

REPORT TO THE CITY COUNCIL FROM
HOUSING POLICY & DEVELOPMENT COMMITTEE
July 31, 2019

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: 314 36th Ave N to Danella Thompson ([2019-00824](#))
 1. Passage of Resolution approving the sale of the property at 314 36th Ave N, (Disposition Parcel No. MH-155), to Danella Thompson or affiliated entities for \$16,000, subject to conditions.
 2. Approving the award of up to \$20,000 in Homebuyer Incentive funds to Danella Thompson or affiliated entities.
 3. Authorizing related agreements with Danella Thompson or affiliated entities.

Staff presentation by Matthew Ramadan, Department of Community Planning & Regulatory Services (CPED).

The public hearing was opened.

The following person spoke in support:

1. Danella Thompson, proposed buyer of subject property

The public hearing was closed.

Ellison moved to approve. On voice vote, the motion passed.
[Reich, Bender absent]

2. Land sale: 2803 Aldrich Ave N to Richard Ayuk ([2019-00846](#))
 1. Passage of Resolution approving the sale of the property at 2803 Aldrich Ave N, (Disposition Parcel No. MH-157), to Richard Ayuk or affiliated entities for \$5,400, subject to conditions.
 2. Approving the award of up to \$20,000 in Homebuyer Incentive funds to Richard Ayuk or affiliated entities.
 3. Authorizing related agreements with Richard Ayuk or affiliated entities.

Staff presentation by Matthew Ramadan, CPED.

The public hearing was opened.

The following person spoke in support:

1. Richard Ayuk, proposed buyer of subject property

The public hearing was closed.

Ellison moved to approve. On voice vote, the motion passed.
[Reich absent]

3. Land sale: 1701 Thomas Ave N to Jean-Claude & Carrie Ann Gbedjangni ([2019-00845](#))

1. Passage of Resolution approving the sale of the property at 1701 Thomas Ave N, (Disposition Parcel No. MH-156), to Jean-Claude Gbedjangni and Carrie Ann Gbedjangni or affiliated entities for \$21,700, subject to conditions.
2. Approving the award of up to \$20,000 in Homebuyer Incentive funds to Jean-Claude Gbedjangni and Carrie Ann Gbedjangni or affiliated entities.
3. Authorizing related agreements with the Jean-Claude Gbedjangni and Carrie Ann Gbedjangni or affiliated entities.

Staff presentation by Matthew Ramadan, CPED.

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

Ellison moved to approve. On voice vote, the motion passed.
[Reich absent]

4. Madison Apartments bond issuance: 501 15th St E ([2019-00854](#))

Passage of Resolution authorizing preliminary and final approval of the issuance of Tax Exempt Multifamily Housing Revenue Entitlement Bonds in an amount not to exceed \$8.5 million for the Madison Apartments project at 501 15th St E.

Staff presentation by Jamie Radel, CPED.

The public hearing was opened.

The following persons spoke:

1. Vanessa Haight, 817 5th Ave S, #400, Executive Director of Elliot Park Neighborhood, Inc.
2. Todd Travis, with Madison Renewal, LLC

The public hearing was closed.

Goodman moved to approve. On voice vote, the motion passed.
[Reich absent]

5. Hennepin County Housing and Redevelopment Authority (HRA) financial assistance from the 2019 Affordable Incentive Housing Incentive Fund (AHIF) ([2019-00870](#))

Passage of Resolution approving the Hennepin County Housing and Redevelopment Authority (HRA) to provide financial assistance from the 2019 Affordable Housing Incentive Fund to the following projects:

1. Lydia Apartments, 1920 LaSalle Ave
2. PERIS Development, 1930 Hennepin Ave S
3. Maya Commons, 1220 Brook Ave SE
4. Amber Apartments, 4525 Hiawatha Ave
5. Olson Townhomes, 1201 Olson Memorial Hwy
6. Prosperity Village, 4046 Lyndale Ave N
7. Pokegema North, scattered sites
8. CLCLT Homebuyer Initiated Program, scattered sites

Gordon moved to approve. On voice vote, the motion passed.
[Reich, Bender absent]

6. Single Room Occupancy (SRO)/Shared Housing Pilot ([2019-00873](#))

Approving the creation of a Single Room Occupancy (SRO)/Shared Housing Pilot within the Affordable Housing Trust Fund.

Staff presentation by Angie Skildum, CPED.

Gordon moved to approve. On voice vote, the motion passed.
[Reich absent]

7. Stable Homes Stable Schools Quarterly Report ([2019-00859](#))

Receiving and filing a quarterly report on the Stable Homes Stable Schools program.

Staff presentation by Katie Topinka, CPED.

The Chair afforded the courtesy of the floor to Kyle Hanson with the Minneapolis Public Housing Authority/Director of Housing Choice Voucher Program-Section 8.

Gordon moved to receive and file. On voice vote, the motion passed.
[Bender absent]

8. City financial assistance for short term rental housing proposals ([2019-00896](#))

1. Directing Community Planning and Economic Development (CPED) staff to include language in Requests for Proposals (RFPs) for housing or mixed-use development proposals for City-owned land or City financial assistance stating that the City may limit or prohibit short term rentals in any residential project that receives City financial assistance and/or is developed on land sold by the City.
2. Directing CPED staff to recommend changes to the Unified Housing Policy by December 13, 2019, to establish a limit on the number or percentage of units allowed to be operated as

short term rentals in projects that receive City financial assistance or are developed on land sold by the City.

3. Directing CPED staff to negotiate for the inclusion of language in development agreements resulting from existing RFPs on city-owned land sales for a limit on the number or percentage of units allowed to be operated as short term rentals. The city's opening proposal shall, by default, be zero percent until a permanent policy is established.

Presentation by Council Member Steve Fletcher, author of the staff directions.

Gordon moved to approve. On voice vote, the motion passed.
[Reich, Bender absent]

With no further business to transact, the meeting adjourned at 2:22 pm.

Reported by Irene Kasper, Council Committee Coordinator