



## REQUEST FOR COUNCIL ACTION

---

**MEETING DATE:** June 20, 2022  
**PREPARED BY:** Brett Angell, Economic Development Manager  
**AGENDA ITEM:** MWF Properties TriCare Senior Living bond inducement resolution

---

### PREVIOUS ACTIONS:

At the December 20, 2021 meeting, the City Council approved Resolution No. 21-188 calling for a public hearing for a proposal for a housing program and giving preliminary approval to the issuance of housing facility revenue bonds to finance a multifamily senior housing project.

---

### RECOMMENDED COUNCIL ACTION:

Motion to adopt Resolution No. 22-116 calling for a public hearing on a proposal for a housing finance program and giving preliminary approval to the issuance of housing facility revenue bonds to finance a multifamily senior housing project pursuant to Minnesota Law, and authorizing the publication of a notice of the hearing

---

### COMMENTS:

MWF Properties has proposed an affordable senior housing development within Maple Grove (named Maple Commons Senior Apartments) and has simultaneously requested the city's assistance in applying to the Minnesota Department of Management and Budget (MMB) for an allocation of authority to issue multifamily housing facility revenue bonds. The bonds issued by the city would be used for the acquisition and construction of the approximately 160-unit senior multifamily development. The proposed development would target senior individuals and families at 60% area median income (AMI).

At the December 20, 2021 meeting, the City Council approved a similar resolution for the development. Following the approval of the resolution, the application for a state bonding allocation was submitted to MMB for a total of \$20,300,000. Unfortunately, the application did not receive an allocation during that funding round. However, following the allocations the state released a priority list which this development was listed as the top priority.

Applications for the summer round of affordable housing bonding allocation through MMB are due to be submitted on in early July. Should a for-profit developer seek a bonding allocation, such as the proposal by MWF Properties, the city must adopt a resolution giving

preliminary approval of the issuance of the bonds and make the application to MMB for the benefit of the developer. The attached resolution conveys that the city agrees to act as the bond issuer and that a public hearing shall take place for the housing finance program should an allocation be granted.

The resolution provides for a total principal bonding amount not to exceed \$23,800,000. This amount is \$3.2 million higher than the original amount in December and is reflective of minor changes and increased costs for the development that have occurred since the initial application. The city would not have any liability/risk before or after an allocation is awarded and the bonds are issued. All risk and liability related to the bonding is with the developer.

Following submission of the application, it will be approximately one week before projects are notified if they have been selected for an allocation. Should the proposed development receive an allocation, staff will work with the developer and Taft on the next steps.

---

**ATTACHMENTS:**

Attachment A – Resolution No. 22-116