



## **MEMORANDUM**

**To: Interested Parties**

**From: Elfric Porte II, Single Family Housing Manager**

**Date: November 9, 2005**

**Subject: Northside Home Fund Initiative – Pilot Project Fund**

### **Background and Introduction**

In 2003 CPED established the Northside Partnership, charged with the task of creating a comprehensive action plan to increase employment options, improve economic development, housing and environmental opportunities, and address public safety concerns in North Minneapolis.

A key component of the Northside Partnership's housing effort is the City's \$1 million allocation used to seed the Northside Home Fund (NHF). The mission of the NHF is "To add value to existing neighborhood and institutional efforts to improve the quality of the housing stock in North Minneapolis".

### **Resource Description**

The \$1 million allocation dedicated to the NHF has been used to establish a pilot pool of funds for non-voluntary acquisitions (eminent domain) of boarded and vacant (249) properties for redevelopment in North Minneapolis.

Gaining site control of these problematic properties is the critical first, and often most difficult, step in the redevelopment process. By using this investment in conjunction with its local housing and redevelopment authority (HRA) powers and existing public and private investments, the City brings an important resource to the table through this pilot program.

These funds will be used as a last resort under the terms outlined in the following section under heading "Terms of Use". Properties acquired by the City through CPED, using these funds, will be sold to the developer at Fair Reuse Value to redevelop for either rehabilitation or new construction for re-sale to owner-occupants. Acquisition and disposition will be undertaken according to City policies and procedures.

**CPED is currently accepting vacant and boarded (chapter 249, City Code of Ordinances) aka "249" property site nominations for consideration. Site nomination forms may be submitted anytime before 4:30 pm December 16, 2005.**

To nominate a vacant and boarded (249) property site, please return the attached nomination form to:

City of Minneapolis  
Community Planning and Economic Development (CPED)  
Attn: Elfric Porte  
Crown Roller Mill Building  
105 5th Ave S., Suite 200  
Minneapolis, MN 55401

Please direct any questions to: Elfric Porte, Single Family Housing Manager at 612-673-5145 or [Elfric.Porte@ci.minnapolis.mn.us](mailto:Elfric.Porte@ci.minnapolis.mn.us)

**Guidelines: Northside Home Fund Initiative – Pilot Project Fund (\$1M City of Minneapolis)**

Primary Objective

City (CPED) “last-resort” non-voluntary acquisition of vacant and boarded (249) properties for redevelopment and sale to owner-occupants in the Northside Partnership target area.

Eligible Costs

These funds will be used to cover the costs associated with the non-voluntary acquisition (i.e. eminent domain) of boarded and vacant (249) properties according to City Real Estate Acquisition Processes and Procedures.

Terms of Use

These funds will be used as a last resort, under the following terms:

- CPED will continue to use existing programs to complete voluntary acquisitions of vacant and boarded properties targeted for redevelopment.
- CPED will make acquisition decisions in consultation with City of Minneapolis’ Department of Regulatory Services, Inspections Division, the Problem Properties Task Force and the City Attorney’s Office.
- CPED will only use eminent domain to acquire property in a cluster for which a “cluster action plan” has been developed that the acquisition will support.
  - A “cluster” is envisioned as a small geographic area, consisting of the vacant and boarded property and the surrounding properties.
  - The “cluster action plan” will be a neighborhood-developer partnership to redevelop the vacant and boarded property promptly, in conjunction with leveraging additional investment and enforcement tools needed to improve surrounding properties.

- CPED will sell properties acquired using these funds to developers at Fair Reuse Value to redevelop for either rehabilitation or new construction for re-sale to owner-occupants.

### Process

CPED will solicit nominations for specific vacant and boarded (249) property sites from neighborhood organizations in the Northside Partnership target area. Please refer to the attached map of current 249 properties to help identify potential sites. Similar to the Lot Redevelopment Program, this will not be a formal RFP process. CPED acquisition and disposition will be undertaken according to City Real Estate Acquisition and Disposition policies and procedures.

### Fair Reuse Value

“Fair Reuse Value” means the estimated market value for development property based on the planned reuse of the development property.

### Criteria

Priority will be given to nominations that meet the following criteria:

- Previous attempts to acquire and redevelop the identified vacant and boarded (249) property
- Proximity to other vacant and boarded (249) properties
- Knowledge of owners’ willingness to sell
- Neighborhood support
- Integration with broader redevelopment efforts
- Leverage of NRP resources (housing and other)

## **Equal Housing Opportunity**

encl.: 1) Map of Northside 249 Properties, 2) Address List of Northside 249 Properties

**SITE NOMINATION FORM  
NORTHSIDE HOME FUND INITIATIVE – PILOT PROJECT FUND**

Please complete a separate nomination form for each proposed site.

**1. Site Description**

a. **Address of Vacant and Boarded (249) Property** (please refer to the attached map and address list):

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b. **Neighborhood:** \_\_\_\_\_

c. **Ward:** \_\_\_\_\_

**2. 249 Property Status**

a. **Current Owner:** \_\_\_\_\_

b. **Summary regarding what is known of owners' willingness to sell:**

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c. **Summary of past attempts at acquisition and redevelopment:**

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**3. Financial Resource Leverage Potential**

a. **What neighborhood NRP programs will be utilized to leverage the redevelopment of the proposed site and surrounding properties (housing programs and others):**

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b. **Describe other proposed project financing for site and surrounding property redevelopment:**

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**4. Development Partner Status**

a. Has a developer for the project already been identified? If yes, please provide name:

\_\_\_\_\_

b. If a developer has not been identified, please describe the process that will be employed to identify and select a development partner:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**5. Describe Need for Public Non-Voluntary Acquisition:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**6. Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Submitted by:** \_\_\_\_\_

**Representing:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Date Submitted:** \_\_\_\_\_

**Please return to:**

City of Minneapolis

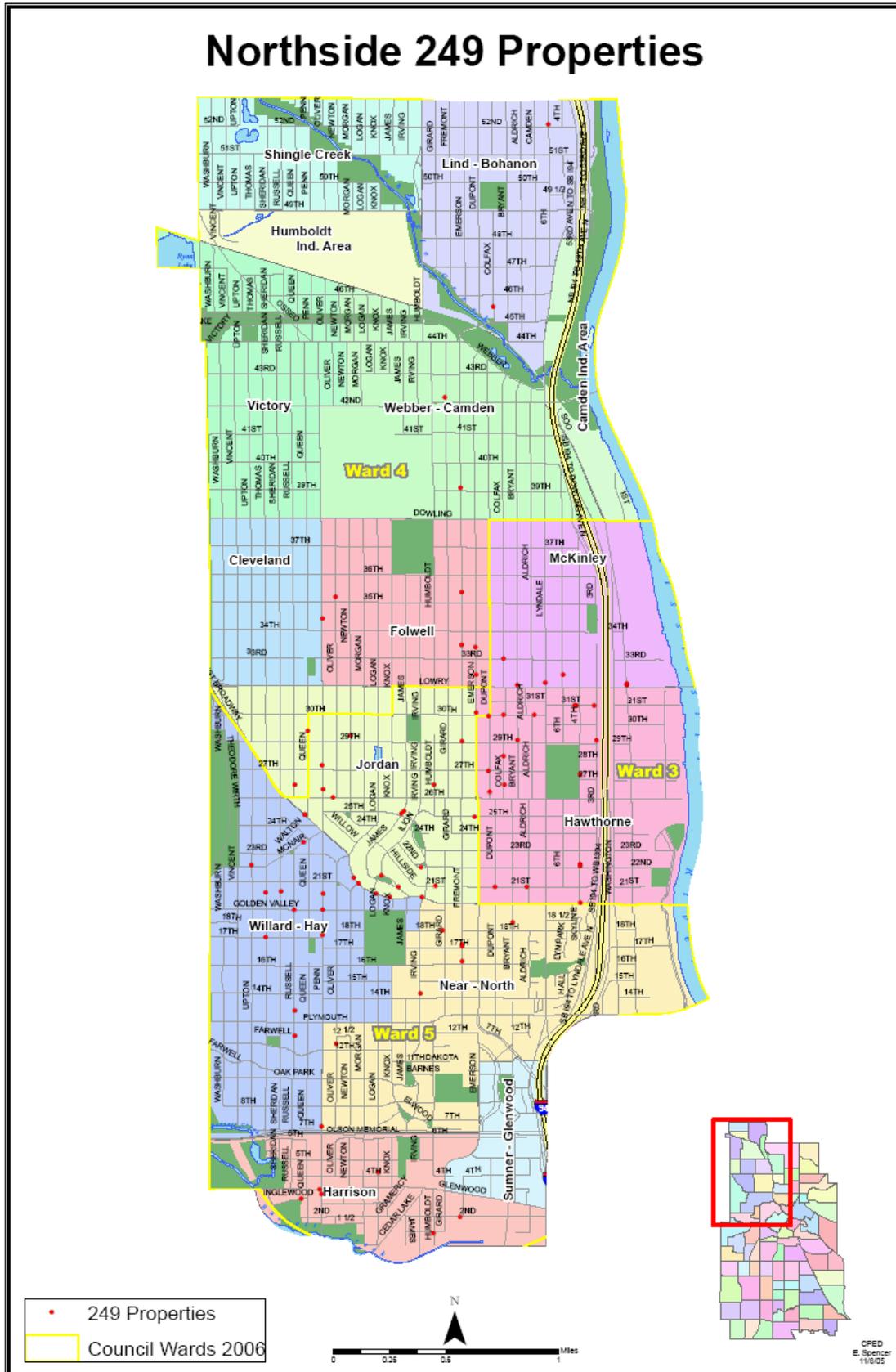
Community Planning and Economic Development (CPED)

Attn: Elfric Porte, Single Family Housing Manager

105 5<sup>th</sup> Avenue South, Suite 200

Minneapolis, MN 55401

Figure 1 – Map of Northside 249 Properties



**Table 1 – Address List of Northside 249 Properties**

Address	Neighborhood
3246 Emerson Ave N	Folwell
3343 Emerson Ave N	Folwell
3351 Fremont Ave N	Folwell
3438 Penn Ave N	Folwell
3519 Oliver Ave N	Folwell
3539 Fremont Ave N	Folwell
1215 2nd Ave N	Harrison
187 Humboldt Ave N	Harrison
2212 Glenwood Ave N	Harrison
2414 Inglewood Ave N	Harrison
315 Penn Ave N	Harrison
418 Logan Ave N	Harrison
1014 30th Ave N	Hawthorne
1110 27th Ave N	Hawthorne
1111 30th Ave N	Hawthorne
2004 4th St N	Hawthorne
2101 Dupont Ave N	Hawthorne
2210 4th St N	Hawthorne
2218 4th St N	Hawthorne
2623 Dupont Ave N	Hawthorne
2650 Colfax Ave N	Hawthorne
2728 4th St N	Hawthorne
2807 Colfax Ave N	Hawthorne
2909 Bryant Ave N	Hawthorne
2915 3rd St N	Hawthorne
3014 Emerson Ave N	Hawthorne
315 31St Ave N	Hawthorne
419 31St Ave N	Hawthorne
427 31St Ave N	Hawthorne
429 31St Ave N	Hawthorne
722 30th Ave N	Hawthorne
812 21St Ave N	Hawthorne
1123 25th Ave N	Jordan
1402 21St Ave N	Jordan
1511 22nd Ave N	Jordan
1516 West Broadway Ave N	Jordan
1720 West Broadway Ave N	Jordan
1910 West Broadway Ave N	Jordan
2026 James Ave N	Jordan
2101 Ilion Ave N	Jordan
2126 26th Ave N	Jordan
2320 West Broadway Ave N	Jordan
2324 West Broadway Ave N	Jordan
2511 James Ave N	Jordan

Address	Neighborhood
2530 James Ave N	Jordan
2630 Penn Ave N	Jordan
2644 Russell Ave N	Jordan
2649 Humboldt Ave N	Jordan
2733 Penn Ave N	Jordan
2903 Fremont Ave N	Jordan
2922 Newton Ave N	Jordan
2937 Queen Ave N	Jordan
4559 Colfax Ave N	Lind-Bohanon
5209 6th St N	Lind-Bohanon
3206 2nd St N	McKinley
3207 Bryant Ave N	McKinley
3208 2nd St N	McKinley
3210 2nd St N	McKinley
3212 2nd St N	McKinley
3219 Lyndale Ave N	McKinley
3244 6th St N	McKinley
3301 Colfax Ave N	McKinley
1223 Oliver Ave N	Near North
1312 18th Ave N	Near North
1430 Irving Ave N	Near North
1618 Fremont Ave N	Near North
1710 Fremont Ave N	Near North
1722 Fremont Ave N	Near North
1830 Bryant Ave N	Near North
3911 Fremont Ave N	Webber-Camden
4219 Girard Ave N	Webber-Camden
1254 Russell Ave N	Willard-Hay
1340 Russell Ave N	Willard-Hay
1701 Thomas Ave N	Willard-Hay
1723 Penn Ave N	Willard-Hay
1807 West Broadway Ave N	Willard-Hay
1939 West Broadway Ave N	Willard-Hay
2020 Penn Ave N	Willard-Hay
2023 Thomas Ave N	Willard-Hay
2030 Sheridan Ave N	Willard-Hay
2200 Golden Valley Rd N	Willard-Hay
2211 Upton Ave N	Willard-Hay
2332 McNair Ave N	Willard-Hay
2401 Golden Valley Rd N	Willard-Hay
627 Penn Ave N	Willard-Hay

\*The addresses in this list correspond to the points in Figure 1 – Map of Northside 249 Properties.