properties to be included in the retrofit program.
 SCHEDULING AND PROJECT STATUS
 This program is ongoing, and use of this program is initiated by property owner petition.

Justification
 The fire sprinkler retrofit program is intended to assist in the public safety and protection of commercial buildings.
 PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan- Cultivate small business stability and growth by identifying resources, partnerships, networks, and programs that assist small businesses and entrepreneurs.
 Strategic Profile- Support business retention and expansion and attract new businesses.
 KEY MEASURES
 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027
 Businesses Assisted
 0 1 0 0 0 1 1 1 1 1 1

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	50,000	50,000	50,000	50,000	50,000	250,000
Total	50,000	50,000	50,000	50,000	50,000	250,000

Funding Sources	2023	2024	2025	2026	2027	Total
Special Assessment	50,000	50,000	50,000	50,000	50,000	250,000
Construction Fund						
Total	50,000	50,000	50,000	50,000	50,000	250,000

Budget Impact/Other
 Special assessments cannot last more than 10 years. The risk with this program is for the assessment to be paid back on the intended schedule. These dollars are financed through the special assessment fund.
 There is some limited staff time involved once the petition is received and for the assessment.

Economic Improvement Program

2023 thru 2027

Department 2-Business
Contact Community Development
Type Program
Useful Life N/A
Category Business
Priority Green

City of Minnetonka, Minnesota

Project # Business-02
Project Name Housing and Redevelopment Grants

Key Measures Projects Assisted **Key Measures** Housing Projects Assisted
Key Measures Businesses Assisted **Key Measures** Housing Units Assisted

Description

Grants are available from county and regional agencies to facilitate development, redevelopment, housing, and environmental cleanup.

SCHEDULING AND PROJECT STATUS
 Grants are dependent upon the types of projects occurring. Most grants require the funds to be spent within three years of award.

In 2020, Metropolitan Council awarded the Shady Oak Crossing project \$414,200 through the Tax Base Revitalization Account . Hennepin County awarded Shady Oak Crossing \$250,000 in TOD funding. In addition, DEED awarded Shady Oak Crossing \$246,652. These grants have a spend down deadline of December 2022/2023. In 2021, the Metropolitan Council granted Homes Within Reach \$188,000 through the Local Housing Incentives Account, and Wellington Management received \$250,000 through Hennepin County's TOD Program.

Justification

Grant opportunities assist in filling gaps in the financing of complex development, redevelopment, housing, and environmental cleanup projects. Most programs require the city to serve as the grant applicant, meaning that even if the developer/others apply for the grant, that it is to be awarded to the city, which then passes on the funds to the project.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan- Work with affordable housing agencies and developers to add more affordable housing units in the city.
 -Cultivate small business stability and growth by identifying resources, partnerships, networks, and programs that assist small businesses and entrepreneurs.
 Strategic Plan- Support business retention and expansion and attract new businesses.

KEY MEASURES

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Projects Assisted	1	1	1	3	2	2	2	1	1	1	1
Business projects	0	1	0	1	1	0	0	1	0	1	0
Housing projects	1	0	1	2	0	2	2	0	1	0	1
Housing units	0	45	60	0	527	12	255	55	0	75	100

*Note: some of the projects are counted in more than one year.

Expenditures	2023	2024	2025	2026	2027	Total
Other	2,000,000	2,000,000	1,000,000	1,000,000	500,000	6,500,000
Total	2,000,000	2,000,000	1,000,000	1,000,000	500,000	6,500,000

Funding Sources	2023	2024	2025	2026	2027	Total
Development Fund	2,000,000	2,000,000	1,000,000	1,000,000	500,000	6,500,000
Total	2,000,000	2,000,000	1,000,000	1,000,000	500,000	6,500,000

Budget Impact/Other

If the city is the applicant, there is staff time to prepare the grant application, administer the grant and grant-funded activities, as well as any follow-up audits and paperwork generally required by most programs.

Economic Improvement Program

2023 *thru* 2027

Department 2-Business

City of Minnetonka, Minnesota

Contact Community Development

Project #	Business-04
Project Name	GreaterMSP

Type Program

Useful Life N/A

Category Business

Priority Green

Key Measures Business Contacts

Key Measures

Key Measures

Key Measures

Description

GreaterMSP is the regional economic development organization for the Twin Cities metropolitan area. They partner to help provide a vision and agenda for regional economic development as well as to brand and market the region. GreaterMSP offers services in business retention and expansion, data tools and research, manufacturing assistance, small business assistance, technology assistance, and staff training.

SCHEDULING AND PROJECT STATUS

This is an on-going program. The city became a member in 2013.

Justification

Greater MSP is an economic development tool for Minnetonka’s current and future businesses, and provides resources and connections that have not been previously available.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Cultivate small business stability and growth by identifying resources, partnerships, networks, and programs that assist small businesses and entrepreneurs.

Strategic Profile- Support business retention and expansion and attract new businesses.

KEY MEASURES

2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027

Business Projects

1 1 1 1 2 2 2 2 2 2 2

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	25,000	25,000	25,000	25,000	25,000	125,000
Total	25,000	25,000	25,000	25,000	25,000	125,000

Funding Sources	2023	2024	2025	2026	2027	Total
Development Fund	25,000	25,000	25,000	25,000	25,000	125,000
Total	25,000	25,000	25,000	25,000	25,000	125,000

Budget Impact/Other

Public Sector memberships are a three year, \$25,000 per year commitment, which would be reviewed annually with the city budget for renewal.

Economic Improvement Program

2023 thru 2027

Department 2-Business
Contact Community Development
Type Program
Useful Life N/A
Category Business
Priority Yellow

City of Minnetonka, Minnesota

Project # Business-06
Project Name MIF/JCF Projects

Key Measures Businesses Assisted **Key Measures** Jobs Created
Key Measures Applications Submitted **Key Measures**

Description
 The Minnesota Investment Fund (MIF) and Job Creation Fund (JCF) are Department of Employment and Economic Development programs that provides funds to cities, who then loan the funds to businesses, to assist in expansion. The business is then required to create a minimum number of jobs at a certain wage level.
 SCHEDULING AND PROJECT STATUS
 The city has received four MIF awards, one each for Cargill, Nestle and IMRIS, and NatureWorks. In 2022, King Technology received a JCF award in the amount of \$617,000.

Justification
 MIF is a business and economic development program, focusing on industrial, manufacturing, and technology related industries.
 JCF provides financial incentives to new and expanding businesses that meet certain job creation and capital investment targets.
 PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan- Cultivate small business stability and growth by identifying resources, partnerships, networks, and programs that assist small businesses and entrepreneurs.
 Strategic Profile- Support business retention and expansion and attract new businesses.
 KEY MEASURES

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Applications Submitted	0	1	2	0	1	1	1	1	1	1	1
Businesses Assisted	0	1	1	0	1	1	1	1	1	1	1
Jobs Created	0	20	75	0	50	50	50	50	50	50	50

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Total	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000

Funding Sources	2023	2024	2025	2026	2027	Total
Development Fund	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Total	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000

Budget Impact/Other
 Application for the MIF program is a collaborative effort between the city and the business, with staff contributing approximately 80 hours of time per application. Staff must also assist in the distribution and repayment of funds, as well as reporting requirements.
 Funding is dependent upon the state. A portion of the loan paid back by the business may be allowed to stay at the local level to facilitate business programs. All funds are reimbursement and show a net zero impact on the budget.

Economic Improvement Program

2023 thru 2027

Department 2-Business
Contact Community Development
Type Program
Useful Life N/A
Category Business
Priority Green

City of Minnetonka, Minnesota

Project # Business-07
Project Name Open to Business

Key Measures Technical Assistance Hours **Key Measures** Loans Made
Key Measures Businesses Assisted **Key Measures** Jobs Created/Supported

Description
 The Minnetonka Open to Business program, in collaboration with the Metropolitan Consortium of Community Developers, provides one-on-one technical assistance customized to meet the needs of small businesses.
 SCHEDULING AND PROJECT STATUS
 The program began in 2011 and is ongoing. The contract is reviewed on an annual basis.

Justification
 The Open to Business program assists small business owners and potential entrepreneurs, while filling a need in business programming not available previously. Assistance is given in planning and organizing business ventures, financial management, marketing and regulatory compliance. A small loan fund is also available to access the capital to grow their business. In 2022, office hours for Minnetonka residents are reinstated.
 MCCD was the co-administrator for federal CARES emergency assistance funding in 2020. MCCD disbursed 24 grants to Minnetonka businesses resulting in \$155,900 in total grant funding for these programs.
 PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan- Cultivate small business stability and growth by identifying resources, partnerships, networks, and programs that assist small businesses and entrepreneurs.
 Strategic Profile-Support business retention and expansion and attract new businesses.
 KEY MEASURES

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Businesses Assisted	22	32	39	27	20	50	50	50	50	50	50
Tech. Assist. Hours	190	250	362	251	170.5	275	275	275	275	275	275
Loans Made	1	2	3	3	1	4	4	4	4	4	4
Jobs Created/Supported	N/A	5	41	61	12	55	55	55	55	55	55

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	15,000	15,000	15,000	15,000	15,000	75,000
Total	15,000	15,000	15,000	15,000	15,000	75,000

Funding Sources	2023	2024	2025	2026	2027	Total
Development Fund	15,000	15,000	15,000	15,000	15,000	75,000
Total	15,000	15,000	15,000	15,000	15,000	75,000

Budget Impact/Other
 The Minnetonka Open to Business program is provided collaboratively with the MCCD. The MCCD provides the technical assistance, while the city assists in marketing the program. City staff spends approximately 40 hours per year with this program.

Economic Improvement Program

2023 thru 2027

Department 2-Business

City of Minnetonka, Minnesota

Contact Community Development

Project #	Business-08
Project Name	Outreach

Type Program

Useful Life N/A

Category Business

Priority Green

Key Measures Business Contacts

Key Measures Newsletter Distributed

Key Measures Business Visits

Key Measures

Description

Business outreach will take a more proactive approach in contacting businesses.

SCHEDULING AND PROJECT STATUS
 In 2021, staff purchased updated demographic, economic, and contact information as part of the business survey project. This information will be helpful to inform staff on where outreach should be targeted to be most effective. Staff is also continuously creating informational and marketing brochures that can be shared with businesses, community members, and developers to further engage around important topics.

Justification

Business outreach in the past has been reactive to business needs. This outreach is another tool in creating a more proactive approach in supporting business retention and expansion. Business retention and expansion efforts are part of a collaborative effort between staff and Mpls Regional Chamber, Grow Minnesota, and GreaterMSP.

In 2018, staff developed the Thrive Business publication. The publication is distributed to over 1,200 businesses three times annually and is also available electronically.

In 2021, staff hired a consultant to conduct a business survey to engage with all of the businesses in Minnetonka. The city received responses from 157 businesses and developed a business workplan out of the feedback from the survey.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan- Connect with partnership organizations to explore outreach opportunities.

Strategic Profile- Support business retention and expansion and attract new businesses.
 -Remove identifiable barriers to create equal opportunity for accessing programs and services.

KEY MEASURES

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Business Visits	7	8	5	7	13	8	8	8	10	10	10
Newsletters Distributed	N/A	2	2	2	3	3	3	3	3	3	3
Online Contacts	N/A	0	458	846	1048	1500	2000	2200	2500	2700	3000

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	0	0	25,000	25,000	0	50,000
Total	0	0	25,000	25,000	0	50,000

Funding Sources	2023	2024	2025	2026	2027	Total
HRA Levy	0	0	25,000	25,000	0	50,000
Total	0	0	25,000	25,000	0	50,000

Budget Impact/Other

Funds are budgeted for a business survey, Thrive business publications, and business marketing materials. Future uses of funding could include business centric events and economic development advertising as noted in the Business Development Strategy.

Outreach will be coordinated with GreaterMSP and Mpls Regional Chamber.

Economic Improvement Program

2023 *thru* 2027

Department 2-Business

City of Minnetonka, Minnesota

Contact Community Development

Project #	Business-11
Project Name	MPLS Regional Chamber

Type Program

Useful Life N/A

Category Business

Priority Green

Key Measures Minnetonka Businesses

Key Measures

Key Measures

Key Measures

Description

SCHEDULING AND PROJECT STATUS
 In 2020, Twin West Merged with the Mpls Regional Chamber to serve the 11 county metro area. The combined organization will represent more than 2,000 businesses, large and small, urban and suburban, across the 11 county Greater MSP area.

Justification

The city is a member of of the Mpls Regional Chamber. In 2022, staff met with representatives from the chamber to coordinate on future workforce development initiatives and business networking events.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan- Connect with partnership organizations to explore outreach opportunities.

Strategic Profile- Support business retention and expansion and attract new businesses.
 - Remove identifiable barriers to create equal opportunity for accessing programs and services.

KEY MEASURES

2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
75	75	100	90	30	TBD	TBD	TBD	TBD	TBD	TBD

Minnetonka business members

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	1,000	1,000	1,000	1,000	1,000	5,000
Total	1,000	1,000	1,000	1,000	1,000	5,000

Funding Sources	2023	2024	2025	2026	2027	Total
General Fund	1,000	1,000	1,000	1,000	1,000	5,000
Total	1,000	1,000	1,000	1,000	1,000	5,000

Budget Impact/Other

Memberships are renewed on an annual basis. There may be other fees associated with membership throughout the year in order to attend events hosted by the Chamber. The Mpls Regional Chamber participates in the Minnetonka State of the City event.

Economic Improvement Program

2023 *thru* 2027

Department 2-Business
Contact Community Development
Type Program
Useful Life N/A
Category Business
Priority n/a

City of Minnetonka, Minnesota

Project # Business-14
Project Name SAC/REC Deferral Program

Key Measures Businesses Assisted **Key Measures**
Key Measures **Key Measures**

Description

The goal of this program is to minimize the impact of the Metropolitan Council Sewer Availability Charge (SAC) and city's Sewer and Water Residential Equivalency Charges (REC's) to small businesses by allowing businesses to defer a portion of the repayment of fees over time.

In 2021, Haven Beauty Collective and Schrimpf Properties LLC participated in the program.

SCHEDULING AND PROJECT STATUS
 The program became available in June 2017.

Justification

The Metropolitan Council developed the SAC deferral program in 2012. The program was developed to encourage and help communities promote business development by deferring community SAC payment and city REC payments.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan - Assess existing incentive policies and programs in relation to your community's current character and future growth, as well as to identify opportunities to create, revisit or restructure your community's approach to business incentives.

Strategic Profile - Support business retention and expansion and attract new businesses.

KEY MEASURES

2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
2	2	1	2	2	2	2	2	2	2	2

Expenditures	2023	2024	2025	2026	2027	Total
Other	50,000	50,000	50,000	50,000	50,000	250,000
Total	50,000	50,000	50,000	50,000	50,000	250,000

Funding Sources	2023	2024	2025	2026	2027	Total
Special Assessment	50,000	50,000	50,000	50,000	50,000	250,000
Construction Fund						
Total	50,000	50,000	50,000	50,000	50,000	250,000

Budget Impact/Other

Staff time will be required to work with the business to apply for the program. The repayments collected through this program will flow through city's utility fund for the Metropolitan Council's fees and the city's fees.

Economic Improvement Program

2023 thru 2027

Department 2-Business
Contact Community Development
Type Program
Useful Life N/A
Category Business
Priority Yellow

City of Minnetonka, Minnesota

Project # Business-16
Project Name Emergency Business Assistance

Key Measures Buildings Assisted **Key Measures** Loans Made
Key Measures **Key Measures**

Description

In 2020, the EDA approved \$225,000 of the existing HRA levy fund balance to assist businesses impacted by COVID-19 with forgivable loans of up to \$7,500. The purpose of the forgivable loan was to ensure the preservation of employment opportunities through the prevention of business closures to promote long-term economic vitality in the community.

The council approved additional funding of \$50,000 through the HRA levy in 2021 to continue this effort. Staff is proposing that the city partner with CEE to provide technical assistance to businesses. Additionally, staff is researching programming for the \$750,000 in American Rescue Plan Act funds committed for housing and businesses uses.

SCHEDULING AND PROJECT STATUS
 The program is in development.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan - Facilitate connections between local businesses and various programs that provide incentives and financial assistance for business retention and recruitment.

Justification

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan - Assess existing incentive policies and programs in relation to your community's current character and future growth, as well as to identify opportunities to create, revisit or restructure your community's approach to business incentives.

Strategic Profile - Support business retention and expansion and attract new businesses.

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
HRA Levy	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

There will need to be staff time committed to establishing and implementing the program.

No future funding sources are committed for this program. It is possible that additional funding from the Federal Government, State of Minnesota, or Hennepin County could be allocated to cities in response to COVID-19 in future years.

Economic Improvement Program

2023 thru 2027

Department 2-Business
Contact Community Development
Type Conceptual
Useful Life N/A
Category Business
Priority n/a

City of Minnetonka, Minnesota

Project # Business-13
Project Name Special Service District

Key Measures SSDs Established

Key Measures

Key Measures

Key Measures

Description

Minnesota law provides a mechanism termed Special Service District which allows cities to help arrange and finance a higher level of services, such a snow removal and lighting, for commercial and industrial properties.

SCHEDULING AND PROJECT STATUS
 There are no areas in the city with a Special Service District at this time. This has been previously explored with the Minnetonka Boulevard/County Road 101 area. Must be initiated by property owners.

State legislation for Special Service Districts sunsets on June 30, 2028.

Justification

The special service district provides the opportunity for commercial and industrial properties to be charged a fee to pay for a service that is not provided as a part of city services or at a level higher than what is being provided.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan-Assess existing incentive policies and programs in relation to your community’s current character and future growth, as well as to identify opportunities to create, revisit or restructure your community’s approach to business incentives.

Strategic Profile- Support business retention and expansion and attract new businesses.

KEY MEASURES

2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
SSDs Established	0	0	0	0	0	0	0	0	0	0

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
Development Fund	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

Staff time is likely to be significant during the set up of the first special service district. There will be additional staff time needed annually to work with the businesses to determine the next year’s fee. The costs for all administrative time can be incorporated into the fees assessed on the businesses.

Annually, there will be an outflow of funds to pay for the services, but they will all be recouped through assessments on the properties.

Economic Improvement Program

2023 *thru* 2027

Department 2-Business
Contact Community Development
Type Conceptual
Useful Life N/A
Category Business
Priority n/a

City of Minnetonka, Minnesota

Project # Business-17
Project Name Conceptual Business Programs

Key Measures **Key Measures**
Key Measures **Key Measures**

Description
 At the March 22, 2018 EDAC Meeting, staff presented a formal Business Development Strategy Plan. This plan outlines the tools, resources , and activities to support Minnetonka's business community. Following the business survey in 2021, and futher conversation with the EDAC, staff has developed a work plan to implement aspects of the Business Development Strategy and respond to issues identified by the business survey.
 SCHEDULING AND PROJECT STATUS
 These programs are conceptual and have not been fully explored or developed.

Justification
 Future Business Program Research:
 - \$50,000 Emergency business grant funds - research in progress
 - \$100,000 Code Compliance Program - research in progress
 - \$100,000 Pedestrian Improvements (link to businesses) - research in progress
 - Research employer led housing assistance - future
 - Pathways programs for businesses - future
 - Small business revolving loan fund - future
 PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan - Economic Information, Monitoring and Strategic Initiatives. Prepare an economic development strategic plan that directly addresses the communitys short- and long-term economic development agenda.
 Strategic Profile- Livable and Well-Planned Development, support business retention and expansion and attract new businesses

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	250,000	0	0	0	0	250,000
Total	250,000	0	0	0	0	250,000

Funding Sources	2023	2024	2025	2026	2027	Total
Indirect American Rescue Plan Act (ARPA)	200,000					200,000
Other	50,000					50,000
Unfunded		0	0	0	0	0
Total	250,000	0	0	0	0	250,000

Budget Impact/Other



TRANSIT



**MINNETONKA
ECONOMIC
IMPROVEMENT
PROGRAM**

TRANSIT CHAPTER SUMMARY

Projects which enhance resident mobility by pursuing opportunities and solutions to improve transit service.

The city’s role in transit in the past has been minimal as Metro Transit has been the provider of the city’s and the region’s transit system. In 2002, Minnetonka exercised its opt-out authority. It was determined at the time to be in the best interest of the city to have Metro Transit continue providing transit service for the community. In mid-2013, the city and Metro Transit renegotiated a contract in place providing more detail and clarity on the roles and responsibilities for both the city and Metro Transit. In 2020, the city extended the contract until July 31, 2022 to coincide with the Metro Transit’s Network Next initiative to expand transit services.

In recent years the city’s role in transit has expanded as a more active participant in the city’s opt-out status as well as preparing for the Southwest LRT (Green Line Extension) line.

- The total five-year estimated cost of the programs is \$158,000.

Program	2023	2024	2025	2026	2027	5-Year Total
Commuter Services (494)	30,000	30,000	32,000	32,000	34,000	\$158,000
	\$30,000	\$30,000	\$32,000	\$32,000	\$34,000	\$158,000
Conceptual Programs						

Programs in green=funding/program is expected to continue
 Programs in yellow=funding/program is uncertain for a number of reasons
 Programs in red=funding/program is ending

- All facets of transit, such as commuting and rideshare services, bus/dial-a-ride, and Light Rail Transit (LRT) are included.
- The contract with Metro Transit for service will be extended to 2024.

Economic Improvement Program

2023 *thru* 2027

Department 3-Transit

City of Minnetonka, Minnesota

Contact Community Development

Project #	Transit-01
Project Name	Commuter Services

Type Program

Useful Life N/A

Category Transit

Priority Green

Key Measures Business Contacts

Key Measures

Key Measures Commuters Assisted

Key Measures

Description

Commuter Services is an outreach program of the I-494 Corridor Commission, in which the city is a member. The program seeks to reduce traffic congestion and promote alternative transportation options. Other cities include Bloomington, Richfield, Eden Prairie, and Edina.

SCHEDULING AND PROJECT STATUS

This is an ongoing program.

Justification

Commuter Services provides programs, such as commuter fairs, carpool facilitation, teleworking resources and other information on alternative transportation choices to Minnetonka residents and businesses.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Provide a transportation system that supports the economic vitality and prosperity of the city and the region.

Strategic Profile- Ensure connectivity through increased access to local and regional means of transportation (new mobility options).

KEY MEASURES

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Business Contacts	191	180	122	135	120	190	190	200	200	220	225
Commuters Assisted	387	2018	277	243	172	450	450	500	500	550	575

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	30,000	30,000	32,000	32,000	34,000	158,000
Total	30,000	30,000	32,000	32,000	34,000	158,000

Funding Sources	2023	2024	2025	2026	2027	Total
General Fund	30,000	30,000	32,000	32,000	34,000	158,000
Total	30,000	30,000	32,000	32,000	34,000	158,000

Budget Impact/Other

One council member and one city staff member attend monthly meetings of the I-494 Corridor Commission. With preparation time, this is approximately 40 hours of staff time.

Commuter Services is staffed separately, but coordinates with the city on events, such as the city-wide open house to promote their services.

The city's fee is a formula based on population.

Economic Improvement Program

2023 thru 2027

Department 3-Transit

City of Minnetonka, Minnesota

Contact Community Development

Project #	Transit-02
Project Name	Transit Improvements

Type Program

Useful Life N/A

Category Transit

Priority Green

Key Measures Annual Bus Trips

Key Measures

Key Measures

Key Measures

Description

In 2002, Minnetonka exercised its opt-out authority and entered into an agreement for Metro Transit to continue to provide transit service in the city. The city has the ability, with notice, to terminate the current agreement.

SCHEDULING AND PROJECT STATUS
 Metro Transit is beginning a two-year effort, Network Next, to develop its vision for the bus network of 2040. Building on the existing network's strengths, they are setting out to identify expanded bus service across a spectrum of transit improvements, including improved local and express routes, new arterial bus rapid transit (BRT) lines and integrated shared mobility options. The Network Next Plan will be presented to the Met Council board in late 2022 for approval.

Justification

The service in Minnetonka has and continues to be focused on express route, peak service to downtown Minneapolis, with limited local and midday routes. Much of the transit design has to do with the low density of the city. The city may wish to retain some of its Motor Vehicle Sales Tax (MVST) money and provide more local service to better meet the needs of the community.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan- Provide a transportation system that supports the economic vitality and prosperity of the city and the region.

Strategic Profile- Ensure connectivity through increased access to local and regional means of transportation (new mobility options).

KEY MEASURES

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Annual Bus Trips	114,350	114,860	98,218	69,676	72,731	115,000	150,000	150,000	150,000	150,000	155,000
Annual LRT Trips	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	77,000

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
MVST Revenue	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

Staff time of approximately 120 hours per year will be spent attending quarterly meetings, marketing, and consulting with Metro Transit staff.

The Metro Transit Cooperation Agreement will be extended in 2022.



DEVELOPMENT AND REDEVELOPMENT

DEVELOPMENT/REDEVELOPMENT CHAPTER SUMMARY

Activities that promote the vitality of the city through development and redevelopment.

For the 2023-2027 Economic Improvement Program, there are four development/redevelopment programs underway.

- The total five-year estimated cost of the programs is \$750,000.

Program	2023	2024	2025	2026	2027	5-Year Total
Predevelopment	75,000	75,000	75,000	75,000	75,000	\$375,000
LRT & Station Areas	75,000	75,000	75,000	0	0	\$225,000
Village Center Studies	0	0	0	75,000	75,000	\$150,000
	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
Conceptual Programs						

Programs in green=funding/program is expected to continue
 Programs in yellow=funding/program is uncertain for a number of reasons
 Programs in red=funding/program is ending

- Some of the pass-through grants identified in the business chapter may be for development/redevelopment activities.
- Costs may increase if the city wishes to take a more proactive role in development/redevelopment.
- The LRT page reflects the commitment of the city toward the LRT project. Additional programs may be needed to help implement station area plans in the Shady Oak and Opus station areas.

Economic Improvement Program

2023 thru 2027

Department 4-Development & Redevelop

City of Minnetonka, Minnesota

Contact Community Development

Project #	Dev/Redev-01
Project Name	Pre-Development

Type Program

Useful Life N/A

Category Develop/Redevelopment

Priority Green

Key Measures Projects Assisted

Key Measures

Key Measures Projects Continued

Key Measures

Description

The initial stages of development or redevelopment require extensive analysis, by the developer and the city, to determine if a project is viable. Analysis by the city includes financial readiness, design assistance, geotechnical data gathering, and preliminary work for TIF/tax abatement.

SCHEDULING AND PROJECT STATUS
 This is an on-going program. Staff determines when it is appropriate to use for a potential redevelopment project. For example, initial TIF runs were done for the Tonka on the Creek "Overlook", Shady Oak Crossing, Legends of Minnetonka and Bren Road Station, Birke, and Opus redevelopment sites, to determine if Tax Increment Financing would be feasible. Once it was determined that it was, and the developer moved forward as such, the developer was then responsible for paying all legal counsel and financial consultant expenses.

Justification

Predevelopment activities make the city development ready by preparing property for development or redevelopment.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan- Promote the development of a range of housing types to meet the needs of current and future residents near job centers, village centers, and TOD locations.

Strategic Profile - Balance community-wide interests and respect Minnetonka's unique neighborhoods while continuing community reinvestment.

KEY MEASURES

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Projects Assisted	3	4	3	3	4	2	2	2	2	2	4
Projects Continued after Assistance	2	2	2	3	4	1	1	2	2	2	2

Expenditures	2023	2024	2025	2026	2027	Total
Planning/Design	75,000	75,000	75,000	75,000	75,000	375,000
Total	75,000	75,000	75,000	75,000	75,000	375,000

Funding Sources	2023	2024	2025	2026	2027	Total
Development Fund	75,000	75,000	75,000	75,000	75,000	375,000
Total	75,000	75,000	75,000	75,000	75,000	375,000

Budget Impact/Other

Development projects can be time intensive for staff. The range per year is 500 to 1,000 hours depending on the request, number of meetings and type of assistance requested. The predevelopment funds will be used to hire consultants or others to complete work outside of staff's expertise.

Economic Improvement Program

2023 *thru* 2027

Department 4-Development & Redevelop

City of Minnetonka, Minnesota

Contact Community Development

Project # Dev/Redev-02
Project Name Village Center Studies and Comprehensive Plan

Type Program

Useful Life N/A

Category Develop/Redevelopment

Priority Green

Key Measures Village Centers Studied

Key Measures

Key Measures Comprehensive Plan update

Key Measures

Description

The village center studies take a look at each of the city’s thirteen designated village centers and create a guide for redevelopment. The following village center studies have been completed: Minnetonka Mills, Opus, Hwy 7/101, Shady Oak, Ridgedale, and Glen Lake.

In 2019, the city completed a redevelopment visioning process for the city owned property at 5937 County Road 101.

Justification

The village center studies provide a guide to potential investors or developers to the organization of the property, general layout of building envelopes, and a defined range of uses. There is a strong emphasis on community engagement and realistic implementation strategies. The Comprehensive Plan is the city's policy framework to guide development, redevelopment and public services and programs for 30 years.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Promote the development of a range of housing types to meet the needs of current and future residents near job centers, village centers, and TOD locations.

Strategic Profile- Balance community-wide interests and respect Minnetonka’s unique neighborhoods while continuing community reinvestment.

KEY MEASURES

2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027

Village Centers Studied

N/A N/A 2 3 1 TBD TBD TBD TBD TBD TBD

Expenditures	2023	2024	2025	2026	2027	Total
Planning/Design	0	0	0	75,000	75,000	150,000
Total	0	0	0	75,000	75,000	150,000

Funding Sources	2023	2024	2025	2026	2027	Total
HRA Levy	0	0	0	75,000	75,000	150,000
Total	0	0	0	75,000	75,000	150,000

Budget Impact/Other

While a consultant(s) is brought on to assist with the project, there is staff time spent on the village center studies to prepare contracts, review plans, facilitate ideas, prepare for public meetings and attend public meetings. This work can range from 1500-1750 hours per year.

Funds were budgeted in 2024 to consider completing a village center study at Cedar Lake Rd/Cty Road 73.

Economic Improvement Program

2023 thru 2027

Department 4-Development & Redevelop

City of Minnetonka, Minnesota

Contact Community Development

Project #	Dev/Redev-03
Project Name	LRT and LRT Station Area Development

Type Construction

Useful Life N/A

Category Develop/Redevelopment

Priority Green

Key Measures

Key Measures

Key Measures

Key Measures

Description

Minnetonka has actively been planning for LRT since the early 2000's. As the LRT project progresses from design to construction there is a desire for redevelopment to occur around the city's station areas to make a more transit oriented area.

In 2021, The Met Council announced a delay in the completion of the project due to unforeseen soil conditions in the Minneapolis segment of the route. This is anticipated to push the opening day to 2027.

Southwest LRT Milestones:

Project received "Limited Notice to Proceed" on December 20, 2018 (completed)

Construction begins on site preparation, demolition, utility work, contractor mobilization contractor authorized to perform work up to \$216 million (underway)

March 2019- Metropolitan Council performing pre-construction inspections

Contractor to submit full schedule of activities - Fall 2019

Full Funding Grant Agreement - August 2019

Heavy Construction 2019-2027

2027 - Service to Begin

Justification

It is anticipated that because of limited county, regional and state resources, as well as the competition for these resources, that in order to assist in facilitating redevelopment in the LRT station areas, the city will need to provide resources of its own. Resources that are available as of 2022 include:

Hennepin County	Regional (Met Council)	State
Capital infrastructure (streets, etc.)	LCDA-TOD fund	Transit Improvement Area (unfunded)
Transit Oriented Development fund	TBRA-TOD fund	Redevelopment grant
Community Works funds		Contamination Clean-Up and Investigation
Affordable housing incentive fund		Transportation Economic Development
Environmental Response fund		

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan-Recognize the interrelationship of land use and transportation, and anticipate impacts of the location and intensity of planned land uses

on the transportation system.

Strategic Profile- Ensure connectivity through increased access to local and regional means of transportation (new mobility options).

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	75,000	75,000	75,000	0	0	225,000
Total	75,000	75,000	75,000	0	0	225,000

Funding Sources	2023	2024	2025	2026	2027	Total
HRA Levy	75,000	75,000	75,000	0	0	225,000
Total	75,000	75,000	75,000	0	0	225,000

Budget Impact/Other

In July 2015, the city committed \$2 million towards the LRT project. This is being initially funded through the Special Assessment Construction Fund. Partial payback will occur from HRA levy funds over a 10 year period for a total of \$750,000.

It is unknown what type of programs will need to be added and therefore additional budget impacts beyond the city's financial commitment to the LRT project are unknown. As programs are developed, staff time and future funding will need to be reviewed to determine a program's viability.

Economic Improvement Program

2023 thru 2027

Department 4-Development & Redevelop

City of Minnetonka, Minnesota

Contact Community Development

Project #	Dev/Redev-05
Project Name	City Owned Properties

Type Program

Useful Life N/A

Category Develop/Redevelopment

Priority n/a

Key Measures

Key Measures

Key Measures

Key Measures

Description
<p>The city owns scattered site residential and commercial properties. These properties have been purchased over the years for a variety of reasons that includes potential for future redevelopment/resale or to meet other city goals.</p> <p>The city's land management committee is tasked with reviewing potential acquisitions and reviewing the status of the city's existing properties.</p> <p>SCHEDULING AND PROJECT STATUS This is an on-going project.</p>

Justification
<p>Some city-owned properties include:</p> <p>4292 Oak Drive Lane (residential) 5937 County Road 101 (residential) - sell for affordable housing in 2022/2023 5501 Baker Road (residential) - sell for affordable housing in 2022/2023 5432 Rowland Road (residential) - sell for affordable housing in 2022/2023 3441 Martha Lane (residential) 4700 Woodland Rd (residential)</p> <p>The city also owns several other parcels that may not meet the qualifications for future redevelopment or resale. One example is land purchased for storm water management. The city's land committee monitors and manages the city's land inventory.</p> <p>PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS Comprehensive Plan-Use infill and redevelopment opportunities to encourage a mix of housing choices in the community.</p> <p>Strategic Profile- Balance community-wide interests and respect Minnetonka's unique neighborhoods while continuing community reinvestment.</p>

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other
<p>There is some staff time every year devoted to the upkeep on the properties; however, a property manager is hired for properties where there are tenants, lessening the staff time required. The city also owns several parcels for purposes such as storm water management, wetland preservation, parks, etc.</p>



TAX INCREMENT FINANCING

Economic Improvement Program

2023 *thru* 2027

Department 5-TIF Districts

City of Minnetonka, Minnesota

Contact Community Development

Project #	TIF-01
Project Name	Development Agreement and TIF Administration

Type Program

Useful Life N/A

Category TIF

Priority Green

Key Measures TIF Districts

Key Measures

Key Measures

Key Measures

Description

Any time a TIF district is formed, a development agreement is prepared between the city and the developer. Administration for both the TIF and the development agreement, over the life of the TIF district, is required.

SCHEDULING AND PROJECT STATUS

Administration and review of the existing development agreements and TIF districts is ongoing until the projects expire.

New TIF districts are anticipated to be added as new redevelopment projects are proposed in anticipation of the LRT.

Justification

In some cases redevelopment projects need city assistance, such as in the form of Tax Increment Financing (TIF) in order for the project to be financially feasible. Anytime a TIF district is set-up there is a cost to the city for monitoring the project.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Continue to implement the Economic Development Authority's policy that 10 to 20 percent of new multi-family units should be affordable housing and ensure long-term affordability within new developments.

- Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60 and 80% of AMI and explore additional mixed income best practices.

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

KEY MEASURES

2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Active TIF Districts	7	8	9	9	8	9	9	9	9	10

Expenditures	2023	2024	2025	2026	2027	Total
Other	120,000	130,000	140,000	150,000	150,000	690,000
Total	120,000	130,000	140,000	150,000	150,000	690,000

Funding Sources	2023	2024	2025	2026	2027	Total
Development Fund	120,000	130,000	140,000	150,000	150,000	690,000
Total	120,000	130,000	140,000	150,000	150,000	690,000

Budget Impact/Other

Development agreements and TIF administration are staff led activities. The city regularly calls upon its financial consultants and legal counsel to assist in these matters. Staff time estimates are roughly 520-780 hours per year.

More detailed information on the TIF district, its obligations, performance, and other development agreement compliance will be provided in the 2022 TIF Management Report prepared by the Ehlers, the city's financial consultant.

Economic Improvement Program

2023 *thru* 2027

Department 5-TIF Districts

City of Minnetonka, Minnesota

Contact Community Development

Project #	TIF-04
Project Name	Glenhaven TIF District

Type Program

Useful Life 2029

Category TIF

Priority Yellow

Key Measures Affordable Units

Key Measures

Key Measures

Key Measures

Description

The Glenhaven TIF district is a renewal and renovation district approved on January 23, 2006. Special legislation was granted to the city in 2009 to extend the duration of the district by seven years to December 31, 2029.

SCHEDULING AND PROJECT STATUS
 This TIF district was approved in 2006 and will expire in 2029. The first two phases of the project included: a mixed use apartment building with retail on the first floor and a senior housing rental community. The third phase, originally planned as a condominium building, was recently changed and a 54-unit cooperative was completed in 2017.

TIF revenue bonds were issued in 2010 and have a lien on the current TIF revenues. Annually, after the bonds are paid, the excess increment will pay the city's \$500,000 interfund loan. In 2017, the city allowed the bonds to be refinanced which resulted in interest savings that will repay the interfund loan by 2026 and provide approximately \$366,000 at the end of the district for other redevelopment projects. Next, the developer's pay as you go note is paid, and once that is paid off, then the city will repay itself for costs associated with the Alano facility. Even with the third phase, it's not likely the developer's note or the city's costs with Alano will be repaid.

Justification

The Glenhaven TIF District was established to assist in the Glen Lake Redevelopment of housing and mixed use. There are 43 affordable units in the total development, affordable to those at 60% AMI or less.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan- Continue to implement the Economic Development Authority's policy that 10 to 20 percent of new multi-family units should be affordable housing and ensure long-term affordability within new developments.
 - Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60 and 80% of AMI and explore additional mixed income best practices.

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

KEY MEASURES

2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Affordable Units	43	43	43	43	43	43	43	43	43	43

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

Staff, with occasional consultant assistance, oversees the administration of the TIF district. A portion of the tax increment is retained to cover administrative costs.

More detailed information on the TIF district, its obligations, performance, and other development agreement compliance will be provided in the 2022 TIF Management Report prepared by the Ehlers, the city's financial consultant.

Economic Improvement Program

2023 *thru* 2027

Department 5-TIF Districts

City of Minnetonka, Minnesota

Contact Community Development

Project #	TIF-06
Project Name	Tonka on the Creek TIF District (The Overlook)

Type Program

Useful Life 2035

Category TIF

Priority Green

Key Measures Affordable Units

Key Measures

Key Measures

Key Measures

Description

The Tonka on the Creek TIF district is a housing district approved February 10, 2014. A 100-unit apartment building known as The Overlook, containing 20 affordable units, was constructed as part of the project.

SCHEDULING AND PROJECT STATUS

This TIF district was approved in 2014 and will end in 2041. Construction began in late 2014, and was completed in early 2016.

Justification

The Tonka on the Creek TIF District was established to assist in the development of an 100-unit apartment building, of which 20 units will be affordable to those at 50% AMI or less.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Work to diversify housing choices available to seniors in order to fulfill the unmet senior housing needs in the community (homeownership, rental, active, and supportive, aging in place).

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

KEY MEASURES

2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027

Affordable Units

20 20 20 20 20 20 20 20 20 20 20

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

Staff, with occasional consultant assistance, oversees the administration of the TIF district.

A portion of the tax increment is retained to cover administrative costs.

More detailed information on the TIF district, its obligations, performance, and other development agreement compliance will be provided in the 2022 TIF Management Report prepared by the Ehlers, the city's financial consultant.

Economic Improvement Program

2023 *thru* 2027

Department 5-TIF Districts

City of Minnetonka, Minnesota

Contact Community Development

Project #	TIF-07
Project Name	Applewood Pointe TIF District

Type Program

Useful Life 2025

Category TIF

Priority Green

Key Measures Affordable Units

Key Measures

Key Measures

Key Measures

Description

The Applewood Pointe TIF district is a redevelopment TIF district approved August 2014. An 89-unit senior cooperative building (Applewood Pointe) containing 9 affordable units was constructed as part of the project.

SCHEDULING AND PROJECT STATUS

The TIF district was approved in 2014 and will end in 2043. Construction began in late 2015 and was completed in 2016.

Justification

The Applewood Pointe TIF District was established to assist in the development of an 89-unit senior cooperative building (Applewood Pointe), of which 9 units are affordable.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Work to diversify housing choices available to seniors in order to fulfill the unmet senior housing needs in the community (homeownership, rental, active, and supportive, aging in place).

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

KEY MEASURES

2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027

Affordable Units

9 9 9 9 9 9 9 9 9 9 9

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

Staff, with occasional consultant assistance, oversee the administration of the TIF district.

A portion of the tax increment is retained to cover administrative costs.

More detailed information on the TIF district, its obligations, performance, and other development agreement compliance will be provided in the 2022 TIF Management Report prepared by the Ehlers, the city's financial consultant.

Economic Improvement Program

2023 *thru* 2027

Department 5-TIF Districts

City of Minnetonka, Minnesota

Contact Community Development

Project #	TIF-08
Project Name	Rowland Housing TIF District (At Home)

Type Program

Useful Life 2036

Category TIF

Priority Green

Key Measures Affordable Units

Key Measures

Key Measures

Key Measures

Description

At Home apartments is a 106-unit apartment building that received TIF assistance through a housing TIF district. Twenty-one units are affordable to those at 50% AMI or less.

SCHEDULING AND PROJECT STATUS

The TIF district was approved in 2015 and will end in 2043. Construction began in 2015 and was completed in 2016.

Justification

This TIF district includes 21 of the 106 rental units affordable to those earning 50% AMI or less.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Continue to implement the Economic Development Authority’s policy that 10 to 20 percent of new multi-family units should be affordable housing and ensure long-term affordability within new developments.

- Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60 and 80% of AMI and explore additional mixed income best practices.

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

KEY MEASURES

2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Affordable Units	21	21	21	21	21	21	21	21	21	21

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

Staff, with occasional consultant assistance, oversee the administration of the TIF district.

A portion of the tax increment is retained to cover administrative costs.

More detailed information on the TIF district, its obligations, performance, and other development agreement compliance will be provided in the 2022 TIF Management Report prepared by the Ehlers, the city's financial consultant.

Economic Improvement Program

2023 *thru* 2027

Department 5-TIF Districts

City of Minnetonka, Minnesota

Contact Community Development

Project #	TIF-09
Project Name	Dominium TIF District (Legends/Preserve)

Type Program

Useful Life 2045

Category TIF

Priority Green

Key Measures Affordable Units Created

Key Measures

Key Measures

Key Measures

Description

Dominium apartments is a 482 multifamily housing project that received TIF assistance through a housing TIF district. All 482 units are affordable to those at 60% AMI.

The project includes 262 senior housing units and 220 workforce units.

SCHEDULING AND PROJECT STATUS

The TIF district was approved in 2018 and will end in 2045. Construction began in the winter of 2018 and was completed in 2022.

Justification

This TIF district includes 482 units affordable to those earning 60% AMI or less.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- - Promote the development of a range of housing types to meet the needs of current and future residents near job centers, village centers, and TOD locations.

- Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60 and 80% of AMI and explore additional mixed income best practices.

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

-Manage and promote the Opus area as a unique mix of uses and increased development reinvestment.

KEY MEASURES

2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Affordable Units										
N/A	N/A	N/A	N/A	N/A	482	482	482	482	482	482

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

Staff, with occasional consultant assistance, oversee the administration of the TIF district.

A portion of the tax increment is retained to cover administrative costs.

More detailed information on the TIF district, its obligations, performance, and other development agreement compliance will be provided in the 2022 TIF Management Report prepared by the Ehlers, the city's financial consultant.

Economic Improvement Program

2023 *thru* 2027

Department 5-TIF Districts

City of Minnetonka, Minnesota

Contact Community Development

Project #	TIF-10
Project Name	Marsh Run TIF District (The Birke)

Type Program

Useful Life 2046

Category TIF

Priority Green

Key Measures Affordable Units Created

Key Measures

Key Measures

Key Measures

Description

The Birke is a 175 multifamily housing project that received TIF assistance through a Housing TIF district. The project has 20% (35 units) of the units affordable to those at 50% AMI.

SCHEDULING AND PROJECT STATUS

The TIF district was approved in 2019 and will terminate in 2046. Construction is anticipated to begin in 2019 and was completed in 2021.

Justification

This project includes 35 affordable units (20% of building) to those earning 50% AMI or less.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Continue to implement the Economic Development Authority’s policy that 10 to 20 percent of new multi-family units should be affordable housing and ensure long-term affordability within new developments.

- Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60 and 80% of AMI and explore additional mixed income best practices.

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

KEY MEASURES

2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
N/A	N/A	N/A	N/A	35	35	35	35	35	35	35

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

Staff, with occasional consultant assistance, oversee the administration of the TIF district.

A portion of the tax increment is retained to cover administrative costs.

More detailed information on the TIF district, its obligations, performance, and other development agreement compliance will be provided in the 2022 TIF Management Report prepared by the Ehlers, the city's financial consultant.

Economic Improvement Program

2023 *thru* 2027

Department 5-TIF Districts

City of Minnetonka, Minnesota

Contact Community Development

Project #	TIF-11
Project Name	Shady Oak Crossing

Type Program

Useful Life 2033

Category TIF

Priority Green

Key Measures Affordable Units Created

Key Measures

Key Measures

Key Measures

Description

Shady Oak Crossing is a 75 unit multifamily project that received TIF assistance through the establishment of a redevelopment district. The project is anticipated to have 20% (23 units) of the units affordable to those at 60% AMI.

SCHEDULING AND PROJECT STATUS

The TIF district was approved in 2020 and will terminate in 2047. Construction began in 2020 and the project was completed in 2021.

Justification

This project includes 35 affordable units (20% of building) to those earning 50% AMI or less.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Continue to implement the Economic Development Authority’s policy that 10 to 20 percent of new multi-family units should be affordable housing and ensure long-term affordability within new developments.

- Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60 and 80% of AMI and explore additional mixed income best practices.

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

- Promote the development of a range of housing types to meet the needs of current and future residents near job centers, village centers, and TOD locations.

KEY MEASURES

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Affordable Units	N/A	N/A	N/A	N/A	N/A	23	23	23	23	23	23

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
TIF	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

Staff, with occasional consultant assistance, oversee the administration of the TIF district.

A portion of the tax increment is retained to cover administrative costs.

More detailed information on the TIF district, its obligations, performance, and other development agreement compliance will be provided in the 2022 TIF Management Report prepared by the Ehlers, the city's financial consultant.

Economic Improvement Program

2023 thru 2027

Department 5-TIF Districts

City of Minnetonka, Minnesota

Contact

Project #	TIF-12
Project Name	Opus TIF District

Type Program

Useful Life 2039

Category TIF

Priority Green

Key Measures

Key Measures

Key Measures

Key Measures

Description

The Opus Business Park Tax Increment Financing District, a renewal and renovation district, was approved on April 26, 2021 to facilitate the construction of housing and critical infrastructure improvements identified in the Opus AUAR.

SCHEDULING AND PROJECT STATUS

The TIF district was approved in 2021 and will terminate in 2039.

Justification

The Opus Business Park Tax Increment Financing District will fund future housing redevelopment projects and road/traffic improvement projects in the Opus area. There are currently three housing developments proposed in the district and six areas identified for road improvements:

Housing projects:

1. Minnetonka Station
2. Wellington Apartments
3. Doran Apartments

Road Improvement projects:

1. Shady Oak Road & Red Circle
2. Shady Oak Road & Hwy 62
3. Shady Oak Road & Bren Rd.
4. Green Oak Dr.
5. Bren Road & Smetana
6. Bren Road & Hwy 169

Comprehensive Plan- Continue to implement the Economic Development Authority's policy that 10 to 20 percent of new multi-family units should be affordable housing and ensure long-term affordability within new developments.

- Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60 and 80% of AMI and explore additional mixed income best practices.

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

- Promote the development of a range of housing types to meet the needs of current and future residents near job centers, village centers, and TOD locations.

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
TIF	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

Staff, with occasional consultant assistance, oversee the administration of the TIF district. A portion of the tax increment is retained to cover administrative costs.

More detailed information on the TIF district, its obligations, performance, and other development agreement compliance will be provided in the 2022 TIF Management Report prepared by the Ehlers, the city's financial consultant.



TAX ABATEMENT

Economic Improvement Program

2023 *thru* 2027

Department 6-Tax Abatement

City of Minnetonka, Minnesota

Contact Community Development

Project #	Abatement-1
Project Name	Ridgedale

Type Improvement

Useful Life N/A

Category Tax Abatement

Priority Green

Key Measures Property Value Increase

Key Measures

Key Measures Property Levy

Key Measures

Description

The Ridgedale Tax Abatement was approved in connection with the Ridgedale Mall expansion and pertains to the Macys, Nordstrom and mall properties. The funds are to be used for transportation improvements around the mall site and with public amenities on the site.

SCHEDULING AND PROJECT STATUS

The Ridgedale Tax Abatement project was approved in Spring 2013.

Justification

The Ridgedale Tax Abatement will assist in financing the transportation and other public improvements that must be completed due to the Ridgedale Mall expansion.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Promote the development of a range of housing types to meet the needs of current and future residents near job centers, village centers, and TOD locations.

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

KEY MEASURES

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
5.3%	20%	%0.4	%0.3	%0.04	%0.00	.00%	2%	4%		

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

Staff, with occasional consultant assistance, oversees the administration of the Tax Abatement.

A portion of the abatement is retained to cover administrative costs.



FUNDING SOURCES AND EXPENDITURE PROJECTIONS



**MINNETONKA
ECONOMIC
IMPROVEMENT
PROGRAM**

FUND DESCRIPTIONS

Development Fund (2021 estimated beginning fund balance): \$5,610,306

The Development Fund was created with funds remaining after retiring the bonds of a single Tax Increment Finance (TIF) district in 1993. Under provisions of the TIF contract and law, the Development Fund may only be used for costs associated with Minnetonka's redevelopment and economic development activities. The city's Economic Development Authority initiates projects appropriate to these activities.

Livable Communities Fund (2021 estimated beginning fund balance): \$799,463

The Livable Communities fund was created after receiving special legislation to develop an account from the revenues of a closed Tax Increment Finance (TIF) district. The legislation specifically restricts the use of these funds for affordable housing programs. Standards for affordability are consistent with the Metropolitan Council's income, rent and sales price limits. In 2017, \$400,000 was returned from the sale of Minnetonka Heights. The original source of this funding indicated that the reuse of the funds must be utilized for affordable housing. The remaining balance of \$312,948 is committed to Homes Within Reach.

Community Development Block Grant (CDBG)

Since 1975, the Community Development Block Grant (CDBG) fund has accounted for revenues and expenditures made under the federal CDBG program. Minnetonka typically uses these funds for housing projects and programs (such as housing rehab, affordable housing, and supportive housing) and supportive services (such as senior chore programs, information and referral services and others).

HRA Levy (Proposed for 2023): \$300,000 (estimate)

Minnesota Statutes 469.033, Subd. 6 authorizes housing and redevelopment authorities (HRAs) the power to levy a tax upon all property within its district to finance housing and redevelopment programs subject to the consent of the city council. In 1988 and amended in 1994 and 2010, the Minnetonka City Council established the Economic Development Authority (EDA) of the City of Minnetonka and transferred to the EDA the control, authority and operation of all projects and programs of the city's HRA. The law and council resolutions further require the EDA to file a budget in accordance with the budget procedure of the city in the same manner as required of executive departments of the city.

TIF Pooling: Transferred to Affordable Housing Trust Fund in 2021

Under the Minnesota Statutes Chapter 469, at least 75 percent of tax increment in a redevelopment tax increment financing (TIF) district must be spent on eligible activities within the district, leaving up to 25 percent of the funds to be pooled and therefore eligible to be spent outside of the district, but within the project area. An exception to the pooling funds is for affordable rental housing that meets federal housing tax credit guidelines. The city may choose to increase the pooling allowance to 35 percent, which can then go to finance certain affordable housing projects.

Affordable Housing Trust Fund (2021 estimated beginning fund balance): \$5,728,680

State Statute 462C.16 allows local government to establish an affordable housing trust fund for local housing development. Authorized uses of these funds includes: administrative expenses; loans, grants, and guarantees for the development, rehab or financing of housing; matching funds; down-payment assistance, rental assistance, and homebuyer counseling services.

**SUMMARY TABLE
EIP 2022
Expenditures by Category & Fund**

Category	Program	Total	Fund					Other
			CDBG (Entitlement Funds)	Devpt Fund	HRA Levy	Aff. Housing Trust Fund	ARPA	
Housing:								
	CDBG Entitlement (Prior to 2018)	\$ 30,000	30,000					
	CDBG Consortium (2018 - Future)							
	Homes Within Reach	\$ 125,000			125,000			
	Housing Improvement Areas	\$ 5,000,000						5,000,000
	Welcome to Minnetonka	\$ 50,000			50,000			
	Mtka Home Enhancement	\$ 50,000			50,000			
	Aff. Housing Trust Fund	\$ 1,000,000				1,000,000		
	ARPA Programs	\$ 550,000					550,000	
	Subtotal	\$ 6,805,000	\$ 30,000	\$ -	\$ 225,000	\$ 1,000,000	\$ 550,000	\$ 5,000,000
Business:								
	Fire Sprinkler Retrofit	\$ 50,000						50,000
	Pass-Through Grants	\$ 2,000,000		2,000,000				
	GreaterMSP	\$ 25,000		25,000				
	MIF/JCF	\$ 1,000,000		1,000,000				
	Open to Business	\$ 15,000		15,000				
	Outreach	\$ -						
	MN Regional Chamber	\$ 1,000						1,000
	SAC/REC Deferral Program	\$ 50,000						50,000
	Emergency Business Assistance	\$ 150,000					100,000	50,000
	Conceptual Programs	\$ 100,000					100,000	
	Subtotal	\$ 3,391,000	\$ -	\$ 3,040,000	\$ -	\$ -	\$ 200,000	\$ 151,000
Transit:								
	Commuter Services	\$ 30,000						30,000
	Transit Improvements	\$ -						
	Subtotal	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Devpt & Redeopt:								
	Predevelopment	\$ 75,000		75,000				
	LRT and Station Area	\$ 75,000			75,000			
	Subtotal	\$ 150,000	\$ -	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -
TIF Districts:								
	Devpt Agmt & TIF Admin	\$ 120,000		120,000				
	Subtotal	\$ 120,000	\$ -	\$ 120,000	\$ -	\$ -	\$ -	\$ -
Tax Abatement:								
	Ridgedale	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS		\$ 10,496,000	\$ 30,000	\$ 3,235,000	\$ 300,000	\$ 1,000,000	\$ 750,000	\$ 5,181,000

**EIP 2023-2032
All Categories
Funding Sources and Expenditure Projections**

Method of Financing	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	TOTAL
Development Account	\$ 3,235,000	\$ 3,245,000	\$ 2,255,000	\$ 2,265,000	\$ 1,765,000	\$ 1,765,000	\$ 1,765,000	\$ 1,765,000	\$ 1,765,000	\$ 1,765,000	\$ 21,590,000
General Fund	33,000	35,000	35,000	37,000	37,000	39,000	39,000	41,000	41,000	41,000	378,000
Federal Grant (CDBG) - Entitlement	30,000	32,000	34,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	\$ 341,000
Federal Grant (CDBG) - Consortium	-	-	-	-	-	-	-	-	-	-	\$ -
Ad Valorem Tax Levy	300,000	300,000	325,000	325,000	300,000	225,000	250,000	250,000	225,000	225,000	\$ 2,725,000
Affordable Housing Trust Fund	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	-	-	-	-	-	\$ 5,000,000
ARPA	750,000	-	-	-	-	-	-	-	-	-	\$ 750,000
Other	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	\$ 50,000,000
Total Funding Sources	\$ 10,348,000	\$ 9,612,000	\$ 8,649,000	\$ 8,662,000	\$ 8,137,000	\$ 7,064,000	\$ 7,089,000	\$ 7,091,000	\$ 7,066,000	\$ 7,066,000	\$ 80,784,000
Expenditures											
Housing	\$ 6,805,000	\$ 6,257,000	\$ 6,259,000	\$ 6,260,000	\$ 6,260,000	\$ 5,260,000	\$ 5,260,000	\$ 5,260,000	\$ 5,260,000	\$ 5,260,000	\$ 58,141,000
Business	3,391,000	3,141,000	2,166,000	2,166,000	1,641,000	1,641,000	1,666,000	1,666,000	1,641,000	1,591,000	\$ 20,710,000
Transit	30,000	30,000	32,000	32,000	34,000	34,000	36,000	36,000	36,000	38,000	\$ 338,000
Development/Redevelopment	150,000	150,000	150,000	150,000	150,000	75,000	75,000	75,000	75,000	75,000	\$ 1,125,000
TIF Admin	120,000	130,000	140,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	\$ 1,440,000
Total Expenditures	\$ 10,496,000	\$ 9,708,000	\$ 8,747,000	\$ 8,758,000	\$ 8,235,000	\$ 7,160,000	\$ 7,187,000	\$ 7,187,000	\$ 7,162,000	\$ 7,114,000	\$ 81,754,000

City of Minnetonka, Minnesota
Economic Improvement Program
 2023 thru 2032

SOURCES AND USES OF FUNDS

Source	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
CDBG										
Beginning Balance	0	10,000	18,000	34,000	49,000	64,000	79,000	94,000	109,000	124,000
Revenues and Other Fund Sources										
<i>Revenue</i>										
Federal grant	0	0	0	0	0	0	0	0	0	0
program income	40,000	40,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	0
<i>Total</i>	40,000	40,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	0
Total Revenues and Other Fund Sources	40,000	40,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	0
Total Funds Available	40,000	50,000	68,000	84,000	99,000	114,000	129,000	144,000	159,000	124,000
Expenditures and Uses										
<i>Capital Projects & Equipment</i>										
<i>1-Housing</i>										
CDBG Entitlement (Prior to 2018)	(30,000)	(32,000)	(34,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)
<i>Total</i>	(30,000)	(32,000)	(34,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)
Total Expenditures and Uses	(30,000)	(32,000)	(34,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)
Change in Fund Balance	10,000	8,000	16,000	15,000	15,000	15,000	15,000	15,000	15,000	(35,000)
Ending Balance	10,000	18,000	34,000	49,000	64,000	79,000	94,000	109,000	124,000	89,000

City of Minnetonka, Minnesota
Economic Improvement Program
 2023 thru 2032

SOURCES AND USES OF FUNDS

Source	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Development Fund										
Beginning Balance	5,610,306	4,556,436	3,487,566	2,908,696	2,309,826	2,210,956	2,112,086	2,013,216	1,414,346	815,476
Revenues and Other Fund Sources										
<i>Revenue</i>										
Cedar Ridge Assessments	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500	0
Cloud 9 Admin	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	0
Grants	2,000,000	2,000,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,000,000	1,000,000	0
Interest Income	20,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	0
TIFAdmin Revenue	110,000	110,000	110,000	100,000	100,000	100,000	100,000	100,000	100,000	0
<i>Total</i>	2,181,130	2,176,130	1,676,130	1,666,130	1,666,130	1,666,130	1,666,130	1,166,130	1,166,130	0
Total Revenues and Other Fund Sources	2,181,130	2,176,130	1,676,130	1,666,130	1,666,130	1,666,130	1,666,130	1,166,130	1,166,130	0
Total Funds Available	7,791,436	6,732,566	5,163,696	4,574,826	3,975,956	3,877,086	3,778,216	3,179,346	2,580,476	815,476
Expenditures and Uses										
<i>Capital Projects & Equipment</i>										
<u>2-Business</u>										
Housing and Redevelopment Grants	<i>Business-02</i>	(2,000,000)	(2,000,000)	(1,000,000)	(1,000,000)	(500,000)	(500,000)	(500,000)	(500,000)	(500,000)
GreaterMSP	<i>Business-04</i>	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)
MIF/JCF Projects	<i>Business-06</i>	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)
Open to Business	<i>Business-07</i>	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)
Special Service District	<i>Business-13</i>	0	0	0	0	0	0	0	0	0
<i>Total</i>		(3,040,000)	(3,040,000)	(2,040,000)	(2,040,000)	(1,540,000)	(1,540,000)	(1,540,000)	(1,540,000)	(1,540,000)
<u>4-Development & Redevelopment</u>										
Pre-Development	<i>Dev/Redev-01</i>	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)

Source		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Development Fund											
	<i>Total</i>	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)
<u>5-TIF Districts</u>											
Development Agreement and TIF Administration	<i>TIF-01</i>	(120,000)	(130,000)	(140,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)
	<i>Total</i>	(120,000)	(130,000)	(140,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)
Total Expenditures and Uses		(3,235,000)	(3,245,000)	(2,255,000)	(2,265,000)	(1,765,000)	(1,765,000)	(1,765,000)	(1,765,000)	(1,765,000)	(1,765,000)
Change in Fund Balance		(1,053,870)	(1,068,870)	(578,870)	(598,870)	(98,870)	(98,870)	(98,870)	(598,870)	(598,870)	(1,765,000)
Ending Balance		4,556,436	3,487,566	2,908,696	2,309,826	2,210,956	2,112,086	2,013,216	1,414,346	815,476	(949,524)

City of Minnetonka, Minnesota
Economic Improvement Program
 2023 thru 2032

SOURCES AND USES OF FUNDS

Source	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
HRA Levy										
Beginning Balance	1,103,233	1,125,233	1,172,233	1,269,233	1,291,233	1,338,233	1,385,233	1,407,233	1,429,233	1,476,233
Revenues and Other Fund Sources										
<i>Revenue</i>										
Ad Valorem Tax Levy	300,000	325,000	400,000	325,000	325,000	250,000	250,000	250,000	250,000	0
Investment Interest	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	0
Loan paybacks	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	0
<i>Total</i>	322,000	347,000	422,000	347,000	347,000	272,000	272,000	272,000	272,000	0
Total Revenues and Other Fund Sources	322,000	347,000	422,000	347,000	347,000	272,000	272,000	272,000	272,000	0
Total Funds Available	1,425,233	1,472,233	1,594,233	1,616,233	1,638,233	1,610,233	1,657,233	1,679,233	1,701,233	1,476,233
Expenditures and Uses										
<i>Capital Projects & Equipment</i>										
<u>1-Housing</u>										
Homes Within Reach	<i>Housing-05</i>	(125,000)	(125,000)	(125,000)	(125,000)	(125,000)	(125,000)	(125,000)	(125,000)	(125,000)
Minnetonka Home Enhancement	<i>Housing-08</i>	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
Welcome to Minnetonka Loan Program	<i>Housing-14</i>	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
<i>Total</i>		(225,000)	(225,000)	(225,000)	(225,000)	(225,000)	(225,000)	(225,000)	(225,000)	(225,000)
<u>2-Business</u>										
Outreach	<i>Business-08</i>	0	0	(25,000)	(25,000)	0	0	(25,000)	(25,000)	0
Emergency Business Assistance	<i>Business-16</i>	0	0	0	0	0	0	0	0	0
<i>Total</i>		0	0	(25,000)	(25,000)	0	0	(25,000)	(25,000)	0
<u>4-Development & Redevelopment</u>										

Source		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
HRA Levy											
Village Center Studies and Comprehensive Plan	<i>Dev/Redev-02</i>	0	0	0	(75,000)	(75,000)	0	0	0	0	0
LRT and LRT Station Area Development	<i>Dev/Redev-03</i>	(75,000)	(75,000)	(75,000)	0	0	0	0	0	0	0
Future Affordable Housing Projects	<i>Dev/Redev-06</i>	0	0	0	0	0	0	0	0	0	0
	<i>Total</i>	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	0	0	0	0	0
Total Expenditures and Uses		(300,000)	(300,000)	(325,000)	(325,000)	(300,000)	(225,000)	(250,000)	(250,000)	(225,000)	(225,000)
Change in Fund Balance		22,000	47,000	97,000	22,000	47,000	47,000	22,000	22,000	47,000	(225,000)
Ending Balance		1,125,233	1,172,233	1,269,233	1,291,233	1,338,233	1,385,233	1,407,233	1,429,233	1,476,233	1,251,233

City of Minnetonka, Minnesota
Economic Improvement Program
 2023 thru 2032

SOURCES AND USES OF FUNDS

Source	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Livable Communities Fund										
Beginning Balance	799,463	800,463	801,463	802,463	803,463	804,463	805,463	806,463	807,463	808,463
Revenues and Other Fund Sources										
<i>Revenue</i>										
Interest Income	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	0
<i>Total</i>	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	0
Total Revenues and Other Fund Sources	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	0
Total Funds Available	800,463	801,463	802,463	803,463	804,463	805,463	806,463	807,463	808,463	808,463
Change in Fund Balance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	0
Ending Balance	800,463	801,463	802,463	803,463	804,463	805,463	806,463	807,463	808,463	808,463

City of Minnetonka, Minnesota
Economic Improvement Program
 2023 thru 2032

SOURCES AND USES OF FUNDS

Source	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Affordable Housing Trust Fund										
Beginning Balance	5,728,000	4,728,000	3,728,000	2,728,000	1,728,000	728,000	728,000	728,000	728,000	728,000
Revenues and Other Fund Sources										
<i>Revenue</i>										
No Funds	0	0	0	0	0	0	0	0	0	0
<i>Total</i>	0	0	0	0	0	0	0	0	0	0
Total Revenues and Other Fund Sources	0	0	0	0	0	0	0	0	0	0
Total Funds Available	5,728,000	4,728,000	3,728,000	2,728,000	1,728,000	728,000	728,000	728,000	728,000	728,000
Expenditures and Uses										
<i>Capital Projects & Equipment</i>										
<i>1-Housing</i>										
Affordable Housing Trust Fund	<i>Housing-22</i>	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	0	0	0	0
<i>Total</i>	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	0	0	0	0	0
Total Expenditures and Uses	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	0	0	0	0	0
Change in Fund Balance	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	0	0	0	0	0
Ending Balance	4,728,000	3,728,000	2,728,000	1,728,000	728,000	728,000	728,000	728,000	728,000	728,000

2020 TIF Management Report: TIF Pooling Estimates

Pooling for Affordable Housing									Pooling for Tax Credit Eligible Rental Housing (#2)	Pooling for Affordable Housing (#3)
Year	Beacon Hill (Housing)	Boulevard Gardens (Redevelopment)	Tonka on the Creek (Housing)	Applewood Pointe (Redevelopment)	Rowland (Housing)	Marsh Run (Housing)	Shady Oak Crossing (Redevelopment)	Total	Boulevard Gardens, Applewood and Shady Oak Crossing (Redevelopment)	Beacon Hill, Tonka, Rowland and Marsh Run (Housing)
To Date	\$ 677,365	\$ 3,753,602	\$ 147,196	\$ -	\$ 124,242	\$ -	\$ -	\$ 4,702,406	\$ 3,753,602	\$ 948,804
2020	\$ 235,311	\$ 599,432	\$ 48,442	\$ -	\$ 21,221	\$ -	\$ -	\$ 904,406	\$ 599,432	\$ 304,974
2021	\$ -	\$ 665,734	\$ 19,522	\$ -	\$ 21,433	\$ 78,466	\$ -	\$ 785,154	\$ 665,734	\$ 119,420
2022		\$ 665,734	\$ 19,717	\$ -	\$ 21,647	\$ 177,531	\$ -	\$ 884,629	\$ 665,734	\$ 218,895
2023			\$ 19,914	\$ -	\$ 21,864	\$ 40,289	\$ -	\$ 82,066	\$ -	\$ 82,066
2024			\$ 20,113	\$ -	\$ 22,082	\$ 42,641	\$ -	\$ 84,836	\$ -	\$ 84,836
2025			\$ 20,314	\$ -	\$ 22,303	\$ 45,113	\$ -	\$ 87,731	\$ -	\$ 87,731
2026			\$ 20,517	\$ -	\$ 22,526	\$ 47,713	\$ -	\$ 90,757	\$ -	\$ 90,757
2027			\$ 20,723	\$ -	\$ 22,751	\$ 50,446	\$ -	\$ 93,920	\$ -	\$ 93,920
2028			\$ 20,930	\$ 85,206	\$ 22,979	\$ 53,320	\$ -	\$ 182,434	\$ 85,206	\$ 97,228
2029			\$ 21,139	\$ 85,206	\$ 23,209	\$ 56,340	\$ -	\$ 185,893	\$ 85,206	\$ 100,688
2030			\$ 21,351	\$ 85,206	\$ 23,441	\$ 59,515	\$ -	\$ 189,512	\$ 85,206	\$ 104,306
2031			\$ 21,564	\$ 85,206	\$ 23,675	\$ 62,852	\$ -	\$ 193,297	\$ 85,206	\$ 108,092
2032			\$ 21,780	\$ 85,206	\$ 23,912	\$ 66,360	\$ -	\$ 197,257	\$ 85,206	\$ 112,052
2033			\$ 21,997	\$ 85,206	\$ 24,151	\$ 70,047	\$ -	\$ 201,401	\$ 85,206	\$ 116,196
2034			\$ 46,604	\$ 85,206	\$ 24,393	\$ 871,422	\$ -	\$ 1,027,624	\$ 85,206	\$ 942,419
2035			\$ 248,522	\$ 85,206	\$ 24,636	\$ 924,468	\$ -	\$ 1,282,832	\$ 85,206	\$ 1,197,627
2036			\$ 251,008	\$ 85,206	\$ 58,825	\$ 980,260	\$ -	\$ 1,375,299	\$ 85,206	\$ 1,290,093
2037			\$ 253,518	\$ 85,206	\$ 247,135	\$ 1,038,938	\$ -	\$ 1,624,797	\$ 85,206	\$ 1,539,591
2038			\$ 256,053	\$ 85,206	\$ 249,606	\$ 1,100,647	\$ 64,961	\$ 1,756,472	\$ 150,166	\$ 1,606,306
2039			\$ 258,613	\$ 85,206	\$ 252,103	\$ 1,165,538	\$ 67,026	\$ 1,828,486	\$ 152,232	\$ 1,676,254
2040			\$ 261,200	\$ 85,206	\$ 254,624	\$ 1,233,773	\$ 69,154	\$ 1,903,955	\$ 154,359	\$ 1,749,596
2041			\$ 263,812	\$ 85,206	\$ 257,171	\$ 1,305,519	\$ 71,345	\$ 1,983,052	\$ 156,551	\$ 1,826,501
2042				\$ 85,206	\$ 259,743	\$ 1,380,953	\$ 73,602	\$ 1,799,504	\$ 158,808	\$ 1,640,697
2043				\$ 85,206	\$ 262,342	\$ 1,460,260	\$ 75,927	\$ 1,883,735	\$ 161,133	\$ 1,722,602
2044				\$ 85,206	\$ -	\$ 1,543,635	\$ 78,321	\$ 1,707,162	\$ 163,527	\$ 1,543,635
2045				\$ 85,206	\$ -	\$ 1,631,283	\$ 80,788	\$ 1,797,276	\$ 165,993	\$ 1,631,283
2046				\$ -	\$ -	\$ 1,723,417	\$ 83,328	\$ 1,806,746	\$ 83,328	\$ 1,723,417
2047				\$ -	\$ -	\$ -	\$ 85,945	\$ 85,945	\$ 85,945	\$ -
Total	\$ 912,676	\$ 5,684,502	\$ 2,304,548	\$ 1,533,700	\$ 2,332,014	\$ 17,210,749	\$ 750,397	\$ 30,728,586	\$ 7,968,599	\$ 22,759,987

City of Minnetonka
Tonka on the Creek
County District #1464

Maximum amount: \$2,283,000		Interest Rate: 5.00%							
Accrual Date: 5/13/2015		Interest Computation: Actual/360							
Final Payment: 2/1/2042									
Date	Interest Due	Total Tax Increment	Tax Increment Available at 90%	Withholding for Tax Petition	Principle Paid	Cumulative Unpaid Interest	Cumulative Tax Increment Paid	Note Balance	Year
								\$ 2,283,000.00	
8/1/2015	25,366.67	0.00	0.00		0.00		0.00	\$ 2,308,366.67	
2/1/2016	58,991.59	0.00	0.00		0.00		0.00	\$ 2,367,358.26	
8/1/2016	59,841.56	194.67	175.20		0.00	0.00	175.20	\$ 2,427,024.61	0.5
2/1/2017	62,023.96	194.67	175.20		0.00	61,848.76	350.41	\$ 2,427,024.61	1
8/1/2017	61,012.70	100,350.57	90,315.51		0.00	32,545.95	90,665.92	\$ 2,427,024.61	1.5
2/1/2018	62,023.96	100,350.57	90,315.42		0.00	4,254.49	180,981.34	\$ 2,427,024.61	2
8/1/2018	61,012.70	125,091.69	112,582.52	(11,571.71)	35,743.63	0.00	281,992.15	\$ 2,391,280.98	2.5
2/1/2019	61,110.51	125,091.67	112,582.50	(11,571.71)	39,900.28		394,574.66	\$ 2,351,380.70	3
8/1/2019	59,111.10	121,983.04	109,784.74	(11,130.91)	109,784.74		504,359.39	\$ 2,311,837.97	3.5
2/1/2020	59,080.30	121,982.67	109,784.40	(11,130.91)	39,573.19		614,143.80	\$ 2,272,264.78	4
8/1/2020	57,437.80	93,661.19	84,295.07	13,485.69	40,342.96		698,438.87	\$ 2,231,921.83	4.5
2/1/2021	57,038.00	125,466.05	112,919.45		55,881.45		811,358.31	\$ 2,176,040.38	5
8/1/2021	54,703.24	125,466.05	112,919.45		58,216.22		924,277.76	\$ 2,117,824.16	5.5
2/1/2022	54,122.17	125,466.05	112,919.45		58,797.28		1,037,197.21	\$ 2,059,026.89	6
8/1/2022	51,761.65	125,466.05	112,919.45		61,157.80		1,150,116.66	\$ 1,997,869.09	6.5
2/1/2023	51,056.65	125,466.05	112,919.45		61,862.79		1,263,036.11	\$ 1,936,006.29	7
8/1/2023	48,669.05	125,466.05	112,919.45		64,250.41		1,375,955.55	\$ 1,871,755.88	7.5
2/1/2024	47,833.76	125,466.05	112,919.45		65,085.69		1,488,875.00	\$ 1,806,670.20	8
8/1/2024	45,668.61	125,466.05	112,919.45		67,250.85		1,601,794.45	\$ 1,739,419.35	8.5
2/1/2025	44,451.83	125,466.05	112,919.45		68,467.63		1,714,713.90	\$ 1,670,951.72	9
8/1/2025	42,005.87	125,466.05	112,919.45		70,913.58		1,827,633.35	\$ 1,600,038.14	9.5
2/1/2026	40,889.86	125,466.05	112,919.45		72,029.59		1,940,552.79	\$ 1,528,008.54	10
8/1/2026	38,412.44	125,466.05	112,919.45		74,507.01		2,053,472.24	\$ 1,453,501.53	10.5
2/1/2027	37,145.04	125,466.05	112,919.45		75,774.41		2,166,391.69	\$ 1,377,727.12	11
8/1/2027	34,634.53	125,466.05	112,919.45		78,284.92		2,279,311.14	\$ 1,299,442.20	11.5
2/1/2028	33,207.97	125,466.05	112,919.45		79,711.48		2,392,230.59	\$ 1,219,730.72	12
8/1/2028	30,832.08	125,466.05	112,919.45		82,087.37		2,505,150.03	\$ 1,137,643.36	12.5
2/1/2029	29,073.11	125,466.05	112,919.45		83,846.34		2,618,069.48	\$ 1,053,797.02	13
8/1/2029	26,491.29	125,466.05	112,919.45		86,428.16		2,730,988.93	\$ 967,368.85	13.5
2/1/2030	24,721.65	125,466.05	112,919.45		88,197.80		2,843,908.38	\$ 879,171.06	14
8/1/2030	22,101.38	125,466.05	112,919.45		90,818.07		2,956,827.83	\$ 788,352.98	14.5
2/1/2031	20,146.80	125,466.05	112,919.45		92,772.66		3,069,747.27	\$ 695,580.32	15
8/1/2031	17,486.12	125,466.05	112,919.45		95,433.33		3,182,666.72	\$ 600,146.99	15.5
2/1/2032	15,337.09	125,466.05	112,919.45		97,582.37		3,295,586.17	\$ 502,564.62	16
8/1/2032	12,703.72	125,466.05	112,919.45		100,215.73		3,408,505.62	\$ 402,348.89	16.5
2/1/2033	10,282.25	125,466.05	112,919.45		102,637.20		3,521,425.07	\$ 299,711.69	17
8/1/2033	7,534.42	125,466.05	112,919.45		105,385.03		3,634,344.51	\$ 194,326.66	17.5
2/1/2034	4,966.13	125,466.05	112,919.45		107,953.32		3,747,263.96	\$ 86,373.34	18
8/1/2034	2,159.33	125,466.05	112,919.45		86,373.35		3,860,183.41	\$ (0.01)	18.5
TOTAL	1,448,090.63	4,301,950.23	3,871,755.12		2,427,024.62				

City of Minnetonka
 Applewood Pointe
 County District #1466

Maximum amount: \$1,290,000		Interest Rate: 7.00%						
Issue Date: 7/24/2017		Interest Computation: Actual/360						
Final Payment: 2/1/2044								
Date	Interest Due	Total Tax Increment	Tax Increment Available at 90%	Principle Paid	Cumulative Unpaid Interest	Cumulative Tax Increment Paid	Note Balance	Year
8/1/2018	93,560.83	131,564.83	118,408.35	24,847.51		118,408.35	\$ 1,290,000.00	
2/1/2019	45,264.34	135,151.15	121,636.04	76,371.69		240,044.38	\$ 1,265,152.49	0.5
8/1/2019	41,838.48	128,204.21	115,383.79	73,545.31		355,428.17	\$ 1,188,780.80	1
2/1/2020	39,900.65	128,204.21	115,383.79	75,483.14		470,811.96	\$ 1,115,235.49	1.5
8/1/2020	36,795.68	129,098.56	116,188.70	79,393.02		587,000.66	\$ 1,039,752.34	2
2/1/2021	34,359.52	129,098.56	116,188.70	81,829.18		703,189.37	\$ 960,359.32	2.5
8/1/2021	30,919.38	129,098.56	116,188.70	85,269.32		819,378.07	\$ 878,530.14	3
2/1/2022	28,381.11	129,098.56	116,188.70	87,807.59		935,566.78	\$ 793,260.82	3.5
8/1/2022	24,828.03	129,098.56	116,188.70	91,360.67		1,051,755.48	\$ 705,453.22	4
2/1/2023	21,970.87	129,098.56	116,188.70	94,217.84		1,167,944.18	\$ 614,092.55	4.5
8/1/2023	18,296.70	129,098.56	116,188.70	97,892.00		1,284,132.89	\$ 519,874.71	5
2/1/2024	15,097.60	129,098.56	116,188.70	101,091.10		1,400,321.59	\$ 421,982.71	5.5
8/1/2024	11,356.00	129,098.56	116,188.70	104,832.71		1,516,510.30	\$ 320,891.61	6
2/1/2025	7,730.11	129,098.56	116,188.70	108,458.60		1,632,699.00	\$ 216,058.90	6.5
8/1/2025	3,786.93	129,098.56	116,188.70	107,600.31		1,748,887.70	\$ 107,600.31	7
TOTAL	454,086.24	1,943,208.56	1,748,887.70	1,290,000.00			(0.00)	7.5

City of Minnetonka
Rowland Housing
County District #1465

Maximum amount: \$2,500,000		Interest Rate: 5.50%					
Accrual Date: 4/3/2017		Interest Computation: 30/360					
Final Payment: 2/1/2044							
Date	Interest Due	Total Tax Increment	Tax Increment Available at 90%	Principle Paid	Cumulative Unpaid Interest	Cumulative Tax Increment Paid	Note Balance
8/1/2018	182,569.44	124,183.65	111,765.29	0.00	70,804.16	111,765.29	\$ 2,500,000.00
2/1/2019	68,750.00	124,183.63	111,765.27	0.00	27,788.89	223,530.55	\$ 2,500,000.00
8/1/2019	68,750.00	122,109.74	109,898.77	13,359.87		333,429.32	\$ 2,486,640.13 0.5
2/1/2020	68,382.60	122,109.73	109,898.76	41,516.15		443,328.08	\$ 2,445,123.97 1
8/1/2020	67,240.91	127,180.61	114,462.55	47,221.64		557,790.62	\$ 2,397,902.33 1.5
2/1/2021	65,942.31	127,180.61	114,462.55	48,520.23		672,253.17	\$ 2,349,382.10 2
8/1/2021	64,608.01	127,180.61	114,462.55	49,854.54		786,715.72	\$ 2,299,527.56 2.5
2/1/2022	63,237.01	127,180.61	114,462.55	51,225.54		901,178.27	\$ 2,248,302.02 3
8/1/2022	61,828.31	127,180.61	114,462.55	52,634.24		1,015,640.82	\$ 2,195,667.77 3.5
2/1/2023	60,380.86	127,180.61	114,462.55	54,081.69		1,130,103.37	\$ 2,141,586.09 4
8/1/2023	58,893.62	127,180.61	114,462.55	55,568.93		1,244,565.92	\$ 2,086,017.16 4.5
2/1/2024	57,365.47	127,180.61	114,462.55	57,097.08		1,359,028.47	\$ 2,028,920.08 5
8/1/2024	55,795.30	127,180.61	114,462.55	58,667.25		1,473,491.02	\$ 1,970,252.83 5.5
2/1/2025	54,181.95	127,180.61	114,462.55	60,280.60		1,587,953.57	\$ 1,909,972.24 6
8/1/2025	52,524.24	127,180.61	114,462.55	61,938.31		1,702,416.11	\$ 1,848,033.92 6.5
2/1/2026	50,820.93	127,180.61	114,462.55	63,641.62		1,816,878.66	\$ 1,784,392.31 7
8/1/2026	49,070.79	127,180.61	114,462.55	65,391.76		1,931,341.21	\$ 1,719,000.55 7.5
2/1/2027	47,272.52	127,180.61	114,462.55	67,190.03		2,045,803.76	\$ 1,651,810.51 8
8/1/2027	45,424.79	127,180.61	114,462.55	69,037.76		2,160,266.31	\$ 1,582,772.75 8.5
2/1/2028	43,526.25	127,180.61	114,462.55	70,936.30		2,274,728.86	\$ 1,511,836.45 9
8/1/2028	41,575.50	127,180.61	114,462.55	72,887.05		2,389,191.41	\$ 1,438,949.41 9.5
2/1/2029	39,571.11	127,180.61	114,462.55	74,891.44		2,503,653.96	\$ 1,364,057.97 10
8/1/2029	37,511.59	127,180.61	114,462.55	76,950.95		2,618,116.51	\$ 1,287,107.01 10.5
2/1/2030	35,395.44	127,180.61	114,462.55	79,067.11		2,732,579.06	\$ 1,208,039.91 11
8/1/2030	33,221.10	127,180.61	114,462.55	81,241.45		2,847,041.60	\$ 1,126,798.45 11.5
2/1/2031	30,986.96	127,180.61	114,462.55	83,475.59		2,961,504.15	\$ 1,043,322.86 12
8/1/2031	28,691.38	127,180.61	114,462.55	85,771.17		3,075,966.70	\$ 957,551.69 12.5
2/1/2032	26,332.67	127,180.61	114,462.55	88,129.88		3,190,429.25	\$ 869,421.82 13
8/1/2032	23,909.10	127,180.61	114,462.55	90,553.45		3,304,891.80	\$ 778,868.37 13.5
2/1/2033	21,418.88	127,180.61	114,462.55	93,043.67		3,419,354.35	\$ 685,824.70 14
8/1/2033	18,860.18	127,180.61	114,462.55	95,602.37		3,533,816.90	\$ 590,222.33 14.5
2/1/2034	16,231.11	127,180.61	114,462.55	98,231.44		3,648,279.45	\$ 491,990.89 15
8/1/2034	13,529.75	127,180.61	114,462.55	100,932.80		3,762,742.00	\$ 391,058.09 15.5
2/1/2035	10,754.10	127,180.61	114,462.55	103,708.45		3,877,204.55	\$ 287,349.64 16
8/1/2035	7,902.12	127,180.61	114,462.55	106,560.43		3,991,667.09	\$ 180,789.21 16.5
2/1/2036	4,971.70	127,180.61	114,462.55	109,490.85		4,106,129.64	\$ 71,298.36 17
8/1/2036	1,960.70	127,180.61	114,462.55	71,298.36		4,179,388.71	\$ 0.00 17.5
TOTAL	1,679,388.71	4,689,546.88	4,220,592.19	2,500,000.00			

History of Economic Development Grant Awards for Minnetonka Projects (2016-Present)

Year Awarded	Fund / Project Name	Grant Amount
2016	NatureWorks - Minnesota Investment Fund -	\$250,000
2017	LCDA-TOD (Mariner)	\$1,876,500
2018	Hennepin County Corridor Planning Grant (Opus Design Guidelines)	\$50,000
2018	Hennepin TOD (Mariner)	\$450,000 *
2018	Hennepin AHIF (Mariner)	\$400,000 *
2018	LHIA - Mariner	\$210,500
2018	LCDA-TOD (Dominium)	\$2,000,000
2019	MN DEED Job Creation Fund (Carlson Wagonlit)	\$450,000
2019	MN DEED Job Creation Fund (PeopleNet/Trimble)	\$600,000
2019	MN DEED Minnesota Investment Fund (PeopleNet/Trimble)	\$1,000,000
2020	Hennepin County Brownfields Gap Financing Participation (Opus AUAR Study)	\$44,000
2020	MN DEED Redevelopment Grant (Shady Oak Crossing)	\$246,653
2020	Hennepin County TOD (Shady Oak Crossing)	\$250,000 *
2020	Met Council TBRA (Shady Oak Crossing)	\$414,200
2021	Hennepin County TOD (Wellington)	\$250,000 *
2021	Homes Within Reach	\$188,000
2022	King Technology	\$617,000
	Total	\$9,296,853

** Indicates funds that were not applied for by the city, but required staff support and city administration.*



AFFORDABLE HOUSING GOALS



**MINNETONKA
ECONOMIC
IMPROVEMENT
PROGRAM**

CRITICAL MEASURES OF REGIONAL HOUSING POLICY

projected *NEED*

Significantly more households will need affordable housing in the next decade - whether we plan for them or not. Our region will be more successful if we all do what we can to address the growing affordable housing need.



More households will *NEED* affordable housing

Cities are allocated a share of the region's projected need

Cities' share of the region's growth in affordable housing need is on their Community Page within the Local Planning Handbook. This share is proportional to a city's overall forecasted growth, its existing affordable housing stock, and the ratio of low-wage jobs to low-wage earning residents.

Cities must plan for their share of the need

Cities aren't required to create enough units to meet their share of the need, but they must plan for the possibility of these units by guiding sufficient land at higher residential densities in their comprehensive plans.

achievable *GOAL*

An aspirational but realistic number of new affordable housing units that a city, in partnership with developers, funders and others, can help create by 2030.



Livable Communities Act *GOAL*

Cities negotiate their goal with the Council.

Cities wanting grants from the Livable Communities Act programs must negotiate a goal with the Council. The goal represents the affordable and life-cycle housing that developers could realistically build in a city, recognizing market conditions and available funding.

Why participate in Livable Communities Act programs?

The Livable Communities Act programs give participating cities access to grant dollars for environmental clean-up, innovative development and redevelopment projects, and affordable housing production or preservation.

performance *SCORE*

The Council recognizes communities for their efforts around affordable housing annually. Scores can influence certain Council funding decisions.



Housing Performance *SCORE*

How can cities achieve a higher score?

The Council annually calculates a Housing Performance Score to acknowledge the local efforts to create and preserve affordable housing. Cities can increase scores by creating or preserving affordable housing as well as by offering programs, plans and tools that support and encourage affordable housing.

Do Housing Performance scores matter?

Housing Performance Scores affect a city's competitiveness for Livable Communities Act funding and regionally allocated federal transportation funding. Data collected in the scoring process also provides useful information on how cities are addressing their housing needs.

2021-2030 ALLOCATION OF AFFORDABLE HOUSING NEED

The 2021-2030 Allocation of Affordable Housing Need—or the *NEED*—is based on forecasting consistent with [Thrive MSP 2040](#), the regional development guide adopted in May 2014 by the Metropolitan Council. The *NEED* numbers are shared with local governments to aid their fulfillment of affordable housing planning responsibilities statutorily required by the [Metropolitan Land Use Planning Act](#). The *NEED* is proportional to 1) a city or township's total forecasted population growth between 2021 and 2030, 2) its existing affordable housing stock, and 3) the ratio of low-wage jobs to low-wage earning residents. The full methodology is described in the Council's [2040 Housing Policy Plan](#). Here, affordable refers to housing units that households at three levels of Area Median Income—as defined by the [U.S. Department of Housing and Urban Development](#)—could pay for without becoming cost-burdened (that is, spending more than a third of their income on housing costs).

As local governments submit their comprehensive plans and formal updates over the next decade, their forecasts and/or *NEED* numbers may change. *NEED* numbers are current as of the date indicated; refer to [Community Pages in our Local Planning Handbook](#) for the most current information, which is updated in real time.

	Net population growth (2021-2030)	<i>NEED</i> for affordable units, total	<i>NEED</i> for units afford- able to households with income at or below 30% of AMI	<i>NEED</i> for units afford- able to households with income 31% to 50% of AMI	<i>NEED</i> for units afford- able to households with income 51% to 80% of AMI
Sewered Communities	(1/29/2021)	(1/29/2021)			
Hennepin County					
Minnetonka	2,400	1,064	508	412	144

Appendix B: 2040 Minnetonka Comprehensive Plan

Future Housing Need – Implementation Tools

Identified Need	Tool	Circumstance and Sequence of Use
Allocation of affordable housing need: At or below 30% AMI - 508 508 units	Land Use (multifamily and mixed use zoning), PUDs	Guide future land use to densities that support the development of affordable housing
	Super RFP (Low Income Housing Tax Credits)	The City would strongly consider supporting or sponsoring an application to the Super RFP programs for housing at this affordability in the highest density locations on our future land use map.
	Tax Increment Financing (TIF)	The City would consider TIF for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on the future land use map.
	TIF Pooling	The City would consider TIF Pooling for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on the future land use map.
	Housing Bonds	The City would consider issuing Housing Bonds to support this type of housing in the community.
	Tax Abatement	The City would consider tax abatement for proposals of this housing type in the locations guided at the appropriate densities and land use

		categories as shown on our future land use map.
	HRA Resources	The City will coordinate with the EDA to consider support for housing affordable under 80% AMI.
	Hennepin County Funds	The City would strongly consider sponsoring an application to Hennepin County's HOME and AHIF funding programs to support development of housing at this income range.
	LCDA Funds	The City would strongly consider sponsoring a LCDA application to support for new housing affordable at or below 80% AMI.
	CDBG Resources	The City may consider using allocated CDBG funds for this type of housing specifically, but opportunities and projects seeking this funding would be considered on a case by case basis.
	Site Assembly	The City would consider using awarded funds, from the programs described above, to assemble a site in the locations identified on our future land use map for this type of use

Identified Need	Tool	Circumstance and Sequence of Use
Allocation of affordable housing need: From 31%-50% AMI: 412 units	Land Use (multifamily and mixed use zoning), PUDs	Guide future land use to densities that support the development of affordable housing
	Super RFP (Low Income Housing Tax Credits)	The City would strongly consider supporting or sponsoring an application to the Super RFP programs for housing at this affordability in the highest density locations on our future land use map.
	Tax Increment Financing (TIF)	The City would consider TIF for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on the future land use map.
	TIF Pooling	The City would consider TIF Pooling for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on the future land use map.
	Housing Bonds	The City would consider issuing Housing Bonds to support this type of housing in the community.
	Tax Abatement	The City would consider tax abatement for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on our future land use map.
	HRA Resources	The City will coordinate with the EDA to consider

		support for housing affordable under 80% AMI.
	Hennepin County Funds	The City would strongly consider sponsoring an application to Hennepin County's HOME and AHIF funding programs to support development of housing at this income range.
	LCDA Funds	The City would strongly consider sponsoring a LCDA application to support for new housing affordable at or below 80% AMI.
	CDBG Resources	The City may consider using allocated CDBG funds for this type of housing specifically, but opportunities and projects seeking this funding would be considered on a case by case basis.
	Site Assembly	The City would consider using awarded funds, from the programs described above, to assemble a site in the locations identified on our future land use map for this type of use

Identified Need	Tool	Circumstance and Sequence of Use
Allocation of affordable housing need: From 51%-80% AMI 144 units	Land Use (multifamily and mixed use zoning), PUDs	Guide future land use to densities that support the development of affordable housing
	Super RFP (Low Income Housing Tax Credits)	The City would strongly consider supporting or sponsoring an application to the Super RFP programs for housing at this affordability in the highest density locations on our future land use map.
	Tax Increment Financing (TIF)	The City would consider TIF for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on the future land use map.
	TIF Pooling	The City would consider TIF Pooling for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on the future land use map.
	Housing Bonds	The City would consider issuing Housing Bonds to support this type of housing in the community.
	Tax Abatement	The City would consider tax abatement for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on our future land use map.
	HRA Resources	The City will coordinate with the EDA to consider

		support for housing affordable under 80% AMI.
	Hennepin County Funds	The City would strongly consider sponsoring an application to Hennepin County's HOME and AHIF funding programs to support development of housing at this income range.
	LCDA Funds	The City would strongly consider sponsoring a LCDA application to support for new housing affordable at or below 80% AMI.
	CDBG Resources	The City may consider using allocated CDBG funds for this type of housing specifically, but opportunities and projects seeking this funding would be considered on a case by case basis.
	Site Assembly	The City would consider using awarded funds, from the programs described above, to assemble a site in the locations identified on our future land use map for this type of use

AFFORDABLE HOUSING GOALS

Progress on the city's affordable housing goals.

In 1995, the Minnesota Legislature created the Livable Communities Act (LCA) to address the affordable and life-cycle housing needs in the Twin Cities metropolitan area. When the LCA was established, Minnetonka was one of the first communities to sign up to participate in the program. At that time, a series of affordable housing goals for the city was established for 1996 to 2010. The city has elected to continue to participate in the LCA program, establishing affordable and lifecycle housing goals for 2011 to 2020. In 2020, the city will establish new goals for 2021-2030.

1995-2010 AFFORDABLE HOUSING GOALS

	Goals (1995-2010)	Results	Percent Achieved
New Affordable Ownership Units	180 Units	202	112%
New Affordable Rental Units	324 Units	213	66%
New Rental Units (All)	540 Units	697	130%

1995-2010 New Affordable Ownership Units

Project	Year Completed	Affordable Units	EIP Program Used
Gables of West Ridge Market	1996-1997	90	Boulevard Gardens TIF
Habitat for Humanity	1999	4	None
Ridgebury	2000	56	Ridgebury TIF
The Enclave	2002	1	None
The Sanctuary	2005-2007	3	-Grants -Homes Within Reach
Lakeside Estates	2005	1	Homes Within Reach
Cloud 9 Sky Flats	2006	34	Homes Within Reach
Wyldewood Condos	2006	8	None
Minnetonka Drive	2007	1	Homes Within Reach
Deephaven Cove	2007	2	-Grants -Homes Within Reach
Meadowwoods	2007/2008	2	Homes Within Reach

1995-2010 New Affordable Rental Units

Project	Year Completed	Affordable Units	EIP Program Used
Excelsior Court Apartments	1996	24	
West Ridge Retirement	1997	45	Boulevard Gardens TIF
Boulevard Gardens	1997	46	Boulevard Gardens TIF
Crown Ridge Apartments	1997	46	Boulevard Gardens TIF
Minnetonka Mills	1997	30	Minnetonka Mills TIF
Cedar Pointe Townhouses	1997	9	Cedar Pointe
The Oaks at Glen Lake	2008	13	Glenhaven TIF

2011-2020 AFFORDABLE HOUSING GOALS

	Goals (2011-2020)	Results	Percent Achieved (to date)
New Affordable Units (rental & ownership)	246 to 378	679	276%
New Lifecycle Units	375 to 800	1,655	441%

2011-2020 New Affordable Units (rental and ownership)

Project	Year Completed	Affordable Units	EIP Program Used
The Glenn by St. Therese	2011	30	Glenhaven TIF
The Ridge	2013	51	TIF Pooling
Tonka on the Creek	2016	20	Tonka on the Creek TIF
At Home	2016	21	Rowland Housing TIF
Cherrywood Pointe	2017	8	N/A
The RiZe	2019	32	N/A
Preserve at Shady Oak/ Legends of Minnetonka	2020*	482	TIF Housing
Marsh Run	2020*	35	TIF Housing
Total	N/A	679	N/A

2011-2020 New Lifecycle Units

Project	Year Completed	Lifecycle Units	EIP Program Used
The Glenn by St. Therese	2011	150	Glenhaven TIF
The Ridge	2013	64	TIF Pooling
Tonka on the Creek	2016	100	Tonka on the Creek TIF
At Home	2016	106	Rowland Housing TIF
Applewood Pointe	2017	89	Applewood Pointe TIF
Lecesse*	2017	290	N/A
Cherrywood Pointe	2017	92	N/A
Zvago	2017	54	Glenhaven TIF
Orchards of Minnetonka	2019	147	N/A
Havenwood	2019	100	N/A
Minnetonka Hills	2019	78	N/A
Ridgedale Executive Apts	2020*	77	N/A
Avidor	2020*	168	N/A
Marsh Run	2020*	140	TIF Housing
Total	N/A	1,655	N/A

2021-2030 AFFORDABLE HOUSING GOALS

	Goals (2021-2030)	Results	Percent Achieved (to date)
New Affordable Units (rental & ownership)	558 - 1,064	685*	122%
New Lifecycle Units	2,400	937*	39%

*New construction is not counted toward the goal until the project is occupied.

2021-2030 New Affordable Units (rental and ownership)

Project	Year Completed	Affordable Units	EIP Program Used
Preserve at Shady Oak/ Legends of Minnetonka	2021*	482	TIF Housing
Shady Oak Crossings	2021*	35	TIF Pooling
The Pointe	2022*	19	Development Fund
Doran – Shady Oak*	2023*	53	Opus TIF
Minnetonka Station*	2023*	28	Opus TIF
Wellington Apts.*	2023*	68	Opus TIF
Total	N/A	685	

*Indicates projects that are approved, but not yet constructed therefore affordable and lifecycle units are not counted in the 2011-2020 goals.

2021-2030 New Lifecycle Units

Project	Year Completed	Lifecycle Units	EIP Program Used
Shady Oak Crossings	2021*(fall)	52	TIF Pooling
The Pointe*	2022*	186	Development Fund
Doran – Shady Oak*	2023*	297	Opus TIF
Minnetonka Station *	2023*	247	Opus TIF
Wellington Apts*	2023*	155	Opus TIF
Total	N/A	937	

*Indicates projects that are approved, but not yet constructed therefore affordable and lifecycle units are not counted in the 2011-2020 goals.

2022 AFFORDABLE HOUSING INCOME LIMITS

Household Size	30%	50%	60%	80%	120%
1	\$28,822	\$41,370	\$49,644	\$62,600	\$99,288
2	\$28,368	\$47,280	\$56,736	\$71,550	\$113,472
3	\$31,914	\$53,190	\$63,828	\$80,500	\$127,656
4	\$35,460	\$59,100	\$70,920	\$89,400	\$141,840
5	\$38,296	\$63,828	\$76,593	\$96,600	\$153,187
6	\$41,133	\$68,556	\$82,267	\$103,750	\$164,534
7	\$43,970	\$73,284	\$87,940	\$110,900	\$175,881
8	\$46,807	\$78,012	\$93,614	\$118,050	\$187,228
Twin Cities Median Family Income 2022: \$118,200					

Income limits are published on the US Department of Housing and Urban Development User Portal:
<https://www.huduser.gov/portal/datasets/li.html>

How much do residents pay for affordable housing?

Maximum Gross Rents by Bedroom Size				
AMI	Studio	1 bedroom	2 bedroom	3 bedroom
30%	\$616	\$660	\$792	\$915
50%	\$1,027	\$1,100	\$1,320	\$1,525
60%	\$1,233	\$1,320	\$1,584	\$1,830
80%	\$1,644	\$1,761	\$2,112	\$2,440

Maximum rent tables are published annually with Minnesota Housing:
<https://www.mnhousing.gov/sites/multifamily/limits>

Affordable rent based on sample occupations and their average salaries

Occupation	Median Salary	Affordable Rent
Chef / Head Cook	\$52,509	\$1,312
Elementary School Teacher	\$61,432	\$1,535
Electrician	\$69,394	\$1,734
Nurse	\$81,154	\$2,028
Veterinarian	\$94,897	\$2,372

Salaries are based off of MN DEED data (2021)

Minnetonka Housing/Business Development Policies

The City of Minnetonka has several policies related to housing and business development. Policy direction from the council can take many different forms, including such channels as formally adopted ordinances and resolutions, to more informal requests and suggestions to the city manager, who is ultimately responsible to the city council for carrying out their policy decisions.

These policies are intended as a general guide for the city council. They are not binding and may be modified when, in the sole discretion of the council, such modification is deemed necessary or appropriate in the interest of the city.

This listing is regularly updated as new policy directions are established, and it is by no means exclusive. These policies are included in the EIP as a reminder for the EDAC and Council to review annually during the EIP review. The city's policies are updated annually on the city's website.

City of Minnetonka City Council Policies (excerpts of housing related policies):

Chapter 2: Administration and Finance

2.4 – Special Assessments with Tax Increment Districts

2.5 – Tax Exempt Financing for Industrial Development, Health Care Facilities, and Multi-family Housing Projects (Private Activity Tax Exempt Financing)

2.14 - Tax Increment Financing Pooling Fund

2.15 - Housing Improvement Areas

2.16 - Post-Issuance Compliance Procedure and Policy For Tax-Exemption Governmental Bonds

2.18 - Tax Increment Financing and Tax Abatement

2.19 – Debt Management

Chapter 11: Streets, Parks, and Other Public Property

11.12 – Real Estate Property Management

Chapter 12: Public Utilities

12.10 - Met Council Sewer Availability Charge and City Residential Equivalency Charge Payment Deferral Program

Chapter 13: General Provisions and Policies

13.1 Fair Housing

13.2 Affordable Housing Policy

GLOSSARY OF TERMS

Community Development Block Grant (CDBG)	A program through HUD assisting state and local governments with a variety of community development needs
Department of Employment and Economic Development (DEED)	A state agency assisting in economic development through programs targeting business recruitment, expansion and retention; workforce development; and community development
Economic Development Advisory Commission (EDAC)	An advisory commission to the city council on matters related to economic development, housing and redevelopment
Economic Development Authority (EDA)	An authority granted to local governments by the state for the purpose of conducting economic development, housing and redevelopment activities. EDAs have the ability to levy taxes
Housing Improvement Area (HIA)	A defined area in the city in which housing improvements to commonly owned space in condominium/townhouse developments may be financing with the assistance of a city through special assessments
Housing and Redevelopment Authority (HRA)	An authority granted to local governments by the state for the purpose of conducting housing and redevelopment activities
Light Rail Transit (LRT)	A mode of public transit where trains run in a separate right of way
Livable Communities Act (LCA)	A program adopted in 1995 by the Minnesota State Legislature and administered by the Metropolitan Council for purposes of increasing affordable housing and investing in local communities
Metropolitan Council	A regional policy-making body, planning agency and provider of services to guide growth in the Twin Cities metropolitan area
Metro Transit	The transit arm of the Metropolitan Council is responsible for running the metropolitan area's bus and train systems
MN Investment Fund (MIF) and Job Creation Fund (JCF)	Business financing tools offered by DEED to help businesses locate or expand in Minnesota
Property Assessed Clean Energy (PACE)	A program that allows businesses to make clean energy investments in their businesses by financing the costs through a special assessment on the property
Tax Abatement	A temporary deferral of property taxes for purposes of stimulating economic development
Tax Increment Financing (TIF)	A financing tool where additional property taxes are generated from a new development are captured and used for public purposes such as housing, removal of blight and employment opportunities
U.S. Department of Housing and Urban Development (HUD)	Established in 1965 as a cabinet-level federal agency that is responsible for housing and community development activities



My name is Martha Brannon, Founder and Executive Director of His House Foundation (HHF), a 501(c)(3) organization that provides direct services to families in need and acts as a catalyst for increased sharing within our community. HHF has a focus on assisting families that *are* homeless or recently homeless, and people experiencing crisis. **We are proud of our commitment to do all this without boundaries, limits, or service areas.**

His House Foundation is certified in **Housing Stabilization** with the state of Minnesota which provides the long-term case management needed to move people through a housing crisis. We are the regional **United Way Housing Crisis Contact** and approved **"Street Outreach"** for Carver and Scott Counties.

COMMUNITY RESOURCE CENTER: The Community Resource Center is in the basement of the Chaska Moravian Church. We serve families in crisis with basic needs including clothing, winter gear, personal care products, and food. We are open to the public daily and serve over 2000 clients a year.

ABUNDANCE FOOD SHARE: Abundance is collecting and **redistributing approximately 15,000 pounds of food each month** in partnership with Carver & Scott County Environmental Services and programs of diverting food from the waste stream. We also pick-up perishables from several food shelves and deliver those items immediately to the hotels with homeless programs and people in crisis, and several other hotels where people are living after being excluded from traditional rental options.

EMERGENCY HOUSING FINANCIAL ASSISTANCE: His House Foundation **provides emergency housing financial assistance** to people that were homeless or near homeless and did not qualify for other programs. Most of the funding was requested for people excluded from *any* housing options, literally homeless, or hotel stays for people waiting to enter the county's homeless programs.

LOOKING AHEAD: His House and our food share program **Abundance** is committed to increasing food access and basic needs as more people slip into financial crisis. We are ready to address basic needs in a cohesive flow without barriers put in place that can allow personal judgements and stereotypes to interrupt that flow.

Martha Brannon, Executive Director, His House Foundation



City of Minnetonka Proposal to Address Homelessness

His House Foundation (HHF), is a 501(c)(3) organization that has a focus on assisting families that *are* homeless or recently homeless, and/or experiencing crisis. HHF originated 15 years ago with a thrift store near the Minnetonka high school. Now we are a self-sustaining homeless agency funded through government programs. During the past year, HHF has provided services and support for 7 Minnetonka households that were experiencing a homeless crisis.

HHF is certified in **Housing Stabilization** with the state of Minnesota which provides the long-term case management needed to move people through a housing crisis. We are the regional **United Way 211 Housing Crisis Contact** and approved **“Street Outreach”** for Carver and Scott Counties.

Program Components: Community Shelter Program

HHF is proposing to serve 12 households that are determined to be homeless based on state guidelines or HUD Homeless, within the city limits of Minnetonka, MN. HHF will serve local homeless with intensive case management and temporary housing within the nearest community to their support system. Funds will be used to finance both casework and temporary housing.

Shelter Components

Case Management: HHF will provide case management to assist accessing existing community resources and guidance toward long-term housing solutions.

- Housing searches through homeless housing resources.
- Shelter Payment Assistance: HHF will provide payment for the hotel stay for the agreed upon period. This process allows client to access **Coordinated Entry** through local systems.
- Move out: When housing is identified, another housing, or appropriate shelter opportunity becomes available the client will have 48 hours to exit the hotel and remove your belongings.

Expectations of Participants

- Meet with case manager at least twice weekly
- Follow hotel smoking and no guest policy
- Remain law abiding

Services provided by HHF

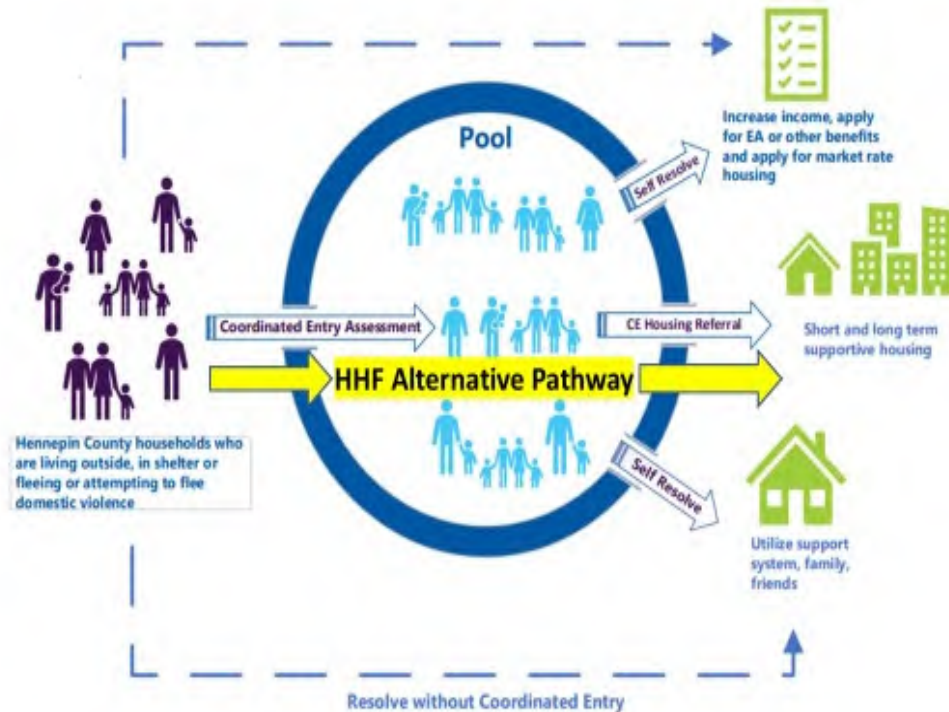
- Housing Stabilization Services and case management certified through the State of Minnesota
- Accessing Coordinated Entry within Hennepin County System
- Coordination with existing resources such as ICA and Resource West

Specifics

In 2022/2023 HHF will provide services to 12 households that have had residency within the city of Minnetonka. Based on existing data in our trial program:

- Hotel cost \$47,808 (estimated hotel cost \$66.40 per night x average 60 day stay x 12 families)
- Case Management cost \$36,000 (60 hrs per month @ \$50 per hr)
- Deposits and First Months Rental fees \$12,000 (\$1000 per family)

Hennepin County Coordinated Entry



Eligibility Criteria

- To be eligible to be assessed: a person has to be in a shelter for 14 days or in a place not meant for human habitation (living outside, on the train, car, etc.), or fleeing or attempting to flee domestic violence.
- Single adults: Must have tie to Hennepin County,
- Families: Must have County of Financial Responsibility of Hennepin County
- Must be 16+ to be eligible for an assessment

How to access a CES Assessment

- Single Adult/youth access:
 - Those staying at a homeless shelter in Hennepin County for over 14 days will be identified by shelter staff for assessment. If not identified, you should request one from a shelter worker or street outreach worker.
 - If staying in a place not meant for human habitation (outside, train, car, camping, etc.) – a CES assessment can be
- Families access (for those with custody of children 51% of the time or pregnant):
 - Those staying at People Serving People, St. Anne's, or the Drake will be identified by shelter staff for an assessment



**Economic Development Advisory Commission
Item #5
Meeting of July 14, 2022**

Title: Commercial Code Compliance Loan Program
Report From: Rob Hanson, EDFP, Economic Development Coordinator
Submitted through: Julie Wischnack, AICP, Community Development Director

Action Requested: Motion Informational Recommendation Vote
Form of Action: Resolution Ordinance Contract/Agreement Other N/A
Votes needed 4 votes 5 votes N/A Other

Summary Statement

Summary of new financing program for businesses to address safety or other building code-related issues.

Recommended Action

Review and provide a recommendation.

Strategic Profile Relatability

Financial Strength & Operational Excellence Safe & Healthy Community
 Sustainability & Natural Resources Livable & Well-Planned Development
 Infrastructure & Asset Management Community Inclusiveness
 N/A

Financial Consideration

Is there a financial consideration? No Yes
Financing sources: Budgeted Budget Modification New Revenue Source
 Use of Reserves Other \$100,000 in indirect ARPA funds

Background

At the March 10, 2022, EDAC Meeting, staff presented the Business Development Strategy Work Plan, which outlined programmatic ideas for consideration to address issues identified in the 2021 business survey. Businesses indicated that loans and financing support were among the most important potential future services that city staff could provide. Additionally, the 2023-2027 Economic Improvement Program identified \$100,000 in indirect American Rescue Plan Act (ARPA) funds toward the creation of a pilot Commercial Code Compliance Loan program.

Proposed Program

The staff has developed guidelines for implementing a Commercial Code Compliance Loan Program with an initial pool of \$100,000. With this funding, approximately four businesses could receive a loan of up to \$25,000 to address building issues such as improving safety, structural integrity, accessibility issues, or any other areas of concern as determined by the City of Minnetonka's Building Official, Fire Marshall, or Public Health Division.

Loans would be repaid in monthly installments over 15 years and include a 2% fixed interest rate. The attached program guidelines describe other credit and underwriting requirements more fully.

Eligible businesses would include the following components:

- Be located within the City of Minnetonka or in the process of securing a location within the city. That address must be a commercial address not situated within a residential area.
- Borrowers may be the property owner or tenant.
- Be a locally owned and operated business (including independently owned and operated franchises)
- Be a for-profit business
- Employ no more than 25 full-time equivalents
- Be in compliance with city ordinances, codes, licensing, and must not have any delinquent taxes or other charges due to the city.
- Be a legal entity registered with the Minnesota Secretary of State, and be in good standing.

Eligible Improvements

Repairs may improve safety, structural integrity, address accessibility issues, or address other areas of concern as determined by city building, fire officials, or the public health division. Examples of eligible projects include (but are not limited to):

- Exterior painting
- Window and door replacement
- Fire suppression or other related issues as requested by the city fire marshal
- Building and health code-related items
- Accessibility improvements or ADA code compliance
- Other improvements are more fully described in the attached guidelines.

Program Administration

The staff is proposing that the Center for Energy and Environment (CEE) administer the program on behalf of the city. CEE also administers the down-payment loan and home rehabilitation loan programs.

Next Steps

Staff will incorporate feedback from the EDAC in the final guidelines. The program will be presented to the city council at a future meeting.

Attachments

Commercial Code Compliance Loan Program Guidelines



CITY OF MINNETONKA

Minnetonka Code Correction Loan Program

Loan Amount:

Total available funding for the program -\$100,000
Loans of up to \$25,000 (subject to credit requirements and program eligibility)

Loan Term:

15 years – paid in monthly installments

Loan Security: No loan security for loans with a personal guarantor.

Personal Guarantor: Loans will be personally guaranteed by at least 50% ownership of the business.

Credit / Underwriting Requirements: All personal guarantors must have a minimum credit score of 620.

Interest Rate:

2% fixed interest rate

Match Amount:

Any business or property owner taking part in the project must match at least 10% of the total loan amount.

Eligibility:

To be eligible to receive a loan through the Minnetonka Code Correction Loan Program, all applicants must meet the following criteria:

- Be located within the City of Minnetonka or in the process of securing a location within Minnetonka; and have a physical commercial address that is not located in a residential neighborhood;
- Borrowers may be the property owner or tenant of the property where the corrective action is discussed or ordered by the city;
- The borrower must have an active property maintenance corrective order issued by the city or work that properly corrects any code-related issues on the property;
- Be a locally owned and operated business (including independently owned and operated franchises);
- Be a for-profit business;

- Be a legal entity registered with the Minnesota Secretary of State, and be in good standing;
- Be in compliance with city ordinances, codes, licensing, and must not have any delinquent taxes, bills, or other charges due to the city; and
- Employ no more than 25 full-time equivalents.

Eligible Borrowers:

All borrowers may be legal residents of the United States or a registered business in the State of Minnesota. Borrowers may be the property owner or tenant of the property where the corrective action is discussed or ordered by city staff.

Ineligible Borrowers:

Assistance will not be provided to businesses that:

- Do not have a physical commercial address located within the City of Minnetonka
- Primarily generate income from gambling activities
- Generates income from adult-oriented or tobacco/vaping-related activities or liquor
- Are a non-profit organization

Eligible Improvements:

Repairs may improve safety, structural integrity, address accessibility issues, or address any other areas of concern as determined by the city building official. Examples of eligible projects include:

- Exterior painting
- Screening elements (i.e., fencing, visible mechanical screening, visible trash enclosures)
- Window and door repair or replacement
- Signage connected to the building
- Fire suppression or other related issues as requested by the city fire marshal
- Exterior lighting
- Building and health code-related items
- ANSI/NSF approved equipment upgrades with approval from the city building official
- Parking lot improvements
- Improving exterior or architectural barriers that restrict the mobility and accessibility of elderly or disabled persons to a premise
- Installation of exterior security devices
- Landscaping improvements
- Improvements not on this list but required for correction per city staff can be considered eligible for this program on a case-by-case basis.

Ineligible Improvements:

Any improvement that does not meet the definition of an eligible improvement.

Bids/Contractors:

One contract bid is required. All contractors must be properly licensed or registered with the Minnesota Department of Labor (if applicable) and the City of Minnetonka (if applicable). Permits must be obtained if required.

If work is to be completed by the applicant, loan funds may only be used for materials. Materials must be purchased and installed prior to the disbursement of the loan proceeds. All necessary city permits must be pulled prior to work beginning.

Work may be performed by property owners on a "sweat equity" basis. Loan funds may be used only for the purchase of materials. Loan funds cannot be used to compensate for labor, only for materials. Materials must be purchased and installed prior to the disbursement of the loan proceeds. When applicable, a signed city permit must be obtained.

Work Schedule:

All work must be completed within 120 days of the loan closing. However, city staff may choose to extend the deadline in certain circumstances.

Disbursement of Funds:

Funds are held by CEE, and payment is made to the contractor upon completion of work. An inspection will be performed by CEE (if a permit is not required) to verify the completion of the work. The following items (and any additional as determined by CEE) must be received prior to disbursement of funds:

- Final invoice from a contractor (or materials list from supplier)
- Final inspection by city building official (closeout of any necessary city permits)
- Completion certificate signed by borrower and contractor
- Lien waiver for the entire cost of work

Borrower Fees:

- 1% Origination Fee and Document Preparation Fee
- Mortgage Filing Fees
- Title Work (if applicable)
- Credit Report
- Flood Certification
- Other applicable costs



**Economic Development Advisory Commission
Item #6
Meeting of July 14, 2022**

Title: Pathways to Homeownership
Report From: Alisha Gray, Economic Development and Housing Manager
Submitted through: Julie Wischnack, AICP, Community Development Director

Action Requested: Motion Informational Recommendation Vote
Form of Action: Resolution Ordinance Contract/Agreement Other N/A
Votes needed 4 votes 5 votes N/A Other

Summary Statement

This action recommends adjusting the existing down-payment programming and providing funding for a new first-time homebuyer program, "Pathways to Homeownership."

Recommended Action

Review the proposed program and provide a recommendation to the city council.

Strategic Profile Relatability

Financial Strength & Operational Excellence Safe & Healthy Community
 Sustainability & Natural Resources Livable & Well-Planned Development
 Infrastructure & Asset Management Community Inclusiveness N/A

Financial Consideration

Is there a financial consideration? No Yes
Financing sources: Budgeted Budget Modification New Revenue Source
 Use of Reserves Other \$300,000 (Indirect ARPA, HRA levy balance)

Background

The EDAC and City Council expressed interest in developing a new program that would provide an opportunity for first-generational homebuyers to purchase a home in Minnetonka. Over the past several months, staff met with the EDAC and City Council to discuss opportunities for a new program. This report provides a summary of the staff recommendation for the development of a new Pathways to Homeownership program and modifications to the existing down payment assistance program.

Down Payment Assistance Programs

Minnetonka down-payment Assistance Program (modified program)	Pathways to Homeownership (new program)
Name: Welcome To Minnetonka	Name: Pathways to Homeownership
Source: HRA Levy (\$940,000 committed to down payment and rehab loans) - \$555,000 balance remaining for programs.	Proposed Source: Indirect ARPA (\$300,000 initial contribution).
Proposed Terms: Maximum Amount: Up to \$50,000 (previously \$15,000 maximum) Terms: <ul style="list-style-type: none"> • 1% interest, 30-year deferred loan (no payments) – due if refinanced or sold prior to 30 years. Forgiven if in the home for 30 years. • The borrower must contribute 25% of the total down-payment or closing costs (typically 3.5% required from the lender) • Assets cannot exceed \$25,000 (does not include non-cash assets or retirement) 	Proposed Terms: Maximum Amount: Up to \$75,000 Terms: <ul style="list-style-type: none"> • 0% interest, forgiven at 2% each year; remaining prorated balance must be repaid if sold or not owner-occupied before 30 years • The borrower must contribute \$1,000 in down- payment or closing costs • Assets cannot exceed \$25,000 (does not include non-cash assets or retirement)
Homebuyer Eligibility: <ul style="list-style-type: none"> • Homebuyers earning up to 120% AMI (\$141,840 for a family of 4) - Assistance is prorated based on need, not maximum • A credit score of 620 or higher • Must occupy the home as the primary residence • Must be a legal resident 	Homebuyer Eligibility: First Generation Buyer (buyer or parents cannot have previously owned property), <ul style="list-style-type: none"> • Homebuyers earning up to 120% AMI (\$141,840 for a family of 4) - Assistance is prorated based on need, not maximum eligible • Must be a legal resident • A credit score of 620 or higher • Must occupy the home as the primary residence • Must sign an affidavit indicating no past ownership by borrower and parents of borrower
Max. Home Price: 12-month median sales price for Minnetonka (June 2022 is \$450,000) - (previously established by MN Housing First Time Homebuyer Program Limit \$372,600 in 2022)	Max. Home Price: 12-month median sales price for Minnetonka (June 2022 is \$450,000)
Home Energy Squad: City will pay for Home Energy Squad visit within a year (newly added)	Home Energy Squad: City will pay for the Home Energy Squad visit within a year.
Underwriting Costs: <ul style="list-style-type: none"> • \$750 per loan closed • \$2,500 annual fee 	Underwriting Costs: <ul style="list-style-type: none"> • TBD

Proposed Down Payment Assistance

The newly proposed Pathways to Homeownership Program expands assistance to first-generation households earning up to 120% AMI based upon 2022 income limits for a family of four. The amount of assistance is tiered to provide the most assistance to the lowest income borrower and is adjusted based on the purchase price. The chart below illustrates the highest amount of assistance by purchase price and income level. The amount of assistance adjusts based on the actual purchase price of the property. Both the maximum purchase price and the income limits will be adjusted annually.

Purchase Price	10% assistance at 120% AMI	Balance (mortgage)	15% assistance at 80% AMI	Balance (mortgage)	20% assistance at 60% AMI	Balance (mortgage)	25% assistance at 50% AMI	Balance (mortgage)
\$ 200,000	\$ 20,000	\$ 180,000	\$ 30,000	\$ 170,000	\$ 40,000	\$ 160,000	\$ 50,000	\$ 150,000
\$ 250,000	\$ 25,000	\$ 225,000	\$ 37,500	\$ 212,500	\$ 50,000	\$ 200,000	\$ 62,500	\$ 187,500
\$ 275,000	\$ 27,500	\$ 247,500	\$ 41,250	\$ 233,750	\$ 55,000	\$ 220,000	\$ 68,750	\$ 206,250
\$ 300,000	\$ 30,000	\$ 270,000	\$ 45,000	\$ 255,000	\$ 60,000	\$ 240,000	\$ 75,000	\$ 225,000
\$ 325,000	\$ 32,500	\$ 292,500	\$ 48,750	\$ 276,250	\$ 65,000	\$ 260,000		
\$ 345,000	\$ 34,500	\$ 310,500	\$ 51,750	\$ 293,250	\$ 69,000	\$ 276,000		
\$ 350,000	\$ 35,000	\$ 315,000	\$ 52,500	\$ 297,500				
\$ 375,000	\$ 37,500	\$ 337,500	\$ 56,250	\$ 318,750				
\$ 400,000	\$ 40,000	\$ 360,000	\$ 60,000	\$ 340,000				
\$ 418,000	\$ 41,800	\$ 376,200	\$ 62,700	\$ 355,300				
\$ 450,000	\$ 45,000	\$ 405,000						
\$ 475,000	\$ 47,500	\$ 427,500						
\$ 500,000	\$ 50,000	\$ 450,000						

Metropolitan council affordable home price:

- 120% AMI: purchase price, less city assistance at 10%, affordable up to \$500,000
 - This scenario provides up to \$50,000 in assistance
- 80% AMI: purchase price, less city assistance at 15%, affordable up to \$418,000
 - This scenario provides up to \$62,700 in assistance
- 60% AMI: purchase price, less city assistance at 20%, affordable up to \$345,000
 - This scenario provides up to \$69,000 in assistance
- 50% AMI: purchase price, less city assistance at 25%, affordable up to \$300,000
 - This scenario provides up to \$75,000 in assistance

Maximum home price (mortgage amount after assistance):

- Based upon the median home sales price in Minnetonka for a 12-month period reported monthly in the MN realtor's association local market update report.
- In July 2022, the rolling 12-month median is \$450,000, with an average sales price of \$518,586.
 - On July 7, 2022 there was one single-family property listed for sale under \$355,000 and 12 single-family properties for sale under \$500,000. There were 12 condo/townhome properties listed under \$355,000 and an additional four properties listed up to \$500,000.

2022 Home Ownership	
Family Income Level	Affordable Home Price
120% AMI (\$141,840)	\$ 450,000
80% AMI (\$89,400)	\$ 355,600
60% AMI (\$70,380)	\$ 276,000
50% AMI (\$58,650)	\$ 227,100
30% AMI (\$35,200)	\$ 129,100

Wealth Building Example Scenario:

- Household of four earning 80% AMI (~\$89,400 per year)
- Purchase price of home \$355,600 (\$2,599 per month) at 5% interest on first mortgage, with 3.5% down
- \$53,340 in down payment assistance (2% forgiven annually)
 - Reduces monthly mortgage payment to \$2,160 per month (15% down)
- Property value increase (approximately) 2% each year.

Scenario 1 – Sell home in 12 years with program	Scenario 2 – Sell home in 12 years without program
Value of home at 12 years = \$440,800	Value of home at 12 years = \$440,800
Outstanding mortgage in year 12 = \$230,800	Outstanding mortgage in year 12 = \$262,010
Outstanding down payment = \$40,538	Outstanding down payment = \$0
Total due at sale = \$271,338	Total due at sale = \$262,010
Proceeds from sale = \$169,462 (total benefit includes monthly payment savings over 12 years of \$62,216) = Total benefit after sale \$231,678	Proceeds from sale = \$178,790
City funds not recaptured = \$12,802	City funds not recaptured = \$0

EDAC Subcommittee meeting on Oct. 8, 2021. Summary of the discussion:

Commissioners Lee Jacobson and Melissa Johnston provided feedback on the idea at the Oct. 8, 2021 subcommittee meeting. Summary of feedback from the meeting:

- The down-payment assistance program should be simple and create successful homeownership opportunities.
 - Make the parameters broad enough that it meets the current Minnetonka market.
 - Sale prices up to \$400,000 or \$450,000.
 - Open up to 120% AMI (Up to \$99,475 for a two-person household)
 - First-time home buyer is defined as a borrower(s) who hasn't owned a home or real estate in the last five years.
 - Loan amounts up to \$50,000 or \$60,000 or 20% of the sale price, whichever is lower.
 - Require buyers to contribute at least 5% of the sales price for closing costs and down payment.
 - Operational suggestions
 - Promote the product through real estate agents and lenders.
 - A potential buyer, or their agent, should be able to figure out if they qualify with a one-page questionnaire.
 - Homes sell quickly and close in 30 days, potential buyers need to have a document in hand that shows they qualify and funds in the program are available.
 - Create successful homeownership
 - Require the borrower have two months' reserves for PITI (principal, interest, taxes, and insurance) after closing.
 - Require the homeowner to take a financial literacy/homeownership class.
 - Require the down payment assistance loan to be paid off on the sale of the property like any normal second mortgage.
 - Require a payoff if the first mortgage is refinanced to take equity out.
 - Keep borrowers aware of other maintenance and rehab loan programs in case they need help in the future.

EDAC Subcommittee - recommendation on [Nov. 4, 2021](#). Summary of the discussion:

- Support higher level of down-payment assistance due to high ownership costs in Minnetonka (tie assistance to median home value in Minnetonka)
- Support assistance for households earning up to 120% AMI (roughly \$100k for a two-person household)
- Support to move assistance up from \$15,000 to \$50,000-\$60,000 (one program that serves more people)
- Support program that is repaid at sale vs. forgiven (preserve HRA fund while supporting additional households)
 - Interest in not unduly enriching one segment of Minnetonka residents (i.e., picking winners and losers using taxpayer funds)
- Add as an additional program to support homeownership. Keep Homes Within Reach as an alternative option (receive the benefit of rehabilitation of home at the time of purchase)

City Council Budget discussions - November 15, December 6, and December 30.

- On [Dec. 6, 2021](#) council members provided feedback to look at implementing wealth-building opportunities to households in Minnetonka and other affordable housing initiatives and ensure equity throughout the programs.

City Council Study Session - [Feb. 14, 2022 and June 20, 2022](#)

- The council provided general feedback on the concept for the program. The council communicated the following discussion points during the meeting:
 - Councilmembers asked about the risk to the city in implementing a new program with higher levels of assistance.
 - Staff confirmed that the assistance would be provided in the form of a second mortgage on the property. If the property were to go into foreclosure, the bank would be repaid first, followed by the city.
 - To date, the Welcome to Minnetonka program has not had any loans that have failed to repay.
 - Councilmembers expressed general interest in preserving the Homes Within Reach program and having a new Pathways to Homeownership Program as an alternative option.
 - Councilmembers also expressed interest in trying to provide up to 20% of the lender's required down payment to minimize the need for the borrower to obtain mortgage insurance.
 - The proposed program provides up to 25% of the required down payment based upon income at the 50% AMI income limit. At 120% AMI, the program provides 10% of the required down payment.
 - The council members provided mixed opinions on whether the program should include a forgiveness component over the term of the loan.
 - In the example provided in the staff report, the program includes a 2% per year forgiveness for first-generation borrowers.
 - The existing program does not contemplate loan forgiveness and is repaid at the sale, refinance, or at the end of the 30-year term (with 1% interest).

Summary and Funding

The staff is proposing utilizing the remaining balance of the Welcome to Minnetonka and Minnetonka Home Enhancement Programs (\$555,000) for the expanded down-payment assistance program. The funding source for the new Pathways to Homeownership program is \$300,000 in indirect ARPA funding budgeted for use beginning in 2022. Funding for both programs could be replenished through future HRA levies or the Affordable Housing Trust Fund, if there is high demand for the programs into 2023.

Attachments:

EDAC Subcommittee Agenda – Oct. 8, 2021

Minnetonka Down Payment and Closing Cost Assistance Guidelines

St. Louis Park First Generational Wealth Building Homeownership Program Guidelines

Supplemental information:

[City Council Study Session – June 20, 2022 \(2023-2027 EIP\)](#)

[Information on community wealth building](#)

[EDAC Meeting – July 8, 2021 \(2022-2026 EIP\)](#)

- [Minutes](#)

[City Council Study Session – June 21, 2021 \(2022-2026 EIP\)](#)

[City Council Study Session – Aug. 16, 2021 – Preliminary Budget and 2022-2026 EIP](#)

[Economic Development Authority Sept. 13, 2021 – 2022 Preliminary HRA Levy](#)

[Economic Development Advisory Commission – Nov. 4, 2021 – Wealth Building Discussion](#)

- [Minutes](#)

**EDAC Subcommittee Agenda Item #3
Meeting of Oct. 8, 2021**

Brief Description Affordable Housing Program Discussion

Recommendation Review and provide feedback

Background

During a previous budget study session held on [Aug. 16, 2021](#) and prior to the adoption of the Economic Improvement Program on [Sept. 13, 2021](#), council requested staff to review additional opportunities for owner occupied affordable housing programs. Specifically, the new First Generation Wealth Building Homeownership Program developed by Saint Louis Park.

The Saint Louis Park program operates similar to the Welcome to Minnetonka Program. The primary difference is the amount of assistance provided under the Saint Louis Park program and the forgiveness of the assistance, aimed at building wealth. The program details are summarized below.

Down Payment Assistance Programs

Minnetonka down-payment Assistance Program	Saint Louis Park - Proposed Wealth Building Program
Name: Welcome To Minnetonka	Name: Generational Wealth Building Program
Source: HRA Levy (\$940,000 committed to down-payment and rehab loans) - \$438,000 balance remaining for programs.	Proposed Source: Pooled TIF (\$300,000 initial contribution)
Proposed Terms: Maximum Amount: \$15,000 Terms: <ul style="list-style-type: none"> • 1% interest, 30 year deferred loan (no payments) – due if refinanced or sold prior to 30 years. Forgiven if in home for 30 years. • Prior to 2018 – 10 year loans with 3% interest (payments required) • Borrower must contribute 25% of total down-payment or closing costs • Assets cannot exceed \$25,000 	Proposed Terms: Maximum Amount: Up to \$75,000 based upon purchase price. Terms: <ul style="list-style-type: none"> • 0% interest, forgiven at 5% each year, remaining prorated balance must be repaid if sold or not owner occupied before 20 years • Borrower must contribute \$1,000 in down- payment or closing costs • Assets cannot exceed \$15,000
Eligibility: First Time Homebuyer, Up to 120% AMI	Eligibility: First Generation Buyer (buyer or parents cannot have previously owned property), <ul style="list-style-type: none"> • Up to 80% AMI, Minimum of 25% of income provided by buyer • Must sign affidavit
Max. Home Price: MHFA First time buyer max \$352,300	Max. Home Price: MHFA First time buyer max \$352,300

Underwriting Costs: <ul style="list-style-type: none">• \$750 per loan closed• \$2,500 annual fee	Underwriting Costs: <ul style="list-style-type: none">• \$350 per loan application and \$700 per loan closed• One-time setup fee of \$1,000• Annual admin fee to CEE
---	---

Saint Louis Park Assistance Model

The Saint Louis Park Assistance model contemplates contributing a higher amount of assistance for lower income households supporting households at the 50% AMI, 60% AMI and 80% AMI income levels. The model requires the homeowner to contribute a minimum of 25% of their gross income to PITI, then the down-payment assistance is based upon the remaining amount required to ensure affordability.

- The maximum homebuyer deferred loan amount will be based on the household's income and the purchase price of the home up to the MHFA first time homebuyer purchase price regardless of household size. All homebuyers are required to spend a minimum of 25% of their gross income as defined below for principal, interest, taxes and insurance (PITI) and homeowner HOA fees if applicable. The maximum deferred loan provided will be as follows:
 - Households with incomes at or below 50% AMI: 25% of the purchase price up to the MHFA first time homebuyer limit regardless of household size, not to exceed \$75,000.
 - Households with incomes between 51% and 60% AMI: 20% of the purchase price up to the MHFA first time home buyer limit regardless of household size
 - Households with incomes between 61% and 80% AMI: 15% of the purchase price up to the MHFA first time homebuyer limit regardless of household size.

Assistance based on purchase price

Purchase price	15% assistance 80% AMI	Balance	20% assistance 60% AMI	Balance	25% assistance 50% AMI	Balance
\$200,000	\$30,000	\$170,000	\$40,000	\$160,000	\$50,000	\$150,000
\$250,000	\$37,500	\$212,500	\$50,000	\$200,000	\$62,500	\$187,500
\$285,000	\$42,750	\$242,250	\$57,000	\$228,000	\$71,250	\$213,750
\$300,000	\$45,000	\$255,000	\$60,000	\$240,000	\$75,000	\$225,000
\$340,000	\$51,000	\$289,000	\$68,000	\$272,000		
\$345,000	\$51,750	\$293,250	\$69,000	\$276,000		
\$352,300	\$52,845	\$299,455	\$70,460	\$281,840		

MHFA First time home buyer purchase price maximum = \$352,300.

Met council affordable home price:

80% AMI \$293,500: purchase price, less city assistance at 15%, affordable up to \$345,000

60% AMI \$228,500: purchase price, less city assistance at 20%, affordable up to \$285,000

50% AMI \$187,500: purchase price, less city assistance at 25%, affordable up to \$250,000

Financing Considerations

Historically, the city has routinely funded both the Welcome to Minnetonka program and the Homes Within Reach Program through the HRA levy as opportunities to promote affordable home ownership. During budget discussions this year, the council expressed interest in exploring other opportunities, such as the St. Louis Park wealth building program. For 2022, the council approved a preliminary HRA levy of \$325,000. The portion of the levy set aside for Homes Within Reach or an alternative affordable housing priority was \$125,000 and the Welcome to Minnetonka and Minnetonka Programs are recommended to receive \$100,000. The city also received ARPA funds and set aside \$375,000 for affordable housing priorities. The city also has access to the pooled TIF that has been placed in the Affordable Housing Trust Fund.

Supporting Information:

Minnetonka

- Median home sale price in 2020 was \$399,000, 2021 projections are at \$450,000 for median sale price.
- Currently 24 properties in Minnetonka available under the first time homebuyer maximum purchase prices of \$352,300 established by MHFA. Two are single-family homes and the remaining are townhomes or condos.

Homes Within Reach

- Average purchase price of the last 5 properties purchased by Homes Within Reach was \$294,580
- Average city assistance provided on last 5 properties purchased by Homes Within Reach was \$93,787

- Average rehabilitation costs for each property is \$40,000.

Welcome to Minnetonka Program

- Average purchase price of the last 5 properties was \$167,326
 - 4 condo or townhomes properties/1 single family property
- Average assistance provided was \$9,591

General Observations

- The median sales price for homes in Minnetonka is significantly higher than St. Louis Park (\$450,000 vs. \$341,000).
 - Minnetonka could consider raising the income limit to 120% AMI with 10% down-payment assistance to expand the pool of eligible applicants.
 - A household of 4 could make up to \$124,344 under this scenario.
 - Minnetonka could adjust maximum purchase price to median home value to support single-family home ownership.
- The Homes Within Reach Program provides basic repairs and improvements to promote stable homeownership. The down-payment assistance programs do not have a mechanism to repair the homes (outside of applying for a separate loan for repairs).
- In 2019, the DPA program was modified to allow for assistance with purchasing a home within the HWR program.
- If the goal of the program is to support first generation BIPOC homeownership, staff would research opportunities to reach organizations that focus on this issue.
- Each program supports different goals and could be packaged as a portfolio of homeownership options:
 - Welcome to Minnetonka – supports homeownership for first time buyers.
 - Homes Within Reach – supports long-term homeownership (with 99 year covenant) and stabilizes housing stock. Can build wealth through retained equity on home.
 - Wealth Building Program – supports first generation homeowners that traditionally could not afford to purchase a home in Minnetonka. Includes a mechanism to forgive the balance of assistance over time.

Next Steps

- Oct. 21, 2021 – EDAC Meeting
- November 15– Second City Council Budget Discussion
- December 6 – Final City Council Budget Discussion

Discussion Questions

- ***Should the EDAC consider adding a new wealth building down-payment assistance program and/or modify the current down-payment program?***
- ***What additional information is needed to present to EDAC?***

Recommendation

Provided feedback.

Submitted through:

Julie Wischnack, AICP, Community Development Director

Originated by:

Alisha Gray, EDFP, Economic Development and Housing Manager

Additional Information

Welcome to Minnetonka Guidelines

Saint Louis Park Draft Guidelines

- [Link to Saint Louis Park city council study session](#)

[Sept. 13, 2021 City Council – EIP Adopted](#)

Minnetonka Down-Payment and Closing Cost Assistance Deferred Loan

Interest Rate: 1% fixed

Amortization Type: Principal and interest are deferred for the term of the loan

Loan Amount: Maximum of \$15,000. The homebuyer(s) must contribute at least 25% of the total down-payment and/or closing costs of the borrowers own funds. Borrower funds do not include seller credits or pre-paid property taxes.

Total Project Cost: It is the borrower's responsibility to obtain the amount of funds necessary to purchase the property in accordance with the first mortgage guidelines.

Loan term: Deferred for a period of 30 years or when the borrower sells, transfers title or if the home is no longer the primary residence of the original borrower the entire balance is due and payable. The loan may also become due and payable upon refinance. The loan principal and interest is 100% forgiven if the property has not been sold, transferred and has remained the primary residence of the borrower.

Eligible Properties: Single family owner-occupied properties located within the geographical boundaries of the City of Minnetonka. Townhomes and Condominiums are eligible. Property must have an Estimated Market Value at or below the current annually adjusted Minnesota Housing First Time Homebuyer limit, \$352,300 (2021), <http://www.mnhousing.gov/sites/homebuyers/startup> . The property must be homesteaded or in the process of being homesteaded. Properties within the West Hennepin Affordable Land Trust.

Ineligible Properties: Dwellings with more than one unit, cooperatives, manufactured homes, time shares. Properties held within a trust.

Eligible Borrowers: Borrower(s) must be a first-time homebuyer (a person or household that has not owned a home within the last three years). The homebuyer(s) **MUST** attend a Home Stretch workshop and provide evidence prior to closing. All borrowers must be legal residents of the United States, as evidenced by a social security number, Including: U.S. Citizens, Permanent Resident Aliens, and Non-Permanent Resident Aliens. TAX IDENTIFICATION NUMBERS (ITIN) ARE NOT ACCEPTABLE.

Ineligible Borrowers: Including but not limited to: - Foreign Nationals, and Non-Occupant Co-Borrowers.

Ownership/Occupancy: Owner-occupied only.

Loan to Value Ratio N/A

Income Limit: The total gross annual household income cannot exceed 120% of the area median income based on household size. The income limits shall be determined by the U.S. Department of

Housing and Urban Development (HUD), and is adjusted annually. Income shall be the projected gross income for the upcoming 12 months or the average of the prior two years tax returns if self-employed.

Documentation Requirements:

- Copy of purchase agreement
- Commitment letter/approval for first mortgage
- Copy of Title Commitment
- Copy of Initial Loan Estimate for first mortgage
- Value of home (property tax or appraisal)
- Certification of Home Stretch Homebuyers course completed

Asset Limit: Borrower may not own a second property. The maximum assets of the borrower, excluding the residential property to be improved and retirement accounts such as a 401k or IRA shall not exceed \$25,000. Assets will generally be defined as: cash on hand, checking and savings. Borrower will be required to fill out a Declaration of Assets form and provide recent bank statements.

Credit Requirements: Borrower needs to show mortgage approval for the purchase of the home. The purchase mortgage must be a fixed interest rate.

Loan Security: All loans will be secured with a mortgage in favor of the Minnetonka Economic Development Authority. Borrower will pay all applicable title and filing fees, which may be financed in the loan amount.

Borrower Fees: Borrower will be responsible for mortgage filing and service fees, flood certificate, credit report fees and any other applicable closing fees.

Underwriting Decision: Applicants must have acceptable credit history. CEE will approve or deny loans based on a credit report, income verification and other criteria as deemed necessary through CEE's underwriting guidelines. CEE's decision shall be final. Appeals can be made to the Authority.

Disbursement Process: Loan funds will be made payable and delivered to the title/closing agent. The down-payment and closing cost assistance deferred loan will be signed at closing of the purchase mortgage.

General Program Conditions for the Revolving and the Down-Payment & Closing Cost Assistance Loan Programs

Application Processing: Loans will be distributed on a first come first serve basis as borrowers qualify. Applicants must provide a completed application package including the following in order to be considered for funding.

- Completed and signed application form
- Proof of income and assets
- Proof of Identity (driver's license, passport, etc.)
- Bids or estimates for proposed projects (if applicable)
- Other miscellaneous documents that may be required.

Contractors/Permits: Contractors must be properly licensed. Permits must be obtained when required by city ordinance.

Program Costs: Loan set up and loan origination fees will be paid out of the Program Budget. Loan program marketing efforts will be billed directly to the Authority and is a separate expense should the city choose to commission CEE for marketing support. Borrowers will pay all mortgage filing fees and related closing costs.

Total Project Cost: It is the borrower's responsibility to obtain the amount of funds necessary to finance the entire cost of the work. In the event the final cost exceeds the original loan amount, the borrower must obtain the additional funds and show verification of the additional funds in order to be approved for the loan.

Disbursement Process for the Revolving Loan Program: Payment to the contractor (or owner in sweat equity situations) will be made upon completion of work. An inspection will be performed by a City Inspector and/or CEE to verify the completion of the work. The following items must be received prior to final disbursement of funds for the Revolving Loan Program:

- Final invoice or proposal from contractor (or materials list from supplier);
- Final inspection verification by a City Inspector;
- Completion certificate(s) signed by borrower and contractor;
- Lien waiver for entire cost of work;
- Evidence of city permit (if required)

Disbursement Process for the Down-Payment and Closing Cost Assistance Deferred Loan Program: Payment will be made to the title company and sent with the loan closing package to the place of closing.:

City of St. Louis Park

First Generation Wealth Building Homeownership Program

Program summary

Issue: It is recognized that historical and institutional racism has disproportionately created housing challenges and disparities for Black communities, as well as members of communities who did not identify as white, and other underserved low-income communities. Black/African American people and households have historically been prohibited from purchasing and owning a home due to redlining, block busting, racially restrictive covenants and decimation of Black neighborhoods for “public purposes” such as freeways. Additionally, the income and education gap between households of color and white households has resulted in difficulty for Black and African American people and households of color to obtain a mortgage and subsequent on-going housing stability issues. Due to this income gap and other social injustices, many households of color have poor credit or no credit, making it even harder to get a mortgage or to get a mortgage with a favorable interest rate. This program is designed to address these historic injustices and inequities, to facilitate affordable homeownership and to provide a means for wealth-building.

What: The city has designed a homeownership program designed to address these historic injustices and inequities, to facilitate affordable homeownership and to provide a means for wealth-building.

The goal is to address housing disparities; build power in communities most impacted by housing challenges and disparities; pilot an innovative program to address housing challenge for Black communities as well as members of communities who do not identify as white, and other low-income communities; and support inclusive and equitable communities.

2. Eligible Borrower:

First generation buyer – buyer(s) and parents of buyer(s) cannot have previously owned a home.

- Borrower does not currently own a home or has not previously owned a home
- Borrower parents and/or legal guardian does not currently own a home, nor have they previously owned a home
- Borrower spouse, if applicable, does not currently own a home and has not previously owned a home
- Borrower spouse’s parents and/or legal guardian does not currently own a home, nor have they previously owned a home
- Borrower(s) must sign the First Generation Homebuyer Affidavit
- Must occupy this property as their primary residence.
- Must be a legal resident.

- The borrower's maximum household income cannot exceed 80% of the area median income (AMI) based on a family size of four for households of 1-4. Income limits will be increased based on family size for families with more than four members. Income is calculated using paystubs W2's, if self-employed two years tax returns, and any other documentation needed to verify projected gross income. The income of the following persons must be verified and included when calculating income:
 - Anyone who will have title to the subject property and signs the Mortgage Deed.
 - The legal spouse of the mortgagor who will also reside in the subject property.
 - Multi-generational buyers are allowed. Income used for mortgage eligibility; would also be included to determining income eligibility for SLP program.
- Credit score of 620+ for all borrowers
- No outstanding liens and judgements.
- Maximum liquid assets \$15,000 following closing on home, does not include retirement assets or noncash assets (i.e. cars, jewelry, vehicles, etc.)

Eligible Properties:

A single family (including a townhome or condominium) or duplex property located within the city limits of St Louis Park

- There is no maximum purchase price.
- Owner occupied dwellings only. The homebuyer must homestead and occupy the home within 60 days following the home purchase closing.

Loan Terms:

- The loan has a zero percent interest rate (0% APR).
- There are no monthly payments.
- The loan is forgiven at a prorated rate (5% per year) over a twenty-year owner occupancy period. If the homeowner ceases to occupy the home as a primary residence during the twenty-year owner occupancy period, the remaining balance of the loan must be repaid.
- The mortgage may be subordinated as part of a refinance of the primary loan.
- Borrower must contribute at least \$1,000 to down payment or closing costs to purchase home

Loan Amount:

- The maximum homebuyer deferred loan amount will be based on the household's income and the purchase price of the home up to the MHFA first time homebuyer purchase price regardless of household size.. The maximum deferred loan provided will be as follows:
 - Households with incomes at or below 50% AMI: 25% of the purchase price up to, not to exceed \$75,000.
 - Households with incomes between 51% and 60% AMI: 20% of the purchase price, not to exceed \$60,000.
 - Households with incomes between 61% and 80% AMI: 15% of the purchase price, not to exceed \$45,000.

- This program may not be layered with Down Payment Assistance Program for First Time Homebuyers from the City of St. Louis Park.

Use of Funds:

- Down payment costs and closing costs as needed per the restrictions listed above.

Required Homebuyer Financial and Homeownership Counseling and Education:

Homebuyers must complete homeownership HomeStretch™ (sponsored by the Minnesota Homeownership Center, 651-659-9336 or www.hocmn.org), Framework® (online homebuyer education available at www.hocmn.org), or the Minneapolis Urban League American Dream Program or another designated program approved by the city.

- Financial wellness counseling through a designated service provider approved by the city. Buyers must have attended at least one financial counseling session before loan approval. prior to loan closing.
- Certificates for homeownership education or counseling older than two years will not be accepted.
- Must complete training before funds are reserved.
- The city will reimburse buyers for any approved educational program costs following the closing.

Eligible Primary Financing:

- This loan must be a fixed interest rate.

Loan Security:

- The loan funds will be separately secured by a Promissory Note and Mortgage.
- The loan may be secured in a subordinate lien position behind other lender resources.

Application and reservation of funds:

- Must complete homeownership counseling program before loan approval .
- Must have attended at least one financial counseling session before loan approval.
- Upon determination of approved eligibility applicant must submit confirmation of preapproval for a first mortgage at which time funds will be reserved.
- Funds will be reserved for 90 days and will be extended to accommodate a scheduled closing provided a purchase agreement is in place.
- One 60-day extension will be granted if applicant is actively searching for a home.
- Another extension will be considered if no other applicants have applied and are waiting for a loan reservation.
- If funds are not available due to prior reservations, eligible homebuyers may be placed on a waiting list. A maximum of 10 people will be placed on the waiting list. Applicants will be contacted in the order they are placed on the waiting list.

Home energy squad visit

- The city will pay for a Home Energy Squad Visit to be completed within the first year following purchase.

Disbursement of Funds

- Funds will be disbursed to the Closing Agent, for the benefit of the Borrower and in coordination with the purchase loan closing.

Borrower Fees

- All applicable mortgage filing fees, wire transfer fees, title work, credit report, flood and any other applicable closing costs associated with the loan

City Origination Fees

- \$1,050 per loan closed/executed
- One Time Set-Up Fee of \$1,000
- Annual Administration Fee shall be included as listed in Exhibit A-21a



**Economic Development Advisory Commission
Item #7
Meeting of July 14, 2022**

Title: Staff Report
Report From: Rob Hanson, EDPF, Economic Development Coordinator
Submitted through: Julie Wischnack, AICP, Community Development Director

Action Requested: Motion Informational Recommendation Vote
Form of Action: Resolution Ordinance Contract/Agreement Other N/A
Votes needed 4 votes 5 votes N/A Other

Summary Statement

Staff update on community transit, economic development, and housing matters.

Recommended Action

Receive the report; no formal action is required.

Strategic Profile Relatability

Financial Strength & Operational Excellence Safe & Healthy Community
 Sustainability & Natural Resources Livable & Well-Planned Development
 Infrastructure & Asset Management Community Inclusiveness N/A

Transit Updates

Green Line Extension (Southwest LRT)

The next round of construction walking tours along the corridor is scheduled for July. Tours will cover new construction sites in each city along the LRT corridor. The next Minnetonka tour will occur on Saturday, July 23. Visit the tour website to learn more and [sign up](#) for a tour.

Minnetonka Updates

- The Red-to-Yellow Circle connection in Opus Park has been reduced to one lane to complete construction underneath the roadway. This work is expected to last through June.
- Part of Red Circle Drive remains closed to westbound traffic as the second phase of the nearby pedestrian underpass construction continues. Drivers exiting Opus Park along Bren Road East can access Red Circle Drive and Shady Oak Road. Yellow Circle Drive is temporarily configured as a two-way road during this phase of construction to accommodate traffic and local businesses. [See Minnetonka detour maps.](#)

- Feltl Road is closed at Smetana Road through the fall as workers complete the roadway bridge.
- Crews continue to work on the Minnetonka-Hopkins LRT bridge.

Metro Transit:

Staff continues to engage with Metro Transit staff quarterly and as needed to discuss transit services in the city.

At the City Council meeting on July 18, 2022, staff will be presenting a recommendation to extend the contract with Metro Transit until July 31, 2024. This will be the fourth extension of the agreement, which was originally put into place on Aug. 1, 2013.

The Covid-19 pandemic, changes in commuting patterns, and staff shortages at Metro Transit have drastically impacted ridership and routes serving Minnetonka. Overall, 2022 ridership to date is about 32% of pre-pandemic levels. However, it is tracking well above the 2020 pandemic numbers. In 2020 and 2021, the number of trips serving the city was down about 40% of what it was at its peak in 2018. Locally, trips and ridership mirror system-wide trends, with express services trending well below pre-pandemic numbers and local service in comparison doing much better.

Development Updates

Projects	Location	Status
<i>Housing</i>		
The Pointe (Amira Minnetonka)	801 Carlson Pkwy	Under Construction
Minnetonka Station	Opus	Under Construction
Doran (Shady Oak)	5959 Shady Oak Rd	Under Construction
Shady Oak Office Center (Wellington)	10901 Red Circle Dr	Under Construction
Lake Minnetonka Care Center	16913 Highway 7	Under Construction
<i>Misc. Projects</i>		
Ridgedale Area Park Project	Ridgedale Dr	Under Construction
<i>Business Projects</i>		
Buhl Investments	10900 Red Circle Dr	Office Renovation and Housing Concept

Staff and council members attended the ribbon-cutting for the Shady Oak Crossing apartment project on Wednesday, June 22. The apartment project is approximately 90% leased.

Business Updates

Emergency Business Assistance Program

City Council previously approved \$50,000 through the HRA Levy in 2021 to be used for emergency business assistance. The fund was established to provide one-time assistance to local businesses that have experienced an emergency or unexpected cost which would prove burdensome for the business operation.

In the proposed program, forgivable loan funds would be available on a first-come, first-served basis, and a business must speak with city staff or a business advisor partner before funding is

considered. Businesses may apply for a one-time forgivable emergency loan award not to exceed \$2,500.

Thrive Minnetonka

The summer issue of Thrive is complete and will be distributed following the July 4 holiday. The issue will feature a story on King Technology’s investment in Minnetonka, an introduction to the new Open to Business advisor, information on the resources available from 494 commuter services, and more.

*Business Workplan Update – **Bold items are recent updates***

Activity / Topic	Status
Employer Benefit: Down Payment Assistance/Rent	Future
Encourage Business Education Network Partnerships	Underway
Encourage Business Participation in Local High School Career Programs	Future
Technical Assistance for Creation of Career Pathway Programs	Underway
Police/Community Development Quarterly Business Meetings	Underway
Commercial Code Compliance Loan Program	Underway
CPTED Certification for city staff	Complete
Construction Technical Assistance Marketing Program	Research
Recurring meeting with Xcel Intragovernmental Liaison Staff	Future
Neighborhood Meetings for County/DOT Road Projects	Future
Partner with MPLS Chamber to host business mixers/hiring fairs	Future
Mayor’s Outstanding Business Award	Future
Update of city business development webpages	Complete
Obtaining and maintaining up-to-date local economic data	Complete
Business Registration Form	Future
Emergency Assistance Fund	Underway
Review contract procurement procedures to encourage DBE contract awards	Underway
List culturally relevant business development centers on the website	Complete

Housing Update

Mortgage Assistance

HomeHelpMN is accepting applications for mortgage assistance through August 17. Homeowners who have incomes at 100% AMI or under, have fallen behind on their mortgage, or have incurred other eligible housing-related expenses are eligible for the funding. Details of the program include:

- Eligible expenses include: mortgage payments, contract for deed payments, manufactured housing loan, property taxes, property insurance, homeowner or condo fees, and manufactured home lot rent.
- Homeowners may be eligible for up to \$35,000.
- Have past-due expenses in one of the eligible categories

HomeHelpMN has already received applications from over 2,800 households, with requests for funds representing about a third of the available funding.

Rent Assistance

Minnetonka and ICA continue to offer emergency rental assistance to Minnetonka renters who have been financially impacted by COVID. Approximately \$50,000 remains to assist Minnetonka renters in 2022.

His House Foundation

On [June 20, 2022](#), staff presented the 2023-2027 EIP at the City Council Study Session. Staff presented a conceptual program to provide funding to His House Foundation for Homelessness prevention. Staff is in the process of drafting a contract and program guidelines with His House Foundation (HHF) that will be presented to the city council on July 18, 2022. Proposed project details are outlined below:

- Program budget is \$200,000
- HHF will provide services to approximately 24 households over a two-year term.
- HHF estimated project costs:
 - \$95,616 for hotel costs (estimated hotel costs at \$66.40 per night for an average of 60-day stay to serve 24 households).
 - \$72,000 for case management costs (60 hours per month at \$50 per hour).
 - \$24,000 to assist with a deposit for the first month of rent (\$1,000 per household)
 - \$8,384 in contingency funding (hotel costs for additional stays)

Information on His House Foundation is attached to the staff report.



My name is Martha Brannon, Founder and Executive Director of His House Foundation (HHF), a 501(c)(3) organization that provides direct services to families in need and acts as a catalyst for increased sharing within our community. HHF has a focus on assisting families that *are* homeless or recently homeless, and people experiencing crisis. **We are proud of our commitment to do all this without boundaries, limits, or service areas.**

His House Foundation is certified in **Housing Stabilization** with the state of Minnesota which provides the long-term case management needed to move people through a housing crisis. We are the regional **United Way Housing Crisis Contact** and approved **"Street Outreach"** for Carver and Scott Counties.

COMMUNITY RESOURCE CENTER: The Community Resource Center is in the basement of the Chaska Moravian Church. We serve families in crisis with basic needs including clothing, winter gear, personal care products, and food. We are open to the public daily and serve over 2000 clients a year.

ABUNDANCE FOOD SHARE: Abundance is collecting and **redistributing approximately 15,000 pounds of food each month** in partnership with Carver & Scott County Environmental Services and programs of diverting food from the waste stream. We also pick-up perishables from several food shelves and deliver those items immediately to the hotels with homeless programs and people in crisis, and several other hotels where people are living after being excluded from traditional rental options.

EMERGENCY HOUSING FINANCIAL ASSISTANCE: His House Foundation **provides emergency housing financial assistance** to people that were homeless or near homeless and did not qualify for other programs. Most of the funding was requested for people excluded from *any* housing options, literally homeless, or hotel stays for people waiting to enter the county's homeless programs.

LOOKING AHEAD: His House and our food share program **Abundance** is committed to increasing food access and basic needs as more people slip into financial crisis. We are ready to address basic needs in a cohesive flow without barriers put in place that can allow personal judgements and stereotypes to interrupt that flow.

Martha Brannon, Executive Director, His House Foundation



City of Minnetonka Proposal to Address Homelessness

His House Foundation (HHF), is a 501(c)(3) organization that has a focus on assisting families that *are* homeless or recently homeless, and/or experiencing crisis. HHF originated 15 years ago with a thrift store near the Minnetonka high school. Now we are a self-sustaining homeless agency funded through government programs. During the past year, HHF has provided services and support for 7 Minnetonka households that were experiencing a homeless crisis.

HHF is certified in **Housing Stabilization** with the state of Minnesota which provides the long-term case management needed to move people through a housing crisis. We are the regional **United Way 211 Housing Crisis Contact** and approved **“Street Outreach”** for Carver and Scott Counties.

Program Components: Community Shelter Program

HHF is proposing to serve 12 households that are determined to be homeless based on state guidelines or HUD Homeless, within the city limits of Minnetonka, MN. HHF will serve local homeless with intensive case management and temporary housing within the nearest community to their support system. Funds will be used to finance both casework and temporary housing.

Shelter Components

Case Management: HHF will provide case management to assist accessing existing community resources and guidance toward long-term housing solutions.

- Housing searches through homeless housing resources.
- Shelter Payment Assistance: HHF will provide payment for the hotel stay for the agreed upon period. This process allows client to access **Coordinated Entry** through local systems.
- Move out: When housing is identified, another housing, or appropriate shelter opportunity becomes available the client will have 48 hours to exit the hotel and remove your belongings.

Expectations of Participants

- Meet with case manager at least twice weekly
- Follow hotel smoking and no guest policy
- Remain law abiding

Services provided by HHF

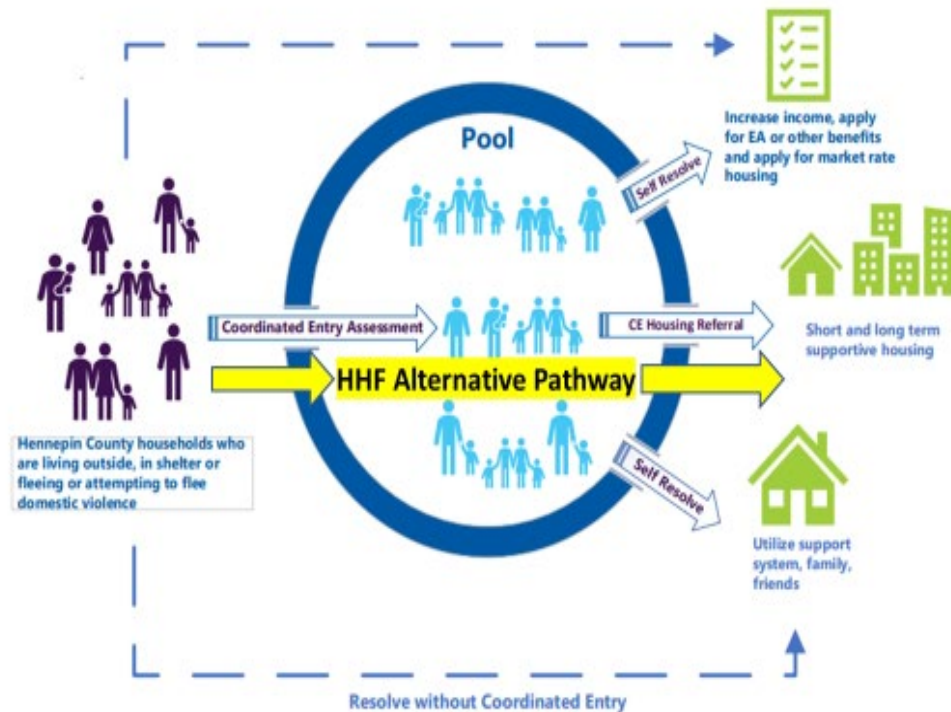
- Housing Stabilization Services and case management certified through the State of Minnesota
- Accessing Coordinated Entry within Hennepin County System
- Coordination with existing resources such as ICA and Resource West

Specifics

In 2022/2023 HHF will provide services to 12 households that have had residency within the city of Minnetonka. Based on existing data in our trial program:

- Hotel cost \$47,808 (estimated hotel cost \$66.40 per night x average 60 day stay x 12 families)
- Case Management cost \$36,000 (60 hrs per month @ \$50 per hr)
- Deposits and First Months Rental fees \$12,000 (\$1000 per family)

Hennepin County Coordinated Entry



Eligibility Criteria

- To be eligible to be assessed: a person has to be in a shelter for 14 days or in a place not meant for human habitation (living outside, on the train, car, etc.), or fleeing or attempting to flee domestic violence.
- Single adults: Must have tie to Hennepin County,
- Families: Must have County of Financial Responsibility of Hennepin County
- Must be 16+ to be eligible for an assessment

How to access a CES Assessment

- Single Adult/youth access:
 - Those staying at a homeless shelter in Hennepin County for over 14 days will be identified by shelter staff for assessment. If not identified, you should request one from a shelter worker or street outreach worker.
 - If staying in a place not meant for human habitation (outside, train, car, camping, etc.) – a CES assessment can be
- Families access (for those with custody of children 51% of the time or pregnant):
 - Those staying at People Serving People, St. Anne's, or the Drake will be identified by shelter staff for an assessment