

REPORT TO THE CITY COUNCIL FROM
HOUSING POLICY & DEVELOPMENT COMMITTEE

July 25, 2018

A regular meeting of the committee was convened at 1:30 pm on this date.

Members Present: Cam Gordon (Chair), Jeremiah Ellison (Vice-Chair), Kevin Reich, Lisa Goodman, Lisa Bender, and Jeremy Schroeder (Quorum - 4)

Matters listed below are hereby submitted with the following recommendations; to-wit:

1. Land Sale: 5960 Clinton Ave S to Wilson Molina ([2018-00829](#))

Passage of Resolution approving the sale of the property at 5960 Clinton Ave S (Disposition Parcel No. MH-86), to Wilson Molina for \$45,000, subject to conditions. If Wilson Molina fails to close, approving the sale of property to Jenny Investments LLC for \$45,000, subject to conditions.

Staff presentation by Roxanne Young Kimball, Department of Community Planning & Economic Development (CPED).

The public hearing was opened. There being no persons wishing to speak, the public hearing was closed.

Gordon moved to approve. On voice vote, the motion passed.

2. Land Sale: 3718 Fremont Ave N to Khabir Rasheed ([2018-00830](#))

Passage of Resolution approving the sale of the property at 3718 Fremont Ave N, (Disposition Parcel No. MH-85), to Khabir Rasheed for \$1,000, subject to conditions. If Khabir Rasheed fails to close, approving the sale of property to Ram Construction for \$1,000, subject to conditions.

Staff presentation by Roxanne Young Kimball, CPED.

The public hearing was opened. There being no persons wishing to speak, the public hearing was closed.

Gordon moved to approve. On voice vote, the motion passed.

3. Land Sale: 2916 14th Ave N to Shelonda and Compton Alves ([2018-00831](#))

Passage of Resolution approving the sale of the property at 2916 14th Ave N, (Disposition Parcel No. MH-82), to Shelonda and Compton Alves for \$65,000, subject to conditions. If Shelonda and Compton Alves fail to close, approving the sale of property to Harvest Management Group LLC for \$65,000, subject to conditions.

Staff presentation by Roxanne Young Kimball, CPED.

The public hearing was opened.

The following person spoke in support:

1. Compton Alves, 435 46th Ave N, proposed purchaser of subject property

The public hearing was closed.

Gordon moved to approve. On voice vote, the motion passed.

4. Land Sale: 3210 Upton Ave N to Northside Home LLC ([2018-00834](#))

Passage of Resolution approving the sale of the property at 3210 Upton Ave N, (Disposition Parcel No. MH-84), to Northside Home LLC for \$60,000, subject to conditions. If Northside Home LLC fails to close, approving sale of property to Wilson Molina for \$60,000, subject to conditions.

Staff presentation by Roxanne Young Kimball, CPED.

The public hearing was opened. There being no persons wishing to speak, the public hearing was closed.

Gordon moved to approve. On voice vote, the motion passed.

5. Land Sale: 415 22nd Ave N to Pointer Enterprises ([2018-00860](#))

Passage of Resolution approving the sale of the property at 415 22nd Ave N, (Disposition Parcel No. MH-81), to Pointers Enterprise LLC for \$42,500, subject to conditions. If Pointers Enterprise LLC fails to close, approving sale of property to Tai Hon L.L.C. for \$42,500, subject to conditions.

Staff presentation by Roxanne Young Kimball, CPED.

The public hearing was opened.

The following person spoke in support:

1. Russell Pointer, with Pointers enterprise LLC, proposed purchaser of subject property

The public hearing was closed.

Gordon moved to approve. On voice vote, the motion passed.

6. Land sale: 756 Jackson Street NE to Blue Golds Ventures LLC ([2018-00863](#))

Passage of Resolution approving the sale of the property at 756 Jackson St NE (Disposition Parcel No. VH-687), to Blue Golds Ventures LLC or an affiliated entity for \$20,720, subject to conditions.

Staff presentation by Tiffany Glasper, CPED.

The public hearing was opened. There being no persons wishing to speak, the public hearing was closed.

Gordon moved to approve. On voice vote, the motion passed.

7. Land Sale: Sideyard portion of 514 20th Ave S to Jennifer K. Deveney ([2018-00867](#))

Passage of Resolution approving the sale of sideyard portion of property at 514 20th Ave S to Jennifer K. Deveney for \$1,000.

Staff presentation by Scott Ehrenberg, CPED.

The public hearing was opened. There being no persons wishing to speak, the public hearing was closed.

Gordon moved to approve. On voice vote, the motion passed.

8. Land Sale: Sideyard portion of 2622 8th St S to Mathew S. Streater ([2018-00871](#))

Passage of Resolution approving the sale of sideyard portion of property at 2622 8th St S to Mathew S. Streater for \$1,575.

Staff presentation by Scott Ehrenberg, CPED.

The public hearing was opened. There being no persons wishing to speak, the public hearing was closed.

Gordon moved to approve. On voice vote, the motion passed.

9. Affordable Housing Trust Fund loan and new ground lease for the Riverside Homes affordable housing project ([2018-00874](#))

1. Passage of Resolution approving the appropriation of up to \$5,272,131 in loan repayments from Riverside Homes of Minneapolis Limited Partnership for future affordable housing projects through the City's Affordable Housing Trust Fund (AHTF).
2. Authorizing a new 75 year ground lease , through Dec. 31, 2093, with affordability restrictions in conformance with the City's Unified Housing Policy and no lease payment to Riverside Homes II of Minneapolis Limited Partnership for the Riverside Homes affordable housing project.
3. Authorizing approval of a new Community Development Block Grant funded AHTF loan, in an amount not to exceed \$5,112,131, to Riverside Homes II of Minneapolis Limited Partnership for acquisition and long-term preservation of the Riverside Homes affordable housing project.
4. Authorizing execution of all agreements and documents associated with the above actions.

Staff presentation by Scott Ehrenberg, CPED.

The public hearing was opened. There being no persons wishing to speak, the public hearing was closed.

Gordon moved to approve and refer to WM meeting of July 31, 2018. On voice vote, the motion passed.

10. 2017 Emergency Solutions Grant (ESG) capital reallocation ([2018-00851](#))

Approving the reallocation of up to \$25,677 in 2017 Emergency Solutions Grant funds for First Covenant Church.

Gordon moved to approve. On voice vote, the motion passed.

11. Project analysis authorization for the West Broadway Curve-West Building Affordable Housing Project ([2018-00854](#))

1. Authorizing staff to continue analysis of the West Broadway Curve-West Building affordable housing proposal to determine if tax increment financing (TIF) is appropriate and justifiable.

2. Authorizing staff to negotiate redevelopment contract terms and conditions and prepare a TIF Plan and any necessary Redevelopment Plan or modifications for the project. All terms and conditions, plans, and other provisions would be subject to further City Council review.

Gordon moved to approve. On voice vote, the motion passed.

12. Extending Exclusive Development Rights for Pinnacle Management, LLC or an affiliated entity ([2018-00855](#))

Approving an extension of the exclusive development rights to Pinnacle Management, LLC for a period not to exceed 24 months on three City-owned parcels at 1830 and 1832 Bryant Ave N and 817 1/2 W Broadway Ave.

Gordon moved to approve. On voice vote, the motion passed.

13. Hennepin County Housing and Redevelopment Authority (HRA) financial assistance from the 2018 Affordable Housing Incentive Fund (AHIF) ([2018-00868](#))

Passage of Resolution approving the Hennepin County Housing and Redevelopment Authority (HRA) to provide financial assistance from the 2018 Affordable Housing Incentive Fund to nine projects as follows:

1. Minnehaha Commons, 3001 E Lake St
2. Minnehaha Townhomes, 5348, 5364 & 5368 Riverview Rd
3. Park 7, 714 Park Ave, 615 S 7th St
4. PERIS Development, 1930 Hennepin Ave S
5. 410 Lake Street, 410 W Lake St
6. Maya Commons, 1220 Brook Ave SE
7. Mino-bimaadiziwin, 2015, 2109 & 2113 Cedar Ave
8. Penn Avenue Union, 2200 Golden Valley Rd
9. Sabathani Senior Housing, 310 E 38th St

Gordon moved to approve. On voice vote, the motion passed.

14. Contract with Mid-Minnesota Legal Aid for legal representation to low-income Minneapolis tenants ([2018-00837](#))

1. Authorizing a one-year basic service agreement with Mid-Minnesota Legal Aid to provide legal representation to low-income Minneapolis tenants, who ask their landlords to make needed repairs to their rental properties in compliance with state law and local ordinances, in an amount not to exceed \$150,000 per year.
2. Authorizing an extension to the contract for a period of four, one-year terms at a rate not to exceed \$150,000 per year, based on approved funding and performance satisfactory to City staff.

Staff presentation by Narin Sihavong, CPED, and Erik Nilsson, Deputy City Attorney.

The Chair afforded the courtesy of the chair to Greg Marita, Deputy Director at Minnesota Legal Aid.

Gordon moved to approve and refer to WM meeting of July 31, 2018. On voice vote, the motion passed.

15. Minneapolis Public Housing Authority legal framework staff direction ([2018-00866](#))

Receiving and filing a report on legal framework and relationship between the City of Minneapolis and the Minneapolis Public Housing Authority (MPHA).

Staff presentation by Nikki Newman, Assistant City Attorney.

The Chair afforded the courtesy of the floor to Greg Russ, Executive Director/CEO of the MPHA.

Gordon moved to receive and file. On voice vote, the motion passed.

16. Emergency Stabilization Pilot Program Guidelines and funding ([2018-00876](#))

1. Authorizing the Emergency Stabilization Pilot Program Guidelines and the use of \$2,000,000 to fund the program.
2. Passage of Resolution approving appropriation of \$917,895 of program income generated through the Community Development Block Grant (CDBG) program.
3. Authorizing a three year contract with Urban Homeworks in an amount not to exceed \$100,000, as described in this report to act as the administrator of the Emergency Stabilization Pilot Program.
4. Authorizing the Department of Community Planning & Economic Development Director to modify program guidelines to add or remove neighborhoods where properties may be acquired for the program and authorize exceptions to the minimum household size criteria for applicants.

Staff presentation by Roxanne Young Kimball, CPED.

The Chair afforded the courtesy of the chair to the following individuals:

1. Mayor Jacob Frey
2. TeCara Ayler, with Legal Aid
3. Chad Schwitters, Executive Director of Urban Homeworks

Ellison moved to approve and refer to WM meeting of July 31, 2018. On voice vote, the motion passed.

With no further business to transact, the meeting adjourned at 3:15 pm.

Reported by Irene Kasper, Council Committee Coordinator