



## Request for City Council Committee Action from the Department of Community Planning and Economic Development – CPED and Finance and Property Services Department

**Date:** March 7, 2013

**To:** Council Member Robert Lilligren, Chair, Committee of the Whole

**Referral to:** City Council

**Subject:** Technical Corrections to Ordinance Establishing the Calhoun Place Housing Improvement Area.

**Recommendation:** Authorize the attached technical corrections to the Calhoun Place Housing Improvement Area enabling ordinance amending Title 16 of the Minneapolis Code of Ordinances relating to *Planning and Development*, authorizing a new Chapter 421.10 establishing the Calhoun Place Housing Improvement Area.

### Previous Directives:

- On February 8, 2013, Council adopted the Calhoun Place Housing Improvement Area enabling ordinance amending Title 16 of the Minneapolis Code of Ordinances relating to *Planning and Development*, authorizing a new Chapter 421.10 establishing the Calhoun Place Housing Improvement Area in order to facilitate certain improvements to property known as the "Calhoun Place Condominiums" as well as a resolution authorizing issuance of taxable general obligation housing improvement area bonds, and a resolution imposing Housing Improvement Area fees for the Calhoun Place Housing Improvement Area project and authorizing appropriate City officers and staff to enter into agreements to facilitate City financing of such improvements.
- On January 11, 2013, 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 the area within which housing improvements are to be made and financed in part from fees imposed within the area).
- On January 8, 2013, the Community Development Committee set a public hearing for the January 29, 2013 Community Development Committee meeting to consider the adoption of the Calhoun Place Housing Improvement Area ordinance and imposing fees within the area to pay for housing improvements within the area.

- On November 16, 2012, the City Council directed and authorized staff to continue analysis of the Calhoun Place Project proposal to determine if Housing Improvement Area assistance is appropriate and justifiable.
- On February 11, 2011, the City Council approved the City of Minneapolis Housing Improvement Area 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: 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 – Public hearing notices (including the HIA fee schedule and project map) were published in Finance and Commerce on January 17, 2013 and mailed on or before January 10, 2013 to all Calhoun Place owners of record. Additional neighborhood notification is not required by the technical corrections authorized by this report.
- 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**

Per the previous directives, the City has adopted Chapter 421.10 of the Minneapolis Code of Ordinances establishing the Calhoun Place Housing Improvement Area in order to facilitate certain improvements to property known as the "Calhoun Place Condominiums," a 107 unit building located at 3131 Excelsior Boulevard. During the process of codification, it was discovered that some internal references in the ordinance referred to section numbers that had been re-numbered due to initial formatting changes and need to be corrected. These are purely technical corrections and do not, in any way, materially amend the Ordinance.