

**CITY OF PLYMOUTH
AGENDA
Housing and Redevelopment Authority
February 27, 2020, 7:00 PM
Parkers Lake Room**

- 1. CALL TO ORDER**
- 2. PUBLIC FORUM**
- 3. APPROVE AGENDA**
- 4. CONSENT AGENDA**—*These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner or citizen so requests, in which event the item will be removed from the Consent Agenda and placed elsewhere on the agenda.*
 - 4A Approve proposed January 23, 2020 minutes
 - 4B Plymouth Town Square. Accept monthly housing reports
 - 4C Vicksburg Crossing. Accept monthly housing reports
- 5. NEW BUSINESS**
 - 5A HRA New Development Opportunity
 - 5B Election of Officers. Chair, Vice-chair, Secretary
- 6. UPDATES**
- 7. ADJOURNMENT**

4A

DRAFT MINUTES
PLYMOUTH HOUSING AND REDEVELOPMENT AUTHORITY
January 23, 2020

MEMBERS PRESENT: Chair Michelle Hayden, Commissioners Robert Huddleston, Matthew Plec, and Aqueelah Whitfield

ABSENT: Commissioner Jeff Kulaszewicz

STAFF PRESENT: HRA Manager Jim Barnes, Community Development Coordinator Matt Lupini, and Permit Technician Michelle Rumrey

OTHERS PRESENT: Council Member Jim Davis

1. CALL TO ORDER

Chair Hayden called the Plymouth Housing and Redevelopment Authority meeting to order at 7:05 p.m.

2. PUBLIC FORUM

Chair Hayden opened and closed the Public Forum, as there was no one present to speak.

3. APPROVE AGENDA

MOTION by Commissioner Plec, seconded by Commissioner Huddleston, to approve the Agenda. **Vote.** 4 Ayes. **MOTION** passed unanimously.

4. CONSENT AGENDA

4A. Approve proposed November 21, 2019 minutes.

4B. Plymouth Towne Square. Accept monthly housing reports.

4C. Vicksburg Crossing. Accept monthly housing Reports.

MOTION by Commissioner Huddleston, seconded by Commissioner Plec, to approve the Consent Agenda. **Vote.** 4 Ayes. **MOTION** passed unanimously.

5. NEW BUSINESS

5A. Emergency Repair Program. Consider increase in maximum assistance.

Community Development Coordinator Matt Lupini gave an overview of the staff report.

Council Member Davis requested clarification of the difference between \$30,000 and \$7,500.

Community Development Coordinator Lupini explained the larger amount is for a loan, which is available when more work is necessary. The smaller amount of \$7,500 is for a one-time grant, which is not required to be paid back when the needed repair is less extensive.

MOTION by Commissioner Plec, seconded by Commissioner Huddleston, to approve the proposed changes to the Emergency Repair Program. **Vote.** 4 Ayes. **MOTION** passed unanimously.

5B. Home Rehabilitation and First Time Homebuyer Programs. Consider procedural guideline changes.

Community Development Coordinator Matt Lupini gave an overview of the staff report.

Commissioner Plec asked if the reason for the change related to ages 55 plus was because people in this age group may have more assets but also may be more cash strapped.

Community Development Coordinator Lupini responded the six cases where a waiver was sought the applicants were 55 years of age and older. Also, their house was paid off and their primary source of income was Social Security.

Chair Hayden inquired if staff looked externally for examples or if this change was prompted by what has directly affected Plymouth.

HRA Manager Barnes said we looked at what was affecting Plymouth. He added when reviewing the approved waivers they were all similar.

Council Member Davis said it is good practice to not issue a waiver to every applicant.

Commissioner Huddleston asked if the HRA is responsible for all changes.

HRA Manager Barnes replied yes.

MOTION by Commissioner Plec, seconded by Commissioner Huddleston, to approve the proposed changes to the Housing Rehabilitation and First Time Homebuyer Procedural Guidelines. **Vote.** 4 Ayes. **MOTION** approved unanimously.

5C. HRA Strategic Plan. Approve contract with Bennett Community Consulting.

HRA Manager Jim Barnes gave an overview of the staff report.

Commissioner Plec asked if there will be additional meetings to discuss the HRA Strategic Plan outside of the monthly meeting.

HRA Manager Barnes replied most likely the meetings with the consultant will be separate from the HRA monthly meetings because the process works most efficiently when the Strategic Plan is the sole focus of the discussion. He added there will be at least one meeting with the City Council to keep them informed of where the HRA is headed with the Strategic Plan.

Community Development Coordinator Lupini commented Ms. Bennett worked with St. Louis Park.

Chairman Hayden stated St. Louis Park has great programs with great initiatives for housing.

HRA Manager Barnes said due to her knowledge and experience, Ms. Bennett will bring to us what other communities in the metro area are doing. She has also worked on the national level and will bring that knowledge and experience to us as well.

Chairman Hayden asked what span of time is anticipated.

HRA Manager Barnes said the meetings are likely to occur over a four to five month time period. The intention is for Ms. Bennett to be at the March HRA meeting to discuss both the timeline and the process.

Commissioner Huddleston asked if Ms. Bennett is easy to work with.

HRA Manager Barnes replied affirmatively and added previous interactions with Ms. Bennett she has been thoughtful and attentive to what her clients are seeking. She does not push her own agenda. In addition, she oversees a lot for the Urban Land Institute (ULI) and chairs many regional groups.

MOTION by Commissioner Plec, seconded by Commissioner Huddleston, to approve the contract with Bennett Community Consulting. **Vote.** 4 Ayes. **MOTION** approved unanimously.

6. UPDATES

HRA Manager Barnes provided an update to the Board on the following items.

- CDBG Action Plan
- Vicksburg Crossing windows
- Interfaith Outreach and Wayzata School District
- Outreach Development Corporation
- Beacon
- Four Seasons Mall
- Element
- Plymouth Towne Square

- City Center revamping
- Newsletter publicity

7. ADJOURNMENT

MOTION by Chair Hayden, with no objection, to adjourn the meeting at 7:49 p.m.

P
PLYMOUTH
TOWNE SQUARE

4B

MEMORANDUM

To: Jim Barnes

From: Phil Marston

Date: February 18, 2020

RE: Plymouth Towne Square Monthly Report for January 2020.
The February 2020 Newsletter and Calendar are attached.

Rentals:

As of January 1st we had 97 occupied apartments.

Apartment Type	Occupied	Vacant	Deposits	Estimated Move in
1 Bedroom	59	0	0	
2 Bedroom 1-Bath	20	0	1	2/1/20
2 Bedroom 2-Bath	19	0	0	
Totals	98	0	1	

Move-Ins/Move-Outs:

We had one move in and one switch from a two-bedroom to a one-bedroom apartment during January. As of January 31st we had 98 occupied apartments.

Marketing

The wait lists remain open with 92 names on the 1-bedroom list and 20 names on the 2-bedroom list. We receive inquiry calls daily and send applications out when requested.

Resident Services

Our monthly resident meeting and birthday party celebration was held on Thursday January 16th with 29 residents in attendance. On Friday January 24th we had a lasagna dinner with 35 PTS residents in attendance.

Building Issues

We are experiencing a water leak above the window header in apartment 330. Rain was leaking in last summer at this spot and we had it fixed. Now with ice and snow and intermittent thawing we are seeing leaking again. A roof repair crew will be here to make repairs when it is safe to get up on the roof. New lighting in the lobby area is scheduled to be installed during the second week of March.

Balance Sheet

PLYMOUTH TOWNE SQUARE

As Of January 31, 2020

	Ending Balance	Total
ASSETS		
CURRENT ASSETS		
PETTY CASH-US BANK	500	
US BANK OPER ACCT	211,747	
US BANK SEC DEP ACCT	66,558	
INVESTMENTS - WORKING CAPITAL FUND	730,827	
INVESTMENTS - NEW DEBT SERVICE	(2,899)	
ACCOUNTS REC-TENANTS	(459)	
DUE FROM CITY OF PLYMOUTH	86,667	
INTEREST RECEIVABLE	1,917	
PREPAID PROPERTY INSURANCE	9,958	
PREPAID WORKERS COMP INSUR	443	
PREPAID OTHER	4,350	
TOTAL CURRENT ASSETS		1,109,610
FIXED ASSETS		
LAND	459,247	
SITE IMPROVEMENTS	182,420	
BUILDING	5,767,619	
BUILDING IMPROVEMENTS	1,077,233	
FURN, FIXT & EQUIP-GENERAL	438,088	
FURNITURE & FIXTURES - HOUSEKEEPING	8,696	
COMPUTERS/OFFICE EQUIPMENT	13,060	
ACCUMULATED DEPRECIATION	(4,493,080)	
TOTAL FIXED ASSETS		3,453,282
NON-CURRENT ASSETS		
TOTAL ASSETS		4,562,892
LIABILITIES		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE-TRADE	13,044	
ACCRUED PAYROLL	4,195	
ACCRUED COMPENSATED BALANCES	495	
ACCRUED INTEREST	15,344	
ACCRUED REAL ESTATE TAXES	36,547	
BONDS PAYABLE-SERIES 2011A ST	305,000	
ACCRUED OTHER	1,848	
TOTAL CURRENT LIABILITIES		376,273
LONG-TERM LIABILITIES		
SECURITY DEPOSITS	66,558	
BONDS PAYABLE - SERIES 2011A LT	980,000	
BOND PREMIUM	23,162	
		1,069,721
TOTAL LIABILITIES		1,445,994
EQUITY		
RETAINED EARNINGS RSRVD FOR DS	136,846	
RETAINED EARNINGS	924,988	
NET INVESTMENT IN CAPITAL ASSETS	2,048,702	
TOTAL EQUITY		3,110,536
CURRENT YEAR INCOME/(LOSS)		6,363
TOTAL LIABILITIES & EQUITY		4,562,892

Profit and Loss Variance

PLYMOUTH TOWNE SQUARE

Through January 31, 2020

	MTD Actual	Budget	Var.	YTD Actual	Budget	Var.	Year Budget
INCOME							
APARTMENT RENTAL REVENUE	58,987	57,888	1,099	58,987	57,888	1,099	694,656
HRA INDIVIDUAL	14,583	14,583	0	14,583	14,583	0	175,000
GARAGE RENT	3,200	3,250	(50)	3,200	3,250	(50)	39,000
GUEST ROOM REVENUE	130	130	0	130	130	0	1,560
LAUNDRY REVENUE	1,020	950	70	1,020	950	70	11,400
APPLICATION FEE REVENUE	70	70	0	70	70	0	630
TRANSFER FEE REVENUE	0	500	(500)	0	500	(500)	500
INVESTMENT INCOME	566	417	149	566	417	149	5,000
CONTRIBUTED CAPITAL REVENUE	0	7,104	(7,104)	0	7,104	(7,104)	85,250
MISCELLANEOUS REVENUE	421	100	321	421	100	321	1,200
TOTAL INCOME	78,977	84,992	(6,015)	78,977	84,992	(6,015)	1,014,196
EXPENSES							
ADMINISTRATION							
MANAGER SALARIES/WAGES	4,909	4,917	8	4,909	4,917	8	59,000
PAYROLL TAXES	436	928	492	436	928	492	11,142
HEALTH INSURANCE	1,768	1,187	(581)	1,768	1,187	(581)	14,243
WORKERS COMP INSURANCE	119	180	61	119	180	61	2,160
MAINTENANCE SALARIES/WAGES	4,728	4,857	129	4,728	4,857	129	58,281
EMPLOYEE COSTS	80	110	30	80	110	30	1,400
SEMINAR/TRAINING	0	0	0	0	0	0	255
BANK FEES	88	100	12	88	100	12	1,200
DUES, SUBS & MEMBERSHIPS	60	60	0	60	60	0	60
LICENSE & PERMITS	0	0	0	0	0	0	1,119
MILEAGE REIMBURSEMENT	81	52	(29)	81	52	(29)	630
POSTAGE/OVERNIGHT EXPRESS	0	45	45	0	45	45	135
PRINTING	0	20	20	0	20	20	240
MANAGEMENT FEES	4,840	4,840	0	4,840	4,840	0	58,080
PROFESSIONAL FEES	0	160	160	0	160	160	1,920
TELEPHONE EXPENSE	373	400	27	373	400	27	4,800
EQUIPMENT LEASE/REPAIR	347	265	(82)	347	265	(82)	3,180
OFFICE SUPPLIES	258	93	(165)	258	93	(165)	1,116
TOTAL ADMIN EXPENSES	18,086	18,214	128	18,086	18,214	128	218,961
LIFE ENRICHMENT							
RESIDENT PROGRAM/ACTIVITIES	129	255	126	129	255	126	6,480
TOTAL LIFE ENRICHMENT EXPENSES	129	255	126	129	255	126	6,480

Profit and Loss Variance

PLYMOUTH TOWNE SQUARE

Through January 31, 2020

	MTD Actual	Budget	Var.	YTD Actual	Budget	Var.	Year Budget
MARKETING							
ADVERTISING	0	10	10	0	10	10	120
TOTAL MARKETING EXPENSES	0	10	10	0	10	10	120
HOUSEKEEPING							
CONTRACT LABOR	1,452	1,509	57	1,452	1,509	57	18,108
CLEANING SUPPLIES	49	175	126	49	175	126	2,100
TOTAL HOUSEKEEPING EXPENSES	1,501	1,684	183	1,501	1,684	183	20,208
BUILDING & GROUNDS							
CABLE TV EXPENSE	84	84	0	84	84	0	1,128
UTILITIES - ELECTRICITY	1,619	1,900	281	1,619	1,900	281	24,500
UTILITIES - GAS	3,061	3,800	739	3,061	3,800	739	22,800
UTILITIES - WATER/SEWER	1,648	1,700	52	1,648	1,700	52	22,000
WATER SOFTENING SERVICE	507	525	18	507	525	18	6,300
DOORS, KEYS & WINDOWS	410	300	(110)	410	300	(110)	3,600
FIRE SYSTEM SERVICE	210	600	390	210	600	390	7,200
LAWN SERVICE/LANDSCAP/SNOW RMVL	3,440	2,600	(840)	3,440	2,600	(840)	28,200
PEST CONTROL	145	0	(145)	145	0	(145)	730
TRASH REMOVAL	1,106	992	(114)	1,106	992	(114)	11,904
UNIT TURNOVER REPAIRS	3,237	3,439	202	3,237	3,439	202	41,264
ELEVATOR-REPAIRS & MAINTENANCE	634	790	156	634	790	156	9,480
REPAIRS & MAINTENANCE	0	2,733	2,733	0	2,733	2,733	32,800
BUILDING & GROUNDS SUPPLIES	2,744	1,667	(1,077)	2,744	1,667	(1,077)	20,000
HVAC - REPAIRS & MAINTENANCE	265	2,000	1,735	265	2,000	1,735	24,000
MISCELLANEOUS B & G EXPENSES	0	833	833	0	833	833	10,000
TOTAL BUILDING & GROUNDS	19,110	23,963	4,853	19,110	23,963	4,853	265,906
OTHER OPERATING EXPENSES							
PROPERTY & LIABILITY INSURANCE	2,464	2,524	60	2,464	2,524	60	30,606
PAYMENT IN LIEU OF PROPERTY TAX	2,935	2,935	0	2,935	2,935	0	35,225
TOTAL OTHER OPERATING EXPENSES	5,399	5,459	60	5,399	5,459	60	65,831
TOTAL OPERATING EXPENSES	44,226	49,585	5,359	44,226	49,585	5,359	577,506
NET OPERATING INCOME / (LOSS)	34,751	35,407	(656)	34,751	35,407	(656)	436,690
DEPREC, INTEREST & OTHER							
DEPRECIATION EXPENSE	16,433	16,433	0	16,433	16,433	0	197,197
AMORTIZATION EXPENSE	(527)	(527)	0	(527)	(527)	0	(6,320)
RESERVE/REPLACE CAPITAL EXPENSE	15,867	20,500	4,633	15,867	20,500	4,633	169,250
INTEREST EXPENSE	3,282	3,282	0	3,282	3,282	0	39,388
HRA SUBSIDY-TIF	(6,667)	(6,667)	()	(6,667)	(6,667)	()	(80,000)
TOTAL DEPREC, INTEREST & OTHER	28,388	33,021	4,633	28,388	33,021	4,633	319,515
NET INCOME / (LOSS)	6,363	2,386	3,977	6,363	2,386	3,977	117,175

Twelve Month Profit and Loss

PLYMOUTH TOWNE SQUARE

For Year 2020

	Period End Feb 28, 2019	Period End Mar 31, 2019	Period End Apr 30, 2019	Period End May 31, 2019	Period End Jun 30, 2019	Period End Jul 31, 2019	Period End Aug 31, 2019	Period End Sep 30, 2019	Period End Oct 31, 2019	Period End Nov 30, 2019	Period End Dec 31, 2019	Period End Jan 31, 2020	Period End Total
INCOME													
APARTMENT RENTAL REVENUE	58,279	58,672	58,672	58,672	58,783	59,046	58,953	59,076	59,885	59,830	58,712	58,987	707,107
HRA INDIVIDUAL	15,417	15,417	15,417	15,417	15,417	15,417	15,417	15,417	15,417	15,417	15,417	14,583	184,166
GARAGE RENT	3,400	3,400	3,375	3,350	3,350	3,325	3,300	3,200	3,350	3,250	3,210	3,200	38,710
GUEST ROOM REVENUE	0	195	130	130	130	130	0	0	260	780	65	130	2,145
LAUNDRY REVENUE	786	822	938	860	860	858	925	519	881	815	905	1,020	10,176
APPLICATION FEE REVENUE	0	0	0	70	70	140	0	35	70	70	35	70	490
INVESTMENT INCOME	689	624	625	7,777	7,777	11,799	609	617	4,758	626	662	566	28,959
MISCELLANEOUS REVENUE	0	0	823	0	0	0	188	27	0	0	0	421	1,437
TOTAL INCOME	78,562	79,129	79,979	86,386	78,768	90,715	79,370	78,891	84,620	80,788	79,005	78,977	975,190
EXPENSES													
ADMINISTRATION													
MANAGER SALARIES/WAGES	4,367	4,825	4,669	4,825	4,825	4,825	4,825	4,669	4,825	4,669	4,519	4,908	56,694
PAYROLL TAXES	622	616	582	843	843	603	595	548	562	840	801	436	7,663
HEALTH INSURANCE	1,353	1,353	1,353	1,357	1,357	1,394	1,394	1,394	1,394	957	1,050	1,768	15,760
WORKERS COMP INSURANCE	120	120	120	180	180	120	120	120	69	173	115	119	1,489
MAINTENANCE SALARIES/WAGES	3,837	4,430	3,931	4,064	4,353	4,414	4,546	3,919	4,281	4,008	4,552	4,728	51,103
EMPLOYEE COSTS	80	80	80	120	120	132	104	80	80	120	80	80	1,040
BANK FEES	98	92	94	136	104	104	119	97	119	71	87	88	1,223
DUES, SUBS & MEMBERSHIPS	0	0	0	0	0	0	0	0	0	0	0	60	60
LICENSE & PERMITS	165	0	0	0	0	0	200	0	684	60	0	0	1,119
MILEAGE REIMBURSEMENT	32	109	65	52	63	71	41	55	46	26	96	81	737
POSTAGE/OVERNIGHT EXPRESS	0	0	0	0	0	0	0	55	0	0	0	0	110
MANAGEMENT FEES	4,840	4,840	4,840	4,840	4,840	4,840	4,840	4,840	4,840	4,840	4,840	4,840	58,080
PROFESSIONAL FEES	0	0	0	71	6,752	0	1,224	73	0	252	0	0	8,372
TELEPHONE EXPENSE	358	358	360	356	356	358	364	367	364	373	373	373	4,362
EQUIPMENT LEASE/REPAIR	96	120	104	324	64	64	784	206	343	386	1,086	347	3,937
OFFICE SUPPLIES	60	184	86	29	0	49	86	190	0	53	0	258	995
TOTAL ADMIN EXPENSES	16,028	17,128	16,351	16,798	23,440	16,951	19,202	16,612	17,616	16,839	17,702	18,086	212,752
LIFE ENRICHMENT													
RESIDENT PROGRAM/ACTIVITIES	654	165	675	243	252	119	864	84	1,752	361	1,587	129	6,885
TOTAL LIFE ENRICHMENT EXPENSES	654	165	675	243	252	119	864	84	1,752	361	1,587	129	6,885

Twelve Month Profit and Loss

PLYMOUTH TOWNE SQUARE

For Year 2020

	Period End Feb 28, 2019	Period End Mar 31, 2019	Period End Apr 30, 2019	Period End May 31, 2019	Period End Jun 30, 2019	Period End Jul 31, 2019	Period End Aug 31, 2019	Period End Sep 30, 2019	Period End Oct 31, 2019	Period End Nov 30, 2019	Period End Dec 31, 2019	Period End Jan 31, 2020	Period End Total
HOUSEKEEPING													
CONTRACT LABOR	1,432	1,472	1,372	1,372	1,332	1,332	1,412	1,332	1,372	1,372	1,372	1,452	16,624
CLEANING SUPPLIES	369	93	272	55	0	48	473	54	232	232	100	48	1,922
TOTAL HOUSEKEEPING EXPENSES	1,802	1,565	1,644	1,427	1,332	1,380	1,885	1,386	1,604	1,604	1,472	1,501	18,546
BUILDING & GROUNDS													
CABLE TV EXPENSE	64	64	64	64	64	84	84	84	84	84	84	84	907
UTILITIES - ELECTRICITY	1,582	1,634	1,527	578	1,941	2,134	2,303	1,865	1,690	1,088	1,811	1,619	19,584
UTILITIES - GAS	3,983	2,687	1,626	1,118	665	531	463	456	979	2,034	2,689	3,061	20,274
UTILITIES - WATER/SEWER	1,994	1,729	1,793	1,793	1,392	1,701	1,701	1,838	1,934	1,756	1,540	1,649	21,157
WATER SOFTENING SERVICE	410	519	479	380	537	278	500	246	726	228	456	507	5,284
DOORS, KEYS & WINDOWS	12	23	150	5	0	225	0	585	405	0	11	11	1,826
FIRE SYSTEM SERVICE	210	210	210	1,110	210	668	290	2,594	753	210	392	210	7,063
LAWN SERVICE/LANDSCAPING/SNOW RMVL	9,270	3,680	1,265	1,340	1,005	955	7,505	955	1,530	2,705	4,804	3,440	38,254
PEST CONTROL	145	145	0	0	145	63	54	145	0	0	0	145	843
TRASH REMOVAL	854	1,089	1,084	1,072	1,184	856	1,181	1,079	953	1,224	1,122	1,106	12,803
UNIT TURNOVER REPAIRS	0	0	0	0	4,752	0	249	649	0	1,692	2,440	3,237	13,019
ELEVATOR REPAIRS & MAINTENANCE	613	613	613	613	613	613	613	613	634	634	784	634	7,572
REPAIRS & MAINTENANCE	0	409	2,846	9,307	4,550	4,610	1,742	2,849	672	1,159	11,831	0	39,974
BUILDING & GROUNDS SUPPLIES	1,068	1,499	4,655	4,145	2,546	1,257	1,449	1,493	1,467	1,116	1,238	2,744	24,675
HVAC - REPAIRS & MAINTENANCE	265	979	8,284	893	409	679	1,417	1,319	771	704	923	265	16,909
TOTAL BUILDING & GROUNDS	20,471	15,280	24,660	22,418	20,013	14,927	19,550	16,770	12,598	14,641	29,683	19,110	230,121
OTHER OPERATING EXPENSES													
PROPERTY & LIABILITY INSURANCE	2,268	2,268	2,268	2,268	2,579	2,372	2,464	2,464	2,464	2,464	2,464	2,464	28,809
PAYMENT IN LIEU OF PROPERTY TAX	2,801	2,801	2,801	2,801	2,801	2,801	2,801	2,801	2,801	2,801	2,801	2,801	33,746
TOTAL OTHER OPERATING EXPENSES	5,069	5,069	5,069	5,069	5,380	5,173	5,265	5,265	5,265	5,265	5,265	5,399	62,555
TOTAL OPERATING EXPENSES	44,023	39,207	48,399	45,955	50,417	38,550	46,766	40,116	38,835	38,656	55,710	44,226	530,860
NET OPERATING INCOME / (LOSS)	34,539	39,923	31,580	40,431	28,351	52,166	32,604	38,774	45,765	42,132	23,295	34,751	444,330
DEPREC, INTEREST & OTHER													
DEPRECIATION EXPENSE	15,750	15,750	15,750	15,750	15,750	15,750	15,750	15,750	15,750	15,750	15,750	16,433	189,683
AMORTIZATION EXPENSE	(527)	(527)	(527)	(527)	(527)	(527)	(527)	(527)	(527)	(527)	(527)	(527)	(6,324)
RESERVE/REPLACE CAPITAL EXPENSE	1,610	10,357	5,484	3,843	6,470	25,856	967	11,262	967	6,103	15,650	15,867	104,336
INTEREST EXPENSE	4,020	4,175	4,020	4,020	4,174	4,020	4,020	4,172	4,020	4,020	4,172	3,282	46,115
HRA SUBSIDY-TIF	(6,667)	(6,667)	(6,667)	(6,667)	(6,667)	(6,667)	(6,667)	(6,667)	(6,667)	(6,667)	(6,667)	(6,667)	(80,000)
TOTAL DEPREC, INTEREST & OTHER	14,186	23,088	18,060	16,220	19,201	38,532	13,543	23,990	13,543	18,680	28,376	28,388	255,810
NET INCOME / (LOSS)	20,352	16,834	13,520	24,211	9,151	13,634	19,060	14,784	32,242	23,453	(5,084)	6,363	188,520



4C

Vicksburg Crossing

MEMORANDUM**To: Jim Barnes****From: Sara Paquette****Date: February 7, 2020****RE: Vicksburg Crossing Monthly Report for January 2020****Rentals:**

As of January 31st, we have 95 occupied apartments with 0 vacant apartments, and we have 2 deposits at this time that are for anticipated move outs coming January 1st. We have a total of 0 apartments available to rent. The affordable apartment waiting list now has 73 names and we have been adding interested people to the list. We have 36 people on our moderately priced one-bedroom wait list and 33 people on our moderately priced 1+ and two-bedroom wait list.

Style (Total #)	Square Feet	Bedrooms	Occupied	Vacant	Deposits	Est'd Move in
Style A (23)	850 Sq Ft	1 Bedroom	23	0	1	1/11/2020
Style C (8)	884 Sq Ft	1 + Den	8	0	1	1/9/2020
Style C2 (8)	950 Sq Ft	1 + Den	8	0	0	
Style D (8)	1187 Sq Ft	2 Bedroom	8	0	0	
Style D2 (4)	1281 Sq Ft	2 Bedroom	4	0	0	
Style E (8)	1055 Sq Ft	2 Bedroom	8	0	0	
Style E2 (3)	1055 Sq Ft	2 Bedroom	3	0	0	
Affordable (33)	725 Sq Ft	1 Bedroom	33	0	0	
TOTALS			95	0	2	

Move-Ins/Move-Outs:

We had 2 move ins during the month of January. One into a one-bedroom style (A) and one into a 1+Den Style (C).

Marketing

In January, we actually saw an increase in inquiries and walk-in traffic, possibly due to some mild winter weather. Our waiting lists continue to be strong.

Resident Services

On Friday, January 10th the residents helped take down all the holiday decorations. We provide coffee and treats after they are done.

Taylor Marie's women's clothing store was here on Tuesday, January 28th. They set up racks of clothing, accessories and jewelry in the community room. Residents can come to browse or purchase items. During these cold, icy winter months, they appreciate being able shop right here in the building.

Healthy Foot Care visits the building one Wednesday a month. Residents sign up and they provide a warm foot soak, nail trimming, foot massage and moisturizing and care for corns, calluses and hammer toes. The cost for residents is \$45.00.

Our monthly birthday party was on Thursday, January 16th. We decorate the room with birthday party decorations, festive napkins and plates. We list the birthday people on a poster and we sing Happy Birthday. We also give each resident a card on their birthday.

Building Issues

We had no building issues this month.

Balance Sheet

VICKSBURG CROSSING

As Of January 31, 2020

	Ending Balance	Total
ASSETS		
CURRENT ASSETS		
US BANK PETTY CASH	500	
US BANK OPER ACCT	1,435,507	
US BANK SEC DEP ACCT	73,742	
INVESTMENTS - WORKING CAPITAL FUND	787,881	
INVESTMENTS - DEBT SERVICE	(182,798)	
ACCOUNTS REC-TENANTS	330	
INTEREST RECEIVABLE	2,000	
PREPAID PROPERTY INSURANCE	10,350	
PREPAID WORKERS COMP INSUR	442	
PREPAID OTHER	4,108	
TOTAL CURRENT ASSETS		2,132,062
FIXED ASSETS		
LAND	874,593	
SITE IMPROVEMENTS	238,793	
BUILDING	9,025,427	
FURNITURE, FIXTURES & EQUIP-GENERAL	374,165	
COMPUTERS/OFFICE EQUIPMENT	8,680	
ACCUMULATED DEPRECIATION	(4,588,173)	
TOTAL FIXED ASSETS		5,933,485
NON-CURRENT ASSETS		
TOTAL ASSETS		8,065,547
LIABILITIES		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE-TRADE	13,874	
ACCRUED PAYROLL	4,377	
ACCRUED COMPENSATED BALANCES	3,532	
ACCRUED INTEREST	115,058	
ACCRUED REAL ESTATE TAXES	65,037	
BONDS PAYABLE -2012 ST	440,000	
ACCRUED OTHER	1,151	
TOTAL CURRENT LIABILITIES		643,029
LONG-TERM LIABILITIES		
SECURITY DEPOSITS	72,298	
BOND PAYABLE-2012A	8,020,000	
BOND DISCOUNT-2012A	(18,597)	
		8,073,700
TOTAL LIABILITIES		8,716,730
EQUITY		
NET INVESTMENTS IN CAPITAL ASSETS	(2,610,917)	
RESTRICTED FOR DEBT SERVICE	426,863	
UNRESTRICTED	1,510,874	
TOTAL EQUITY		(673,179)
CURRENT YEAR INCOME/(LOSS)		21,996
TOTAL LIABILITIES & EQUITY		8,065,547

Profit and Loss Variance

VICKSBURG CROSSING

Through January 31, 2020

	MTD Actual	Budget	Var.	YTD Actual	Budget	Var.	Year Budget
INCOME							
APARTMENT RENTAL REVENUE	102,374	99,034	3,340	102,374	99,034	3,340	1,203,298
APARTMENT RENTAL REVENUE - COUNTY	2,194	1,736	458	2,194	1,736	458	20,832
HRA SUBSIDY - TAX LEVY	3,333	3,333	0	3,333	3,333	0	40,000
GARAGE RENT	3,740	3,795	(55)	3,740	3,795	(55)	45,540
GUEST ROOM REVENUE	0	140	(140)	0	140	(140)	2,100
APPLICATION FEE REVENUE	70	35	35	70	35	35	420
TRANSFER FEE REVENUE	500	0	500	500	0	500	500
INVESTMENT INCOME	2,181	1,250	931	2,181	1,250	931	15,000
CONTRIBUTED CAPITAL REVENUE	0	5,208	(5,208)	0	5,208	(5,208)	54,250
MISCELLANEOUS REVENUE	795	285	510	795	285	510	3,420
TOTAL INCOME	115,187	114,816	371	115,187	114,816	371	1,385,360
EXPENSES							
ADMINISTRATION							
MANAGER SALARIES	5,437	5,417	(20)	5,437	5,417	(20)	65,000
PAYROLL TAXES	468	989	521	468	989	521	11,870
HEALTH INSURANCE	1,952	1,508	(444)	1,952	1,508	(444)	18,099
WORKERS COMP INSURANCE	120	140	20	120	140	20	1,680
MAINTENANCE SALARIES/WAGES	4,947	4,995	48	4,947	4,995	48	59,943
EMPLOYEE COSTS	80	85	5	80	85	5	1,125
SEMINAR/TRAINING	0	0	0	0	0	0	200
BANK FEES	90	100	10	90	100	10	1,200
DUES, SUBS & MEMBERSHIPS	0	0	0	0	0	0	65
LICENSE & PERMITS	0	676	676	0	676	676	906
MILEAGE REIMBURSEMENT	43	60	17	43	60	17	720
POSTAGE/OVERNIGHT EXPRESS	13	16	3	13	16	3	192
PRINTING	0	10	10	0	10	10	120
MANAGEMENT FEES	4,614	4,614	0	4,614	4,614	0	55,373
PROFESSIONAL FEES	0	223	223	0	223	223	2,676
TELEPHONE EXPENSE	447	445	(2)	447	445	(2)	5,340
EQUIPMENT LEASE/REPAIR	239	185	(54)	239	185	(54)	2,220
OFFICE SUPPLIES	92	110	18	92	110	18	1,320
TOTAL ADMIN EXPENSES	18,542	19,573	1,031	18,542	19,573	1,031	228,049
LIFE ENRICHMENT							
RESIDENT PROGRAM/ACTIVITIES	164	300	136	164	300	136	6,300
TOTAL LIFE ENRICHMENT EXPENSES	164	300	136	164	300	136	6,300

Profit and Loss Variance

VICKSBURG CROSSING

Through January 31, 2020

	MTD Actual	Budget	Var.	YTD Actual	Budget	Var.	Year Budget
MARKETING							
ADVERTISING	0	400	400	0	400	400	800
TOTAL MARKETING EXPENSES	0	400	400	0	400	400	800
HOUSEKEEPING							
CONTRACT LABOR	1,351	1,140	(211)	1,351	1,140	(211)	13,680
CLEANING SUPPLIES	0	195	195	0	195	195	2,340
TOTAL HOUSEKEEPING EXPENSES	1,351	1,335	(16)	1,351	1,335	(16)	16,020
BUILDING & GROUNDS							
CABLE TV EXPENSE	193	203	10	193	203	10	2,436
UTILITIES - ELECTRICITY	1,976	1,650	(326)	1,976	1,650	(326)	23,870
UTILITIES - GAS	3,389	3,500	111	3,389	3,500	111	24,500
UTILITIES - WATER/SEWER	1,151	1,250	99	1,151	1,250	99	16,750
WATER SOFTENING SERVICE	220	143	(77)	220	143	(77)	1,716
DOORS, KEYS & WINDOWS	26	162	136	26	162	136	1,944
FIRE SYSTEM SERVICE	55	1,350	1,295	55	1,350	1,295	6,570
LAWN SERVICE/LANDSCAP/SNOW RMVL	2,540	2,735	195	2,540	2,735	195	23,120
PEST CONTROL	153	0	(153)	153	0	(153)	3,595
TRASH REMOVAL	1,327	1,038	(289)	1,327	1,038	(289)	12,456
UNIT TURNOVER REPAIRS	6,844	4,355	(2,489)	6,844	4,355	(2,489)	52,260
ELEVATOR-REPAIRS & MAINTENANCE	502	651	149	502	651	149	7,812
REPAIRS & MAINTENANCE	1,885	1,300	(585)	1,885	1,300	(585)	23,400
BUILDING & GROUNDS SUPPLIES	802	1,500	698	802	1,500	698	18,000
HVAC - REPAIRS & MAINTENANCE	430	500	70	430	500	70	13,500
MISCELLANEOUS B & G EXPENSES	0	833	833	0	833	833	10,000
TOTAL BUILDING & GROUNDS	21,492	21,170	(322)	21,492	21,170	(322)	241,929
OTHER OPERATING EXPENSES							
PROPERTY & LIABILITY INSURANCE	2,565	2,628	63	2,565	2,628	63	31,857
PAYMENT IN LIEU OF PROPERTY TAX	5,050	5,050	0	5,050	5,050	0	60,598
TOTAL OTHER OPERATING EXPENSES	7,615	7,678	63	7,615	7,678	63	92,455
TOTAL OPERATING EXPENSES	49,163	50,456	1,293	49,163	50,456	1,293	585,553
NET OPERATING INCOME / (LOSS)	66,024	64,360	1,664	66,024	64,360	1,664	799,807
DEPREC, INTEREST & OTHER							
DEPRECIATION EXPENSE	25,658	25,658	0	25,658	25,658	0	307,891
AMORTIZATION EXPENSE	103	103	0	103	103	0	1,240
RESERVE/REPLACE CAPITAL EXPENSE	0	6,000	6,000	0	6,000	6,000	133,500
INTEREST EXPENSE	18,267	18,267	0	18,267	18,267	0	219,200
TOTAL DEPREC, INTEREST & OTHER	44,028	50,028	6,000	44,028	50,028	6,000	661,831
NET INCOME / (LOSS)	21,996	14,332	7,664	21,996	14,332	7,664	137,976

Twelve Month Profit and Loss

VICKSBURG CROSSING

For Year 2020

	Period End Feb 28, 2019	Period End Mar 31, 2019	Period End Apr 30, 2019	Period End May 31, 2019	Period End Jun 30, 2019	Period End Jul 31, 2019	Period End Aug 31, 2019	Period End Sep 30, 2019	Period End Oct 31, 2019	Period End Nov 30, 2019	Period End Dec 31, 2019	Period End Jan 31, 2020	Period End Total
INCOME													
APARTMENT RENTAL REVENUE	98,268	98,719	98,509	100,604	100,284	99,619	100,999	100,873	99,366	102,116	102,976	102,374	1,203,308
APARTMENT RENTAL REVENUE - COUNTY	1,736	1,736	1,736	1,736	1,736	1,736	1,736	1,662	2,165	2,194	2,194	2,194	22,561
HRA SUBSIDY - TAX LEVY	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,587	3,333	53,750
GARAGE RENT	3,435	3,445	3,485	3,513	3,545	3,590	3,610	3,635	3,690	3,740	3,740	3,740	43,128
GUEST ROOM REVENUE	0	180	0	420	490	550	0	720	0	0	240	0	3,020
APPLICATION FEE REVENUE	70	70	0	70	0	70	0	70	140	0	35	70	595
TRANSFER FEE REVENUE	500	500	500	0	0	0	0	0	0	0	0	500	2,000
INVESTMENT INCOME	1,389	982	1,090	6,756	1,055	9,760	1,015	1,056	4,739	1,030	1,132	2,181	32,154
MISCELLANEOUS REVENUE	275	405	240	300	250	268	419	250	290	280	385	785	4,157
TOTAL INCOME	110,257	108,620	111,113	117,982	111,943	120,166	111,962	112,849	115,363	113,943	115,289	115,187	1,364,673
EXPENSES													
ADMINISTRATION													
MANAGER SALARIES	4,857	5,365	5,192	5,365	5,192	5,365	5,365	5,192	5,365	5,192	5,709	5,437	63,599
PAYROLL TAXES	691	740	710	989	665	573	537	610	875	920	846	468	8,634
HEALTH INSURANCE	1,588	1,588	1,588	972	1,597	1,598	1,597	1,597	520	3	49	1,952	14,651
WORKERS COMP INSURANCE	114	114	114	171	114	114	114	114	114	115	110	120	1,429
MAINTENANCE SALARIES/WAGES	4,905	5,513	5,170	5,004	4,633	3,608	3,448	6,625	5,613	4,202	2,392	4,947	56,658
EMPLOYEE COSTS	80	80	80	120	80	80	80	80	80	120	80	80	1,040
SEMINAR/TRAINING	0	0	0	0	0	0	0	0	28	0	0	0	28
BANK FEES	96	95	94	121	118	151	99	96	113	72	78	90	1,225
DUES, SUBS & MEMBERSHIPS	0	0	0	0	0	60	0	0	0	0	0	0	60
LICENSE & PERMITS	0	0	0	0	200	0	0	0	0	0	0	0	200
MILEAGE REIMBURSEMENT	58	83	41	52	63	71	41	55	46	26	119	43	698
POSTAGE/OVERNIGHT EXPRESS	17	7	11	12	19	10	0	18	5	5	2	13	118
PRINTING	0	0	0	68	0	0	0	0	0	0	0	0	68
MANAGEMENT FEES	4,480	4,480	4,480	4,480	4,480	4,480	4,480	4,480	4,480	4,480	4,480	4,614	53,894
PROFESSIONAL FEES	0	92	0	25	0	25	1,157	25	0	125	0	0	1,449
TELEPHONE EXPENSE	432	433	431	431	435	439	439	439	439	449	449	447	5,264
EQUIPMENT LEASE/REPAIR	78	233	328	241	73	73	153	813	819	279	79	239	3,408
OFFICE SUPPLIES	374	0	236	140	0	179	103	6	353	124	89	92	1,695
TOTAL ADMIN EXPENSES	17,770	18,824	18,475	18,203	17,868	17,027	17,614	20,152	19,052	16,111	14,482	18,542	214,119
LIFE ENRICHMENT													
RESIDENT PROGRAM/ACTIVITIES	1,032	233	252	327	305	373	581	220	897	402	1,811	164	6,597
TOTAL LIFE ENRICHMENT EXPENSES	1,032	233	252	327	305	373	581	220	897	402	1,811	164	6,597

Twelve Month Profit and Loss

VICKSBURG CROSSING

For Year 2020

	Period End Feb 28, 2019	Period End Mar 31, 2019	Period End Apr 30, 2019	Period End May 31, 2019	Period End Jun 30, 2019	Period End Jul 31, 2019	Period End Aug 31, 2019	Period End Sep 30, 2019	Period End Oct 31, 2019	Period End Nov 30, 2019	Period End Dec 31, 2019	Period End Jan 31, 2020	Period End Total
MARKETING													
ADVERTISING	0	0	0	0	0	0	0	698	0	0	0	0	698
TOTAL MARKETING EXPENSES	0	0	0	0	0	0	0	698	0	0	0	0	698
HOUSEKEEPING													
CONTRACT LABOR	1,025	1,397	1,019	1,001	1,001	1,001	1,001	1,001	1,183	1,243	1,001	1,351	13,231
CLEANING SUPPLIES	117	19	52	228	0	258	42	106	37	127	244	0	1,229
TOTAL HOUSEKEEPING EXPENSES	1,142	1,416	1,070	1,229	1,001	1,259	1,042	1,107	1,229	1,370	1,244	1,351	14,460
BUILDING & GROUNDS													
CABLE TV EXPENSE	172	172	172	175	187	193	193	193	193	193	193	193	2,226
UTILITIES - ELECTRICITY	1,980	1,794	1,513	646	1,677	1,969	2,149	1,734	1,550	1,377	1,369	1,976	19,714
UTILITIES - GAS	4,715	3,222	1,132	712	475	397	376	350	585	1,887	3,134	3,389	20,372
UTILITIES - WATER/SEWER	1,067	1,151	1,258	1,204	1,206	1,518	1,320	1,419	1,192	1,291	1,135	1,151	14,912
WATER SOFTENING SERVICE	165	161	0	0	121	0	114	87	112	0	107	220	1,089
DOORS, KEYS & WINDOWS	5	117	0	26	0	209	218	90	0	94	163	26	948
FIRE SYSTEM SERVICE	153	1,123	953	586	53	53	53	282	53	55	55	55	3,471
LAWN SERVICE/LANDSCAPING/SNOW RMVL	6,675	1,140	1,080	1,134	4,715	1,532	1,215	1,204	1,376	2,075	3,928	2,540	28,615
PEST CONTROL	0	158	0	0	0	153	0	153	0	0	0	153	617
TRASH REMOVAL	883	883	1,262	924	955	864	1,038	1,736	1,038	1,038	1,041	1,327	12,990
UNIT TURNOVER REPAIRS	6,487	8,931	3,137	4,719	75	10,061	5,837	4,158	10,828	4,238	2,170	6,844	67,485
ELEVATOR-REPAIRS & MAINTENANCE	502	502	502	502	502	502	502	502	502	502	502	502	6,021
REPAIRS & MAINTENANCE	0	0	5,936	2,618	700	3,427	296	8,950	2,516	516	881	1,885	27,724
BUILDING & GROUNDS SUPPLIES	2,216	2,136	1,034	1,113	2,379	998	510	542	1,149	1,638	1,998	802	16,516
HVAC - REPAIRS & MAINTENANCE	1,397	533	225	225	225	225	2,201	225	1,612	248	248	430	7,793
TOTAL BUILDING & GROUNDS	26,397	22,022	18,203	14,584	13,269	22,100	16,022	21,625	22,705	15,151	16,922	21,492	230,491
OTHER OPERATING EXPENSES													
PROPERTY & LIABILITY INSURANCE	2,360	2,360	2,360	2,360	2,685	2,468	2,565	2,565	2,565	2,565	2,565	2,565	28,962
PAYMENT IN LIEU OF PROPERTY TAX	4,999	4,999	4,999	4,999	4,999	4,999	4,999	4,999	4,999	4,999	4,999	5,050	60,038
TOTAL OTHER OPERATING EXPENSES	7,359	7,359	7,359	7,359	7,683	7,467	7,564	7,564	7,564	7,564	7,564	7,615	90,020
TOTAL OPERATING EXPENSES	53,700	49,854	45,360	41,702	40,127	48,225	43,521	50,668	51,446	40,598	42,022	49,163	556,385
NET OPERATING INCOME / (LOSS)	56,557	58,766	65,754	76,280	71,816	71,941	68,441	62,181	63,917	73,345	73,267	66,024	808,288
DEPREC, INTEREST & OTHER													
DEPRECIATION EXPENSE	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,413	25,658	305,241
AMORTIZATION EXPENSE	103	103	103	103	103	103	103	103	103	103	107	103	1,240
RESERVE/REPLACE CAPITAL EXPENSE	332	319	646	1,022	14,257	466	23,214	20,687	0	0	0	0	60,953
INTEREST EXPENSE	18,996	19,155	18,996	18,996	19,156	18,996	18,996	19,156	18,996	18,996	19,160	18,287	227,866
TOTAL DEPREC, INTEREST & OTHER	44,848	44,984	45,162	45,538	58,933	44,982	67,730	65,373	44,516	44,516	44,680	44,028	595,300
NET INCOME / (LOSS)	11,709	13,772	20,591	30,741	12,883	26,959	711	(3,192)	19,401	28,829	28,587	21,996	212,988

PLYMOUTH HOUSING AND REDEVELOPMENT AUTHORITY STAFF REPORT

TO: Plymouth Housing and Redevelopment Authority

FROM: Matt Lupini, Community Development Coordinator through Jim Barnes, HRA Manager & Steve Juetten, Executive Director

MEETING DATE: February 27, 2020

SUBJECT: **HRA Development Opportunity** – Authorize staff to enter into discussions with an appraiser and a property owner for potential development.

BACKGROUND:

Recently, staff has discussed the idea of partnering with a non-profit organization to provide housing opportunities. Beyond the Yellow Ribbon is a program that creates awareness for the purpose of connecting military service members and their families with community support, services and resources. Staff has identified one parcel that is of sufficient size to develop, potentially for veteran housing in partnership with Beyond the Yellow Ribbon. If the HRA Board of Commissioners is interested, staff will engage with an appraiser and the property owner to determine the specifics of a prospective sale.

POTENTIAL PARCEL:

The property is located at the northeast corner of County Road 9 (Rockford Road) and Fernbrook Lane. The property was purchased in 2014 for \$136,220 by Mobarta Homes, LLC. The current estimated market value is \$99,000, per the Hennepin County Assessor.

The 0.62 acre site could potentially accommodate one two-family home. The site is zoned RSF-4 (Single and Two-Family District) and guided LA-2 (Living Area 2). The RSF-4 zoning district allows for a mixing of two family and/or single family dwellings on smaller lots adjacent to arterial streets. The LA-2 classification specifies a density range of 3 to 6 units per acre. Building a twin home or duplex on the site at its current size would meet the density requirement (0.62 acres x minimum 3 units per acre = 1.86 units).

The lot width is measured from the 41st Avenue cul-de-sac and is approximately 40 feet. The RSF-4 zoning district requires a minimum lot width of 90 feet if a two-family home is to be constructed on the site. In order to construct a two-family home, the site would require a variance

to lot width. A survey would be a part of the next steps and would help determine the need for a variance. The site requires a 50 foot building setback from Rockford Road/County Road 9, a 25 foot setback from both 41st Avenue and Fernbrook Lane, and a six foot setback from the property to the east (14207 41st Avenue).

One option to potentially avoid the need for a variance is to engage the property owner to the north (CenturyLink, Inc.) in discussions around transferring a portion of their site to the subject parcel. Depending on the total land conveyed, there would be less of or no variance required. However, more acreage would increase the density requirement of the site. At this point, the question of the variance is less pressing than whether the HRA Board is interested in exploring a purchase of the site at all.

BUDGET IMPACT:

Any cost incurred by consulting with an appraiser would be paid for out of the HRA General Fund reserves. Further action that results in a budgetary impact would require separate approval by the HRA Board of Commissioners.

RECOMMENDATION:

Staff recommends that the Plymouth Housing and Redevelopment Authority Board of Commissioners discuss development of the above parcel and provide staff with the authority to engage with an appraiser and the current property owner.

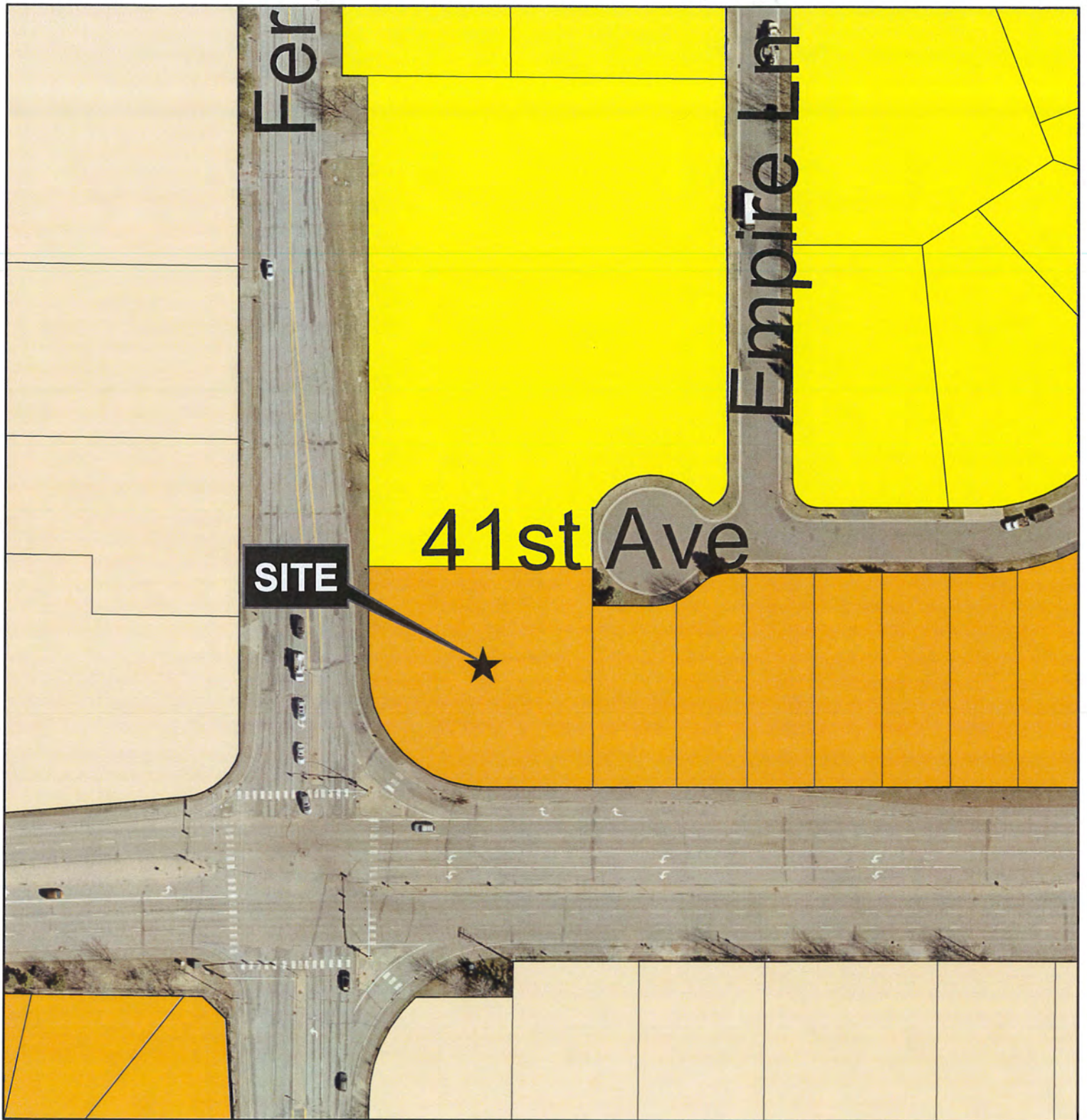
ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Land Use Map



Proposed Site





Proposed Site: Zoning



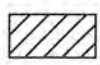

- RSF-1, Single Family Detached 1*
- RSF-2, Single Family Detached 2*
- RSF-4, Single and Two Family*





Proposed Site: Land Use



-  LA-1, Living Area 1
-  LA-2, Living Area 2

