

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

Date: February 10, 2009

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

**Subject:** Authorize the Hennepin County HRA to conduct business within the City of Minneapolis for the purpose of acting as a pass through for the sale of the property located at 4307 Wentworth Avenue.

**Recommendation:** It is recommended that the City Council approves the attached resolution authorizing the Hennepin County HRA to conduct business within the City of Minneapolis for the purpose of acting as a pass through agent for the property located at 4307 Wentworth Avenue to the City of Lakes Community Land Trust.

**Previous Directives:** On August 31, 2007, the City Council approved the classification of this property as non-conservation land and released the property for public auction by Hennepin County.

Prepared by: Edie Oliveto-Oates, Senior Project Coordinator, Phone 612-673-5229

Approved by: Charles T. Lutz, Deputy CPED Director \_\_\_\_\_

Thomas Streitz, Director Housing Policy & Development \_\_\_\_\_

Presenters in Committee: Edie Oliveto-Oates, Senior Project Coordinator

**Reviews**

Permanent Review Committee (PRC): Approval \_\_\_ Date \_\_\_\_\_

Policy Review Group (PRG): Approval \_\_\_ Date \_\_\_\_\_

**Financial Impact**

- No financial impact
- Action requires an appropriation increase to the Capital Budget \_\_\_\_\_ or Operating Budget \_\_\_\_\_
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Action is within the Business Plan
- Action requires a change to the Business Plan
- Other financial impact
- Request provided to the Finance Department when provided to the Committee Coordinator

**Community Impact**

Neighborhood Notification: On January 11, 2008, the Kingfield Neighborhood Association sent a letter of support for the project and they have been involved in the design process.  
City Goals: A SAFE PLACE TO CALL HOME In five years all Minneapolis residents will have a better quality of life and access to housing and services; residents will live in a healthy environment and benefit from healthy lifestyles; the city's infrastructure will be well-maintained and people will feel safe in the city.  
Sustainability Targets: Affordable Housing  
Zoning Code: It complies

## **Supporting Information**

Hennepin County Taxpayer Services Department (TPS) assumed ownership of the property at 4307 Wentworth Avenue through tax forfeiture in May 2007. TPS rehabilitated the property. Hennepin County Taxpayer Services entered into discussions with the Hennepin County Housing and Redevelopment Agency (HCHRA) and The City of Lakes Community Land Trust (CLCLT) about purchasing the property. The CLCLT's program is designed to afford eligible low-moderate income households an opportunity for homeownership. CLCLT retains ownership of the land to assure long term affordability and sells the improvement to the new home owner. These properties must be owner-occupied. The land is leased to the homeowner for 99 years.

In accordance with state statute, TPS can convey the property to a public entity, such as the HCHRA; however, the City of Minneapolis needs to authorize the HCHRA to perform such activity when the property is located in the City of Minneapolis.

CPED supports and recommends that the City of Minneapolis authorizes the Hennepin County HRA to work in the City of Minneapolis for the purpose of acting as a pass through agent for the sale of the fully rehabilitated single family home located at 4307 Wentworth Avenue to the CLCLT to provide a long term affordable homeownership opportunity in the City.

**Resolution approving the acquisition and sale of tax-forfeited land.**

Whereas, the Hennepin County Housing and Redevelopment Authority proposes to purchase tax-forfeited land located at 4307 Wentworth Avenue in Minneapolis, Minnesota, and convey said land to City of Lakes Community Land Trust for the development of affordable single family housing (the "Project"); and

Whereas, Minnesota Statutes, Section 383B.77, Subd 3, requires that this City Council must approve a project undertaken by the Hennepin County Housing and Redevelopment Authority before such a project may be undertaken within this City; and

Whereas, it is deemed in the best interest of this community to approve the Hennepin County Housing and Redevelopment Authority's implementation of the Project as an approved project;

Now, Therefore, Be It Resolved by The City Council of The City of Minneapolis:

That pursuant to Minnesota Statutes, Section 383B.77, Subd 3, the City Council approves the Project and approves of the Project assistance to be provided by the Hennepin County Housing and Redevelopment Authority to facilitate the acquisition and redevelopment of the subject property, subject to the following requirements: That this City retains its jurisdiction over all issues of local concern relating to zoning, land usage, building code requirements and compliance with all applicable city codes and ordinances.