



## CITY OF EDINA

### Policy on New Multifamily Affordable Housing

The City recognizes the need to provide a range of affordable housing choices for those who live or work in the City. Since the land appropriate for new multifamily residential development is limited, it is essential that a reasonable proportion of such land be developed into affordable housing units. As such, the City of Edina adopts the following new Multifamily Affordable Housing Policy.

This policy applies to all new multi-family developments of 20 or more units that:

- a) Require a re-zoning or a Comprehensive Plan amendment. All new multi-family developments require a rezoning to PUD, Planned Unit Development.
- b) Receive financial assistance from the City; or
- c) Developed on property purchased from the City (even if no financial assistance is being provided by the City) unless the City Council approves a waiver of this policy

For the purposes of this Policy, 1) “unit” means either a for-sale dwelling or a rental dwelling in which a lease is signed prior to occupancy; and 2) “financial assistance” provided by the City includes, but is not limited to, tax increment financing, land write downs, pass-through funding for purposes other than environmental remediation, and other forms of direct subsidy. Any specific projects requesting exemptions to the affordable housing requirements must seek City Council approval based on alternative public purpose.

#### The Policy

1. New rental developments subject to this policy shall provide a minimum of 10% of residential - units at 50% affordable rental rates or 20% of residential units at 60% affordable rental rates as defined below. The units shall be occupied by households at or below 60% of the Multifamily Tax Subsidy Income Limits (MTSP).
2. New for-sale developments shall provide a minimum of 10% of residential units at affordable sales prices as defined below.
3. The affordable unit mix must be approximately proportional to the market rate unit mix.
4. Rental and for-sale/owner-occupied affordable units shall include the following:
  - a. On-site parking will be provided (either surface or enclosed) for affordable units and will be included within the affordable sales price and/or affordable rent. At least one enclosed parking stall shall be included in the purchase price of an affordable for-sale unit in the same manner as offered to buyers of market rate units.
  - b. Affordable rents include the utility allowance and any fees that are a requirement of occupancy as per Section 42 of the Internal Revenue Service Code.

- c. Affordable and market rate residents will have equal access to all entries, lobbies, elevators, parking and amenities.
  - d. Exterior appearance of affordable units shall be visually comparable with market rate units in the development. Amenities and access provided with market rate units shall also be provided with the affordable units. Examples of “amenities” include storage lockers, balconies, roof decks, outdoor patios, pools, fitness facilities, and similar unit and project features.
- 5. New rental housing will remain affordable for a minimum of 20 years, and this requirement will be memorialized by a Land Use Restrictive Covenant.
- 6. New for-sale or owner-occupied developments will remain affordable for a minimum of 30 years, and this requirement will be memorialized by a Land Use Restrictive Covenant. The Land Use Restrictive Covenant will contain a provision providing the Edina Housing Foundation the right of first refusal to purchase affordable units.
- 7. The owners of multifamily rental housing projects subject to this Policy by receiving financial assistance shall accept tenant-based rental housing assistance, including, but not limited to, Section 8 Housing Choice Vouchers, HOME tenant-based assistance, and Housing Support. Tenants with rental assistance may occupy an affordable dwelling unit with the rent charged not exceeding the maximum allowed by Metro HRA or the assistance provider. Furthermore, the rent charged may not exceed the maximum allowed by the most restrictive funding source. This requirement will be enforced through a contract between the City and the project owner, pursuant to which the owner will be required to adopt business practices that promote fair housing and provide documentation of compliance with these requirements to the City. This requirement will be further enforced through the City’s monitoring policies and procedures.
- 8. Owners of City-assisted housing projects shall affirmatively market affordable housing opportunities. All multifamily rental housing providers subject to this policy must submit an Affirmative Fair Housing Marketing Plan (AFHMP) at least every 5 years, and a Survey and Certification regarding AFHMP outcomes annually. Owners must advertise housing opportunities on HousingLink or another medium acceptable to the City concurrent with any other public or private advertising.
- 9. Recognizing that affordable housing is created through a partnership between the City and developers, the City will consider the following incentives for developments that provide affordable housing:
  - a. Density bonuses
  - b. Parking requirement reductions
  - c. Tax-increment financing for projects that exceed the minimum requirement
  - d. Deferred low-interest loans from the Housing and Redevelopment Authority and/or Edina Housing Foundation
  - e. Property Tax Abatement
- 10. It is the strong preference of the City that each new qualifying development provide its proportionate share of affordable housing on site. However, the City recognizes that it may not be economically feasible or practical in all circumstances to do so. As such, the City reserves the right to waive this policy (only if circumstances so dictate, as determined by the

City). In lieu of providing affordable housing in each new qualifying development, the City may consider the following:

- a. Dedication of existing units within the City of Edina equal to 110% of what would have been provided in the proposed new development. These units need to be of an equivalent quality, as determined by the City.
- b. Financial risk and participation in the construction of affordable dwelling units of an equivalent quality by the same or another developer on a different site within the City.
- c. An alternative proposed by a developer and approved by the City that directly or indirectly provides or enables provision of an equivalent amount of affordable housing elsewhere within the City. An alternative could be a cash payment to the City in lieu of providing affordable housing units, or a "Total Buy In" (TBI) fee. The TBI shall be \$100,000 per unit, rounding up to the next whole unit. The TBI is due in cash or certified funds in full to the City before the building permit is issued. A building permit will not be issued unless the TBI is paid in full. TBI will be deposited in City's Affordable Housing Trust Fund to be used for the development and preservation of affordable housing.

11. Guidelines for implementing this Affordable Housing Policy can be found in the "Inclusionary Housing Program Guide."

## Definitions

### **Rental Housing Income and Rents**

Both gross incomes (adjusted for family size) and gross rental rates (adjusted for bedroom count and including utilities) are updated annually by the Minnesota Housing Finance Agency (MHFA) and published at [www.mnhousing.gov](http://www.mnhousing.gov). 2018 income and rental limits are as follows:

	<b>Gross Incomes</b>			<b>Gross Rents</b>	
	<b>60%</b>	<b>50%</b>		<b>60%</b>	<b>50%</b>
<b>1 Person</b>	<b>\$39,660</b>	<b>\$33,050</b>	<b>Studio</b>	<b>\$991</b>	<b>\$826</b>
<b>2 Persons</b>	<b>\$45,300</b>	<b>\$37,750</b>	<b>1 Bedroom</b>	<b>\$1,062</b>	<b>\$885</b>
<b>3 Persons</b>	<b>\$50,940</b>	<b>\$42,450</b>	<b>2 Bedroom</b>	<b>\$1,273</b>	<b>\$1,061</b>
<b>4 Persons</b>	<b>\$56,580</b>	<b>\$47,150</b>	<b>3 Bedroom</b>	<b>\$1,471</b>	<b>\$1,226</b>
<b>5 Persons</b>	<b>\$61,140</b>	<b>\$50,950</b>	<b>4 Bedroom</b>	<b>\$1,641</b>	<b>\$1,367</b>
<b>6 Persons</b>	<b>\$65,640</b>	<b>\$54,700</b>			

## **Ownership Housing Income and Sales Price**

10% or more of residential housing units are affordable to and initially sold to persons whose income is at or below the levels set in the MHFA's "Startup Program" (first time homebuyer). This program has a sales price limit of \$328,200, adjusted annually. Within Edina this limit is set at \$350,000 in consideration of the high prices in Edina. The following sales prices will be used as the acquisition limit in this definition:

<b>1 bedroom</b>	<b>\$250,000</b>
<b>2 bedrooms</b>	<b>\$300,000</b>
<b>3+ bedrooms</b>	<b>\$350,000</b>

Utilities and other fees are in addition to this price limits.

The 2018 income limits as published on the MHFA website are as follows:

<b>1-2 person household</b>	<b>\$94,300</b>
<b>3+ person household</b>	<b>\$108,400</b>

Income limits and maximum sales prices are updated annually. See [www.mnhousing.gov](http://www.mnhousing.gov).

Originally adopted: November 1, 2015  
Income/Rent Limits Adjusted: April 13, 2016  
As amended: February 7, 2018  
As amended: April 3, 2018  
As amended: October 2, 2018  
As amended: