



Hennepin County Taxpayer Services Department

A-600 Hennepin County Government Center
Minneapolis, Minnesota 55487-0060

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March 26, 2004

Beverly A. Wilson
Development Finance Division
Minneapolis City Finance Department
105 5th Avenue South Suite 200
Minneapolis MN 55401-2534

Re: Minneapolis Many Rivers West Housing TIF District

Dear Ms. Wilson:

Enclosed is a report from Richard P. Johnson, Hennepin County Deputy Administrator, to the Hennepin County Board of Commissioners, concerning the proposed Minneapolis Many Rivers West Housing TIF District.

Please arrange to have the report entered into the record of the public hearing of the Minneapolis City Council on Monday, April 5, 2004, to reflect the input of Hennepin County, as provided by Minnesota Statutes, Section 469.175, Subd. 2.

If you have any questions about this information, please call me at 612-348-5076.

Sincerely,

Jean M. Bierbaum
Jean M. Bierbaum, Senior Administrative Assistant
Administrative Services Division

Cc Jerry LePage, Community Planning & Economic Development,
105 5th Avenue South – Suite 200, Minneapolis, MN 55401-2534

RevuMplsManyRiversWest4162004JTransmittalLetter

DATE: March 26, 2004
TO: Board of County Commissioners
FROM: Richard P. Johnson, Deputy County Administrator *RPJ*
SUBJECT: Proposed Minneapolis Many Rivers West Housing TIF District

Public Hearing Date anticipated to be Monday, April 5, 2004
 Minneapolis City Council Approval Expected Friday, April 16, 2004.

History: The Many Rivers Project is a multi-phased low-to-moderate income rental housing and commercial development located at 1500 and 1400 East Franklin. The Phase I .7572-acre Many Rivers East Redevelopment TIF District provided for demolition of the blighted housing on six parcels and the construction of a 4-story low-to-moderate income apartment building at 1500 East Franklin. The building has one level of underground parking, commercial space on the first floor, and a fenced interior site that serves as a courtyard for residents and a play space for children.

The building has wide hallways, a common room and gathering space on each floor and on-site staff and strong service programming that are provided for in the operating budget. Wide doorways, bathrooms with a five-foot turning radius and adaptable communication systems are universal design features that make the building accessible for a wide range of tenants.

Thirty-nine of the 50 apartments in Many Rivers East have two or three bedrooms to accommodate families with children. The one-bedroom units reduce the overall project density and house seniors and single persons in the same building with families.

Thirty-seven rental units are affordable to people whose income is at or below 50% of median income, with three of the affordable 3-bedroom units affordable to people whose income is at or below 60% of median income. The Ventura Village neighborhood group and American Indian Housing representatives and staff have been involved with the community planning effort at its inception and continue that involvement. The development is expected to strengthen the many existing Native American institutions in the area and the historic urban Indian neighborhood. It is situated ¼ mile from the Franklin LRT station and is the first housing project to adjoin the Hiawatha LRT line.

Proposed Many Rivers West TIF District: Phase II of the development, an irregularly shaped area comprised of 7 parcels at the northeast corner of E. Franklin Avenue and 14th Avenue south, will be developed into 26 housing units and approximately 5,500 sq.ft. of commercial space. Housing for families at 60% or below of the Metropolitan Median Income (MMI) will be available in 19 of the units. Like Phase I, Phase II will contain a four-story building with 1, 2 and 3 bedroom units as follows:

- 8 units at 60% of the MMI
- 8 units at 50% of the MMI
- 3 units at 30% of the MMI
- 7 units at market rate rental
- 26 units (20 will have 2 or 3 bedrooms)

Four of the parcels will be decertified from the Franklin Avenue TIF District No. 27 in order to be incorporated into this new TIF District.