



DATE: March 14, 2023

TO: Glen Markegard, Planning Manager

FROM: Aarica Coleman, HRA Administrator
HRA Board of Commissioners

RE: Single and Two-Family Zoning Standards - 9030 Park Ave S

The HRA is committed to and focused on serving those not adequately served by the marketplace, along the housing continuum, that encompasses housing stability, homeownership pathways, housing preservation and housing creation.

The HRA owns the 9030 Park Ave S real property. The property was purchased in late 2020 and the substandard structure was removed with the goal of seeking alternative options for affordable homeownership new construction through the disposition of HRA owned land.

In January 2022, the HRA and West Hennepin Affordable Housing Land Trust (WHAHLT), doing business as Homes Within Reach, entered a Memorandum of Understanding (MOU) agreement for the potential new construction development at 9030 Park Ave S using the land trust model. The current lot is 16,280 square feet and would allow for a single-family home or twin home. However, to meet the needs of our community the HRA and WHAHLT would like to subdivide the lot to allow for construction of two single family homes, one with an accessory dwelling unit, to be purchased and occupied by multi-generational, low-to-moderate income homebuyers. Under the current zoning standards subdividing the property and constructing two single family homes that would be sold, through a perpetual affordability ownership model, is not allowed.

The HRA is extending its support for the proposed single and two-family zoning standards as it will further the Authority's mission of providing affordable housing opportunities for individuals and families who are not adequately served by the marketplace.