



**Request for City Council Committee Action  
From the Department of Community Planning & Economic Development**

**Date:** April 5, 2005

**To:** Council Member Lisa Goodman, Community Development Cmte

**Prepared by:** Dollie Crowther, Principal Coordinator, Phone 612-673-5263

**Presenter in Committee:** Dollie Crowther, Principal Coordinator

**Approved by:** Elizabeth J. Ryan, Director, Housing \_\_\_\_\_

**Subject:** Non Profit Housing Development Assistance Funds for the American Indian Community Development Corporation (AICDC)

**RECOMMENDATION:** Approve \$30,000 of Non Profit Housing Development Assistance Funds for the American Indian Community Development Corporation (AICDC) and Authorize Execution of the Appropriate Documents.

**Previous Directives:** In September 2003, the City Council approved exclusive development rights to AICDC for 2111 – 14<sup>th</sup> Avenue South. On September 20, 2004 the City Council approved the sale of 2111 – 14<sup>th</sup> Avenue South to the American Indian Community Development Corporation.

**Financial Impact** (Check those that apply)

- No financial impact - or - Action is within current department budget.  
(If checked, go directly to next box)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain):
- Request provided to the Budget Office when provided to the Committee Coordinator

**Community Impact** (Summarize below)

**Ward:** Ward 6

**Neighborhood Notification:** Ventura Village Neighborhood Association approved this project as part of their Master Development Plan.

**City Goals:** Foster the development and preservation of a mix of quality housing types that is available, affordable, meets current needs, and promotes future growth.

**Comprehensive Plan:** Section 4.9 and 4.10: Minneapolis will grow by increasing its supply of housing and will increase the housing that is affordable to low and moderate income households.

**Zoning Code:** Project will comply.

**Living Wage/Job Linkage:** NA

### **Background/Supporting Information**

In September 2003/2004 staff proceeded with approval of a land sale board report and exclusive development rights for 2111 – 14<sup>th</sup> Avenue South. The property will be a pass through from MnDOT directly to the end purchaser. This property is located in Ventura Village and is part of the American Indian CDC's future exclusive development rights for the Pokégama Project. This will be 26 units of ownership housing for Native Americans. The units will be affordable to residents at 30% AMI and the Mille Lacs Band of Ojibwe Tribe has agreed to participate with gap, mortgage and construction financing. Some of the financing will include Mille Lacs Band's Indian Housing Block Grant, Native American Housing Assistance and Self Determination Act (NAHASDA) funding and MHFA Indian set aside funds.

The Pokégama project will consist of 26 units of side by side duplexes with 2 stories plus basements (sq. ft. 1,350 to 1,424). The units will be 3 and 4 bedrooms with 2 car garages. AICDC also proposes to build a community center on the site. AICDC is presently assembling the required parcels for development and includes the land area consisting of 13<sup>th</sup> Avenue between 24<sup>th</sup> and 23<sup>rd</sup> Streets South.

AICDC is requesting \$30,000 of Non Profit Housing Development Assistance Funds for site assembly work, assistance with architectural plans, assisting in the community approval process and overall administrative expenses incurred in moving the Pokégama project forward.