

**DEPARTMENT OF COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT
PLANNING DIVISION**

**St. Anne's Senior Housing Redevelopment Plan
St. Anne's Senior Housing Tax Increment Finance Plan**

DATE: October 28, 2004

PROJECT NAME: St. Anne's Senior Housing

SUBMITTED BY: CPED-Housing Development

CONTACT PERSON AND PHONE:

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NEIGHBORHOOD ORGANIZATIONS: Jordan Area Community Council

PROJECT DESCRIPTION:

St. Anne's Senior Housing is a mixed-use development proposed on West Broadway between Queen and 26th Avenues North. Designed as senior independent living, the project provides access to support services and has built-in social and physical flexibility to accommodate an aging population.

Seventy-one units of housing will occupy three floors above the first floor lobby and commercial space. Five efficiency, thirty seven one-bedroom and twenty nine two-bedroom units are proposed. Fourteen units (20%) are targeted at households earning 30% of median income, thirty-four of the units (48%) are targeted at households earning 50% of median income, 11 units (15%) are targeted at households earning 60% of median income and the other 12 units (17%) are at market rate with no income restrictions. Four of the two-bedroom units are fully accessible, making it possible for people with a wide range of disabilities to be accommodated, including those with attendants; all of the units are fully adaptable for the physically handicapped if additional units are required. The first floor accommodates changing program needs, with 6,077 square feet to be used for commercial rental, anticipated to be office and service retail space. Parking will be underground to provide security and convenience. The project is designed to support the neighborhood's pedestrian-oriented plan for development along West Broadway, while creating a secure campus for seniors. The exterior will be brick and stucco, with a wrought iron fence and gardens.

An “age-in-place” concept is incorporated into building and unit design; the number of units can increase incrementally to 90 units by non-structural conversion of two-bedroom units into efficiency units and changing usage of first floor space. Commercial space is designed to convert to kitchen/dining, staff offices and medical programming if needed in the future.

Catholic Eldercare (Eldercare), a non-profit corporation, will provide property management and coordinate support services for residents. Eldercare has been involved in the project since the beginning, sharing its experience with senior housing, including assisted living and nursing home care. Currently, Eldercare operates a highly respected 100-bed nursing home and Minneapolis’ first assisted living community. In addition, Eldercare is in the process of building 60 units of assisted living and an independent senior building in Northeast Minneapolis.

In addition to tax increment financing, St. Anne’s Community Development Corporation (St. Anne’s CDC) has also submitted an application for housing revenue bonds to assist in the cost of developing the site, which includes assembling 11 parcels and demolishing the existing structures.

St. Anne's CDC was formed in December 1999 to develop housing for low and moderate-income seniors in the neighborhood surrounding St. Anne’s Church, located Queen Avenue North at 26th Avenue. Through the development of senior housing, St. Anne’s CDC hopes to both satisfy an unmet housing need in the community and to improve the neighborhood physically.

St. Anne’s CDC is a single-purpose not-for-profit organization without any full-time staff. To complete this project, the Board of Directors has engaged a development consultant, an architect, a property manager/service provider and an attorney with broad housing experience, along with a capital campaign consultant. An experienced construction management firm will supervise the design, bidding and construction process to insure maximum quality and efficiency. Financing partners include US Bank, and Doherty & Company.

A senior market study was commissioned from Maxfield Research which indicated a market demand for independent housing in North Minneapolis. To the maximum extent possible, this project has been designed in accordance with the Maxfield recommendations.

COMPREHENSIVE PLAN:

This project has already been reviewed by Planning staff in conjunction with applications for a condition use permit and site plan review. Comprehensive plan compliance was assessed through that process.

The parcels of land included in the St. Anne’s project are designated as single-family and services-commercial in the comprehensive plan. In this area of the city, West Broadway Avenue is a designated Commercial Corridor. In addition, the site is located two blocks west of the designated Neighborhood Commercial Node at West Broadway Avenue and Penn Avenue North. According to the principles and policies outlined in *The Minneapolis Plan*, the following apply to this proposal:

- Improve the availability of housing options for its residents.

- Support the development of residential dwellings of appropriate form and density.
- Maintain and strengthen the character of the city's various residential areas.
- Infill development standards must reflect the setbacks, orientation, pattern, materials, height and scale of surrounding dwellings.
- Encourage new development projects to incorporate open spaces and green spaces through land use regulations and other regulatory tools.
- Support a mix of uses on commercial corridors, such as retail sales, office, institutional, higher-density residential and clean low-impact industrial uses where compatible with the existing and desired character of the street.

This development supports these principles and policies. This project is deemed to conform to the policies of the city's comprehensive plan.

FUTURE RELATED ACTIONS:

Upon approval of this redevelopment and tax increment plan, CPED development staff will be authorized to execute a redevelopment contract with St. Anne's CDC to support the development in the ways identified in the St. Anne's Senior Housing Tax Increment Finance Plan.

ACTION REQUESTED OF THE CITY PLANNING COMMISSION: CPED-Multifamily Housing Development division has requested that the City Planning Commission comment on the redevelopment plan at its October 28 Committee of the Whole meeting, and subsequent City Planning Commission meeting of November 8. Final City Council action is expected on November 19, 2004.

COMMENTS AND FINDINGS:

Staff finds that the St. Anne's Senior Housing project is consistent with the Minneapolis Plan.

RECOMMENDED ACTION:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission send to the City Council the comments above and recommend approval of the St. Anne's Senior Housing Redevelopment Plan and St. Anne's Senior Housing Tax Increment Finance Plan.

ATTACHMENTS:

- St. Anne's Senior Housing Redevelopment Plan
- St. Anne's Senior Housing Tax Increment Finance Plan