



ECONOMIC DEVELOPMENT AUTHORITY

AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	09/08/2026

ITEM:	Sale of 4510 Taylor St NE to Twin Cities Habitat for Humanity, with Associated Forgivable Loan Proposal.		
Presenting Item: CD Coordinator Emilie Voight			
DEPARTMENT: Community Development		BY/DATE: CD Coordinator, 09/03/2026	
CORE CITY STRATEGIES: (please indicate areas that apply by adding an “X” in front of the selected text below)			
X Community that Grows with Purpose and Equity		_ Engaged, Effective and Forward-Thinking	
_ High Quality Public Spaces		_ Resilient and Prosperous Economy	
X Safe, Accessible and Built for Everyone		_ Inclusive and Connected Community	

BACKGROUND

In September of 2025, the EDA purchased the property located at 4510 Taylor St NE. The single-family residence on the site had fallen into disrepair and although the owner was interested in selling it, the house would have needed tens of thousands of dollars of repairs to make it habitable again. The EDA decided to purchase the property to ensure that the site would be responsibly renovated and to create an opportunity for a new housing unit or units. The EDA used funds from its Redevelopment Fund 408 Commercial Revitalization Program to purchase the property, demolish the structure, and prepare the site for redevelopment. Prior to building demolition, the City Fire Department used the structure for training exercises.

In the past, the EDA has partnered with Twin Cities Habitat for Humanity (TCHFH) to redevelop vacant properties into new affordable housing. After TCHFH completed its most recent Columbia Heights project at 4243 5th Street, Habitat staff indicated that they were looking for another redevelopment opportunity in the City. The EDA discussed possibilities for a Habitat project during its January 2026 meeting and determined that the 4510 Taylor site would be a good fit for a new TCHFH single-family home.

During the January 2026 discussion, the EDA also considered whether it might want to provide any gap financing-type contributions to TCHFH for a project at 4510 Taylor. At that time, the majority of commissioners informally agreed with the idea of providing TCHFH with a forgivable loan of \$35,000 for a single-family home project on the Taylor site. This loan would be similar in type and size to what the EDA had provided for the 4243 5th St project.

Tonight, staff are bringing forward a proposed purchase and development agreement and a forgivable loan agreement which formalize the key components previously discussed by the EDA. A representative from Twin Cities Habitat for Humanity is present to discuss potential site designs and project financing.

Notable points in the purchase and development agreement include:

- the sale of the property to Habitat for \$1.00;
- the construction of a new 3-bedroom, 2-story single-family home by Habitat for Humanity (with a floor plan endorsed by the EDA);
- the requirement that the home be sold to an income-qualifying family meeting the criteria of Habitat's affordable homeownership program;
- and a substantial completion deadline of December 31, 2027.

Notable points in the loan agreement include:

- the description of a forgivable loan in the amount of \$35,000 to Twin Cities Habitat for Humanity;
- and the requirement that TCHFH satisfy its obligations under the purchase and development agreement, including that the project be substantially completed by December 31, 2027, in order to have the loan forgiven.

As discussed during the January 2026 EDA meeting, the forgivable loan would be funded by EDA dollars originally derived from Fund 408 and set aside as matching funds to access the MHFA Local Housing Trust Fund Grants Program grant awarded in 2025. These funds are now designated as the "MHFA Housing Fund 206." Expenditure of these earmarked matching funds will lead to MHFA's disbursement of the grant award, effectively reimbursing the City for the loan to TCHFH.

STAFF RECOMMENDATION

Community Development staff recommend approval of the purchase and development agreement and the \$35,000 forgivable loan agreement. This project will strengthen the City's ongoing partnership with Twin Cities Habitat for Humanity and demonstrate its commitment to addressing substandard housing, eliminating blight, and promoting affordable homeownership in the City.

If any members of the public are present who would like to speak to this item, staff recommend that the EDA invite those individuals to speak prior to conducting its own discussion.

RECOMMENDED MOTION(S):

MOTION: Move to close the public hearing and waive the reading of Resolution 2026-25, there being ample copies available to the public.

MOTION: Move to approve Resolution 2026-25, a resolution approving the sale of land to and a purchase and development agreement with Twin Cities Habitat for Humanity, Inc.

MOTION: Move to waive the reading of Resolution 2026-26, there being ample copies available to the public.

MOTION: Move to approve Resolution 2026-26, a resolution approving a loan to Twin Cities Habitat for Humanity, Inc., and approving a loan agreement relating to a forgivable loan and related loan documents.

ATTACHMENT(S)

1. Draft Twin Cities Habitat for Humanity 4510 Taylor St NE Purchase and Development Agreement
2. Draft Twin Cities Habitat for Humanity 4510 Taylor St NE Forgivable Loan Agreement
3. Draft EDA Resolution 2026-25 for Purchase and Development Agreement and Land Sale
4. Draft EDA Resolution 2026-26 for Loan Agreement