

REPORT TO THE CITY COUNCIL FROM
HOUSING POLICY & DEVELOPMENT COMMITTEE

September 26, 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: 4111 Colfax Ave N to Shahir Saleem ([2018-01085](#))
 1. Passage of Resolution approving the sale of the property at 4111 Colfax Ave N, (Disposition Parcel No. MH-79), to Shahir Saleem or affiliated entities for \$24,000, subject to conditions.
 2. Approving the award of up to \$20,000 in Homebuyer Incentive funds to Shahir Saleem or affiliated entities.
 3. Authorizing related agreements with the selected homebuyer or affiliated entities.

Staff presentation by Matthew Ramadan, Department of Community Planning & Economic Development (CPED).

The public hearing was opened.

The following person spoke in support:

1. Shihir Saleen, proposed purchaser of subject property

The public hearing was closed.

On motion by Ellison carried on voice vote, the matter was approved.

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

2. Riverside Homes revised bond issuance ([2018-01142](#))

Amending Resolution No. 2017R-534 entitled, "Providing final approval of and authorizing the issuance, sale, and delivery of tax-exempt multifamily housing revenue bonds or obligations under Minnesota Statutes, Chapter 462C, as amended, for the purpose of financing a housing program consisting of the acquisition, rehabilitation, and equipping of an existing multifamily rental housing development for the benefit of Riverside Homes II of Minneapolis Limited Partnership; approving the form of and authorizing the execution and delivery of the bonds and related documents; providing for the security, rights, and remedies with respect to the bonds; and granting approval for certain other actions with respect thereto," passed December 15, 2017, to provide for the issuance, sale, and delivery of an additional series of tax-exempt multifamily housing revenue bonds or obligations under Minnesota Statutes, Chapter 462C, as amended, and approving the forms of and authorizing the execution and delivery of such additional series of bonds and related documents.

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

3. Modification to the redevelopment contract with American Indian Community Development Corporation for the Pokegama North Project ([2018-01111](#))

Approving a modification to the Minimum Improvements and an extension of the completion deadline through Dec. 31, 2020, for American Indian Community Development Corporation to substantially complete construction on the land located at 2111 14th Ave S (TF-682), 2119 14th Ave S (TF-433), and 1408 22nd St E (MC72-11, 12, & 12B).

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

4. Affordable Housing Trust Fund contingency pool loan for West Broadway-West Building ([2018-01098](#))

Approving an additional Affordable Housing Trust Fund loan of up to \$650,000 for the West Broadway-West Building affordable housing project by Sherman Associates or an affiliate.

Gordon moved to approve and refer to the Ways & Means Committee meeting of Oct 2, 2018. On voice vote, the motion passed.

5. Tent encampment on Hiawatha Ave ([2018-01032](#))

Directing staff to return to the Housing Policy & Development Committee by September 26, 2018, with a plan for the Navigation Center that includes all of the following information, for consideration and potential adoption by the City Council:

Continue to work with a coalition formed in partnership with representatives from the Minnesota Interagency Council on Homelessness, Hennepin County and community partners including Minneapolis Urban Indian Directors, on the City owned lot located at 2600 Minnehaha Avenue as the site for a Navigation Center to serve persons transitioning out of the current encampment. This work should include, but not be limited to, the following:

1. Project management services that will make the site ready for occupancy before October 31, 2018, with a date mutually agreed upon by funding partners.
2. Work with the Finance Officer to prepare a finance plan for both capital and operating costs, with a clear delineation of costs to be borne by the City and costs to be borne by other partners
3. Work with Hennepin County, non-profit service organizations, and outreach workers to design and implement the operations and services needs of the Navigation Center. This includes developing and implementing admission and use policy, case management systems, service plan development and delivery, security, and center staffing. The County, non-profit service providers, and outreach workers will lead the planning and implementation efforts of this work with support from the City.
4. Determination of a property manager
5. Determination of navigation services providers and outreach workers
6. Plans to mitigate off-site impacts of the Navigation Center on nearby properties
7. An implementation plan with a sunset date.

Staff presentation by Nuria Rivera-Vandermyde, City Coordinator.

The Chair afforded the courtesy of the floor to the following individuals for presentation of additional information:

1. Jennifer DeCubellis, Deputy County Administrator for Health & Human Services/Hennepin County

2. Cathy ten Broeke, Director to Prevent and End Homelessness at the State of Minnesota

3. Mike Goze, Chief Executive Officer of the American Indian Community Development Corporation (AICDC)

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

6. Inclusionary zoning affordability enforcement ordinance ([2018-01077](#))

Referring to staff the subject matter of an ordinance amending Title 12, Chapter 244 of the Minneapolis Code of Ordinances relating to Housing: Maintenance Code, amending licensing standards to include compliance with inclusionary housing requirements.

Gordon moved to refer to staff. On voice vote, the motion passed.

With no further business to transact, the meeting adjourned at 2:27 pm.

Reported by Irene Kasper, Council Committee Coordinator