

Economic Development Commission Item

May 12, 2026



Subject	Community Land Trust Home Tour - 6721 Hopi Road	
Section	<u>VISITOR PRESENTATIONS</u>	Item No: D.1
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SUMMARY

Habitat for Humanity and the Carver County CDA have completed rehabilitation of the home at 6721 Hopi Road, supported in part by the city's \$75,000 LAHA allocation. The property will serve as Chanhassen's first Community Land Trust (CLT) home, ensuring long-term affordability through a 99-year ground lease. With construction now complete, the Economic Development Commission will tour the home to learn more about the CLT model, the partnership structure and the funding mechanisms that made the project possible.

BACKGROUND

The City Council reviewed the Local Affordable Housing Aid (LAHA) funding request for the Hopi Road project during its June 23, 2025, work session. At that time, the Carver County CDA identified a need for gap financing to support the acquisition and rehabilitation of the property. The Council expressed support, and a \$75,000 allocation was approved.

LAHA is a state-funded program established in 2023 to support affordable housing initiatives in the seven-county metropolitan area. Funding is distributed to cities based on the number of cost-burdened households and may be used for activities such as homeownership assistance, housing rehabilitation, and the creation or preservation of long-term affordable housing. To date, the City of Chanhassen has utilized LAHA funds to partner with local organizations and leverage additional resources to address identified housing needs. The total development cost for the project was estimated to be \$455,000, and planned to be funded through a combination of buyer financing, Carver County CDA contributions, Minnesota Housing Impact Fund dollars, Habitat for Humanity fundraising and the city's LAHA contribution.

The home will be sold to an income-qualified buyer at or below 80 percent of Area Median Income and placed into the Carver County Community Land Trust (CLT). A CLT maintains long-term affordability by separating ownership of the land and the home, with the homeowner entering into a renewable 99-year ground lease and resale restrictions that ensure the home remains affordable to future buyers. Habitat for Humanity and the Carver County CDA have completed rehabilitation of the home at 6721 Hopi Road, supported in part by the city's LAHA investment. The property will serve as Chanhassen's

first Community Land Trust home.

The Economic Development Commission will tour the home to gain a deeper understanding of the CLT model, associated project partnerships, and the project's funding structure. Due to limited on-site parking, Commissioners will convene at City Hall and travel to the home as a group.

DISCUSSION

RECOMMENDATION

As this is a visitor presentation, no formal action is required.

ATTACHMENTS