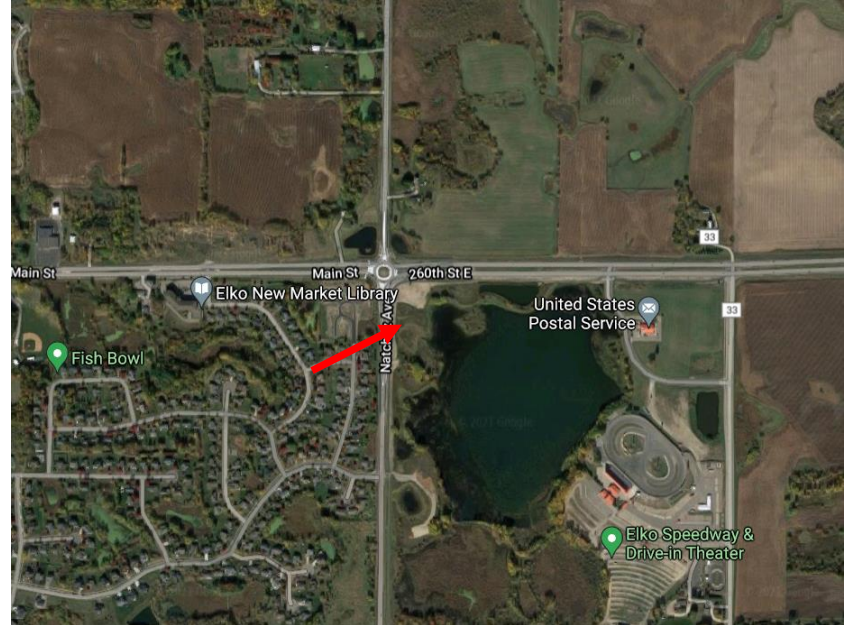
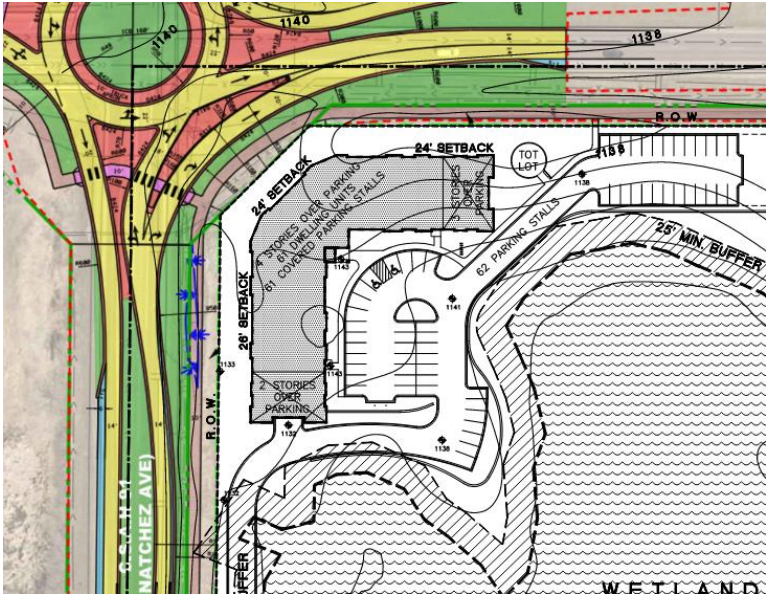


# Main Street Lofts - Workforce Housing Development

**Joseph Development LLC**

**Project Location:**

The proposed project will be located at the SE Corner of Natchez Ave and 260<sup>th</sup> Street E in Elko New Market.



**General Details**

\*The project will consist of 61 new affordable housing units spread across one, two, three-bedroom layouts. We are proposing a garden-style apartment building with an elevator, consisting of two to four stories of residential over underground parking.

\*Amenities will include community room, fitness room, in-unit laundry equipment, controlled/secure building access, on-site management, playground, bike rack, package room and underground parking (61 stalls).

\*The proposed project location in Elko New Market will provide some much-needed new construction rental housing options in a growing community. Housing diversity will allow the community to continue the expansion of employment and commercial options in the area.

\*The project's proximity to Interstate 35 will provide residents with convenient access to transit stops, schools, retail, and employment opportunities throughout the City and surrounding area.

\*Eight of the units will be set-aside for single households experiencing high priority homelessness and disability.

**Unit Breakdown:**

Unit Type	Number of units	Income Levels	Unit Gross Square Feet
1 BR	4	Disability	750 sf
1 BR	4	HPH	750 sf
1 BR	7	60%	750 sf
2 BR	28	60%	925 sf
3 BR	18	60%	1,200 sf
<b>TOTAL</b>	<b>61</b>		

**Sample Elevation**



**EAST ELEVATION**

SCALE - 1/16" = 1'-0"



# Beacon

INTERFAITH HOUSING COLLABORATIVE

**Prairie Pointe – Shakopee, MN**



# Project Partners

## Beacon:

- Founded in 1999, Beacon is a collaborative of more than 100 area congregations.
- Over the last 20 years we have developed 20 quality, affordable apartment communities in Minneapolis, Saint Paul, and Edina -- with new developments planned for Plymouth, Hopkins and now Shakopee. Two-thirds of our units are permanent supportive housing.
- In addition to our nearly 700 units of permanent housing we provide shelter for about 50 families annually through our Families Moving Forward program in Scott, Carver and Hennepin counties.

## VOA-MN:

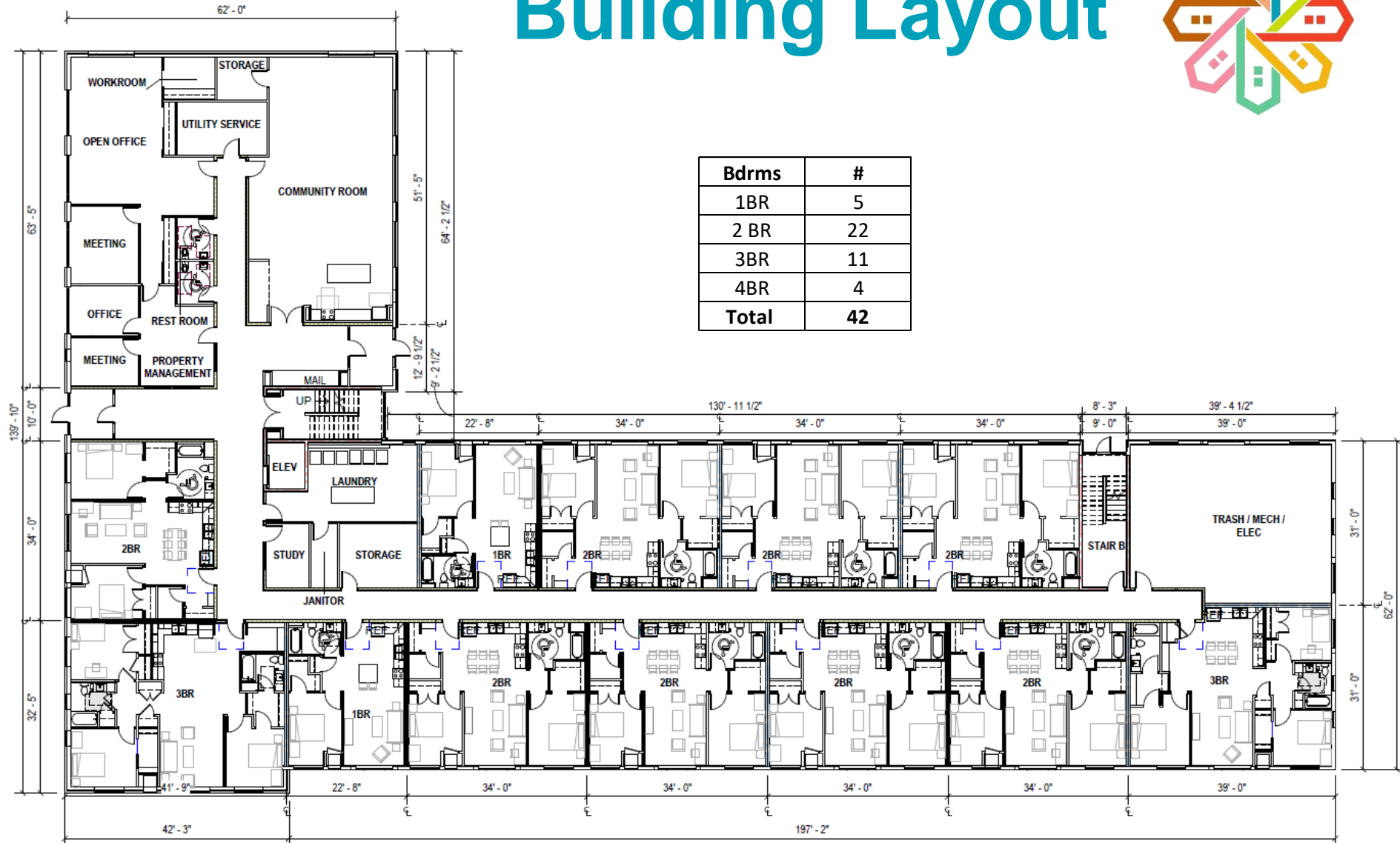
- Volunteers of America-Minnesota is a non-profit health and human services organization committed to serving people in need, strengthening families, and building communities.
- Since 1896, VOA delivers solutions that address a spectrum of intersecting needs—from education to housing to employment to health—while continually investing in its capacity to innovate and improve.
- VOA-MN is known for serving high-needs individuals, anchoring its work in evidence-based practice and trauma-informed care.





## Project Description

# Building Layout



Bdrms	#
1BR	5
2 BR	22
3BR	11
4BR	4
<b>Total</b>	<b>42</b>





# Key Details – Project Support

- A twin-cities based general contractor and subs will be selected.
- Land use applications have been approved by the City of Shakopee.
- We anticipate taking referrals through Coordinated Entry for the 21 HPH units.
- Over \$1 million in development capital has been committed.





# Key Details – Vacancies

- **Vacancies:** non-HPH units will be marketed through Scott County Social Services and local supportive service agencies
- **Local Priority:** For households referred through Coordinated Entry we understand that SMAC will prioritize referrals of families that have indicated an interest in living in Scott or Carver Counties.
- **Selection Priority for HPH units referred through CE:**
  - HPH
  - Homeless
  - PWD
  - Possibly CPS referrals
  - Applicants meeting the income requirements





**Questions?**





# Key Details – Rental Criteria

- **Immediate application denial:** Convictions of violent crime, murder, arson, sexual crime, Predatory Offender Registration Act requirement (all year lookback)
- **Lookback Period:** All years for the above crimes, 3, 5 or 7 years depending on the crimes
- **Eviction History:** 5 years (4 or more evictions in the past 5 years is reason for denial.)
- **Appeals Process:** A written denial will be sent and offered an informal hearing within 14 days.
- **Rental Criteria:** We will use the same criteria for Housing Support recipients and the rest of the building.
- Premier Housing Management will be the property manager.





# Surrounding Area



Amazon  
Fulfillment

My Pillow

← Downtown Shakopee





# The Need for Prairie Pointe

## The Need in Shakopee is Great:



A family in our Families Moving Forward program.

- On average, workers in Shakopee earned between \$35,000–\$47,000 annually in 2016.
- 80% of Shakopee workers commute into the city from around the region.
- As of 2015, 45% of renters in Shakopee were cost burdened.
- Only 3% of the homes in Shakopee are affordable to households earning less than 30% AMI (\$27,210).
- Between 2021 and 2030, Shakopee is expected to support the development of 548 units affordable to households earning 30% of the AMI or less.

**Source: Shakopee 2040 Comp Plan**





# Beacon

INTERFAITH HOUSING COLLABORATIVE



**100+**  
*congregations*



**650**  
*homes*



**18**  
*apartment  
buildings*



**50**  
*families  
sheltered  
annually*



**15,000**  
*nights of  
shelter  
annually*

**Prairie Pointe – Shakopee, MN**



## Housing Working Group Meeting Notes

Wednesday, June 9<sup>th</sup>, 2021

Attendance: Kim Churchill, Jody Brennan, Bob Coughlen, Lloyd Erbaugh, Julie Siegert, James Eriksrud, Tamara Severtson, Cara Madsen, Lisa Freese, Abigail Botten & Danielle Fox

Agenda items:

- **Workgroup Member Updates/News**

Mayor (Shakopee) & Julie (Scott CDA) contacted by Shakopee Valley News (SVN) to discuss housing blueprint presentations.

Have we publicly disseminated the blueprint? – Could this be shared with SVN?

PowerPoint & Blueprint passed to SVN reporter

*How else are we seeking to get this promoted publicly? (more below)*

- **Meeting Format Adjustments**

Meeting in-person? Doing regularly or periodically?

Can we offer both (since we have the technology) – offering a hybrid option

SCALE Executive Committee – looking at August as the first opportunity to complete a hybrid style meeting to see if it is accommodating

City Council meetings are transitioning back to in-person with virtual opportunities

Quarterly in-person/monthly virtual option (hybrid)

Utilizing External Speakers &/or additional monitor for ensuring that folks can be seen and heard

Research venues & whether a kick-off style option can be offered.

- **Blueprint Updates (City Presentations)**

How else are we seeking to get this promoted publicly?

Identified that the initial plan was for the blueprint to be reviewed and provided to the cities first and then shared further from there – gathering feedback and then seeking to revise edits prior to further dissemination

### Prior Lake

Identified that there isn't a ton of interest in receiving the Blueprint presentation/discussion at the PL City Council. There was some identified interest in reviewing this information by the Planning Commission Director

Perception that there's a lack of will to talk about affordable housing and/or a misconception that the Blueprint's intent is solely to promote the development of workforce housing. Retaining mindfulness that education is a big component of the blueprint and that it serves as a mechanism to identify options that cities can pursue.

Next steps:

May be preferable to do it as a workgroup session as opposed to council presentation

Connecting with City Administrator again to explore the potential of presentation scheduling

Requesting that the blueprint at least be disseminated to the council members (blueprint)

### New Prague & City of Credit River not yet scheduled

### Shakopee

Discussed 4 Objectives to focus on how each can be accomplished. More discussion on role of each respective level of government

Belle Plaine

Discussed current rental situation and rental inventory within their community. Julie (Scott CDA) was present to be able to help answer questions throughout about their housing stock (rental & homes). Identified some concern around 'for-sale' inventory

Savage

Demonstrated experience with several different projects, discussed progress & needed work left, importance of education

Other Blueprint Updates:

Julie noted similar reactions from Maxfield presentations in 2016 and found that it was important to remind that these are the pursuable opportunities that exist. Audience has different levels of interest, local aspects of how it impacts their communities. Continued reminder that this is a guide (not prescriptive)//demonstration of community needs and how to address those needs

Importance of sharing with the broader community: Education is a key pillar of the blueprint and will require that this is accessible to community members to better ensure that they have the capacity to understand the importance of housing options supporting a continuum of needs across a person's life – Will need to pose to LLE Coordinator/Steering Committee to identify coordination strategies for continuing to promote the blueprint more widely across the residents of the county

\*\*Inclusion of a blurb in the Scott County SCENE – Include a link to where residents could access more information

**Housing Needs Study:** Moving forward with Maxfield as the vendor for our updated community needs profile. Anticipating that this housing study and commercial & industry study will be initiated around July 1<sup>st</sup> and will be a 6-month process

• **Multifamily Proposals**

Main Street Lofts: (**Document reviewed during meeting is included with notes/meeting materials**)

Property Location: Elko New Market

Developer: MWF Properties (Joseph Development, LLC)

Supportive Housing Provider: Community Action Partnership of Scott Carver & Dakota Counties

Unit Breakdown:

Unit Type	# of Units	Income Levels
1br	4	Disability (PWD)
1br	4	HPH
1br	7	60% AMI
2br	28	60% AMI
3br	18	60% AMI
<b>Total:</b>	<b>61</b>	

Additional discussion items:

- Completed Noise Study to assess whether the nearby racetrack would contribute to nuisance levels of noisiness for potential tenants and it was deemed to not rise to the level of being a nuisance
- Noted need for advocacy (education) support around the community needs for projects like Main Street Lofts. This was identified as being particularly important given that this would be the first of its kind in Elko.
- Individual laundry available within units
- Identified the importance of having additional affordable 1-bdrm units within the county
- Discussion of considerations for site development previously. It seems that this has been an area that the city has been interested in fostering some development around and had challenges pursuing commercial development
- \*\*Importance of identifying the availability of TransitLink as an option to serve residents of the site
- Noted challenge of shopping availability in a walkable distance from the property

**Prairie Pointe:** (PowerPoint presentation included with notes/meeting materials)

Property Location: Shakopee

Developer: Beacon Interfaith Housing Collaborative

Supportive Housing Provider: Volunteers of America-MN

Unit Breakdown:

Unit Type	# of Units	Income Levels
1br	5	**
2br	22	**
3br	11	**
4br	4	**
<b>Total:</b>	<b>42</b>	

\*\*The development will seek to offer ½ of the units to households earning at/below 50% AMI.

Projecting 21 HPH Units and 7 PWD units that would allow tenants to either access Housing Support or MSA (PWD)

Additional Discussion items:

- Planning for an uptick in outreach to neighborhood residents as funding is increasingly secured
- Will look into the reason(s) why a 'For Sale' sign is still present at the property. No current plans to sell any piece of the property

MHFA Awards will likely be announced later this year

Letters of Support (LLE) – Completed for both developments

- **Legislative Updates – Tabled until July**