

REPORT TO THE CITY COUNCIL FROM  
**HOUSING POLICY & DEVELOPMENT COMMITTEE**

November 28, 2018

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

Members Present: Council Members 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: Sideyard 2208 James Ave N to Assertive MPLS Properties II, LLC ([2018-01369](#))

Passage of Resolution approving the sideyard sale of the property at 2208 James Ave N (Disposition Parcel No. TF-1010), to Assertive MPLS Properties II, LLC for \$1,200, 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: 2206 James Ave N to Greater Metropolitan Housing Corporation ([2018-01403](#))

Passage of Resolution approving the sale of the property at 2206 James Ave N, (Disposition Parcel No. MH-112), to Greater Metropolitan Housing Corporation for \$4,900, subject to conditions.

Staff presentation on items 2-5 concurrently by Matthew Ramadan, CPED.

The public hearing was opened.

The following person spoke:

1. Kitty Stratton, resident of the 3500 block of Dupont Ave N, and member of the Folwell Neighborhood Housing Committee

The public hearing was closed.

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

3. Land sale: 2709 Humboldt Ave N to Greater Metropolitan Housing Corporation ([2018-01429](#))

Passage of Resolution approving the sale of the property at 2709 Humboldt Ave N, (Disposition Parcel No. MH-113), to Greater Metropolitan Housing Corporation for \$3,100, subject to conditions.

Staff presentation on items 2-5 concurrently by Matthew Ramadan, CPED.

The public hearing was opened.

The following person spoke:

1. Kitty Stratton, resident of the 3500 block of Dupont Ave N, and member of the Folwell Neighborhood Housing Committee

The public hearing was closed.

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

4. Land sale: 3633 Oliver Ave N to Greater Metropolitan Housing Corporation ([2018-01430](#))

Passage of Resolution approving the sale of the property at 3633 Oliver Ave N, (Disposition Parcel No. MH-115), to Greater Metropolitan Housing Corporation for \$7,300, subject to conditions.

Staff presentation on items 2-5 concurrently by Matthew Ramadan, CPED.

The public hearing was opened.

The following person spoke:

1. Kitty Stratton, resident of the 3500 block of Dupont Ave N, and member of the Folwell Neighborhood Housing Committee

The public hearing was closed.

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

5. Land sale: 3519 Oliver Ave N to Greater Metropolitan Housing Corporation ([2018-01432](#))

Passage of Resolution approving the sale of the property at 3519 Oliver Ave N, (Disposition Parcel No. MH-114), to Greater Metropolitan Housing Corporation for \$7,600, subject to conditions.

Staff presentation on items 2-5 concurrently by Matthew Ramadan, CPED.

The public hearing was opened.

The following person spoke:

1. Kitty Stratton, resident of the 3500 block of Dupont Ave N, and member of the Folwell Neighborhood Housing Committee

The public hearing was closed.

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

6. Project analysis authorization for Summit House Project: 400 and 410 Groveland Ave ([2018-01414](#))

1. Authorizing staff to continue analysis of Summit House Condominium Project (the "Project") at 400 and 410 Groveland Ave, to determine if Housing Improvement Area (HIA) financing assistance is appropriate.

2. Authorizing staff to negotiate the terms and conditions of a financing agreement with Summit Homes Association (the "Association"), if staff determines that HIA assistance is appropriate, and prepare the HIA ordinance, HIA resolution, bond resolution, and other documents as needed. All such terms and conditions, ordinances, resolutions, and other documents would be subject to further City Council review, discussion, and approval or denial.

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

7. Project analysis authorization for Northside Artspace Lofts: 212 James Ave N ([2018-01415](#))

1. Authorizing staff to continue analysis of the Northside Artspace Lofts proposal at 212 James Ave N, to determine if Tax Increment Financing (TIF) assistance is appropriate and justifiable.
2. Authorizing staff to negotiate the terms and conditions of a redevelopment contract with the Artspace Projects, Inc. or an affiliated entity and prepare redevelopment and TIF plans for the project, subject to City Council review.

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

8. Carryforward of Year 2018 Tax Exempt Housing Revenue Bonds ([2018-01445](#))

Passage of Resolution authorizing the carryforward of \$52,672,843 of Year 2018 Tax Exempt Housing Revenue Bonds for the Multifamily Housing Program.

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

9. Homegrown Minneapolis Report ([2018-01304](#))

Directing Department of Community Planning & Economic Development and City Coordinator staff to review the Minneapolis Garden Lease Program recommended improvements and report back to the Housing Policy & Development Committee no later than March 31, 2019.

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

10. City of Minneapolis Unified Housing Policy amendment ([2018-01425](#))

1. Adopting amendments to the City of Minneapolis Unified Housing Policy.
2. Directing Department of Community Planning & Economic Development and Finance and Property Services staff to return to the Housing Policy & Development Committee on March 20, 2019, with a recommended tax increment financing policy and program to support the affordable housing requirements relating to the City's interim Inclusionary Zoning Ordinance.

Staff presentation on items 10 and 11 concurrently by Andrea Brennan, CPED.

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

11. Inclusionary Zoning Policy Framework ([2018-01426](#))

Directing Department of Community Planning & Economic Development staff to develop a comprehensive inclusionary housing policy consistent with the framework attached to the staff report.

Staff presentation on items 10 and 11 concurrently by Andrea Brennan, CPED.

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

12. Support for public housing ([2018-01428](#))

1. Passage of Resolution establishing guiding principles in support of investments in public housing and the people who live there.
2. Directing City staff to negotiate a Memorandum of Understanding with Minneapolis Public Housing Authority (MPHA) consistent with the resolution establishing guiding principles in support of investments in public housing and the people who live there, and report back to the Housing Policy & Development Committee on March 20, 2019.

Staff presentation by Andrea Brennan, CPED.

The Chair afforded the courtesy of the floor to Greg Russ, Executive Director/CEO of the Minneapolis Public Housing Authority (MPHA).

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

13. Minneapolis Advisory Committee on Housing appointments ([2018-01446](#))

1. Approving the following Council appointments for two-year terms beginning Jan. 1, 2019 and ending Dec. 31, 2020: Coriner Boler, Seat 1, Ward 6; Mary Christianson, Seat 2, Ward 4; Brittany Lewis, Seat 3, Ward 5; Brenda Kay Marcos, Seat 4, Ward 7; Colleen O'Connor Toberman, Seat 5, Ward 1; Scott Schaffer, Seat 6, Ward 9; Shanea Turner-Smith, Seat 7, Ward 13; Hukun Abdullahi, Seat 8, Ward 10.
2. Confirming the following Mayoral appointments for two-year terms beginning Jan. 1, 2019 and ending Dec. 31, 2020: Colleen Ebinger, Seat 9, Ward 8; Demaris Hollingworth, Seat 10, non-resident; Queen Maletta Kimmons, Seat 11, Ward 5; Rose Teng, Seat 12, Ward 11.
3. Approving the following appointments for organizations and entities that work on housing affordability, creation, preservation and management for two-year terms beginning Jan. 1, 2019 and ending Dec. 31, 2020: Annie Wells, Seat 13, Ward 2; Ryan Strack, Seat 14, Ward 11; Jeff Horwich, Seat 15, non-resident; Michelle Basham, Seat 16, non-resident; Joanna Dobson, Seat 17, Ward 10; Barbara McCormick, Seat 18, non-resident; Cecil Smith, Seat 19, Ward 1; David McGee, Seat 20, Ward 5; Sebastian Rivera, Seat 21, Ward 4.
4. Waiving the residency requirement (Minneapolis Code of Ordinance 14.180) for Barbara McCormick, Jeff Horwich, Michelle Basham and Demaris Hollingsworth.

Staff presentation by Katie Topinka, CPED.

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

1. Bren Markos
2. Jeff Horwich, Director of Policy and External Affairs for the Minneapolis Public Housing Authority

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

With no further business to transact, the meeting adjourned at 2:30 pm.

Reported by Irene Kasper, Council Committee Coordinator