

CITY OF GRAND RAPIDS, MN

RESOLUTION NO. 22-

RESOLUTION SUPPORTING AN 8-UNIT OWNER OCCUPIED COMMUNITY LAND TRUST SINGLE FAMILY HOUSING DEVELOPMENT IN THE CITY

BE IT RESOLVED By the City Council (“Council”) of the City of Grand Rapids, Minnesota (the “City”) as follows:

Section 1. Recitals.

1.01. In partnership with One Roof Community Housing and KOOTASCA Community Action, Itasca County Housing and Redevelopment Authority (ICHRA) (the “Developer”) has proposed the development of eight affordable, owner occupied, single-family homes on sites owned by the Grand Rapids Economic Development Authority (GREDA), at the former Forest Lake Elementary.

1.02. The proposed development would provide housing opportunities for working families earning 80% of the area median income or less and the future affordability of the homes would be ensured by the development being structured as a Community Land Trust.

1.03. The Developer has presented a proposal for the Development to the Council, which includes a request that the City consider financial assistance in the form of tax increment financing.

1.04. The Developer further intends to submit an application to the Minnesota Housing Finance Agency (the “MHFA”) for an award from the Community Homeownership Impact Fund (Impact Funds) for the Development, the success of which is predicated on support of the Development by the City through the commitment of tax increment financing for the project.

1.05. The Council has reviewed the proposal for the Development, and hereby finds and determines that the Development fulfills a need for high-quality affordable housing in the City, which is currently in short supply, as described in the Housing Study of November 2019 prepared by Community Research Partners and on file with the City Clerk.

Section 2. Endorsement of Development; Authorization of Tax Increment Financing.

2.01. The City hereby endorses the Development in substantially the form proposed by the Developer and supports the Developer’s application to MHFA for Impact Funds for the Development, and authorizes the Mayor and City Administrator to execute a letter to MHFA in support of the Development.

2.02. The City hereby commits to the use of American Recovery Plan funds and other City obtained funds to complete the installation of sanitary sewer and water services for the Development.

2.03. The City hereby authorizes staff to proceed with the process to consider establishment of a Tax Increment Financing District (Housing) for the Development, subject to the allocation of Impact Funds for the Development from MHFA. If the Developer has not secured an allocation of Impact Funds for the Development by February 28, 2023, this authorization shall expire and be of no further effect.

Adopted this 11th day of July 2022, by the City Council of the City of Grand Rapids, Minnesota.

Mayor

ATTEST:

City Clerk