

REPORT TO THE CITY COUNCIL FROM
HOUSING POLICY & DEVELOPMENT COMMITTEE
February 5, 2020

A regular meeting of the committee was convened at 1:33 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: 3723 Aldrich Ave N to Tai Hon L.L.C. ([2020-00182](#))

Passage of Resolution approving the sale of the property at 3723 Aldrich Ave N, (Disposition Parcel No. MH-235), to Tai Hon L.L.C. for \$35,000, subject to conditions. If Tai Hon L.L.C. fails to close, approving the sale of the property to CTW Group Incorporated for \$35,000, subject to conditions.

Staff presentation by Matthew Ramadan, Community Planning & Economic Development Department.

The public hearing was opened, and the following person spoke:

1. Alan Tang, Tai Hon L.L.C.

The public hearing was closed.

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

2. Trinity Apartments bond issuance: 2800 31st St E ([2020-00162](#))

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 \$12.5 million, for the Trinity Apartments project at 2800 31st St E.

Staff presentation by Jamie Radel, Community Planning & Economic Development Department.

The public hearing was opened, and the following person spoke:

1. Dan Walsh, Community Housing Development Corporation

The public hearing was closed.

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

3. Amendments to Notes for various outstanding City Homebuyer Assistance Loans ([2020-00181](#))
 1. Authorizing amendments to the notes for outstanding City homebuyer assistance loans from the City's Affordability Loan Program, Equity Participation Loan Program, Cap Loan Program, and Closing Cost Program, to reduce the principal balance of the loans in instances where the home was purchased more than 10 years ago and the value of the home is less than the original purchase price, and allow the homeowner to seek a rental license for their home if they have lived in the home as their primary residence for the last 10 years.
 2. Authorizing the Finance Officer to make modifications to the loans in this portfolio and cause applicable documents to be executed and filed.

Gordon moved to approve and refer to WM meeting of Feb 11, 2020. On voice vote, the motion passed.

[Bender absent]

4. 2019 Metropolitan Council Livable Communities Demonstration Account (LCDA) Pre-Development and Development and LCDA Transit Oriented Development (TOD) grant awards ([2020-00161](#))
 1. Accepting a 2019 Metropolitan Council LCDA Pre-development grant, in the amount of \$100,000, for the Upper Harbor Terminal site located along the Mississippi River generally between 33rd Ave N and 40th Ave N.
 2. Accepting 2019 Metropolitan Council LCDA Development grants in the amount of \$548,500 for Amber Apartments at 4525 Hiawatha Ave; \$1,600,000 for Bloom-Lake Flats at 3020 16th Ave S; and \$981,816 for The 927 Project at 927 W Broadway Ave.
 3. Accepting 2019 Metropolitan Council LCDA-TOD Development grants in the amount of \$1,000,000 for Bimosedaa at 16 4th St N, and \$431,800 for the L&H Station Phase III at 2225 E Lake St.
 4. Authorizing agreements to implement the LCDA and LCDA-TOD grants with the Metropolitan Council, Beacon Interfaith Housing Collaborative, L&H Station Development LLC, Project for Pride in Living, RS Eden, The 927 Building LLC, or related entities.
 5. Passage of Resolution approving appropriation of funds to the Community Planning & Economic Development Department.

Gordon moved to approve and refer to WM meeting of Feb 11, 2020. On voice vote, the motion passed.

[Bender absent]

5. Scattered site public housing: Section 18 demolition and disposition of housing units ([2020-00137](#))

Passage of Resolution calling on the Minneapolis Public Housing Authority to delay further Section 18 demolition and disposition action on its scattered site housing.

The Chair afforded the courtesy of the floor to Tracey Scott, Interim Executive Director of the Minneapolis Public Housing Authority, who spoke against the resolution.

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

Gordon moved to send forward without recommendation. On voice vote, the motion failed.

[Clerk Note: No action was taken on the resolution, and it will be forwarded to the next meeting of the Committee.]

Gordon moved to direct Community Planning & Economic Development, Finance, and City Attorney's Office staff to work with the Minneapolis Public Housing Authority on long-term funding options to support the preservation, repair, and creation of public housing, and return to the Housing Policy & Development Committee with recommendations, in time to inform the 2021 budget process. These recommendations should include, but not be limited to:

1. Total annual investment of City, County, State, and Federal resources in public housing, and the term of those investments; and
2. Prioritization of projects that City investments will help make possible; and
3. Protections for public housing residents that will be attached to City investments, in keeping with the adopted Memorandum of Understanding between the City of Minneapolis and the Minneapolis Public Housing Authority.

On voice vote, the motion failed.

Gordon moved to send the staff direction forward without recommendation. On voice vote, the motion passed.

With no further business to transact, the meeting adjourned at 2:46 pm.

Reported by Ken Dahler, Council Committee Coordinator