

TO: HONORABLE MAYOR AND CITY COUNCIL.

FROM: Laura Qualey, Community & Business Development Specialist

SUBJECT: Letter of Support for Minnesota Housing Multi-Family RFP/Housing Tax Credit Application

DATE: July 6, 2023

BACKGROUND.

The property owner, Christopher Cooper, of Freeborn Manor, located at 224 Hoffman Street West, met with the EDA consultant, Qualey in June, to discuss a Minnesota Housing program that is available in which Freeborn Manor meets the eligibility requirements. The Multi-family Request for Proposal/Housing Tax Credit program is a very competitive process, however, if successful, the funds would assist and expedite the rehabilitation of each residential unit plus the exterior of the apartment complex by 2025. Per Cooper, preserving the existing facility is more cost effective than new construction, and he is requesting a Letter of Support from the Mayor and City Council to submit with the application.

The application is due July 13, 2023 so this is a very time-sensitive request. Christopher Cooper is planning on attending the Council meeting on the 11th in the event any Council members have further questions. He is only requesting a letter of support, no financial support.

REQUESTED COUNCIL ACTION.

The City Council is asked to approve the accompanying Letter of Support for Christopher Cooper to submit with the Minnesota Housing Request for Proposal/Housing Tax Credit application for 2024 to rehabilitate the property of Freeborn Manor.



June 30, 2023

Honorable Mayor and Members of City Council:

I purchased Freeborn Manor, located at 224 Hoffman Street West in Cannon Falls, MN, a project-based Section 8 facility, December 22nd 2021, with hopes of protecting and preserving this senior affordable housing community.

Freeborn Manor has not undergone any significant renovations since its original construction in 1978, and its critical systems have surpassed their expected lifespan, and are in urgent need of replacement or upgrading.

My development team is assembling an application to Minnesota Housing seeking an award of public funds earmarked for aging Affordable Housing facilities. The primary goal of the development team is to preserve Freeborn Manor as a valuable resource for low-income seniors in Cannon Falls and Goodhue County.

If Freeborn Manor is the recipient of the aforementioned funding, the anticipated financial closing will be Q1 2025, and the rehabilitation of the building completed by the end of 2025.

I am seeking a letter of community support for the Freeborn Manor rehabilitation project. We believe that community involvement and endorsement are crucial in ensuring the success and positive impact of this endeavor. Your support will contribute greatly to the effort of creating a sustainable and supportive housing community for seniors in your area.

Thank you for your consideration.

Chris Cooper
CEO, Christopher Cooper & Associates
MBG Property Management



July 6, 2023

Christopher Cooper
Chief Executive Officer
MBG Property Management
4725 Excelsior Blvd #300
St Louis Park, MN, 55416

RE: Freeborn Manor in Cannon Falls

Dear Mr. Cooper:

Thank you for providing information relating to the proposed rehabilitation of Freeborn Manor in Cannon Falls located at 224 Hoffman Street West. The City of Cannon Falls supports your application to Minnesota Housing for aging, public housing facilities. We commend your commitment to provide public housing to individuals in the senior or disabled population earning extra-low income or below in our community. We appreciate your pursuit of these funds to keep your property well maintained and appealing for the tenants that reside in the facility and to the community as well.

Please accept this letter of support to submit with your application to Minnesota Housing and on behalf of the City of Cannon Falls, we wish you the best of luck with your application.

Sincerely,

Matt Montgomery
Mayor of Cannon Falls