

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

Date: September 25, 2007
To: Council Member Lisa Goodman, Community Development Committee
Subject: **Authorization to Execute Cooperative Agreements for Hennepin County 2007 Transit-Oriented Development (TOD) Program Grant Awards**

Recommendation: **Authorize appropriate City officers to execute Cooperative Agreements with Hennepin County and the Hennepin County Housing and Redevelopment Authority for eight 2007 Hennepin County Transit Oriented Development (TOD) Program grant awards to projects located in Minneapolis.**

Previous Directives: On April 27, 2007 the City Council adopted multi-jurisdiction reinvestment program resolutions and authorized the submission of ten applications to the 2007 Hennepin County Transit Oriented Development (TOD) Program for projects located within the City of Minneapolis

Prepared by: Mark Garner, Senior Project Coordinator, (612) 673-5037 Approved by: Charles T. Lutz, Deputy CPED Director Presenter in Committee: Mark Garner, Senior Project Coordinator

Financial Impact

- No financial impact
- Action is within the Business Plan

Community Impact

- Neighborhood Notification - Not applicable.
- City Goals – A safe place to call home, One Minneapolis, Connected communities, Enriched environment, Premier destination.
- Sustainability Targets – Affordable housing units – increases number of affordable rental units; downtown transportation mode split - increases number of housing units along Hennepin County Transit Corridors.
- Comprehensive Plan – Section 4.1: Minneapolis will encourage reinvestment along major urban corridors as a way of promoting growth in all neighborhoods; Section 4.9: Minneapolis will grow by increasing its supply of housing; Section 4.10: Minneapolis will increase its housing that is affordable to low and moderate income households; Section 4.11 Minneapolis will improve the availability of housing options for its residents; Section 4.15 Minneapolis will carefully identify project sites where housing redevelopment or housing revitalization area appropriate responses to neighborhood conditions and market demand; and Section 4.18 Minneapolis will encourage both a density and mix of land uses in Transit Station Areas that both support ridership for transit as well as benefit from its users.

- Zoning Code – The projects approved for funding are either in compliance or will comply.
- Living Wage/Business Subsidy Agreement Yes No X
- Job Linkage Yes No X
- Other

Supporting Information

In April 2007, the City of Minneapolis adopted a multi-jurisdictional program approval resolution that authorized the submission of ten applications for projects located within the City of Minneapolis to the 2007 Hennepin County Transit Oriented Development (TOD) program solicitation.

In May 2007, Hennepin County approved funding recommendations for eight of the projects located within Minneapolis and directed County staff to negotiate agreements and take necessary actions to implement the Transit Oriented Development funding program.

Projects approved by the County for funding within Minneapolis are:

Applicant	Project	TOD \$ Award
Central Community Housing Trust	Franklin Portland Gateway	\$75,000
Currie Park Developments, LLC	Currie Park Lofts, Phase 1	\$370,000
Light Rail Properties I, LLC	Longfellow Station	\$100,000
MDI Limited Partnership	Minnehaha Avenue Apartments	\$200,000
Northeast Community Development Corp.	Jackson Street Artist Housing	\$100,000
Powderhorn Residents Group	Greenway Town Homes	\$50,000
Powderhorn Residents Group	Spirit on Lake Cooperative	\$75,000
Urban Homeworks, Inc.	The Jubilee	\$50,000

Hennepin County has requested that the City of Minneapolis enter into cooperative agreements with Hennepin County and the Hennepin County Housing and Redevelopment Authority for each of these projects. The agreements affirm that the City authorizes the Hennepin County Housing and Redevelopment Authority to implement the multi-jurisdictional reinvestment program in Minneapolis and to disburse TOD funds to the applicants under that program.

Hennepin County will negotiate separate grant agreements with the private recipients of the TOD program grant awards, and Hennepin County staff will be responsible for administering the TOD grants. The City does not incur any liability or further responsibilities under these agreements.