



Request for City Council Committee Action from Development Finance and the Department of Community Planning and Economic Development - CPED

Date: January 8, 2013

To: Council Member Lisa Goodman, Chair, Community Development Committee

Subject: Set Public Hearing for Calhoun Place Project

Recommendation: Set a public hearing for the January 29, 2013 Community Development Committee meeting for the adoption of an ordinance amending Title 16 of the Minneapolis Code of Ordinances relating to Planning and Development, establishing a new Chapter 421.10 establishing the Calhoun Place Housing Improvement Area and imposing fees within the area to pay for housing improvements within the area.

Previous Directives:

- On December 14, 2012, pursuant to notice (12/7/2012), Council Member Hodges moved to introduce an ordinance amending Title 16 of the Minneapolis Code of Ordinances relating to *Planning & Development*, establishing a new Chapter 421 relating to Calhoun Place Housing Improvement Area for referral to the Community Development and Ways & Means/Budget Committees (establishing within which housing improvements are to be made and financed in part from fees imposed within the area).
- On November 16, 2012, the City Council directed and authorized staff to either continue analysis of the Calhoun Place Project proposal to determine if Housing Improvement Area (HIA) assistance is appropriate and justifiable.
- On February 11, 2011, the City Council approved the City of Minneapolis Housing Improvement Area (HIA) Policy, which established the conditions under which HIAs may be approved by the City Council and provided a framework within which requests for the establishment of HIAs will be considered.
- On September 3, 2010, the City Council directed the Minneapolis Finance Officer to draft an HIA policy and related procedures.

Department Information

Prepared by: Mark Winkelhake, Manager, Development Finance, 673-5105, and Matt Goldstein, Multifamily Housing Finance Specialist, 673-5075	
Approved by: Jeff Streder, Director, Development Finance	_____
Jeremy Hanson Willis, Director, CPED	_____
Presenters in Committee: Matt Goldstein	

Financial Impact

- No financial impact

Community Impact

- Neighborhood Notification – None. However, public hearing notices with supporting project summary information will be sent to each Calhoun Place unit owner as required by state statute.
- City Goals – 1) A Safe Place to Call Home - Healthy homes, welcoming neighborhoods; 2) Livable Communities, Healthy Lives - High-quality, affordable housing for all ages and stages in every neighborhood
- Comprehensive Plan - Not Applicable
- Zoning Code - Not Applicable

Supporting Information

Following City Council authorization to continue analyzing the Calhoun Place Housing Improvement Area (HIA) application seeking approximately \$2,000,000 of City HIA financing for common area improvements to the Calhoun Place condominium building, the adopted HIA policy requires that a public hearing be set to discuss the proposed HIA assistance.

Pursuant to notice (12/7/2012), on December 14, 2012, Council Member Hodges moved to introduce an ordinance amending Title 16 of the Minneapolis Code of Ordinances relating to *Planning & Development*, establishing a new Chapter 421 relating to Calhoun Place Housing Improvement Area for referral to the Community Development and Ways & Means/Budget Committees (establishing within which housing improvements are to be made and financed in part from fees imposed within the area).

Therefore, the Community Development Committee should set the public hearing for January 29, 2013. At that meeting, staff will present a report which further describes the proposed HIA financing including the capital improvement costs proposed to be financed with HIA fees, public hearing and project summary notices that were sent to unit owners, and a summary of unit owners' rights established by state statute.