



REQUEST FOR COUNCIL ACTION

AGENDA DATE: April 8, 2024

AGENDA ITEM: Consider adopting a resolution authorizing an application to the Minnesota Housing Finance Agency Workforce Housing Development Program for the Grand Rapids Workforce Housing Project.

PREPARED BY: Rob Mattei, Director of Community Development

BACKGROUND:

The Grand Rapids Economic Development Authority (GREDA) has been working with Oppidan Inc. under the terms of a Preliminary Development Agreement in which Oppidan is named as the sole developer of GREDA owned Lot, Block 1 of Great River Acres (15-acre parcel north of the West Rapids Elementary School) for a 180-day period. During this time, Oppidan is working with GREDA in securing additional funding sources to close a project funding gap for their proposed development of a \$33MM, four story, 132-unit market rate apartment building.

The Minnesota Housing Finance Agency (MHFA) Workforce Housing Development Program, which the City is eligible to apply for, provides an opportunity for Oppidan to receive a deferred, forgivable loan to fill a financial gap on the project, which the requested TIF/Tax Abatement and MN IRRR grants cannot close.

The application, which is due on April 30th, will request up to a maximum amount of \$7,946,500 for the project.

REQUESTED COUNCIL ACTION:

Make a motion to approve a resolution authorizing an application to the Minnesota Housing Finance Agency Workforce Housing Development Program for the Grand Rapids Workforce Housing Project.