

## Minneapolis Advisory Committee on Housing

### Regular Meeting Minutes

May 9, 2019, 3:30 – 5:00 p.m.

City Hall Room 333

**Board/Commission Members:** Coriner Boler, Mary Christianson, Brittany Lewis, Brenda Kay Marcos, Colleen O'Connor Toberman, Scott Shaffer, Shanea Turner-Smith, Hukun Abudullahi, Colleen Ebinger, Damaris Melo, Queen Maletta Kimmons, Rose Teng, Annie Wells, Ryan Strack, Jeff Horwich, Michelle Basham, Joanna Dobson, Barbara McCormick, Cecil Smith, David McGee, Sebastian Rivera

**Members Absent:** Brenda Marcos, Brittany Lewis, Hukun Abdullahi

**Others in Attendance:** Katie Topinka, Kellie Rose Jones, Lisa Smestad, Robin Garwood, Andrea Inouye, Angela Williams

### Call to Order

**Adoption of the Agenda** - adopted

**Announcements** – Note that CM Ellison unable to attend, staff will give update later in the meeting in his place; Minneapolis and St. Paul Anti-Displacement Policy Network teams are holding community events on displacement May 21, May 23 – the Minneapolis event is at UROC on May 23 from 5:30 – 7:30 p.m.

### Discussion/Decision

1. Discuss and decide
  - a. Group Agreements – discussion on norms that the group can agree to make it a comfortable environment – have them hanging in the room. Created sheet to hang at each meeting.
  - b. Decision-making protocol – discussed decision-making protocol document (see attached)

2. HPD Committee Update – Katie Topinka/Robin Garwood
  - a. Housing Work Plan –

Katie Topinka shared the Housing Policy and Development committee work plan for the year. Asked the group to review. The work plan may help inform the discussion items for the Housing Advisory Committee.

- b. Update from small group brainstorming meeting –

Discussed handout from brainstorming discussion which may help frame content for meetings. The group would like to continue a brainstorming discussion at another meeting since not everyone was able to attend. There was a suggestion to include an item on the June agenda about forming subcommittees and whether we have standing or ad hoc subcommittees.

There also a discussion about trying to host a UD expungement event.

## Presentation

1. Strategic and Racial Equity Action Plan Update – Nick Campbell and Melanie Plucinski, City Coordinator's office

Nick Campbell & Melanie Plucinski from the City Coordinator's office provided an overview of the Strategic & Racial Equity Action Plan. The plan is prioritizing the city's work and resources around achieving racial equity.

There was a question on community engagement and whether the team has engaged with property owners and managers. The City Coordinator's staff shared that there was engagement around property owners and managers around the Comprehensive Plan, which is helping to guide this work. There is still opportunity to do more of that engagement.

There was additional discussion about evictions research and a suggestion that Hennepin County be invited to a future meeting to do evictions research.

The slides will be shared with committee members after the meeting.

2. Renter Ordinances – Dani Hans, Senior Aide to Council Member Jeremiah Ellison & D'Ana Pennington, Senior Aide to Council President Lisa Bender

Council Aides shared information about two proposed ordinances regarding renter protections. They shared that they are aimed at reducing barriers to accessing rental housing. The proposed ordinances are building on the City's Renter First policy. The authors have had assemblies where they've heard from property owners/renters to help inform the ordinances. The council offices are hoping to get language out within next few weeks.

The ordinances include a provision on security deposits – preventing high upfront move-in costs. They are considering one month cap. The ordinances also address screening criteria – looking at criminal, credit and eviction background.

There will be opportunities to weigh in. There will be a public hearing. They will want the group's thoughts and input.

Committee members asked for more details on the screening criteria ordinance and whether it would be a condition of a rental license. The proposed ordinances are in Chapter 244, the housing maintenance code.

A committee member asked whether the screening criteria were based on the findings from the study done by nonprofit developers. This is one of the pieces of data the council offices have considered.

There was discussion about what limited lookback would look like for credit scores and other screening criteria.

There was a question raised about how it would work for security deposits. It is a tool that some people with high barriers use, if it's limited to one month are there unintended consequences to individuals with high barriers?

A comment was made that the BCA holding on to criminal history for 14 years regardless of whether there's an expungement from Hennepin County. What will the city do limit the effect of that on renters?

A question was raised about how limits on credit score interacts with limiting deposits?

Another question was raised about how to balance egregious practices with risk mitigation due to history? How do you deal with extreme/egregious cases without unintended consequences of getting people into housing? A concern was raised that if you regulate it too tightly, there's not an opportunity for risk mitigation.

A committee member shared that people are having a harder time doing NOAH housing because of increasing regulatory burdens. We don't want to drive good property owners out of the business.

A committee member mentioned a screening company called Tenant Check. Residents should be able to go somewhere and check their whole rental history. Can the city create a website for people to do this?

There was discussion about how the Housing Advisory Committee should best respond to the ordinance drafts and whether there should be a smaller working group.

#### **Debrief – did not get to this part of agenda**

1. How did this meeting go for everyone?

#### **Adjournment**

**Next Meeting: June 13, 2019, 3:30 – 5:00 p.m.**