



HOUSING AND REDEVELOPMENT AUTHORITY

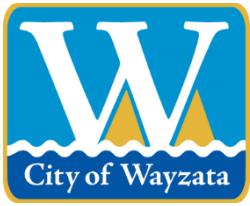
Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Wednesday, January 25, 2023

7:30 AM

1. **Call to Order**
2. **Approval of Agenda**
3. **Approval of Minutes**
 - a. Consider Approval of the HRA Minutes of November 21, 2022
4. **Old Business**
5. **New Business**
 - a. Consider Election of Officers
 - b. Consider Appointment of Executive Director
 - c. Consider Discussion and Amendments of Bylaws
 - d. Consider Adoption of HRA Resolution 01-2023 Adopting Policy on Use of Public Funds to Reimburse Permitting Fees Associated with Affordable Housing Projects
 - e. Consider Adoption of HRA Resolution 02-2023 Approving Reimbursement of Permitting Fees Associated with Maintenance and Improvement of Affordable Housing at Maggie Manor Too
 - f. Development Update
6. **Next Meeting Date: April 26, 2023**
7. **Adjournment**



**City of Wayzata
Housing and Redevelopment Authority
Agenda Report**

MEETING DATE: January 25, 2023	AGENDA ITEM: 3.a
TITLE: Consider Approval of the HRA Minutes of November 21, 2022	
PROPOSED MOTION: To Approve the Minutes of November 21, 2022	
PREPARED BY: Kathy Leervig, City Clerk	
REVIEWED BY: Jeffrey Dahl, Executive Director	

ACTION REQUESTED:

Staff recommends approval of the attached minutes.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

BACKGROUND:

N/A

ATTACHMENTS:

1. November 21, 2022 Minutes (draft)

CALL TO ORDER

Chair Shaver called the special meeting of the Housing and Redevelopment Authority to order at 7:36 a.m.

ROLL CALL

Members Present: Commissioners Bob Ambrose, Terri Huml, Steve Fox, and Dan Koch, and Thomas Shaver

Members Absent: None

City Staff present: Executive Director Jeff Dahl, Assistant Planner Valerie Quarles, City Clerk Kathy Leervig.

APPROVAL OF AGENDA

Commissioner Fox made a motion, seconded by Commissioner Koch, to approve the June 15, 2022 agenda as presented. The motion carried 5/0.

APPROVAL OF MINUTES

A. Consider Approval of HRA Minutes of April 27, 2022 Meeting

Commissioner Ambrose made a motion, seconded by Commissioner Huml, to approve the June 15, 2022 and the Joint HRA/City Council meeting minutes of July 27, 2022, as presented. The motion carried 5/0.

OLD BUSINESS

NEW BUSINESS

A. Consider Adoption of HRA Resolution 01-2022 Modification to the Redevelopment Plan for the Central Area Redevelopment District (CARD) and Adopting Modifications to the TIF Plans for TIF Districts 3, 5, and 6

Executive Director Dahl stated that one of the few tools available to the City for funding is TIF Districts. He noted that years ago the City went through a comprehensive analysis of the current districts, increments, obligations, and other opportunities to use excess to fund eligible projects. He explained that the City, with the assistance of Ehlers and Associates and Abdo, have put together a cash flow analysis and noted that there are some projects that are outside the original redevelopment district, so in order to use these funds, the district needs to be expanded in order to encompass other areas. He stated that Stacie Kvilvang from Ehlers and Associates was present if the Commission had any questions.

Chair Shaver asked Ms. Kvilvang if this action would be unusual.

Stacie Kvilvang explained that this action would not be unusual and stated that most districts expand. She stated that Wayzata is a fully developed City, and that over the next 10-20 years there will probably be more districts created that are outside of the original CARD area, so this action would give the opportunity to create them there.

Commissioner Huml asked if this action was just to take the current TIF Districts, #3, #5, and #6 and just expanding each one of them to cover the entire City.

Ms. Kvilvang answered that this was not correct and explained that the CARD district is the City's project area. She stated that in order to create TIF districts, there needs to be this project area, within which you can expend TIF dollars. She stated that within the boundaries, the City can create individual TIF districts, which are very site specific and explained that those boundaries do not change. She noted that the HRA has the authority to create a project area that they deem over time needs redevelopment.

The Commission discussed modification of the existing TIF districts, as proposed.

Executive Director Dahl noted that this action will need approval from the HRA, the Planning Commission, and the City Council.

Commissioner Huml made a motion, seconded by Commissioner Koch, to approve Resolution 01-2022 a Modification to the Redevelopment Plan for the Central Redevelopment District and Adopting Modifications to the TIF Plans for TIF Districts 3, 5, and 6. The motion carried 5/0.

B. Presentation of Affordable Housing in Wayzata by Ken Dayton of Outreach Development Partners and Discussion of Future Policies

Executive Director Dahl explained that Community Development Director Goellner has been ill and would be following along with the meeting remotely. He noted that staff was not asking for any action to be taken on this item, but are hopeful that the HRA will be able to have a good discussion and give staff some direction. He stated that the last few meetings, the HRA has been discussing what the goals of affordable housing really are, what has been done, what the context is locally, and what should be done knowing that it is a high priority. He stated that over the last year or so, the City has amended their business subsidy policies to include affordable housing and have begun conversations about a program that would waive fees that the City assesses for development that includes affordable housing. He stated those are just two examples of some of the tools that City has taken a look at using for affordable housing, but explained that thought they should take a closer look at what partnerships may look like before they get too far down the road. He introduced Ken Dayton and Lynn Groll from Outreach Development Corporation to share a bit about their company, the inventory in the area, and some of the projects they have worked on.

Chair Shaver noted that for full disclosure he would like it known that he sits on the Board at Outreach Development Corporation.

Ken Dayton, Outreach Development Corporation, gave a brief presentation regarding the mission and goals of the company to preserve and acquire existing housing stock. He reviewed the way they have broken up their board to have a committee focused on various things such as new construction/acquisitions, marketing, and communications. He shared examples of various affordable housing projects that they are involved with including Wayzata Villa Homes, Rehab Boulevard Apartments, and Maggie Manor. He explained that they are constantly looking for opportunities and ways they can help the City or developers with affordable housing projects. He stated that they have the expertise and can run models to show what financing gaps there may be and can also help be an advocate for various partnerships, such as working with churches. He explained that their main mission is to be there for the community and be an advocate for affordable housing.

Chair Shaver noted that there had been a housing study done looking at the multi-family stock and the service area and reviewed some of the general conclusions of the study. He stated that he appreciates the fact that Outreach Development Corporation is 'neighbors' of the City and are known.

Mr. Dayton discussed classifications of affordable housing, area median income thresholds, and work force housing.

The HRA discussed ways to find achievable affordable housing, ways to take smaller steps to reach this goal, existing stock, and ways to be proactive in preserving the affordable housing stock.

Lynn Groll, Outreach Development Corporation, interjected that they are a separate entity than Interfaith Outreach which is an important distinction from a liability standpoint, but explained that they do partner very closely with them. She stated that they use Interfaith Outreach's infrastructure to house gifts as they get them and can hold them until they are ready to move forward with the right project. She noted that although she lives in Chanhassen, she is invested in Wayzata and because of her long term involvement, she knows the models work because of the partnerships in the community. She explained that they understand how to put the right people together in the room to get things done. She encouraged the HRA to take a look at the members of their Board to understand their experience and expertise and contact them if they had any questions.

Mr. Dayton noted that he believes the biggest opportunity in the City is preserving the existing housing stock rather than new construction projects. He discussed some of the creative ways they have handled donations for projects.

The HRA discussed the importance of continuing to have this kind of deeper conversation about affordable housing projects.

Ms. Groll stated that she believes the number one thing the City can do is to keep their ears open about things that may be coming on the market soon because the more advance warning they have, the better it will be because it gives them time to put their heads together and find a way for things to work.

Executive Director Dahl stated that because this is a goal of the City and included on the strategic plan, the City has taken a look at partnering with entities like Outreach Development Corporation, explored memorializing the waiving of the fees, updated the business subsidy policy, are completing the Wayzata Boulevard Corridor Study, and staff has looked at inclusionary zoning policies. He stated in addition to these actions, what he has heard from the HRA is that they would like the City to prioritize communication and partnerships with entities like Outreach Development Corporation and others in the area. He stated that the City does get notice when properties are up for sale so hearing Ms. Groll reaffirm the need for the communication to take place about properties that may become available was important for staff and he thinks this communication will provide a lot of value. He stated that the other tool that warrants a bit more discussion is whether the City is able to use any future dollars with the TIF districts for some kind of pool that can mitigate a gap. He stated that may be something that they can bring back to the HRA at a future meeting and perhaps consider some parameters by utilizing Ehlers to see what really may be possible.

Chair Shaver noted that financing these projects does require a bit of a learning process and definitely takes some creative thought.

Executive Director Dahl suggested that at the next HRA meeting staff put together a list of what the City has and what they think is worth working on. He asked Assistant Planner Quarles if she had anything she wanted to add to the conversation and explained that she has a lot of experience with affordable housing.

Assistant Planner Valerie Quarles noted that she is particularly interested in looking at an inclusionary zoning policy, not just as a way to get new built affordable units, but as a way to contribute to the pool of affordable funding, for example, a 'fee-in-lieu-of' option. She explained that if there were developers who did not want to necessarily include affordable units within their projects, those funds could be used towards an acquisition or support pool. She stated that Section 8 has come up a few times in the conversation and she would like to take a look at how the City regulates rental property ownership in the City in terms of having to, or not having to, accept Section 8 vouchers.

C. Update of Development Activity

Executive Director Dahl noted that the Wayzata Boulevard Corridor Study is moving along pretty quickly and believes that the goal is to wrap it up by late 2023. The Solar Ordinance is still being worked out and heading to the Planning Commission next month. He gave brief updates on the proposed projects at the former TCF headquarters site, the Zitzloff development, and the Wells Fargo project. He stated that the HRA will likely have an agenda item at an upcoming meeting regarding pledging TIF to the Panoway for construction of the boardwalk.

NEXT MEETING DATE: January 25, 2023

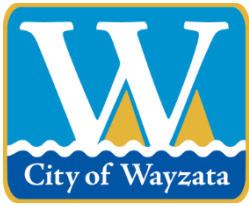
ADJOURN

There being no further business, Commissioner Fox made a motion, seconded by Commissioner Ambrose, to adjourn the meeting. The motion carried 5/0. The meeting adjourned at 9:00 am.

Respectfully submitted,

Kathy Leervig
City Clerk
City of Wayzata

DRAFT



**City of Wayzata
Housing and Redevelopment Authority
Agenda Report**

MEETING DATE: January 25, 2023	AGENDA ITEM: 5.a
TITLE: Consider Election of Officers	
PROPOSED MOTION: To Appoint a Chair, Vice Chair, and Secretary	
PREPARED BY: Jeffrey Dahl, Executive Director	
REVIEWED BY: N/A	

ACTION REQUESTED:

A motion is needed to appoint the HRA officers for 2023, per HRA bylaws.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

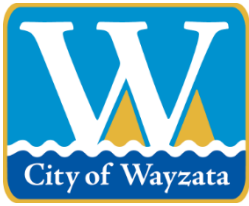
BACKGROUND:

Per HRA Bylaws, the HRA should appoint officers annually. 2022 Officers were Chair Shaver, Vice Chair Ambrose, and Secretary Huml. Below are the descriptions of each officer position:

- **Chair:** The HRA shall select a Chair from among its Commissioners who shall preside at all meetings of the HRA.
- **Vice Chair:** The HRA shall select a Vice Chair from among its Commissioners who shall preside at all meetings of the HRA in the absence of the Chair and shall perform such other duties as may be assigned by the Commissioners. In the case of death, retirement, or resignation of the Chair, the Vice Chair shall perform and be vested with all the duties and powers of the Chair until such time that a new Chair is chosen by the Commissioners.
- **Secretary:** The HRA shall select a Secretary from among its Commissioners who shall be responsible for certification of official actions of the HRA.

ATTACHMENTS:

None



**City of Wayzata
Housing and Redevelopment Authority
Agenda Report**

MEETING DATE: January 25, 2023	AGENDA ITEM: 5.b
TITLE: Consider Appointment of Executive Director	
PROPOSED MOTION: To Re-appoint Jeffrey Dahl as Executive Director	
PREPARED BY: Jeffrey Dahl, Executive Director	
REVIEWED BY: N/A	

ACTION REQUESTED:

A motion is needed to re-appoint City Manager Jeffrey Dahl as the Executive Director of the HRA.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

BACKGROUND:

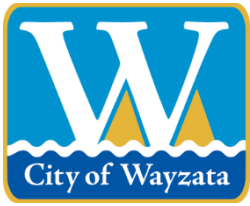
Per HRA Bylaws, the HRA should annually appoint or reappoint the Executive Director. Below is the description of the Executive Director position. The City Manager has traditionally served this role.

The Executive Director, who shall not be a commissioner, shall be responsible for:

- Securing, supervising and directing any personnel required for work to be accomplished by the HRA;
- Providing for the taking of and preparing minutes of each meeting of the HRA;
- Maintaining any appropriate files as deemed necessary by the Commissioners, including files of minutes, publication of meetings, and meeting agendas;
- The general administration and financial management of the affairs of the HRA pursuant to policies determined by the Commissioners; and
- Any other responsibilities assigned by the Chair or Commissioners.

ATTACHMENTS:

None



**City of Wayzata
Housing and Redevelopment Authority
Agenda Report**

MEETING DATE: January 25, 2023	AGENDA ITEM: 5.c
TITLE: Consider Discussion and Amendments of Bylaws	
PROPOSED MOTION: To Review the Bylaws and Propose Amendments, if necessary	
PREPARED BY: Jeffrey Dahl, Executive Director	
REVIEWED BY: N/A	

ACTION REQUESTED:

Review the bylaws and discuss if any proposed changes are recommended.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

BACKGROUND:

The current bylaws were adopted in January 2022. As stated in the bylaws, the HRA should contemplate any needed updates to the bylaws at its annual meeting in January. The bylaws are attached for review.

ATTACHMENTS:

1. BYLAWS CURRENT DECEMBER 2021 - FINAL - 01.04.22

**AMENDED AND RESTATED
BYLAWS
of the
HOUSING AND REDEVELOPMENT AUTHORITY
In and for the City of Wayzata, Minnesota
(Adopted January 4, 2022)**

PREAMBLE

State law provides that cities may create housing and redevelopment authorities to undertake certain types of housing and redevelopment or renewal activities. Housing and redevelopment authorities are separate public entities, governed by a board of commissioners, which may authorize the acquisition of real estate, housing and commercial loans and grants, and the issuance of bonds.

The Housing and Redevelopment Authority in and for the City of Wayzata (HRA) was created by the Wayzata City Council in 1967, after holding a hearing and determining the need for an HRA in the City. The original goals of the HRA were:

1. Set a standard for future development of Wayzata;
2. Exploit the natural advantages of Lake Minnetonka;
3. Preserve the distinctive atmosphere of Wayzata;
4. Create a business climate that will enable local businesses to compete with the planned investment in nearby commercial centers;
5. Attract businesses that will offer improved employment opportunities;
6. Establish an improved quality in multiple housing facilities; and
7. Maximize tax return.

Additional area-specific goals have been established in connection with the creation of individual tax increment (TIF) districts within the City.

Overall, the Wayzata HRA seeks to help realize the goals of the Wayzata 2040 Comprehensive Plan, the vision and mission of the City's most recent Strategic Plan, and the provisions of the City's TIF and Business Subsidy Policies. These include:

1. Redeveloping blighted areas
2. Creating and enhancing areas of greater housing diversity
3. Supporting housing density initiatives in targeted neighborhood zones
4. Establishing and supporting, financially and politically, a local Inclusionary Housing Policy
5. Promoting environmental sustainability initiatives and components of projects
6. Promoting connected, walkable, and pedestrian friendly development
7. Promoting charming, thoughtful, and managed development
8. Diversifying and enhancing jobs and local tax base
9. Enhancing public parking infrastructure, and upgrading parking facilities with green energy features
10. Maintaining and enhancing vibrant commercial corridors

11. Enhancing the lakefront and natural resources it provides to the community

ARTICLE I. **AUTHORITY**

Section A. Name. The legal name of the HRA is “Housing and Redevelopment Authority of the City of Wayzata”.

Section B. Office. The offices of the HRA shall be at the City Hall in the City of Wayzata, Minnesota, but the HRA may hold its meetings at such place or places as it may designate.

ARTICLE II. **MEETINGS**

Section A. Date of Annual Meeting. The annual meeting shall be held on the third Thursday in January of each year at 7:30 A.M., or such other date and time as set by the HRA, at the regular meeting place of the HRA. In the event such day shall be a legal holiday, the annual meeting shall be on the preceding Wednesday or such other time as set by the HRA.

Section B. Quorum. There must be a quorum, as defined in Article IV, to conduct business at all meetings. If a quorum is not present for an annual meeting, the Chair shall establish a date for a new annual meeting. If a quorum is not present for a regular or special meeting, the Chair shall adjourn the meeting to the next regular or special meeting of the HRA.

Section C. Annual Meeting. The following, among any other appropriate matters, shall be considered at the annual meeting:

1. Election of officers;
2. Determination of need for regular meetings to be held until the next annual meeting and if necessary determination of dates for regular meetings;
3. Discussion of bylaws and any suggested amendments;
4. Receipt of Financial Report, unless scheduled and presented at a subsequent meeting; and
5. Appointment of Executive Director

Section D. Regular Meetings. If determined necessary by the HRA, regular meetings shall be held at a fixed place and at a time as determined by the HRA at its annual meeting. The time may be changed by the HRA at any subsequent meeting by a majority vote of all Commissioners and after notification of such change in the City’s official newspaper. Agendas for regular meetings shall include at least the following order and items of business:

1. Call to Order;
2. Approval of Agenda;
3. Approval of Minutes;
4. Unfinished or Organizational Business;
5. New Business; and
6. Adjournment.

Section E. Special Meetings. Special meetings of the HRA may be called by the Chair, or any two members of the HRA, for any proper purpose of the HRA upon oral or written notice to each of the Commissioners and to the local newspapers at least 3 days prior to the date of the special meeting. A written notice shall set forth the time and place of the special meeting and be posted at City Hall at least 3 days prior to the date of the special meeting.

Section F. Public Meetings. All meetings shall be open to the public in accordance with the provisions of Minnesota Statutes.

ARTICLE III. **COMMISSIONERS, OFFICERS, ADMINISTRATOR, STAFF**

Section A. Commissioners. The HRA shall consist of five (5) Commissioners who must be residents of the City of Wayzata. The Commissioners shall be appointed by the Wayzata City Council. Each Commissioner shall serve a term of five (5) years in accordance with Minnesota statute § 469.003.

Section B. Officers. The officers of the HRA shall consist of a Chair, a Vice Chair, a Secretary, and such other officers as shall from time to time be chosen and appointed by the HRA.

Section C. Chair. The HRA shall select a Chair from among its Commissioners who shall preside at all meetings of the HRA.

Section D. Vice Chair. The HRA shall select a Vice Chair from among its Commissioners who shall preside at all meetings of the HRA in the absence of the Chair and shall perform such other duties as may be assigned by the Commissioners. In the case of death, retirement, or resignation of the Chair, the Vice Chair shall perform and be vested with all the duties and powers of the Chair until such time that a new Chair is chosen by the Commissioners.

Section E. Secretary. The HRA shall select a Secretary from among its Commissioners who shall be responsible for certification of official actions of the HRA.

Section F. Executive Director. The HRA shall appoint an Executive Director, who shall not be a Commissioner. The Executive Director shall be responsible for:

1. Securing, supervising and directing any personnel required for work to be accomplished by the HRA;
2. Providing for the taking of and preparing minutes of each meeting of the HRA;
3. Maintaining any appropriate files as deemed necessary by the Commissioners, including files of minutes, publication of meetings, and meeting agendas;
4. The general administration and financial management of the affairs of the HRA pursuant to policies determined by the Commissioners; and
5. Any other responsibilities assigned by the Chair or Commissioners.

Section G. Staff Services. If the HRA appoints the City Manager as the Executive Director and/or uses personnel under the control of the City Manager, a contract for staff services shall be entered into which clearly designates the services provided.

ARTICLE IV. **QUORUM AND VOTING**

Section A. Quorum. A quorum of the HRA shall be three Commissioners. A quorum shall be required to conduct business at any meeting of the HRA.

Section B. Voting. An affirmative vote of a majority of those Commissioners present at a meeting shall be required to take action on or approve any matter before the HRA, except that with respect to the following matters, an affirmative vote of three (3) or more Commissioners shall be required:

1. To appoint or revoke the appointment of the Executive Director;
2. To cancel a contract;
3. To amend the Bylaws;
4. To change the time of regular meetings or the time of the annual meeting;
5. To borrow money; or
6. To approve a project.

ARTICLE V. **FINANCE AND CONTRACTS**

Section A. Fiscal Year. The Calendar year shall be the fiscal year of the HRA. However, other fiscal years for specific purposes or undertaking of the HRA may be established as required or desirable.

Section B. Budgets. The Executive Director shall prepare a budget for each project that is being considered by the HRA. If an annual operating budget is desired by the HRA, the HRA shall submit its request in accordance with the City's established budget approval process. City Council approval of project and operating budgets is required.

Section C. Investments of the HRA. The investments of the HRA funds shall be the responsibility of the Executive Director in accordance with the investment policies of the City.

Section D. Project and Procurement Manager. The responsibility for Project Management and Procurement for each approved HRA project shall be outlined in a Project Manager/Procurement Contract.

Section E. Disbursements.

1. Federal and State funds. All funds received from the Government of the United States or any of its agencies, and the state of Minnesota or any of its agencies, shall be disbursed and accounted for in accordance with the regulations or requirements from time to time made by the Federal or State agencies furnishing funds to the HRA.
2. Official Depository. All monies received by the HRA from any source whatsoever shall be deposited in bank accounts in accordance with the established practices of the City. All disbursements shall be in accordance with the established practices of the City.
3. Checks. All checks drawn on bank accounts of the HRA shall indicate the fund and, in the case of a project, the project to be charged. All checks shall be signed by the Executive Director.

ARTICLE VI. **POWERS AND DUTIES**

Section A. General Powers and Duties. The HRA shall have the powers and duties provided to the HRA by Minnesota Statutes.

ARTICLE VII. **AMENDMENTS**

These Bylaws may be amended at any meeting of the HRA provided that notice of such proposed amendment is mailed to each Commissioner of the HRA at least ten days prior to such meeting. The amendment of the Bylaws and the vote required shall be in accordance with Article IV of these Bylaws.



City of Wayzata Housing and Redevelopment Authority Agenda Report

MEETING DATE: January 25, 2023	AGENDA ITEM: 5.d
TITLE: Consider Adoption of HRA Resolution 01-2023 Adopting Policy on Use of Public Funds to Reimburse Permitting Fees Associated with Affordable Housing Projects	
PROPOSED MOTION: To Adopt HRA Resolution 01-2023 Adopting Policy on Use of Public Funds to Reimburse Permitting Fees Associated with Affordable Housing Projects	
PREPARED BY: Emily Goellner, Community Development Director, Valerie Quarles, Assistant Planner	
REVIEWED BY: Jeffrey Dahl, Executive Director	

ACTION REQUESTED:

Staff Recommends adoption of HRA Resolution 01-2023

FINANCIAL OR BUDGET CONSIDERATION:

Funds that may be used to reimburse permitting fees include: Tax Increment funds from Tax Increment Districts as permitted by law, excess fund transfers, grants, and funding from programs in partnership with other governmental agencies. With each request made under this Policy, the City Manager will make a recommendation regarding the amount and type of funding sources available at the time.

BACKGROUND:

At HRA meetings in 2021 and 2022, several discussions focused on:

- Data on the existing housing stock
- Trends in increasing land values
- Housing goals set forth in the 2040 Comprehensive Plan (also called the Housing Action Plan)

The HRA directed staff to draft a policy document outlining how City funds could be used to support affordable housing projects that help the City fill the existing affordable housing gap as outlined in the Wayzata Comprehensive Plan.

City staff has drafted a policy that would allow the City to use certain public funds to reimburse City permit fees associated with the maintenance and improvement of new and existing Affordable Housing in the City that is rented or owned at or below 80% of the Area Median Income (AMI).

This Policy would further the goals of the HRA as set forth in its bylaws, including improving the quality in multiple housing facilities, and creating and enhancing areas of greater housing diversity in the City.

ATTACHMENTS:

1. HRA RES 01-2023 Adopting Policy on Affordable Housing Permit Fees
2. Wayzata Policy on Use of Public Funds to Reimburse Permitting Fees Associated with Affordable Housing Projects

CITY OF WAYZATA

HRA RESOLUTION NO. 01-2023

**RESOLUTION ADOPTING POLICY
ON USE OF PUBLIC FUNDS TO REIMBURSE PERMITTING FEES
ASSOCIATED WITH AFFORDABLE HOUSING PROJECTS**

WHEREAS, the City of Wayzata’s Comprehensive Plan and the Metropolitan Land Use Planning Act (MLUPA), Minn. Stat. Sec. 473.859, subdivision 2, paragraph (c) call for the City to adopt standards, plans and programs for providing adequate housing opportunities, including for low and moderate income housing;

WHEREAS, City staff has prepared a policy entitled “Policy on Use of Public Funds to Reimburse Permitting Fees Associated with Affordable Housing Projects” (the “Policy”) that would allow the City to use certain public funds to reimburse City permit fees associated with the maintenance and improvement of new and existing Affordable Housing in the City;

WHEREAS, the Policy would further the foregoing directives of the Comp Plan and state law, and further the goals of the City in the area of affordable housing and redevelopment, by defraying significant costs on projects that help maintain and improve the new and existing stock of affordable housing in the City; and

WHEREAS, the Policy would further the goals of the HRA as set forth in its bylaws, including improving the quality in multiple housing facilities, and creating and enhancing areas of greater housing diversity in the City.

NOW THEREFORE, BE IT RESOLVED by the Housing and Redevelopment Authority of the City of Wayzata, that the Policy is HEREBY APPROVED AND ADOPTED.

Adopted by the Housing and Redevelopment Authority this ___ day of _____, 2023.

**CITY OF WAYZATA POLICY
ON USE OF PUBLIC FUNDS TO REIMBURSE PERMITTING FEES
ASSOCIATED WITH AFFORDABLE HOUSING PROJECTS**

Adopted by the City Council on _____ pursuant to Resolution No. _____
Adopted by the HRA on _____ pursuant to Resolution No. _____

1. Background and Purpose

The City of Wayzata's Comprehensive Plan and the Metropolitan Land Use Planning Act (MLUPA), Minn. Stat. Sec. 473.859, subdivision 2, paragraph (c) call for the City to adopt standards, plans and programs for providing adequate housing opportunities, including for low and moderate income housing.

In light of these directives, the purpose of this Policy is to specify how certain public funds can be used to reimburse City fees associated with the maintenance and improvement of new and existing Affordable Housing in the City.

2. Scope

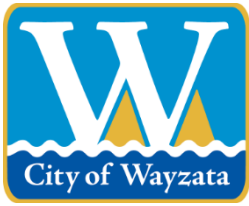
This policy applies to all City permitting fees, including building permits, that are required for the repair, renovation, maintenance and improvement work of new and existing housing in the City that qualifies as Affordable Housing.

Funds that may be used to reimburse such permitting fees are the following: Tax Increment funds from Tax Increment Districts as permitted by law, excess fund transfers, grants, and funding from programs in partnership with other governmental agencies.

"Affordable Housing" as used in this policy means a range of housing options and typologies rented or owned at a cost at or below 80 percent of the Area Median Income (AMI) that helps the City fill the existing affordable housing gap as outlined in the Wayzata Comprehensive Plan.

3. Requests, Review and Approval

- A. A request for reimbursement of permitting fees for a project that falls under the scope of this policy must be made in writing to the City, and include any information the City Manager requests in order to evaluate the request under this policy.
- B. The City Manager will review the request and an accompanying plan that demonstrates eligibility, request any additional information needed, and may designate an appropriate City staff person/s to review the request and make a recommendation to the HRA and City Council.
- C. The HRA and City Council shall consider the request and recommendation, and shall approve or deny it based upon the purpose and scope of this Policy and any other relevant factors related to the health, safety and welfare of the community. The HRA and City Council may also direct the City Manager to conduct further study on the recommendation before making a decision to approve or deny the request, and may attach reasonable conditions to any approval based on the nature of the request and the purpose of this policy.



**City of Wayzata
Housing and Redevelopment Authority
Agenda Report**

MEETING DATE: January 25, 2023	AGENDA ITEM: 5.e
TITLE: Consider Adoption of HRA Resolution 02-2023 Approving Reimbursement of Permitting Fees Associated with Maintenance and Improvement of Affordable Housing at Maggie Manor Too	
PROPOSED MOTION: To Adopt HRA Resolution 02-2023 Approving Reimbursement of Permitting Fees Associated with Maintenance and Improvement of Affordable Housing at Maggie Manor Too	
PREPARED BY: Valerie Quarles, Assistant Planner, Emily Goellner, Community Development Director	
REVIEWED BY: Jeffrey Dahl, Executive Director	

ACTION REQUESTED:

Staff recommends adoption of HRA Resolution 02-2023

FINANCIAL OR BUDGET CONSIDERATION:

The Resolution authorizes a reimbursement of certain City permit fees in the total amount not to exceed \$10,000 over the next 5 years, to be paid using the excess increment of TIF District #2. These funds are restricted and can only be used for redevelopment-related purposes, thus there will be no impact on the general fund.

BACKGROUND:

Maggie Manor Too is a joint venture between Outreach Development Corporation (ODC) and the Maggie Mithun Foundation to preserve 10 units of affordable housing located at 426 & 434 Rice Street East. A letter describing the project is attached.

Maggie Manor Too, LLC has identified two opportunities, consistent with City policy, that would assist in maintaining affordability:

1. Tax savings with Low Income Rental Classification
2. Reimbursement of certain building permit fees

Attached is resolution and draft agreement that encompass both of these affordable housing tools between the City and Maggie Manor Too.

Tax Savings with Low Income Rental Classification

Low Income Rental Classification, also known as LIRC or 4(d) is a tax classification available to affordable single- and multi-family buildings in Minnesota who pledge to keep their rents at an affordable level for a defined period. The tax classification lowers the burden for these properties in order to support efforts to maintain affordability. While the program application is administered by the State of Minnesota Housing Finance Agency, many properties have their eligibility verified by local units of government. Maggie Manor Too, LLC is applying for this 4(d) classification this spring and has worked with City staff to draft a participation agreement. The attached draft agreement details how the property will report to the City annually in order to maintain the new tax classification.

Reimbursements of Certain Building Permit Fees

In alignment with prior discussions about the property and the draft Policy for Public Funds to Reimburse Permitting Fees Associated with Affordable Housing Projects, the attached draft agreement authorizes the City to provide reimbursement of City permit fees, in the total amount not to exceed \$10,000 over the next 5 years, for certain health, safety, and property maintenance of, and energy efficiency improvements to, the buildings, grounds, and residential units on its property at 426 & 434 Rice Street East.

Matt Mithun will be present at the meeting to answer questions on behalf of Maggie Manor Too.

ATTACHMENTS:

1. Letter to City of Wayzata - Maggie Manor Too Permit Fee Reimbursement Application
2. HRA RES 02-2023 Approving Maggie Manor Too under Policy on Affordable Housing Permit Fees - Final Draft for HRA Review
3. Agreement and Declaration of Restrictive Covenants - Maggie Manor Too 1-19-23 - Final Draft for HRA Review

April 21, 2022

Emily Goellner, AICP
Community Development Director
City of Wayzata
600 Rice St E, Wayzata MN 55391

RE: 10-unit Apartment building located 426 & 434 Rice Street
Small Commercial building located 217 Minnetonka Avenue S.
Wayzata, MN

Emily & Jeff

Thank you and the entire City Staff for the assistance you provided during our acquisition of this property. Any financial assistance that the City could provide will go a long way towards our mission and the work we are planning for this project.

On March 31st we successfully closed on this property through a joint venture between Outreach Development Corporation (ODC) and the Maggie Mithun Foundation. Through the generous gift and equity contribution of the Maggie Foundation we were able to stop a potential redevelopment of the site and preserve 10 apartment homes and retain the small commercial office building that currently is occupied by three small businesses well known in the Community: Aux Ciseaux Tailer, Luger Studios, and Geyen group.

All three buildings were built in the 1950's and retain much of the original construction with deferred maintenance throughout.

Our long-term goal for this property is to upgrade the exterior and interior units and maintain the rent in the 10 apartment units to rent levels that are at or below the published 60% Area Medium Income.

With the help of our property management team "Hegenes Properties" a formal budget and scope of work is in the process but has not yet been finalized or bid out. Below is an indication on what we are looking at:

Immediate

- Tree Trimming, Pruning and Removal of undesirable shrubs
- Landscape Wall Repair
- Stair Railing for 217 (also reviewing need for new sidewalk)
- Cedar Fence/Designer Fence that extends from 434 Building down the sidewalk toward the 217 - building w/ Handrail down the stairs
- 434 & 426 Landscape Refresh
- 217 Landscape Refresh
- Cost Effective Signs/Monuments for MMT 434-426 & Commercial 217

Mid

- Shutters for 434 & 426
- Address Front Entry's for 434 & 426
- Exterior Paint for 217
- Review of Soffits, Gutters and Drainage
- Common Area Paint, Carpet, Light Fixtures for 434 & 426
 - Which includes repair of the damage in the common area walls and ceilings

Long

- Building Envelope - Siding, Tuckpointing, Roofing
- All New Windows
- Electrical Upgrade in the 434 & 426
- Unit Interiors - Plumbing, Bathtubs & Kitchens
- Outdoor Gazebo or Structure for Grilling/Socializing
- Parking Lot and Garages

Our plan is complete this work as quickly as possible, but this is going to be driven by several factors that include both financial resources and availability of supplies and labor. For example, we are already being told that the windows will need to be a 2023 project based on back orders.

For your review is a summary of our source and uses for this project at closing. Any assistance provided by the City will go directly towards the scope of work identified above with the immediate focus being on the exterior appearance of the entire development.

If there are any questions, please feel free to reach out to either myself at (612) 819-2735 or Matt Mithun at (952) 473-6422.

Thank you

Ken Dayton

Ken Dayton
Maggie Manor Too, LLC









CITY OF WAYZATA

HRA RESOLUTION NO. 02-2023

**RESOLUTION APPROVING
REIMBURSEMENT OF PERMITTING FEES
ASSOCIATED WITH MAINTENANCE AND IMPROVEMENT OF AFFORDABLE
HOUSING AT MAGGIE MANOR TOO**

WHEREAS, the City of Wayzata has adopted a policy entitled “Policy on Use of Public Funds to Reimburse Permitting Fees Associated with Affordable Housing Projects” (the “Policy”) that allows the City to use certain public funds to reimburse City permit fees associated with the maintenance and improvement of new and existing Affordable Housing in the City;

WHEREAS, Maggie Manor Too, LLC has submitted an application under the Policy (the “Application”) for reimbursement of City permit fees, in the total amount not to exceed ten thousand dollars (\$10,000) over the next five (5) years, for certain health, safety, and property maintenance of, and energy efficiency improvements to, the buildings, grounds, and residential units on its property at 426 & 434 Rice Street East, Wayzata, MN, as further detailed in the Application; and

WHEREAS, the City Manager has reviewed and approved the Application pursuant to the process and standards of the Policy with reimbursements to be paid using the excess increment of TIF District #2, and the Applicant has agreed to execute the Agreement and Declaration associated therewith in the form presented to the HRA.

NOW THEREFORE, BE IT RESOLVED by the Housing and Redevelopment Authority of the City of Wayzata, that the Application is found to meet the intent and the standards of the Policy, and accordingly is **HEREBY APPROVED**.

Adopted by the Housing and Redevelopment Authority this ___ day of _____, 2023.



Affordable Housing Permit Fees Agreement

THIS AGREEMENT is made by and between **MAGGIE MANOR TOO LLC**, a Minnesota limited liability company (herein referred to as "Owner") and the **CITY OF WAYZATA**, a Minnesota municipal corporation ("City").

Property Address(es): (herein referred to as "Property")

426 & 434 Rice Street East
Wayzata, MN 55391

Legal Description of Property: See Exhibit A attached hereto and incorporated herein.

Total Property Units: 10

Percentage (%) of Units restricted to be affordable to and occupied
by households at or below 60% of Area Median Income: 100%.

1. The Owner certifies that it is the Owner of record of the Property.
2. The Owner has previously submitted to the City a complete 4d program application and rent roll demonstrating that 100% of the rental housing units located on the Property have rents that do not exceed 30% of the gross income of a family whose income equals 60% of the median family income as most recently established by HUD for the Minneapolis/St. Paul standard metropolitan statistical area ("AMI").
3. The Owner has agreed to record a declaration against the above-described Property limiting the rents and incomes on 60% of the rental housing units located on the Property as further described in the form of declaration attached hereto as Exhibit B (the "Declaration") so that Owner can qualify for preferable tax classification as class 4d under Minnesota Statutes §273.13, Subdivision 25. The Owner specifically represents that such preferable tax classification along with access to the other financial incentives described in this Agreement is sufficient consideration for executing and filing the Declaration.
4. The Owner certifies that no existing tenants in the Property have been or will be evicted because of the filing of the Declaration.
5. Upon satisfaction of the foregoing conditions, the City will, in cooperation with the Owner:
 - a. Record the Declaration in the Hennepin County land records.
 - b. Submit Owner's first application to the State of Minnesota for the certification of 4d classification under Minnesota Statutes §273.128 and pay the associated application fee ("4d Application Fee").

- c. Reimburse the Owner the costs of all City permit fees, up to a total of ten thousand dollars (\$10,000) over the next five (5) years from the date of this Agreement, that are paid by Owner in connection with health, safety, and property maintenance of, and energy efficiency improvements to, the buildings, grounds, and residential units on the Property.
- 6. The parties acknowledge that the ten (10) units covered by this Agreement are occupied by residents who at the time of initial occupancy have household income at or below 60% of AMI and have rents that do not exceed 30% of the gross income of a family whose income equals 60% or less of AMI, adjusted for household size.

IN FURTHERANCE WHEREOF, the parties have executed this Agreement as of _____, 2023.

MAGGIE MANOR TOO LLC

By: _____
Kenneth A. Dayton, Treasurer

CITY OF WAYZATA:

By: _____
Johanna Mouton, Mayor

By: _____
Jeffrey Dahl, City Manager

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The Northeasterly 100 feet of Lots 1 and 2, Block 4, Wayzata, Hennepin County, Minnesota,

PID#: 06-1417-22-24-0030

EXHIBIT B

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS, is made effective as of the ____ day of _____, 2023 by Maggie Manor Too, LLC a Minnesota limited liability company (hereinafter called "Owner"), having its offices at 900 Wayzata Blvd. East, Suite 130, Wayzata, MN 55391, in favor of the City of Wayzata, a Minnesota municipal corporation (the "City").

WITNESSETH:

WHEREAS, Owner and the City have entered into that certain Affordable Housing Permit Fees Agreement dated ___, 20__ (the "Agreement"), pursuant to which the City is offering to reimburse the cost of certain permit fees in accordance with City Policy on Reimbursement of Permit Fees Associated with Affordable Housing Projects in exchange for Owner limiting rents and incomes on certain rental housing units located at the following addresses:

426 & 434 Rice Street East
Wayzata, MN 55391

and

WHEREAS, but for the making and recording of this Declaration, the City would be unwilling to qualify the property for preferable tax classification or provide the other financial incentives described in the Agreement.

NOW, THEREFORE, in consideration of said mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

SECTION 1. Definitions.

In this Declaration, unless a different meaning clearly appears from the context:

AFFORDABILITY PERIOD – A period commencing on the Date of this Declaration and continuing for 10 years.

AFFORDABLE UNITS– 10 units in the Project as identified on Attachment I attached hereto *[unless reduced pursuant to Section 8 hereof]*.

ANNUAL INCOME – means adjusted gross income as defined in S.62 of the United States Internal Revenue Code, of all members of a household (this is the "Adjusted Gross Income" amount reported on IRS form 1040).

HUD – The United States Department of Housing and Urban Development.

LAND – The real property located in Hennepin County, Minnesota, and legally described on Exhibit B attached hereto and made a part hereof.

LOW-INCOME FAMILIES – Individuals or families whose Annual Income does not exceed 60 percent of the Median Family Income.

MEDIAN FAMILY INCOME – The "Median Family Income" as most recently established by HUD for the Minneapolis/St. Paul standard metropolitan statistical area, adjusted for family size.

PROJECT – Two Five (5) unit rental housing buildings located at 426 & 434 Rice Street East, on the Land in Wayzata, Minnesota.

SHORT-TERM RENTALS – Units rented in periods of less than one month.

UNIT – a rental dwelling in the Project, except that in the case of a single-room occupancy only Project, a rooming house or a group home, a "Unit" shall be a bedroom rented in the Project.

SECTION 2. Representations.

Owner represents to and for the benefit of the City that Owner has duly authorized, executed and delivered this Declaration pursuant to proper authorization therefor; that this Declaration constitutes a valid and binding obligation of the Owner, enforceable in accordance with its terms, except only as such enforceability may be limited by bankruptcy, moratorium, reorganization or other laws, or principles of equity, affecting creditors' rights; and that the execution and delivery of this Declaration does not constitute a breach, violation or default under any law, regulation, order, judgment or ruling binding upon Owner, or a default under any indenture, mortgage, agreement or other instrument to which Owner is subject or by which it or its property is bound. The Owner specifically represents that the preferable tax classification that it will receive in exchange for encumbering its Land with this Declaration, along with the permit fee reimbursements described in the Agreement is sufficient consideration for executing and filing this Declaration. It is the Owner's responsibility to submit an annual report to the City and a 4d application to Minnesota Housing in order to continue receiving such preferable tax classification and failure to do so shall not void or limit the enforceability of this Declaration.

SECTION 3. Restrictions on Use.

- A. Owner agrees to develop, operate and manage the Project according to the terms of this Declaration for the duration of the Affordability Period.
- B. During the Affordability Period, this Declaration shall constitute covenants running with the Land and be binding on the successors and assigns of Owner and on all parties having or acquiring any rights, title, or interest in the Project.
- C. Rental of the Project shall be in accordance with the following:
 1. Owner must require Affordable Units to be occupied by residents whose household income at the time of initial occupancy does not exceed 60 percent of the greater of area or state median income, adjusted for family size, as determined by the United States Department of Housing and Urban Development. The restriction must also require the rents for Affordable Units to not exceed 30 percent of 60 percent of the greater of area

or state median income, adjusted for family size, as determined by the United States Department of Housing and Urban Development. The initial rent schedule for the Affordable Units is attached hereto as Attachment I. In no event will the City require the Affordable Unit gross rents to be set lower than the rents listed on the bottom of Attachment I.

2. Owner may not refuse to lease a Unit in the Project to a prospective tenant because the prospective tenant is a Section 8 certificate or voucher holder, or a participant in any other tenant-based assistance program.
3. Owner shall secure an income certification from the proposed tenant(s) of each Affordable Unit prior to such tenant(s)' initial occupancy. Such income certificate shall contain a statement of the total Annual Income for the previous year of each person who proposes to live in the Affordable Unit during that year.
4. Owner shall not permit (1) short-term leasing (leases of less than 30 days) in any Affordable Units or (2) subleasing of the Affordable Units by tenants. Owner may facilitate subleases of Affordable Units provided Owner ensures proper income verification for any subletting tenant.
5. On or before March 31 of each year of the Affordability Period the Owner shall make annual reports to the City in the form attached hereto as Attachment I.
6. Owner shall use affirmative fair housing marketing practices in soliciting renters, determining eligibility and concluding all transactions and provide evidence of compliance to the City upon request.

SECTION 4. Restrictions on Sale of the Project.

Owner agrees not to sell, transfer, convey or assign the Affordable Units (except leases in the ordinary course of business) without first obtaining the express written assumption by the purchaser, transferee, grantee, or assignee of the obligations imposed on Owner by this Declaration and providing a copy to the City with the name of the new contact person responsible for compliance with the Declaration; provided, however, that this Declaration shall remain enforceable against a purchaser, transferee, grantee, or assignee even in the absence of a written assumption. Any sale in violation of this Declaration shall be null and void at the election of the City.

SECTION 5. Covenants: Binding Upon Successors in Interest.

It is intended and agreed that the covenants provided in this Agreement shall be covenants running with the Land and that they shall, in any event, and without regard to technical classification or designation, legal or otherwise, be binding on Owner, the successors and assigns of Owner, and all parties having or acquiring any right, title, or interest in all or any part of the Land. This Declaration shall be enforceable against all such parties to the fullest extent permitted by law and equity for the benefit and in favor of the City, its successors and assigns. It is expressly agreed and acknowledged that: the covenants provided in this Declaration are in addition to the provisions of any other documents; this Declaration shall not be deemed to limit or merge into any other documents or vice versa; this Declaration shall survive the expiration or termination of any of the other documents; and the satisfaction or release of any other documents shall not be deemed to be a satisfaction or release of this Declaration. This Declaration may not be amended unless such amendment is in writing, signed by the Owner and the City and recorded against the Land.

Notwithstanding the foregoing, this Declaration shall terminate upon a conveyance of the Land after foreclosure, deed-in-lieu of foreclosure or assignment to a first mortgage holder unaffiliated with the Owner.

SECTION 6. Remedies for Default.

In the event of any default, failure, violation, or any other action or inaction by Owner specified in this Declaration, the City at its option may institute such actions or proceedings at law or in equity as it may deem desirable for effectuating the provisions of this Declaration, including without limitation actions for specific performance, damages (including, but not limited to, return of previously obtained tax benefits), and injunctive relief, and including also any remedy allowed under the terms of any other documents. In any successful action or proceeding to enforce its rights under this Declaration, the City shall be entitled to the recovery from Owner of reasonable attorneys' fees.

SECTION 7. Notices and Demands.

A notice, demand, or other communication under this Declaration by either party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and

A. in the case of Owner, is addressed to or delivered personally to Owner at:

Maggie Manor Too LLC
900 Wayzata Blvd., Suite 130
Wayzata, MN 55391

B. in the case of the City, is addressed to or delivered personally to the City at:

City of Wayzata
Housing & Redevelopment Authority
600 Rice Street East
Wayzata, MN 55391
ATTENTION: Jeffrey Dahl, Executive Director

or at such other address with respect to either such party as that party may, from time to time, designate in writing and forward to the other as provided in this Section.

SECTION 8. Reduction of Affordable Units.

At any time during the Affordability Period, Owner may request a reduction of the number of Affordable Units subject to this Declaration by paying a fee of \$0 per Affordable Unit reduction. In the foregoing situation, the City will execute an amendment to this Declaration agreeing to reduce the number of Affordable Units, provided that IN NO CASE will a reduction below 20% of the Units in the project be permitted.

(Signature page follows.)

[Signature page to Affordable Housing Declaration of Restrictive Covenants]

IN WITNESS WHEREOF, Owner has caused this Declaration to be duly executed on or as of the day and year first above written.

Maggie Manor Too LLC,
a Minnesota limited liability company

By Outreach Development Corporation
Its Chair

By: _____
Kenneth A. Dayton

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by Kenneth A. Dayton, the Chair of Outreach Development Corporation, and the Treasurer of Maggie Manor Too LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public

*This instrument was drafted by:
City Of Wayzata*

ATTACHMENT I

TO AFFORDABLE HOUSING DECLARATION OF RESTRICTIVE COVENANTS

INITIAL RENT SCHEDULE

Address	Unit #	Bedroom Size	Current Rent as of 12/1/22	Restriction Level
426 Rice Street	01	One Bedroom	\$950	60% AMI
426 Rice Street	02	One Bedroom	\$1050	60% AMI
426 Rice Street	03	One Bedroom	\$950	60% AMI
426 Rice Street	04	One Bedroom	\$1025	60% AMI
426 Rice Street	05	One Bedroom	\$950	60% AMI
434 Rice Street	06	One Bedroom	\$1000	60% AMI
434 Rice Street	07	One Bedroom	\$950	60% AMI
434 Rice Street	08	One Bedroom	\$1100	60% AMI
434 Rice Street	09	One Bedroom	\$950	60%AMI
434 Rice Street	10	One Bedroom	\$950	60% AMI

60% AMI Maximum* Rent Limits, 2022-2023 Program				
Studio/Efficiency	1 BR	2 BR	3 BR	4 BR
\$1,232	\$1,320	\$1,584	\$1,830	\$2,041
*60% AMI rent limits may increase in future years, based on changes in median income for the Minneapolis-St. Paul metro.				

ATTACHMENT II
To
Affordable Housing Declaration
Of Restrictive Covenants

4d Program
Annual Certification of Rents and Incomes

Project Name: Maggie Manor Too
of 60% AMI Units subject to rent and income restrictions
of Total Units 10

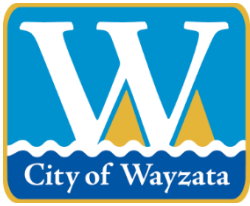
Owner Maggie Manor Too LLC
Property Manager Hegenes Properties
Monitoring Year _____

Unit Info (all units)						Move in Eligibility (new tenants only)			
Address	Unit #	# BR's	60% AMI unit	Rent as of 1/1/___	New Tenant (Y/N)	Household Size	Move in Date	Adjusted Gross Income of Household at Move-in	Sec 8 or tenant assistance (Y/N)
426 Rice Street									
434 Rice Street									

Hegenes Properties hereby Certifies that all new residents that have occupied the property after that date of this declaration have been household incomes at or below 60% of the AMI, adjusted for household size.

60% AMI Maximum* Rent Limits, 2022-2023 Program				
Studio/Efficiency	1 BR	2 BR	3 BR	4 BR
\$1,232	\$1,320	\$1,584	\$1,830	\$2,041
*60% AMI rent limits may increase in future years, based on changes in median income for the Minneapolis-St. Paul metro.				

60% AMI Maximum Income limits - 2022-2023
\$49,320 for one person
\$55,340 for two people
\$63,360 for three people



**City of Wayzata
Housing and Redevelopment Authority
Agenda Report**

MEETING DATE: January 25, 2023	AGENDA ITEM: 5.f
TITLE: Development Update	
PROPOSED MOTION: N/A	
PREPARED BY: Emily Goellner, Community Development Director	
REVIEWED BY: Jeffrey Dahl, Executive Director	

ACTION REQUESTED:

N/A

FINANCIAL OR BUDGET CONSIDERATION:

N/A

BACKGROUND:

At the meeting, staff will provide a verbal update of both private development projects and public planning projects.

ATTACHMENTS:

None