

**MINUTES OF THE  
EDINA HOUSING AND REDEVELOPMENT AUTHORITY  
HELD AT CITY HALL  
MARCH 3, 1997 - 7:00 P.M.**

**ROLLCALL** Answering rollcall were Commissioners Faust, Hovland, Maetzold and Chairman Smith.

**CONSENT AGENDA ITEMS APPROVED** Motion made by Commissioner Maetzold and seconded by Commissioner Faust to approve and adopt the Consent Agenda items as presented.

Rollcall:

Ayes: Faust, Hovland, Maetzold, Smith

Motion carried.

**\*MINUTES OF THE HRA MEETING OF FEBRUARY 18, 1997, APPROVED** Motion made by Commissioner Maetzold and seconded by Commissioner Faust approving the Minutes of the Regular HRA Meeting of February 18, 1997.

Motion carried on rollcall vote - four ayes.

**RESOLUTION AUTHORIZING PARTICIPATION IN MINNESOTA HOUSING FINANCE AGENCY (MHFA) HOME IMPROVEMENT LOAN PROGRAM THROUGH THE HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY** Executive Director Hughes explained the Hennepin County Housing and Redevelopment Authority (HCHRA) submitted an application for the Minnesota Housing Finance Agency (MHFA) Minnesota Cities Participation Program. In 1996, Edina was one of fourteen (14) suburban Hennepin County communities applying for these mortgage funds on their own. Due to the fact that less than 50% of Edina's allocated funds were utilized, we are not eligible to submit a separate application for funds in 1997, however, the HCHRA will make application for mortgage funds on our behalf. That being the case, unlike 1996 when \$1,024,667 was set aside for Edina residents, an allocation will not be assigned to Edina however, Edina residents will be able to apply for mortgage funds through the HCHRA.

Under the Minnesota City Participation Program, the MHFA sells mortgage revenue bonds on behalf of city and county housing authorities. The proceeds of these bonds provide below-market, interest rate mortgage loans for low and moderate-income first-time home buyers. The maximum purchase price for single-family homes under the program is \$95,000. The loans are originated and processed by area participating lenders.

The MHFA allocates mortgage funds under this program on a per capita basis. Preliminary estimates of a county application could result in an additional \$3 million in mortgage funds available to residents in Hennepin County.

The Metropolitan Council stated a community's participation in the county application will be viewed as an effort to advance affordable housing, regardless if mortgages are utilized within the city borders as well as assist participating cities in the implementation of the Livable Community's Act.

Director Hughes noted in addition to the First Time Homebuyers Mortgage Program, the HCHRA has been designated by MHFA as an approved lender for the Home Improvement Loan Programs. This would include a Fix-Up Fund and Home Energy Loans. Under the Fix-Up Fund, income eligible homeowners can qualify for up to a \$15,000 loan at interest rates between two and eight percent. Energy loans of up to \$5,000 are available to homeowners at eight percent interest. These programs would be operated in conjunction with other CDBG and MHFA funded single-family housing rehabilitation programs.

In order for Edina residents to participate in either the First Time Homebuyers Mortgage Program or the Home Improvement Loan Program, the City's HRA will need to approve a separate resolution for each program requesting the HCHRA to operate the program within the City.

**Commissioner Faust introduced the following resolution and moved its adoption:**

**RESOLUTION AUTHORIZING PARTICIPATION  
IN THE MINNESOTA HOUSING FINANCE AGENCY HOME  
IMPROVEMENT LOAN PROGRAM THROUGH THE  
HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY**

**WHEREAS, the Hennepin County Housing and Redevelopment Authority (HCHRA) is an approved lender for the Minnesota Housing Finance Agency (MHFA) Home Improvement Loan Programs, and**

**WHEREAS, eligible homeowners may apply and receive home improvement loans under the MHFA Home Improvement Loan Programs through the HCHRA, and**

**WHEREAS, the Housing and Redevelopment Authority for the City of Edina would like to access these housing resources to meet the needs of its citizens.**

**BE IT RESOLVED that in accordance with the MSA 383B.77, Subdivision 2, the Housing and Redevelopment Authority in and for the City of Edina requests the Hennepin County Housing and Redevelopment Authority administer the MHFA Home Improvement Loan Programs in the City of Edina.** Commissioner Hovland seconded the motion.

Rollcall:

Ayes: Faust, Hovland, Maetzold, Smith

Resolution approved.

**RESOLUTION APPROVED AUTHORIZING PARTICIPATION IN THE 1997 MHFA MINNESOTA CITY PARTICIPATION PROGRAM** Commissioner Hovland introduced the following resolution and moved its approval:

**RESOLUTION AUTHORIZING PARTICIPATION**

**IN MINNESOTA HOUSING FINANCE AGENCY (MHFA) MINNESOTA CITY  
PARTICIPATION PROGRAM THROUGH  
THE HENNEPIN COUNTY HOUSING AND  
REDEVELOPMENT AUTHORITY**

**WHEREAS, on January 3, 1997, the Minnesota Housing Finance Agency (MHFA) issued a request for proposals for the 1997 Minnesota City Participation Program (MCP), and**

**WHEREAS, through the MCP, MHFA sells mortgage revenue bonds on behalf of cities to meet locally identified housing needs for low and moderate income first-time homebuyers, and**

**WHEREAS, the Housing and Redevelopment Authority (HRA) in and for the City of Edina would like access to these housing resources to meet the needs of its citizens, and**

**WHEREAS, county housing and redevelopment authorities are eligible applicants for MCP funds,**

**BE IT RESOLVED that in accordance with MSA 383B.77, Subdivision 2, the HRA in and for the City of Edina requests the Hennepin County Housing and Redevelopment Authority include the City of Edina in an application for MCP funds to the MHFA.**

Commissioner Maetzold seconded the motion.

Rollcall:

Ayes: Faust, Hovland, Maetzold, Smith

Resolution approved.

**CLAIMS PAID Commissioner Maetzold made a motion to approve payment of the HRA Claims as shown in detail on the Check Register dated February 26, 1997, and consisting of one page totaling \$19,166.67. Commissioner Hovland seconded the motion.**

Rollcall:

Ayes: Faust, Hovland, Maetzold, Smith

Motion carried.

There being no further business on the HRA Agenda, Chairman Smith declared the meeting adjourned.

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Executive Director