

AGENDA



The City Council requests that attendees turn off cell phones and pagers during the meeting. A copy of the full City Council packet is available to the public. The packet ring binder is located at the entrance of the council chambers.

- 1. City Council Discussion of Agenda Items and Questions - 6 p.m.**
- 2. Miscellaneous**
 - a. 2020 Legislative Policies
 - *Discuss legislative policies for the 2020 Legislative session*
- 3. Discussion of Work Session Agenda Item as Time Permits**
- 4. Adjourn**

**CITY COUNCIL
MEETING**

City Hall Council Chambers
January 27, 2020

AGENDA



1. Informal Open Forum with City Council - 6:45 p.m.

Provides an opportunity for the public to address the Council on items which are not on the agenda. Open Forum will be limited to 15 minutes, it is not televised, and it may not be used to make personal attacks, to air personality grievances, to make political endorsements, or for political campaign purposes. Council Members will not enter into a dialogue with presenter. Questions from the Council will be for clarification only. Open Forum will not be used as a time for problem solving or reacting to the comments made but, rather, for hearing the presenter for informational purposes only.

2. Invocation - 7 p.m.

3. Call to Order Regular Business Meeting

The City Council requests that attendees turn off cell phones and pagers during the meeting. A copy of the full City Council packet is available to the public. The packet ring binder is located at the entrance of the council chambers.

4. Roll Call

5. Pledge of Allegiance

6. Approval of Agenda and Consent Agenda

The following items are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the consent agenda and considered at the end of Council Consideration Items.

a. Approval of Minutes

- Motion to approve the following minutes:

- *January 13, 2020 Study Session*
- *January 13, 2020 Regular Session*
- *January 13, 2020 Work Session*

b. Approval of Licenses

- Motion to approve licenses as presented

c. Resolution Removing the Fee for a Public Dance License, Establishing a Fee for an Entertainment License, and Update the 2020 Fee Schedule

- Motion to approve a resolution removing the fee for a public dance license, establishing the fee for an entertainment license, and update the 2020 Fee Schedule

d. Resolution Appointing Brooklyn Center Representatives to Executive Committee and/or Board of Directors of the Brooklyn Bridge Alliance for Youth, Hennepin Recycling Group, Local Government Information Systems,

Minneapolis Northwest Convention & Visitors Bureau, North Metro Mayors Association, Northwest Suburbs Cable Communications Commission, Pets Under Police Security, and Twin Lake Joint Powers Organization

- Motion to approve the resolution appointing Brooklyn Center representatives

- e. Resolution Appointing Election Judges for the 2020 Presidential Nomination Primary

- Motion to approve a resolution appointing election judges for the Presidential Nomination Primary Election on March 3, 2020

- f. Pay Equity Compliance Report 2019

- Review and accept the Pay Equity Compliance report. After review and acceptance the report will be forwarded to the State of Minnesota Pay Equity Coordinator.

- g. Resolution Amending the 2020 Fee Schedule for Planning Inspection Fees for Electrical Permits

- Approve resolution amending the 2020 Fee Schedule for electrical fees

- h. Resolution Authorizing Execution of a Memorandum of Understanding (MOU) Between the City of Brooklyn Center and the Mound Cemetery Association of Brooklyn Center

Motion to approve a resolution authorizing execution of a Memorandum of Understanding (MOU) between the City of Brooklyn Center and the Mound Cemetery Association of Brooklyn Center.

7. Presentations/Proclamations/Recognitions/Donations

- a. Rental Licensing Program Year-end Review

- Motion to Receive the Report

8. Public Hearings

9. Planning Commission Items

10. Council Consideration Items

- a. Resolution Appointing City Council Members to Serve as Liaisons to City Advisory Commissions and as City Representatives/Voting Delegates for Other Organizations for 2020

- Approve a resolution appointing City Council Members to Serve as Liaisons to City Advisory Commissions and as City Representatives/Voting Delegates for Other Organizations for 2020

- b. An Ordinance Amending Chapter 12 of the City Code of Ordinances Regarding Access to Multi-Unit Housing Structures by the United States Census Bureau Employees -1st Reading

- Hear the first reading of the ordinance and schedule a second reading/public hearing for February 24, 2020.

11. Council Report

12. Adjournment

Council Regular Meeting

DATE: 1/27/2020

TO: City Council

FROM: Curt Boganey, City Manager

THROUGH: Dr. Reggie Edwards, Deputy City Manager

BY: Barb Suciu, City Clerk

SUBJECT: Approval of Minutes

Background:

In accordance with Minnesota State Statute 15.17, the official records of all meetings must be documented and approved by the governing body.

Budget Issues:

- None

Strategic Priorities and Values:

Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
January 13 Study Session	1/22/2020	Backup Material
January 13 Regular Session	1/22/2020	Backup Material
January 13 Work Session	1/22/2020	Backup Material

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF BROOKLYN CENTER IN THE COUNTY
OF HENNEPIN AND THE STATE OF MINNESOTA

STUDY SESSION
JANUARY 13, 2020
CITY HALL – COUNCIL CHAMBERS

CALL TO ORDER

The Brooklyn Center City Council met in Study Session called to order by Mayor Mike Elliott at 6:00 p.m.

ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, City Clerk Barb Suci, and City Attorney Troy Gilchrist.

CITY COUNCIL DISCUSSION OF AGENDA ITEMS AND QUESTIONS

Mayor Elliott requested the following updates to the January 13, 2020 Regular Session Agenda:

- Addition of “Proclamation of 252 Task Force” to be addressed as Regular Agenda Item 10c.
- Removal of “Resolution Appointing Mayor Pro Tem and Acting Mayor Pro Tem” from Consent Agenda to be addressed as Regular Agenda Item 10d.
- Addition of Resolution in Support of Cops Autism Response Education and Vital App to be addressed as Regular Agenda Item 10e.
- Removal of Appointment of Committees from Consent Agenda to be addressed at the City Council’s January 27, 2020 meeting.
- Removal of 2040 Comprehensive Plan Update from the Consent Agenda to be addressed as Regular Agenda Item 10f.

Councilmember Ryan requested clarification regarding removing this item, as Comprehensive Plan approval is generally a Consent Agenda item. Mayor Elliott stated he believes updates to the Comprehensive Plan require public discussion.

Councilmember Ryan acknowledged and thanked Councilmember Butler for requesting a Work Session dedicated to environmental impacts and issues, to review the possibility of eliminating plastic bags and straws at City Hall. He added he looks forward to an in-depth discussion on this

issue. He noted the City of Minneapolis recently passed an Ordinance eliminating sales of plastic bags at all stores, and he hopes Brooklyn Center can consider such an action as well.

Councilmember Lawrence-Anderson stated a young resident who is pursuing his Eagle Scout Award contacted her to request a meeting to discuss reducing the use of plastic shopping bags in Brooklyn Center. She noted this is an important issue for many residents and the community in general.

Councilmember Graves stated she fully supports the elimination of plastic bags in stores, especially since Minneapolis has already enacted this legislation, and she is 100% behind any initiative in that direction.

Mayor Elliott agreed, adding plastics in the Mississippi River aggregate in the Gulf and enter the ocean, and communities along the Mississippi River should take action to reduce the use and waste of plastics.

City Manager Curt Boganey stated City Staff plans to gather information on environmental action that the City has taken in the past ten years and present it to the City Council a Work Session dedicated to this topic shortly.

MISCELLANEOUS

252 Work Session

Mayor Elliott stated the 252 Work Session is scheduled for January 29, 2020. Councilmember Butler said she is out of town for work and unable to attend and asked to move the Work Session to the alternative meeting date of February 3, 2020. Mayor Elliott agreed. Mr. Boganey stated City Staff needs to ensure that the other meeting attendees, who are experts on this topic, will be available on that date.

Mayor Elliott requested that the 252 Work Session agenda should include a presentation from the 252 Task Force. He added he prepared a modified agenda that includes a 252 Task Force presentation.

Councilmember Ryan stated there is a Public Comments section on the Agenda. He added the issue is complex and has many elements, and there is a limited time frame for the Work Session. He stressed the importance of reviewing all the information that the subject experts will present to the City Council. He added the Agenda includes a Question & Answer session and time for Public Comments and does not need to be changed.

Mayor Elliott stated it is important to include time for the Task Force, as they have been actively involved in this issue. He added the potential reduction of public transportation on Highway 252 was new information that is incredibly important to the whole community. He noted it is also

important for the Task Force to present their data when the experts are present so they can get some answers.

Councilmember Lawrence-Anderson asked whether City Staff has information on the experts who will be attending the Work Session. Mr. Boganey stated there would be presentations from City Staff, as well as representatives from the Minnesota Department of Transportation (MnDOT) and Hennepin County, as well as SRF Consultants. He added this is an opportunity for the City Council to receive data and information, ask questions and get answers based on work that has been completed.

Mayor Elliott stated it would not do any harm to have a community voice at this meeting. He added it does not take away from the focus of the meeting.

Councilmember Ryan stated Mayor Elliott mentioned the issue of public transit. He added no formal recommendations had been made on that subject. He reiterated that the Public Comments period of the meeting is the appropriate time for residents to address the City Council. He added the Public Comments period could be extended as late as necessary. He noted he recently spent an extended amount of time with Mr. Cooper, representing the 252 neighborhood residents, to listen to the concerns and receive feedback and comments.

Councilmember Ryan asked what the Agenda Item would be that Mayor Elliott is proposing. Mayor Elliot stated the Agenda Item would be “Information and Comments from 252 Task Force”.

Councilmember Ryan stated it would be appropriate to receive that information under “Public Comments.”

Mayor Elliott stated that the Agenda Item “Public Comments” could be changed to “Comments from 252 Task Force”.

Councilmember Butler asked whether the Task Force has new materials to present that are different from that which the City Council has previously heard. Mayor Elliott stated it is his understanding that there is further information.

Councilmember Butler suggested that the Task Force could provide the new information before the meeting for the City Council and experts to review so that it can be addressed under the experts’ presentations, and the Public Comments portion extended to 45 minutes. Mayor Elliott agreed, but added the 252 Task Force should be included in the formal Agenda.

Councilmember Lawrence-Anderson stated the Agenda Item could be changed to “252 Task Force/Public Comments”.

It was the majority consensus of the City Council to amend the 252 Work Session Agenda to replace “Public Comments” with “252 Task Force/Public Comments” and to extend the Agenda Item from 8:30 – 9:15 p.m.

Mr. Boganey stated the Task Force would need to provide information at least 1-2 weeks before the Work Session so the experts can be prepared to address their concerns.

Mr. Cooper, representing the 252 neighborhood residents, stated they have provided information but have never received responses or information in return. He added this is why the residents have requested the 252 Task Force Proclamation. He expressed concern that neighborhood residents will hear the experts’ information at the same time as the City Council.

Councilmember Ryan stated Mr. Cooper forwarded to him a summary document outlining the residents’ primary concerns. Mr. Cooper confirmed this, adding that the report is based on information received in August 2019, although Hennepin County and MnDOT have indicated that changes to the plan are being made.

Councilmember Ryan reassured the neighborhood residents that there would be opportunities for them to give feedback and comments after they hear the experts’ presentations.

Mr. Boganey stated the 252 Work Session Agenda includes an item, “Next Steps,” in anticipation of the fact that it is unclear exactly what will be presented at the meeting. He added the intent is that the City Council will decide what the next steps are after hearing any new information from the experts.

It was the majority consensus of the City Council to amend the 252 Work Session Meeting Agenda Item “Public Comments” to “252 Task Force/Public Comments”, and extended the Agenda Item to 9:15 p.m.

ADJOURNMENT

Mayor Elliott adjourned the Study Session at 6:40 p.m.

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF BROOKLYN CENTER IN THE COUNTY
OF HENNEPIN AND THE STATE OF MINNESOTA

REGULAR SESSION
JANUARY 13, 2020
CITY HALL – COUNCIL CHAMBERS

1. INFORMAL OPEN FORUM WITH CITY COUNCIL

CALL TO ORDER INFORMAL OPEN FORUM

The Brooklyn Center City Council met in Informal Open Forum called to order by Mayor Mike Elliott at 6:45 p.m.

ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, Community Development Director Meg Beekman, City Clerk Barb Suciu, and City Attorney Troy Gilchrist.

Mayor Mike Elliott opened the meeting for Informal Open Forum.

No one wished to address the City Council.

Mayor Mike Elliott closed the meeting for Informal Open Forum.

2. INVOCATION

Councilmember Butler requested a moment of silence and personal reflection as the Invocation.

3. CALL TO ORDER REGULAR BUSINESS MEETING

The Brooklyn Center City Council met in Regular Session called to order by Mayor Mike Elliott at 7:00 p.m.

4. ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, Community Development Director Meg Beekman, City Clerk Barb Suciu, and City Attorney Troy Gilchrist.

5. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

6. APPROVAL OF AGENDA AND CONSENT AGENDA

Councilmember Graves moved, and Councilmember Butler seconded to approve the Agenda and Consent Agenda, with recommended changes, and the following consent items were approved:

6a. APPROVAL OF MINUTES

1. December 2, 2019, Special Meeting
2. December 9, 2019, Study Session
3. December 9, 2019, Regular Session
4. December 9, 2019, Work Session

6b. LICENSES

GASOLINE SERVICE STATION LICENSE

AM PM Corner Market Inc.	6501 Humboldt Avenue N Brooklyn Center MN 55430
Boulevard Enterprises Inc.	5300 Dupont Avenue N Brooklyn Center MN 55430

MECHANICAL LICENSE

Absolute Mechanical, LLC	7338 Ohms Lane Edina, MN 55439
AES Mechanical Services Group, Inc.	2171 AL Highway 229 Tallahassee FL 36078
Faircon Service Company	764 Vandalia Street St. Paul MN 55114
Homeworks Services Co.	1230 Eagan Industrial Road #117 Eagan MN 55121
Ideal Air LLC	17900 Aztec Street NW Andover MN 55304
J-Berd Mechanical Contractors, Inc.	PO Box 7308 St. Cloud MN 56302
Jomac Mechanical	9318 Spring Lake Road North Branch MN 55056
Lane Plumbing, Inc.	29910 104 th Avenue N Hanover MN 55341
Legend Companies	12467 Boone Avenue Savage MN 55378
Majestic Plumbing Inc.	2801 7 th Avenue #411 Anoka MN 55303
Masterpiece Mechanical LLC	12400 Gettysburg Avenue N #17 Apple Valley MN 55124
Pierce Refrigeration	1920 2 nd Avenue S Anoka MN 55303

Quality Systems A/C & Refrigeration
Residential Heating and Air
Sage Heating and Cooling LLC
The Crew Facility Maintenance, Inc.

16857 Welcome Avenue SE
Prior Lake MN 55372
7454 Washington Avenue S
Eden Prairie MN 55344
3913 Zarthan Avenue S
Minneapolis MN 55416
951 American Boulevard E
Bloomington MN 55420

SECONDHAND GOODS LICENSE

Gamestop #535

6068 Shingle Creek Parkway
Brooklyn Center MN 55430

SIGN HANGERS LICENSE

Indigo Signworks Inc.

Twin Cities Sign Installations

1622 Main Avenue
Fargo ND 58103
8880 140th Street N
Hugo MN 55038

TOBACCO LICENSE

AM PM Corner Market Inc.

6501 Humboldt Street N
Brooklyn Center MN 55430

RENTAL

INITIAL (TYPE IV – one-year license)

3813 Janet Lane

Abdirahman Dhunkal

INITIAL (TYPE III – one-year license)

6101 Beard Avenue N –
Beard Apartments
5001 Ewing Avenue N
6736 Colfax Avenue N
5737 Emerson Avenue N
7001 Fremont Avenue N
5300 Penn Avenue N
4200 Winchester Lane

BMW/Halverson & Blaiser Group
Mary Ann Neil
John Chao
Nutido Wong
HPA Borrower 2018-1 ML LLC
Jimmy Lee Whitehead
Obafemi Oladeji/Koladex Venture LLC

INITIAL (TYPE II – two-year license)

5316 Russell Avenue N
3813 58th Avenue N
2108 70th Avenue N
1012 72nd Avenue N
5548 Logan Avenue
3100 Thurber Road

Devin & Madeleine Mork
Prosperous Property/Xian Lin
Sylvester Onaiwu
Joseph Florczak/HPA USA1 LLC
Lateef Olarinde
Tyler Henderson

RENEWAL (TYPE IV – one-year license)

3601 47th Avenue N
Ryan Creek Manor
4748-52 Twin Lake Avenue

BMW/Halverson & Blaiser Group -
Missing CPTED
Grant & Pam Osgood – Missing CPTED

RENEWAL (TYPE III – one-year license)

4500 58th Avenue N
Twin Lake North Apartments
700 66th Avenue N
Georgetown Park
1100 69th Avenue N
4216 Lakebreeze Avenue
5301 Russell Avenue N
3818 61st Avenue N
3819 61st Avenue N
1316 68th Lane

TLN LA NEL
Scott Gann/Wiensch Construction
Evangelical Lutheran Church of the Master
Daniel Tan
Midwest GIR Group
Sherman Kho
Fred Hanus
Valerie McKissack – Missing CPTED

RENEWAL (TYPE II – two-year license)

1312 68th Lane
2930 68th Lane

Wagner Properties
Venessa Butler

RENEWAL (TYPE I – three-year license)

5239-41 Drew Avenue N
5412 ½ Fremont Avenue N

Jay & Gina Battengberg
Gary Anakkala

6c. RESOLUTION NO. 2020-01 DESIGNATING OFFICIAL NEWSPAPER

6d. RESOLUTION NO. 2020-02 DESIGNATING DEPOSITORIES OF CITY FUNDS FOR 2020

6e. RESOLUTION NO. 2020-03 OPTING NOT TO WAIVE LIMITED TORT LIABILITY FOR 2020

6f. RESOLUTION NO. 2020-04 GRANTING CORPORATE AUTHORITY FOR SIGNING OF CHECKS AND TRANSACTIONS OF FINANCIAL BUSINESS MATTERS

6g. RESOLUTION APPOINTING BROOKLYN CENTER REPRESENTATIVES TO EXECUTIVE COMMITTEE AND/OR BOARD OF DIRECTORS OF THE BROOKLYN BRIDGE ALLIANCE FOR YOUTH, HENNEPIN RECYCLING GROUP, LOCAL GOVERNMENT INFORMATION SYSTEMS, MINNEAPOLIS NORTHWEST CONVENTION & VISITORS BUREAU, NORTH METRO MAYORS ASSOCIATION, NORTHWEST SUBURBS CABLE COMMUNICATIONS COMMISSION, PETS UNDER POLICE SECURITY, AND TWIN LAKE JOINT POWERS ORGANIZATION This item was tabled to the January 27, 2020 meeting.

- 6h. **RESOLUTION SELECTING PRESIDING OFFICERS – MAYOR PRO TEM AND ACTING MAYOR PRO TEM** This item was considered as Agenda Item 10d.
- 6i. **RESOLUTION NO 2020-04 APPOINTING MUNICIPAL TRUSTEES TO THE BROOKLYN CENTER FIREFIGHTERS RELIEF ASSOCIATION BOARD OF TRUSTEES**
- 6j. **RESOLUTION NO. 2020-05 RECOGNIZING THE CONTRIBUTIONS OF ETHNIC POPULATIONS AND HERITAGE CELEBRATIONS**
- 6k. **RESOLUTION NO. 2020-06 ACCEPTING BID AND AWARDING A CONTRACT, IMPROVEMENT PROJECT NO. 2019-15, 2019 70TH AVENUE STORM SEWER REHABILITATION PROJECT**
- 6l. **RESOLUTION NO. 2020-07 APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENT FOR BIDS, IMPROVEMENT PROJECT NOS. 2020-01, 02, 03 AND 04, GRANDVIEW NORTH AREA STREET, STORM DRAINAGE, AND UTILITY IMPROVEMENTS**
- 6m. **ORDINANCE NO. 2020-01 VACATING A PORTION OF RIGHT-OF-WAY BROOKLYN BOULEVARD – FIRST READING**
- 6n. **ORDINANCE NO. 2020-02 ESTABLISHING THE EASTBROOK ESTATES 2ND ADDITION STORM SEWER IMPROVEMENT TAX DISTRICT**
- 6o. **RESOLUTION ADOPTING THE 2040 BROOKLYN CENTER COMPREHENSIVE PLAN UPDATE** This item was considered as Agenda Item 10f.
- 6p. **RESOLUTION NO. 2020-09 ACCEPTING WORK PERFORMED AND AUTHORIZING FINAL PAYMENT, IMPROVEMENT PROJECT NO. 2016-06, FREEWAY BOULEVARD MILL AND OVERLAY (EAST OF XERXES AVENUE) STREET IMPROVEMENTS)**

Motion passed unanimously.

7. PRESENTATIONS/PROCLAMATIONS/RECOGNITIONS/DONATIONS

- 7a. **RESOLUTION NO. 2020-10 EXPRESSING RECOGNITION AND APPRECIATION OF BRUCE (DOC) MILLER FOR OVER 18 YEARS OF DEDICATED SERVICE TO THE CITY OF BROOKLYN CENTER**

Mayor Elliott read in full a Proclamation in recognition and appreciation of Bruce (Doc) Miller for over 18 years of dedicated service to the City of Brooklyn Center.

Councilmember Graves moved, and Councilmember Lawrence-Anderson seconded to adopt RESOLUTION NO. 2020-10 Expressing Recognition and Appreciation of Bruce (Doc) Miller for Over 18 Years of Dedicated Service to the City of Brooklyn Center.

Motion passed unanimously.

8. PUBLIC HEARINGS

8a. ORDINANCE NO. 2020-11 AMENDING CHAPTERS 23 AND 35 OF THE CITY CODE OF ORDINANCES REGARDING ENTERTAINMENT LICENSING AND USES – 2ND READING

City Clerk Barb Suciu reviewed the Second Reading of an Ordinance amending City Code Chapters 23 and 35 regarding Entertainment Licensing and Uses. She added a public hearing is required at tonight's meeting regarding the elimination of the dual license process, as restaurants are currently required to hold a Public Dance License and a Special Use Permit for live entertainment. The proposed single license policy will be more business-friendly and will help curb negative behaviors.

Ms. Suciu stated the City Council reviewed this issue and expressed concern regarding a condition in the draft Ordinance related to police calls. She added that condition was removed and replaced with language related to security with business plan samples. She noted the amendment to Chapter 35 eliminates live entertainment as a Special Use.

Ms. Suciu stated City Staff met with business owners that would be affected by the amendment, and no concerns were expressed. She added City Staff recommends approval of 2nd reading of an Ordinance amending Chapters 23 and 35 of the City Code of Ordinances, as well as a Resolution allowing summary publication.

Councilmember Graves moved, and Councilmember Butler seconded to open the Public Hearing.

Motion passed unanimously.

No one appeared to address this item.

Councilmember Graves moved, and Councilmember Butler seconded to close the Public Hearing.

Motion passed unanimously.

Councilmember Graves thanked City Staff for their hard work on the Ordinance amendment, in receiving feedback from local business owners and incorporating these changes into the proposed Ordinance. She added she is happy that this will streamline the process for local business owners.

Councilmember Graves moved, and Councilmember Ryan seconded to approve Second Reading and adopt ORDINANCE NO. 2020-11 Amending Chapters 23 and 35 of the City Code of Ordinances Regarding Entertainment Licensing and Uses, and for summary publication for Ordinance No. 2019-14.

Motion passed unanimously.

Councilmember Graves moved and Councilmember Butler to approve Summary Publication.

Motion passed unanimously.

9. PLANNING COMMISSION ITEMS

9a. RESOLUTION NO. 2020-12 APPROVING PLANNING COMMISSION APPLICATION NO. 2019-018, RE-ISSUANCE OF A SPECIAL USE PERMIT AT 6440 JAMES CIRCLE NORTH

Community Development Director Meg Beekman reviewed an application for Special Use Permit issuances for the former Earle Brown Bowl, which is currently under interior demolition. She added the property closed in 2015 and was purchased in 2017 by the applicant, Tashita Tufaa, who requested a Special Use Permit in 2018 to convert the building into an event center with restaurant and other improvements. She added the Special Use Permit expired one year after issuance,

Ms. Beekman stated the applicant is moving forward with a plan for the property in partnership with real estate developer Mike Brady. She added the site and building plans did not expire, and only the Special Use Permit requires re-submission. She noted this application was reviewed and a public hearing held by the Planning Commission at their December 12, 2019 meeting, and no comments were received. The Planning Commission and City Staff recommend re-issuance of Special Use Permit for 6440 James Circle North with conditions listed in the Staff Report.

Councilmember Graves stated she is excited that something will happen at the Earle Brown Bowl site and that it will be another entertainment space in the City for people to gather.

Councilmember Ryan stated he concurs with Councilmember Graves. He added the City of Brooklyn Center has been fortunate to be able to re-purpose some of its existing buildings into new uses, including HOM Furniture, which moved into the former Kohl's site, and the restaurant supply store that now occupies the former Best Buy.

Councilmember Ryan moved, and Councilmember Lawrence-Anderson seconded to adopt RESOLUTION NO. 2020-12 to approve Planning Commission Application No. 2019-018 for Re-Issuance of a Special Use Permit to Convert a Former Bowling Alley and Restaurant into an Event Center in the C2 (Commerce) District Located at 6440 James Circle North, Based on the Findings of Fact and Submitted Plans, as Amended by the Conditions of Approval in the Resolution.

Motion passed unanimously.

10. COUNCIL CONSIDERATION ITEMS

10a. RESOLUTION NO. 2020-13 DECLARING COMMITMENT TO THE BROOKLYN CENTER CITY CHARTER

Councilmember Graves read a Resolution in full expressing the City's commitment to the City Charter.

Councilmember Lawrence-Anderson moved, and Councilmember Butler seconded to adopt RESOLUTION NO. 2020-13 Declaring Commitment to the Brooklyn Center City Charter.

Motion passed unanimously.

10b. RESOLUTION APPOINTING CITY COUNCIL MEMBERS TO SERVE AS LIAISONS TO CITY ADVISORY COMMISSIONS AND AS CITY REPRESENTATIVES/VOTING DELEGATES FOR OTHER ORGANIZATIONS FOR 2020

This item was rescheduled to January 27, 2020, Council meeting.

10c. PROCLAMATION ESTABLISHING THE 252 SAFETY TASK FORCE

Mayor Elliott read in full a Proclamation establishing a 252 Safety Task Force.

Councilmember Ryan stated the Proclamation, in effect, would establish a City Commission. He added he would support a correctly phrased Proclamation acknowledging a citizen Task Force. He noted, under City Charter Section 2.02, the establishment of a volunteer citizen Commission requires a recommendation from City Staff, specification of roles and responsibilities, and how the Commission would advise the City Council.

Councilmember Ryan recommended that the City Council table this issue for further review, consideration, and vote at the January 27, 2020 meeting.

City Attorney Troy Gilchrist stated Mayor Elliott shared the Proclamation with him earlier that day. He added the Proclamation of the Mayor, creating a Task Force, requires a vote of approval from the City Council. He noted the Proclamation would be an action of the City Council to

create a volunteer Task Force to review and identify issues and provide recommendations by March 31, 2020.

Councilmember Ryan expressed concern that the Mayor, under the City Charter, does not have the authority to make stand-alone Proclamations, which would have no legal effect. He added this should be a City Council action, giving the Task Force the status and authority of the City Council, and not a Proclamation of the Mayor.

Councilmember Butler stated this would not be an ongoing Commission, but rather a Task Force that will focus on a specific issue that will not continue. She added the Proclamation acknowledges the work that is being done.

Councilmember Ryan stated this would, in effect, be the same as a Commission, even though it is temporary. He added he would like to get recommendations from City Staff and have the opportunity to review this issue. He noted the City Council just received this information tonight. He asked whether City Staff could provide additional information before the City Council's second meeting in January. City Manager Curt Boganey confirmed that it is an option if the City Council decides to table this issue.

Councilmember Butler asked Mayor Elliott whether he worked with City Staff to draft the Proclamation. Mayor Elliott stated he drafted the Proclamation and provided copies to City Staff earlier that day. He added the proposed Task Force should have access to the information they need as they prepare for the Highway 252 meeting on February 3, 2020, with MnDOT. He noted acceptance of the Proclamation would give them the legitimacy they need to request information and have it available before the meeting.

Councilmember Lawrence-Anderson stated the group of residents should complete applications if they are going to be appointed to a Task Force and working on behalf of the City.

Councilmember Butler asked whether applications were required of the Art Task Force members. She questioned whether a formal process is necessary.

Mr. Boganey stated the Art Task Force was established and its members appointed by City Staff, and not the City Council. He added Task Forces established by the City Council would require input from the City Council in terms of selection, methodology, and other criteria.

Councilmember Ryan stated the City Council should follow the City Charter, Section 2.02, by precedent, which applies to volunteer commissions. He added residents would want to come forward when they object to a project. He noted establishing a process for creating a task force like this could be to the City's advantage.

Mayor Elliott stated the Proclamation addresses recommendations for how the Task Force will work and what their purpose is to advise the City Council. He added it is important for the

residents to have access to information to prepare for the MnDOT meeting on February 3, 2020. He stressed the importance of empowering the group of residents as they provide support on an issue that will so significantly affect the community.

Councilmember Graves stated she had hoped this issue would be discussed during the Work Session. She added she supports giving these residents the information they need to prepare for the MnDOT meeting and consider all viewpoints and perspectives. She noted she would help City Staff providing recommendations for what the Task Force would be responsible for.

Councilmember Graves stated she supports moving forward with the Proclamation, making any necessary changes to the initial document, so this group of citizens can have something tangible that they can use to prepare for the February 3, 2020 meeting. She added the City Council could instruct City Staff to follow up with recommendations for bureaucratic processes.

Councilmember Lawrence-Anderson proposed the establishment of a Safety Commission, to review this and other traffic-related issues. She stated she appreciates the work that residents have invested in the Highway 252 issue, and they might also look at other issues. She expressed concern that the City Council has only just received the Task Force proposal and has not had a chance to consider it as a body. She added she is also concerned about whether the City has liability in establishing an official Task Force and empowering citizens to act on behalf of the City in an official capacity. She noted she appreciates the work the residents are doing, and she wants to empower them, but the Proclamation implies that they will be acting under City direction.

Mayor Elliott stated, about liability, he asked the City Attorney to review the Proclamation and, after some modification, confirmed that the language is appropriate. He added the Proclamation confirms that this group may not act on behalf of the City.

Mr. Gilchrist stated any volunteer commission or task force member has the potential to create liability issues for the City, and he is not overly concerned about liability. He added the Open Meeting Law must be followed.

Councilmember Ryan stated he highly values the interests and hard work of engaged citizens. He added the City Council must agree to the best use for the Task Force, which should be discussed in a Work Session before the Task Force is appointed. He recommended this issue be addressed in the City Council's next Work Session, which would still allow the residents time to gather information before the MnDOT meeting.

Councilmember Butler stated she supports the Task Force appointment as it is a good and positive situation to have residents coming forward to become involved in projects. She added she has been vocal about the lack of community involvement in other areas, and she is grateful for the amount of time and passion that the residents are putting into this issue. She noted she does not think it should be a Commission as they will be focusing on an isolated project.

Councilmember Graves stated there is consensus to move forward with approval of the Proclamation, although it would have been helpful to receive it earlier, and there are potential language changes.

Councilmember Ryan stated he would support moving ahead with the Resolution with the removal of the 2nd paragraph, 2nd page, which refers to City Charter Section 2.02, as the intent of the Task Force is explicitly laid out. Mayor Elliott stated that the article was added by the City Attorney and established the City Council's authority in determining advising groups from a legal standpoint. He said the paragraph should remain if the City Attorney intended to add context.

Councilmember Graves moved, and Councilmember Butler seconded to approve a Proclamation Establishing the 252 Safety Task Force.

Motion passed unanimously.

Councilmember Lawrence-Anderson requested that the Task Force members receive copies of the Open Meeting Law and understand their liability. She recommended that Mr. Boganey should meet with the Task Force leader to ensure that the Task Force is equipped with the necessary information and other official items they may need to be considered. Mayor Elliott agreed.

Mr. Gilchrist stated he could pass along to City Staff some suitable materials on this subject from the League of Minnesota Cities.

10d. RESOLUTION NO. 2020-14 SELECTING PRESIDING OFFICERS – MAYOR PRO TEM AND ACTING MAYOR PRO TEM

Mayor Elliott stated it is not necessary to select an Acting President Pro Tem as that will fall to the most senior Councilmember in the room.

Mayor Elliott nominated Councilmember Butler to provide leadership in his absence as Mayor Pro Tem. Councilmember Butler agreed.

Mayor Elliott moved, and Councilmember Graves seconded to adopt RESOLUTION NO. 2020-14 Selecting Presiding Officers Pro Tem and Acting Mayor Pro Tem.

Motion passed unanimously.

10e. RESOLUTION NO. 2020-15 IN SUPPORT OF COP AUTISM RESPONSE EDUCATION AND VITALS APP

Councilmember Graves reviewed a Resolution intended to create support at the State level for funding to support Cops Autism Response Education (CARE) and the Vitals app. She stressed the importance of showing Brooklyn Center's support for these tools, which will provide leverage to activists at the State level.

Mayor Elliott stated he supports the Resolution, adding it is incredibly important for the City Council to support this initiative, and to lend a voice to the activists who want to enact change. He said this support could save lives and falls within the City's responsibilities.

Mr. Boganey stated Police Chief Tim Gannon did some research on the cost of the Vitals app. He added he received information that the price is approximately \$4-5 per month for the app. He noted Chief Gannon stated his research did not indicate that cost pro-rating or reduction based on income would be considered.

Councilmember Graves moved, and Councilmember Ryan seconded to adopt RESOLUTION NO. 2020-15 in support of Cops Autism Response Education (CARE) and the Vitals app.

Motion passed unanimously.

10g. HENNEPIN COUNTY FUNDING FOR 2020 CENSUS

Mayor Elliott presented an opportunity for the City Council to write a letter in support of the allocation of Hennepin County funds for the 2020 Census for low count communities. He apologized that this information was not included in the Council packet. He stated the City would be required to contribute \$1,000 and the County would contribute approximately \$21,000. He added this would be discussed at an upcoming Hennepin County Commissioners meeting. He apologized again for neglecting to get this on this evening's agenda.

Mr. Boganey stated City Staff could draft a letter if that is all that is required for the City Council to endorse the program and obtain funding allocation. He added either formal vote or consensus would be appropriate.

Councilmember Graves stated she supports drafting a letter to pursue funding support for the 2020 Census. She added she recently attended a 2020 Census meeting of the Brooklyns at CAPI, where information was presented on jobs and money that would be available to cities to assist with the Census. She added it is estimated 25,000 residents will undercount many communities.

Mayor Elliott moved, and Councilmember Graves seconded to instruct City Staff to draft a letter related to the 2020 Census to Hennepin County, to be signed by the Mayor on behalf of the City Council, to encourage the allocation of funds to low count cities including Brooklyn Center for \$21,468 with a contribution of \$1,000 from the City of Brooklyn Center.

Motion passed unanimously.

10f. RESOLUTION NO. 2020-16 ADOPTING THE 2040 BROOKLYN CENTER COMPREHENSIVE PLAN UPDATE

There was a discussion among the City Council to table this item due to the late hour. Ms. Beekman stated there is some urgency attached to the adoption of the 2040 Comprehensive Plan, as the City is still operating under the expired Comprehensive Plan.

Mr. Gilchrist recommended that the City Council receive the Staff Report and adopt the 2040 Comprehensive Plan, so it is the current Plan.

Ms. Beekman reviewed the 2040 Comprehensive Plan process, which is overseen by the Metropolitan Council and required every ten years. The City of Brooklyn Center was required to review the 2030 Comprehensive Plan and make amendments to bring the system statement into compliance with the Thrive MSP 2040 document and other related documents and plans. The City of Brooklyn Center hired Swanson Haskamp Consulting to provide background information and assist with the process.

Ms. Beekman stated community input and feedback on the proposed Comprehensive Plan was received at multiple community events and information sessions over two years. The results of these sessions were used to guide goals and strategies related to land use, development and housing. All of Brooklyn Center's Commissions and Committees were engaged in this process, and the draft was made public during the Public Comment period during which the Planning Commission held a public hearing and received additional comments. The final document was recommended for approval to the Metropolitan Council in April 2019, and their Community Development Committee unanimously approved with no changes.

Ms. Beekman stated City Staff recommends that the City Council adopt the 2040 Comprehensive Plan in its final form. She added the City would have six months to make updates and bring the City's Zoning Code into compliance.

Mayor Elliott asked whether there is a process to update the Comprehensive Plan after it is approved. Ms. Beekman confirmed this, adding there is an administrative process for amendments through the Metropolitan Council. She noted the goal of the City's Zoning Task Force is to align the City's Zoning Code with the 2040 Comprehensive Plan.

Mayor Elliott asked whether there is some flexibility in terms of the types of amendments that the Task Force can implement. Ms. Beekman stated there is guidance in areas such as land use and density, but in other areas, there is broad discretion. She added the Comprehensive Plan identifies five new future land use designations, including neighborhood mixed-use as well as a range of commercial and residential uses. He added Zoning Districts and what is allowed is entirely up to the City to dictate, but the Comprehensive Plan dictates density and land use.

Mayor Elliott asked whether the City would need to change the zoning on a property if it is guided for different use by the Comprehensive Plan. Ms. Beekman answered in the affirmative.

Mayor Elliott asked whether the City will be legally bound by the 2040 Comprehensive Plan to amend the Zoning Code. Ms. Beekman confirmed this.

Councilmember Graves stated Mayor Elliott had indicated this Agenda Item would be addressed for informational purposes. She stressed the importance of moving on to other discussion items, as City Staff has done a thorough and excellent job on the 2040 Comprehensive Plan process.

Mayor Elliott stated zoning changes would have many implications in Brooklyn Center. He stressed the importance of having an active discussion about zoning and its impacts. He added he wants to be open to modifying the 2040 Comprehensive Plan and City zoning.

Councilmember Graves moved, and Councilmember Ryan seconded to adopt RESOLUTION NO. 2020-16 Adopting the 2040 Brooklyn Center Comprehensive Plan Update.

Motion passed unanimously.

11. COUNCIL REPORT

The City Council agreed to forego Council Reports in the interest of time.

12. ADJOURNMENT

Councilmember Ryan moved, and Councilmember Butler seconded adjournment of the City Council meeting at 9:03 p.m.

Motion passed unanimously.

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL/ECONOMIC
DEVELOPMENT AUTHORITY OF THE CITY OF BROOKLYN CENTER
IN THE COUNTY OF HENNEPIN AND
THE STATE OF MINNESOTA

WORK SESSION
JANUARY 13, 2020
CITY HALL – COUNCIL CHAMBERS

CALL TO ORDER

The Brooklyn Center City Council/Economic Development Authority (EDA) met in Work Session called to order by Mayor/President Mike Elliott at 9:07 p.m.

ROLL CALL

Mayor/President Mike Elliott and Councilmembers/Commissioners Marquita Butler, April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, Community Development Director Meg Beekman, City Engineer Doran Cote, City Clerk Barb Suciu, and City Attorney Troy Gilchrist.

**FREEWAY PARK – MOUND CEMETERY
MEMORANDUM OF UNDERSTANDING**

City Engineer Doran Cote reviewed a proposed Memorandum of Understanding between the City of Brooklyn Center and the Mound Cemetery Association. He added the City entered into a 75-year lease for a 4-acre portion of Mound Cemetery in 1971 for use as a park. The Cemetery Association, after discussions with City Staff, is requesting that the lease be vacated, and property transitioned back to Mound Cemetery. City Staff was concerned about the importance of maintaining a City park, and a consulting firm, ISG Landscaping, was retained to assist with this issue.

Mr. Cote stated an Open House was held in February 2019 during a Park and Recreation Commission meeting at West Palmer Lake Park. He added ISG consultants presented three options for consideration, and the Park and Recreation Commission recommended Option 1. He noted the potential park plan in Option 1 is a future 1-acre parcel with open space, trail adjustment, and a landscape barrier between the park and the cemetery.

Mr. Cote stated Option 2 was a 2-acre park with larger open space, and Option 3 included a joint-use facility building to be shared by the cemetery and the park.

Mr. Cote stated City Staff met with the Mound Cemetery Association, and they agreed to donate 1 acre for Option 1. He added City Staff had prepared a Memorandum of Understanding related to this agreement, with terms for the donation of 1 acre, with retention of the current ballpark and trail. With the formal lease termination, the City is free to re-name the park subject to City Council/EDA approval. The City would pay all costs associated with the donation and would

construct a fence between the City-owned park and the cemetery that would be maintained by the Cemetery Association. The City would restore the land formerly used as a park back to its original state for use by the Cemetery Association.

Mr. Cote requested City Council/EDA feedback and comment on this issue.

Councilmember/Commissioner Graves asked whether the ballfield is a baseball diamond. Mr. Cote stated it is a baseball diamond, but there is no programming in the park. He added space is used for practice and play, and open space activities. He said the open space is too small for a full soccer field.

Mayor/President Elliott stated he supports the inclusion of open space for multi-use activities.

Councilmember/Commissioner Graves agreed, adding she supports Option 1.

Councilmember/Commissioner Lawrence-Anderson agreed, noting there are other parks nearby, including West Palmer Park, Willow Lane Park, and Centennial Park.

City Manager Curt Boganey stated, regarding Option 1, the agreement with the Cemetery Association is not related to the type of recreational uses in the proposed design, but rather the Association's acceptance of the amount of land that would be preserved for City use.

A representative of the Mound Cemetery Association, a volunteer board dedicated to meeting the needs of grieving families as well as providing end of life services, stated the cemetery has had a good relationship with the City and hopes to continue to work together. He added the Association supports Option 1.

Mayor/President Elliott stressed the importance of considering the types of activities that will go into the park, and to look at options for multi-use spaces.

Mr. Boganey stated there had been in discussions with the ISG consultant regarding the best uses for the park space. He added the design for Option 1 was the result of quite a bit of deliberation.

Mr. Boganey stated City Staff would prepare the MOU for formal adoption by the City Council/EDA at an upcoming meeting.

CURBSIDE RESIDENTIAL ORGANICS RECYCLING OPTIONS

Tim Pratt, Brooklyn Park Recycling Manager, reviewed a Joint Powers Agreement (JPA), administered by the Hennepin Recycling Group (HRG), of which he is the Administrator. He added a recent Ordinance passed by Hennepin County requires that cities will provide residents with the opportunity to have curbside organic materials recycling by January 2022. He noted organic materials are items that are not appropriate for backyard composting, and for which there

are abundant local markets for the production of anaerobic digestion which produces and harvests methane.

Mr. Pratt stated two program models, organized collection and open market, are under consideration. He added organized collection, similar to traditional recycling, which is provided for all residents and can involve a patented blue bag that is placed in a trash container for collecting and delivery to a composting facility. He noted open market requires residents to contract with a service individually for their organics recycling.

Mr. Pratt stated the HRG Board is recommending an update of licensing requirements that will require haulers to offer organics recycling, which would take less staff time and fewer resources. He added the Board proposes reducing the cost of the first year of service through the use of funding from the Hennepin County Organics Recycling Fund. He noted the cities of New Hope and Crystal are amenable to this proposal, and if Brooklyn Center City Council/EDA agrees, the HRG Board will move forward with updating definitions and hauling license applications.

Mayor/President Elliott asked how much the first year of service will cost, with financial assistance from the Hennepin County Recycling Fund. Mr. Pratt stated it would depend upon the number of residents that receive the funding. He added the annual fee for organics recycling is \$69.95.

Councilmember/Commissioner Ryan asked whether residents would have the option to subscribe to organics recycling that is offered by their hauler. Mr. Pratt confirmed this.

Councilmember/Commissioner Lawrence-Anderson stated she supports the open enrollment option, where organic recycling should be encouraged, but not mandated for residents to comply. She noted she would support a requirement that all garbage haulers must offer organics recycling to their customers.

Mayor/President Elliott asked whether the City mandates recycling. Mr. Pratt stated traditional recycling is a State requirement, but residents are not required to participate. He added the rate of participation for traditional recycling is approximately 90%.

Mayor/President Elliott asked whether any of Brooklyn Center's haulers can offer organics recycling. Mr. Pratt stated Randy's Sanitation is the only hauler offering the service, although the HRG Board has had discussions with other haulers as well. He added many haulers have commercial recycling, but residential organics recycling would be a new facet to their business.

Mayor/President Elliott asked whether there will be accommodations or grant opportunities for residents who want to do organics recycling but can't afford it. Mr. Pratt stated the County has a free drop-off location, and the Board has discussed adding more drop-off locations but decided not to pursue that possibility.

Councilmember/Commissioner Graves expressed interest in the anaerobic digestion process that produces methane. Mr. Pratt stated a request for qualifications for this method was submitted to Hennepin County but was not considered due to the high costs of owning and operating such a facility.

Mayor/President Elliott stated there is an economic component to this agreement. He requested consideration of ways to provide financial support for this environmentally friendly program for residents who want to participate but are not able to afford it.

Councilmember/Commissioner Lawrence-Anderson stated she fully supports the open enrollment option and asked why the recycling hauler would not coordinate organics recycling. Mr. Pratt said Brooklyn Center's traditional recycling is a City-wide contract, which would have to be amended.

Mr. Boganey stated no action is required on this item. He added City Staff would prepare changes to the current Ordinance for presentation to the City Council/EDA at an upcoming meeting, to put this change into effect.

Mayor/President Elliott stated the remaining Work Session Agenda items should be tabled to another meeting due to the late hour.

Councilmember/Commissioner Lawrence-Anderson requested that the group that has been waiting should be first on the agenda for the next Work Session.

ADJOURNMENT

Councilmember/Commissioner Graves moved, and Councilmember/Commissioner Lawrence-Anderson seconded adjournment of the City Council/Economic Development Authority Work Session at 10:00 p.m.

Motion passed unanimously.

Council Regular Meeting

DATE: 1/27/2020

TO: City Council

FROM: Curt Boganey, City Manager

THROUGH: Dr. Reggie Edwards, Deputy City Manager

BY: Alix Bentrud, Deputy City Clerk

SUBJECT: Approval of Licenses

Background:

The following businesses/persons have applied for City licenses as noted. Each business/person has fulfilled the requirements of the City Ordinance governing respective licenses, submitted appropriate applications, and paid proper fees.

Applicants for rental dwelling licenses are in compliance with Chapter 12 of the City Code of Ordinances, unless comments are noted below the property address on the attached rental report.

INTOXICATING LIQUOR AND SUNDAY SALES

Bayou Crab Shack 1360 Shingle Creek Crossing
 Brooklyn Center, MN

SIGN HANGERS LICENSE

Mathey Sign 831 Coon Rapids Blvd NW
 Coon Rapids 55433

Strategic Priorities and Values:

Safe, Secure, Stable Community, Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
Rental Criteria	5/7/2019	Backup Material

Property Code and Nuisance Violations Criteria		
License Category (Based on Property Code Only)	Number of Units	Property Code Violations per Inspected Unit
Type I – 3 Year	1-2 units	0-2
	3+ units	0-0.75
Type II – 2 Year	1-2 units	Greater than 2 but not more than 5
	3+ units	Greater than 0.75 but not more than 1.5
Type III – 1 Year	1-2 units	Greater than 5 but not more than 9
	3+ units	Greater than 1.5 but not more than 3
Type IV – 6 Months	1-2 units	Greater than 9
	3+ units	Greater than 3

b. Police Service Calls.

Police call rates will be based on the average number of valid police calls per unit per year. Police incidences for purposes of determining licensing categories shall include disorderly activities and nuisances as defined in Section 12-911, and events categorized as Part I crimes in the Uniform Crime Reporting System including homicide, rape, robbery, aggravated assault, burglary, theft, auto theft and arson.

Calls will not be counted for purposes of determining licensing categories where the victim and suspect are “Family or household members” as defined in the Domestic Abuse Act, Minnesota Statutes, Section 518B.01, Subd. 2 (b) and where there is a report of “Domestic Abuse” as defined in the Domestic Abuse Act, Minnesota Statutes, Section 518B.01, Subd. 2 (a).

License Category	Number of Units	Validated Calls for Disorderly Conduct Service & Part I Crimes (Calls Per Unit/Year)
No Category Impact	1-2	0-1
	3-4 units	0-0.25
	5 or more units	0-0.35
Decrease 1 Category	1-2	Greater than 1 but not more than 3
	3-4 units	Greater than 0.25 but not more than 1
	5 or more units	Greater than 0.35 but not more than 0.50
Decrease 2 Categories	1-2	Greater than 3
	3-4 units	Greater than 1
	5 or more units	Greater than 0.50

Council Regular Meeting

DATE: 1/27/2020

TO: City Council

FROM: Curt Boganey, City Manager

THROUGH: Dr. Reggie Edwards, Deputy City Manager

BY: Barb Suciu, City Clerk

SUBJECT: Resolution Removing the Fee for a Public Dance License, Establishing a Fee for an Entertainment License, and Update the 2020 Fee Schedule

Background:

With adopting Ordinance 2019-14, the 2020 Fee Schedule needs to be amended. This resolution will eliminate the public dance license and and establish the Entertainment License fee.

Budget Issues:

None

Strategic Priorities and Values:

Enhanced Community Image, Safe, Secure, Stable Community, Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
Resolution	1/21/2020	Cover Memo

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION AMENDING THE 2020 FEE SCHEDULE WITH
ELIMINATING THE PUBLIC DANCE LICENSE FEE AND ADDING THE
ENTERTAINMENT LICENSE FEE

WHEREAS, the City Council of the City of Brooklyn Center adopted Resolution 97-180 on October 14, 1997 adopting the fee for Public Dance license; and

WHEREAS, the City Council of the City of Brooklyn Center recently replaced the Public Dance license with the Entertainment License; and

WHEREAS, the 2020 Fee Schedule will be amended to remove the Public Dance license and replace it with Entertainment License fee.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center amends the 2020 Fee Schedule with eliminating the Public Dance License fee and adding the Entertainment License Fee.

Entertainment License Fee

\$300

Date

Mike Elliott, Mayor

ATTEST: _____
Barb Suciu, City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member
and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

Council Regular Meeting

DATE: 1/27/2020

TO: City Council

FROM: Curt Boganey, City Manager

THROUGH: Dr. Reggie Edwards, Deputy City Manager

BY: Barb Suciu, City Clerk

SUBJECT: Resolution Appointing Brooklyn Center Representatives to Executive Committee and/or Board of Directors of the Brooklyn Bridge Alliance for Youth, Hennepin Recycling Group, Local Government Information Systems, Minneapolis Northwest Convention & Visitors Bureau, North Metro Mayors Association, Northwest Suburbs Cable Communications Commission, Pets Under Police Security, and Twin Lake Joint Powers Organization

Background:

The City of Brooklyn Center has entered into several Joint and Cooperative Agreements with various organizations. Each of the joint powers agreements have been reviewed and the organizations whose agreements provide that appointment of directors be made by the governing body or by City Council resolution have been identified.

Some of the agreements require annual appointment, some provide that a director is appointed until succeeded, and some provide that a certain position serve as the representative. A summary of each of the Joint and Cooperative Agreements can be found in the Section VII of the City Council Reference Book.

Budget Issues:

There are no budget issues to consider.

Strategic Priorities and Values:

Enhanced Community Image, Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
Resolution	1/22/2020	Resolution Letter

Member
moved its adoption:

introduced the following resolution and

RESOLUTION NO. _____

RESOLUTION APPOINTING BROOKLYN CENTER REPRESENTATIVES TO EXECUTIVE COMMITTEE AND/OR BOARD OF DIRECTORS OF THE BROOKLYN BRIDGE ALLIANCE FOR YOUTH, HENNEPIN RECYCLING GROUP, LOCAL GOVERNMENT INFORMATION SYSTEMS, MINNEAPOLIS NORTHWEST CONVENTION & VISITORS BUREAU, NORTH METRO MAYORS ASSOCIATION, NORTHWEST SUBURBS CABLE COMMUNICATIONS COMMISSION, PETS UNDER POLICE SECURITY, AND TWIN LAKES JOINT POWERS ORGANIZATION

WHEREAS, the City of Brooklyn Center entered into a Joint Powers Agreement for the establishment of the Brooklyn Bridge Alliance for Youth on November 24, 2008, and Article III, Section 3.2, of the joint powers agreement states that each member appoints one member of its governing body as a voting Director, one Alternate Director, one Director from the City's Police Department, and one Director from the City's Parks and Recreation Department; and

WHEREAS, the City of Brooklyn Center entered into a Joint and Cooperative Agreement for the establishment of Hennepin Recycling Group on August 1, 1988, and Article IV, Section 2, of the joint powers agreement states that the governing body of a member appoints directors; and

WHEREAS, the City of Brooklyn Center entered into a Joint and Cooperative Agreement for the establishment of Local Government Information Systems (LOGIS), on May 1, 1972, and Article IV, Section 1, of the joint powers agreement states that the governing body of a member appoints directors; and

WHEREAS, the City of Brooklyn Center entered into a Joint and Cooperative Agreement for the establishment of the North Metro Convention and Tourism Bureau, now known as Minneapolis Northwest Convention & Visitors Bureau, on September 8, 1986, and Article IV, Section 2, of the bylaws states that each member City may appoint one Director and one Alternate Director to the Board of Directors.

WHEREAS, the City of Brooklyn Center entered into a Joint Powers Agreement for the establishment of the North Metro Mayors Association on June 26, 1989, and the joint powers agreement states that the governing body of a member appoints two directors, one of whom shall be the City Manager or other designee; and

WHEREAS, the City of Brooklyn Center entered into a Joint and Cooperative Agreement for the establishment of the Northwest Suburbs Cable Communications Commission on September 24, 1979, and Article VI, Section 1, of the joint powers agreement states that the City Council of a member appoints Commissioners; and

WHEREAS, the City of Brooklyn Center entered into a Joint and Cooperative Agreement for the establishment of Pets Under Police Security (PUPS) on September 10, 1990, and Article IV, Section 2, of the joint powers agreement states that the governing body of a member appoints directors; and

RESOLUTION NO. _____

WHEREAS, the City of Brooklyn Center entered into a Joint and Cooperative Agreement for the establishment of the Twin Lakes Joint Powers Organization on January 14, 1991, and Article IV, Section 2, of the joint powers agreement states that the governing body of a member appoints directors; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota, that the following appointments are hereby approved:

Brooklyn Bridge Alliance for Youth, Member	Mike Elliott
Brooklyn Bridge Alliance for Youth, Alternate Member	Marquita Butler
Brooklyn Bridge Alliance for Youth, Police	Tim Gannon
Brooklyn Bridge Alliance for Youth, Parks and Recreation	Jim Glasoe
Hennepin Recycling Group, Director	Curt Boganey
Hennepin Recycling Group, Alternate Director	Andrew Hogg
Local Government Information Systems (LOGIS), Director	Reggie Edwards
Local Government Information Systems (LOGIS), Alternate Director	Dessi Larsen
Minneapolis Northwest Convention & Visitors Bureau, Director	Mike Elliott
Minneapolis Northwest Convention & Visitors Bureau, Alternate Director	Dan Ryan
North Metro Mayors Association, Director – City Manager	Curt Boganey
North Metro Mayors Association, Director	Tim Willson
Northwest Suburbs Cable Communications Commission, Council	Mike Elliott
Northwest Suburbs Cable Communications Commission, Resident	Darryl Sannes
Pets Under Police Security, Director	Richard Gabler
Pets Under Police Security, Alternate Director	Garett Flesland
Twin Lakes Joint Powers Organization, Director	Tim Gannon
Twin Lakes Joint Powers Organization, Alternate Director	Tony Gruenig

January 27, 2020

Date

Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

Council Regular Meeting

DATE: 1/27/2020

TO: City Council

FROM: Curt Boganey, City Manager

THROUGH: Dr. Reggie Edwards, Deputy City Manager

BY: Barb Suciu, City Clerk

SUBJECT: Resolution Appointing Election Judges for the 2020 Presidential Nomination Primary

Background:

Minnesota Statutes, Section 204B.21, subdivision 2, requires election judges to be appointed the governing body at least 25 days before the election at which the election judges will serve.

Minnesota Statutes, Section 203B.121, provides that the absentee ballot board may include staff trained as election judges. Because the absentee ballot board accepts or rejects absentee ballots in such a timely manner, it is imperative that City Staff be appointed to the absentee ballot board.

Budget Issues:

The expense for Presidential Nomination Primary election judges is included in the 2020 Budget.

Strategic Priorities and Values:

Inclusive Community Engagement, Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
State Statutes	1/17/2020	Backup Material
Resolution	1/17/2020	Resolution Letter

204B.21 Subd. 2

Subd. 2. **Appointing authority; powers and duties.** Election judges for precincts in a municipality shall be appointed by the governing body of the municipality. Election judges for precincts in unorganized territory and for performing election-related duties assigned by the county auditor shall be appointed by the county board. Election judges for a precinct composed of two or more municipalities must be appointed by the governing body of the municipality or municipalities responsible for appointing election judges as provided in the agreement to combine for election purposes. Except as otherwise provided in this section, appointments shall be made from the list of voters who reside in each precinct, furnished pursuant to subdivision 1, subject to the eligibility requirements and other qualifications established or authorized under section 204B.19. At least two election judges in each precinct must be affiliated with different major political parties. If no lists have been furnished or if additional election judges are required after all listed names in that municipality have been exhausted, the appointing authority may appoint other individuals who meet the qualifications to serve as an election judge, including persons on the list furnished pursuant to subdivision 1 who indicated a willingness to travel to the municipality, and persons who are not affiliated with a major political party. An individual who is appointed from a source other than the list furnished pursuant to subdivision 1 must provide to the appointing authority the individual's major political party affiliation or a statement that the individual does not affiliate with any major political party. An individual who refuses to provide the individual's major political party affiliation or a statement that the individual does not affiliate with a major political party must not be appointed as an election judge. The appointments shall be made at least 25 days before the election at which the election judges will serve, except that the appointing authority may pass a resolution authorizing the appointment of additional election judges within the 25 days before the election if the appointing authority determines that additional election judges will be required.

2019 MINNESOTA ELECTION LAWS

203B.121 BALLOT BOARDS.

Amendment to subd. 4 is effective July 1, 2019

Subdivision 1. **Establishment; applicable laws.** (a) The governing body of each county, municipality, and school district with responsibility to accept and reject absentee ballots must, by ordinance or resolution, establish a ballot board. The board must consist of a sufficient number of election judges trained in the handling of absentee ballots and appointed as provided in sections 204B.19 to 204B.22. The board may include deputy county auditors or deputy city clerks who have received training in the processing and counting of absentee ballots.

(b) Each jurisdiction must pay a reasonable compensation to each member of that jurisdiction's ballot board for services rendered during an election.

(c) Except as otherwise provided by this section, all provisions of the Minnesota Election Law apply to a ballot board.

Member
and moved its adoption:

introduced the following resolution

RESOLUTION NO. _____

RESOLUTION APPOINTING ELECTION JUDGES FOR THE 2020
ELECTIONS

WHEREAS, a Presidential Nomination Primary Election is March 3, 2020; and

WHEREAS, *Minn. Stat. 204B.21, subd. 2*, requires that persons serving as election judges be appointed by the Council at least 25 days before the election at which the election judges will serve.

BE IT RESOLVED by the City Council of the City of Brooklyn Center that the individuals named below and on file in the office of the City Clerk are appointed to perform the duties of election judge and/or be appointed as the Brooklyn Center Absentee Ballot Board election judges.

BE IT RESOLVED the City Council also appoints other individuals and all members appointed to the Hennepin County Absentee Ballot Board as authorized under *Minn. Stat. 204B.21, subd. 2*, under the direction of the City Clerk, to serve as members of the Brooklyn Center Absentee Ballot Board.

BE IT FURTHER RESOLVED that the City Clerk is with this, authorized to make any substitutions or additions as deemed necessary.

Tamika Baskin
Lynn Bennethum
Tedd Bennethum
Andrea Bentrud
Mawuli Blabuh
Christine Bonovsky
Doris Branch
Don Bumgarner
Anne C
Charles Calhoun
Jean Carlson
Rebecca Crass
Kathryn Ellgren
Magdy Elyamany

Mary Gersetich
Mark Goodell
Charice Goude
Carolyn Green
Allan Hancock
Philip Henrichs
Sara Huffman
Joseph Jablonski
Connor Janostin
Charlene Johnson
Lynne Johnston
Mary King
Karen Knutson
Sharon Krieger

Robert Kumagai
Stephen Long
Sandra Malcom
Gayle Merritt
Patty Mesebrink
Sue Minor
Susan Okerstrom
Debbie Paine
Vanessa Peterson
John Polz
Kathleen Pullen
Karen Richter
Peggy Seibert
Honey Speltz

Tim Thorbus
Beverly Truran
Diane Visser

City Staff
Alix Bentrud
Sheila Bear
Nichole Clausell
Cynthia Majors
Barb Suci

January 27, 2020

Date

Mayor

ATTEST: _____
City Clerk

RESOLUTION NO. _____

The motion for the adoption of the foregoing resolution was duly seconded by member
and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:
whereupon said resolution was declared duly passed and adopted.

Council Regular Meeting

DATE: 1/27/2020

TO: City Council

FROM: Curt Boganey, City Manager

THROUGH: Reggie Edwards, Deputy City Manager

BY: Kelli Wick, Human Resources Director

SUBJECT: Pay Equity Compliance Report 2019

Background:

The Minnesota Department of Management and Budget notified the City of Brooklyn Center in its e-mail dated November 15, 2019, that we must submit our Pay Equity Information as required by the Local Government Pay Equity Act. Our jurisdiction was found in compliance based on our 2016 report and the next regular report is due January 31, 2020. This report must show data in place as of December 31, 2019.

State law (M.S. 471.991-471.999) and Minnesota Rules (Chapter 3920) requires all public jurisdictions to eliminate any sex-based wage inequities in compensation. Pay Equity is a method of eliminating discrimination against women who are paid less than men for jobs requiring comparable levels of expertise. This goes beyond the familiar idea of "equal pay for equal work" where men and women with the same jobs must be paid equally. A policy to establish pay equity usually means: 1) that all jobs will be evaluated and given points according to the level of knowledge and responsibility required to do the job; and 2) that salary adjustments will be made if it is discovered that women are consistently paid less than men for jobs with similar points.

In conducting preliminary reports of our pay equity data it appears that we are in compliance. The report reviews the total number of male and female employees listed for each job class including part-time employees who work at least an average of 14 hours per week and 67 days per year. It determines if male and female dominated classes are being paid in a manner that eliminates discrimination against women. The compensation for female-dominated classes should not be consistently below the compensation for male-dominated classes of comparable work value. Jurisdictions are found in compliance if they achieve an underpayment ratio of 80% or more. The city has an underpayment ratio of 101.90%.

Budget Issues:

There are no budget issues to consider.

Strategic Priorities and Values:

Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
Pay Equity Report	1/22/2020	Backup Material

Part A: Jurisdiction Identification*** DRAFT COPY ***

Jurisdiction: Brooklyn Center
6301 Shingle Creek Parkway

Jurisdiction Type: City

Brooklyn Center MN 55430

Contact: Kelli Wick

Phone: (763) 569-3300

E-Mail: kwick@ci.brooklyn-center.mn.us

Part B: Official Verification

1. The job evaluation system used measured skill, effort responsibility and working conditions and the same system was used for all classes of employees.

The system used was: Consultant's System

Description:

Hay

2. Health Insurance benefits for male and female classes of comparable value have been evaluated and:

3. An official notice has been posted at:

City Hall & Employee Bulletin Board
(prominent location)

informing employees that the Pay Equity Implementation Report has been filed and is available to employees upon request. A copy of the notice has been sent to each exclusive representative, if any, and also to the public library.

The report was approved by:

City Council
(governing body)

Michael Elliot
(chief elected official)

Mayor
(title)

Part C: Total Payroll

\$16,733,534.00

is the annual payroll for the calendar year just ended December 31.

- ☐ Checking this box indicates the following:

- signature of chief elected official
- approval by governing body
- all information is complete and accurate, and
- all employees over which the jurisdiction has final budgetary authority are included

Date Submitted:

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Compliance Report

Jurisdiction: Brooklyn Center
6301 Shingle Creek Parkway

Report Year: 2020
Case: 2 - 2019 data (Private (Jur Only))

Brooklyn Center MN 55430

Contact: Kelli Wick

Phone: (763) 569-3300

E-Mail: kwick@ci.brooklyn-center.mn.us

The statistical analysis, salary range and exceptional service pay test results are shown below. Part I is general information from your pay equity report data. Parts II, III and IV give you the test results.

For more detail on each test, refer to the Guide to Pay Equity Compliance and Computer Reports.

I. GENERAL JOB CLASS INFORMATION

	Male Classes	Female Classes	Balanced Classes	All Job Classes
# Job Classes	47	35	8	90
# Employees	130	52	34	216
Avg. Max Monthly Pay per employee	6,392.54	5,033.48		5,742.24

II. STATISTICAL ANALYSIS TEST

A. Underpayment Ratio = 101.90 *

	Male Classes	Female Classes
a. # At or above Predicted Pay	21	16
b. # Below Predicted Pay	26	19
c. TOTAL	47	35
d. % Below Predicted Pay (b divided by c = d)	55.32	54.29

*(Result is % of male classes below predicted pay divided by % of female classes below predicted pay.)

B. T-test Results

Degrees of Freedom (DF) = 180

Value of T = 1.021

a. Avg. diff. in pay from predicted pay for male jobs = \$58

b. Avg. diff. in pay from predicted pay for female jobs = (\$23)

III. SALARY RANGE TEST = 93.54 (Result is A divided by B)

A. Avg. # of years to max salary for male jobs = 5.14

B. Avg. # of years to max salary for female jobs = 5.50

IV. EXCEPTIONAL SERVICE PAY TEST = 0.00 (Result is B divided by A)

A. % of male classes receiving ESP 2.13 *

B. % of female classes receiving ESP 0.00

*(If 20% or less, test result will be 0.00)

Job Class Data Entry Verification List

Brooklyn Center

LGID 490

Case: 2019 data

Job Nbr	Class Title	Nbr Males	Nbr Females	Class Type	Jobs Points	Min Mo Salary	Max Mo Salary	Yrs to Max Salary	Yrs of Service	Exceptional Service Pay
1	PT EBHC Set Crew	2	1	B	82	\$2,117.00	\$2,576.00	5.50	0.00	
2	PT Custodian (EBHC)	0	1	F	82	\$2,117.00	\$2,576.00	5.50	0.00	
3	PT Golf Outside Services	2	1	B	117	\$1,810.00	\$2,202.00	5.50	0.00	
4	PT Liquor Store Cashier	6	3	B	122	\$2,235.00	\$2,719.00	5.50	0.00	
5	PT Lifeguard/Swim Instruc	2	1	B	125	\$2,024.00	\$2,463.00	5.50	0.00	
6	Maintenance Custdian	1	0	M	134	\$3,246.00	\$3,950.00	5.50	0.00	
7	Liquor Store Lead	0	2	F	144	\$2,869.00	\$3,491.00	5.50	0.00	
8	PT Recreation Coordinator	0	1	F	144	\$3,039.00	\$3,699.00	5.50	0.00	
9	EBHC Crew Chief PT	2	0	M	144	\$2,643.00	\$3,217.00	5.50	0.00	
10	Police Cadet	2	0	M	144	\$2,918.00	\$3,551.00	5.50	0.00	
11	PT Community Service Off	6	1	M	144	\$2,918.00	\$3,551.00	5.50	0.00	
12	EBHC Setup Crew Chief	2	0	M	144	\$2,869.00	\$3,491.00	5.50	0.00	
13	PT EBHC Maintenance	0	1	F	144	\$2,709.00	\$3,297.00	5.50	0.00	
14	Recreation Clerk/Receptio	0	3	F	144	\$2,918.00	\$3,551.00	5.50	0.00	
15	Seasonal Maint. Workers	6	0	M	144	\$2,047.00	\$2,492.00	5.50	0.00	
16	EBHC Maint Cust.	2	0	M	160	\$3,583.00	\$4,360.00	5.50	0.00	
17	Liquor Store Office Assista	0	1	F	169	\$3,246.00	\$3,950.00	5.50	0.00	
18	EBHC Secretary/Receptio	0	1	F	169	\$3,246.00	\$3,950.00	5.50	0.00	
19	Customer Service Rep.	0	1	F	169	\$3,246.00	\$3,950.00	5.50	0.00	
20	Maintenance Technician	1	0	M	170	\$3,583.00	\$4,360.00	5.50	0.00	
21	Utilities Tech. II	0	2	F	173	\$3,858.00	\$4,695.00	5.50	0.00	
22	Accounting Tech II	0	1	F	173	\$3,858.00	\$4,695.00	5.50	0.00	
23	Property Technician	0	1	F	173	\$3,583.00	\$4,360.00	5.50	0.00	
24	Police Records Technician	0	6	F	177	\$3,583.00	\$4,360.00	5.50	0.00	
25	Night Service Person	1	0	M	177	\$5,069.00	\$5,069.00	0.00	11.00	
26	Police Records Specialist	0	1	F	183	\$3,858.00	\$4,695.00	5.50	0.00	
27	Central Garage Adm Tech	0	1	F	183	\$3,583.00	\$4,360.00	5.50	0.00	
28	Crime Prevention Specialis	0	1	F	183	\$4,259.00	\$5,183.00	5.50	0.00	
29	Adm. SecEBHC Billing Cle	0	1	F	183	\$3,583.00	\$4,360.00	5.50	0.00	
30	PW Adm Assistant	0	1	F	187	\$3,858.00	\$4,695.00	5.50	0.00	
31	Police Adm. Assistant	0	1	F	187	\$3,858.00	\$4,695.00	5.50	0.00	
32	Deputy City Clerk	0	1	F	187	\$3,858.00	\$4,695.00	5.50	0.00	
33	Maint. II	21	0	M	192	\$3,780.00	\$5,116.00	3.50	0.00	
34	CARS Administrative Asst.	0	1	F	193	\$3,858.00	\$4,695.00	5.50	0.00	
35	Public Works Adm Tech	0	1	F	194	\$3,858.00	\$4,695.00	5.50	0.00	
36	BCS/BD Adm. Assistant	0	4	F	194	\$3,858.00	\$4,695.00	5.50	0.00	
37	Mechanic	3	0	M	197	\$5,317.00	\$5,317.00	0.00	24.00	
38	Police Crime Analyst	1	0	M	199	\$5,062.00	\$6,161.00	5.50	0.00	
39	Sales Manager	0	6	F	203	\$4,389.00	\$5,342.00	5.50	0.00	
40	HR/Benefits Specialist	0	1	F	208	\$4,474.00	\$5,445.00	5.50	0.00	
41	Payroll/HR Technician	0	1	F	208	\$4,474.00	\$5,445.00	5.50	0.00	
42	Fire Adm. Coordinator	0	1	F	212	\$3,955.00	\$4,813.00	5.50	0.00	
43	Property Code Specialist	3	0	M	233	\$4,939.00	\$6,010.00	5.50	0.00	
44	Maintenance Lead	1	0	M	233	\$4,819.00	\$5,864.00	5.50	0.00	
45	Sales Director	0	1	F	238	\$5,090.00	\$6,195.00	5.50	0.00	
46	Community Engagement S	0	1	F	238	\$3,858.00	\$4,695.00	5.50	0.00	
47	IT Technician	1	0	M	238	\$4,819.00	\$5,864.00	5.50	0.00	
48	Firefighter	2	1	B	243	\$2,946.00	\$2,946.00	0.00	22.00	
49	EBHC Operations Director	1	0	M	252	\$5,348.00	\$6,508.00	5.50	0.00	
50	Housing & Bldg. Inspector	3	0	M	262	\$5,588.00	\$6,800.00	5.50	0.00	
51	Eng. Tech III	2	1	B	275	\$5,189.00	\$6,315.00	5.50	0.00	
52	Police Support Services M	1	0	M	275	\$5,632.00	\$6,853.00	5.50	0.00	
53	Liquor Store Manager	3	0	M	275	\$5,090.00	\$6,195.00	5.50	0.00	
54	Police Officer	26	6	M	280	\$4,681.00	\$6,883.00	3.00	0.00	Longevity
55	Detective	4	2	B	280	\$6,883.00	\$7,924.00	0.00	8.00	Longevity
56	IT/GIS Specialist	1	0	M	282	\$5,319.00	\$6,473.00	5.50	0.00	
57	Golf Course Superintendent	1	0	M	297	\$5,348.00	\$6,508.00	5.50	0.00	
58	City Clerk	0	1	F	301	\$5,917.00	\$7,200.00	5.50	0.00	

Job Class Data Entry Verification List

Case: 2019 data

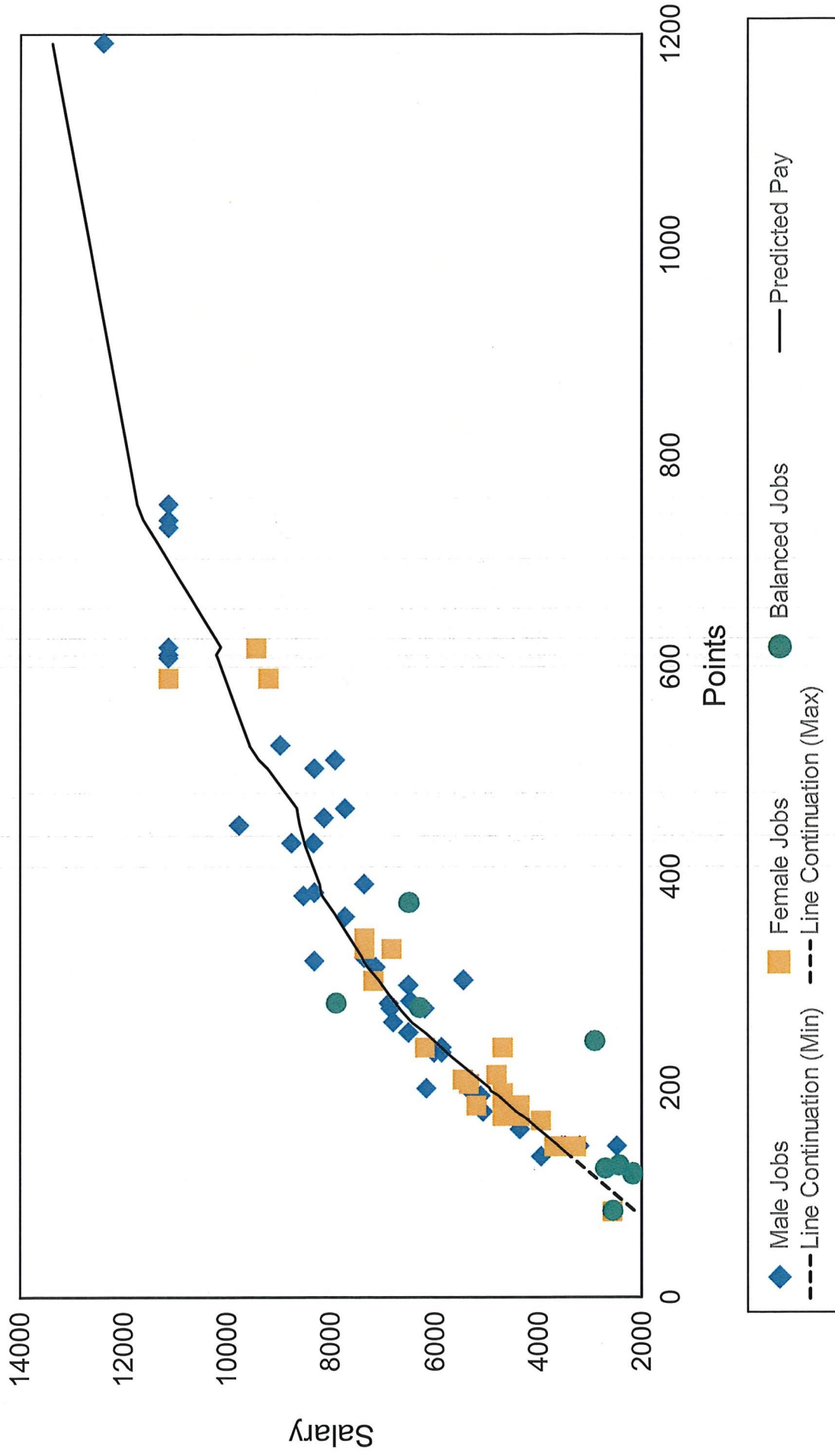
Job Nbr	Class Title	Nbr Males	Nbr Females	Class Type	Jobs Points	Min Mo Salary	Max Mo Salary	Yrs to Max Salary	Yrs of Service	Exceptional Service Pay
59	Fire Inspector	1	0	M	302	\$4,474.00	\$5,445.00	5.50	0.00	
60	Eng Tech IV	1	0	M	314	\$5,871.00	\$7,145.00	5.50	0.00	
61	Supervisor of Street & Parl	1	0	M	320	\$6,846.00	\$8,331.00	5.50	0.00	
62	Economic Development C	1	0	M	323	\$6,051.00	\$7,363.00	5.50	0.00	
63	Accountant	0	1	F	332	\$5,619.00	\$6,838.00	5.50	0.00	
64	Communications Coordina	0	1	F	332	\$6,051.00	\$7,363.00	5.50	0.00	
65	Planning & Zoning Adm	0	1	F	342	\$6,051.00	\$7,363.00	5.50	0.00	
66	Building Official	1	0	M	362	\$6,357.00	\$7,736.00	5.50	0.00	
67	Housing & Comm. Stand. I	1	0	M	362	\$6,357.00	\$7,736.00	5.50	0.00	
68	Recreation Program Super	2	2	B	375	\$5,348.00	\$6,508.00	5.50	0.00	
69	Sergeant	7	1	M	382	\$7,688.00	\$8,542.00	1.00	0.00	
70	Supervisor of Public Utilitie	1	0	M	385	\$6,846.00	\$8,331.00	5.50	0.00	
71	Principal Engineer	1	0	M	393	\$6,052.00	\$7,365.00	5.50	0.00	
72	Liquor Operations Mgr	1	0	M	432	\$6,862.00	\$8,350.00	5.50	0.00	
73	EBHC Manager	1	0	M	432	\$7,209.00	\$8,773.00	5.50	0.00	
74	Commander	3	0	M	449	\$9,375.00	\$9,783.00	1.00	0.00	
75	Deputy Director of Comm.	1	0	M	456	\$6,694.00	\$8,147.00	5.50	0.00	
76	Asst. Finance Dir.	1	0	M	465	\$6,357.00	\$7,736.00	5.50	0.00	
77	Deputy Fire Chief	1	0	M	503	\$6,846.00	\$8,331.00	5.50	0.00	
78	Assistant City Engineer	1	0	M	511	\$6,516.00	\$7,930.00	5.50	0.00	
79	Deputy Public Works Dir	1	0	M	525	\$7,389.00	\$8,992.00	5.50	0.00	
80	City Engineer	1	0	M	525	\$7,389.00	\$8,992.00	5.50	0.00	
81	Human Resources Directo	0	1	F	588	\$7,574.00	\$9,217.00	5.50	0.00	
82	Community Development I	0	1	F	588	\$9,095.00	\$11,152.00	0.00	2.00	
83	Deputy City Manager	1	0	M	608	\$9,095.00	\$11,152.00	0.00	4.00	
84	CARS Director	1	0	M	611	\$9,095.00	\$11,152.00	0.00	25.00	
85	Fire Chief/Marshall	1	0	M	618	\$9,095.00	\$11,152.00	0.00	1.00	
86	IT Manager	0	1	F	618	\$7,763.00	\$9,448.00	5.50	0.00	
87	PW Director	1	0	M	732	\$9,095.00	\$11,152.00	0.00	2.00	
88	Police Chief	1	0	M	739	\$9,095.00	\$11,152.00	0.00	5.00	
89	Finance Director	1	0	M	754	\$9,095.00	\$11,152.00	0.00	5.00	
90	City Manager	1	0	M	1,192	\$12,415.00	\$12,415.00	0.00	13.00	

Job Number Count: 90

Predicted Pay Report for Brooklyn Center

Case : 2019 data

1/17/2020



Council Regular Meeting

DATE: 1/27/2020

TO: City Council

FROM: Curt Boganey, City Manager

THROUGH: N/A

BY: Jesse Anderson, Deputy Community Development Director

SUBJECT: Resolution Amending the 2020 Fee Schedule for Planning Inspection Fees for Electrical Permits

Background:

The City of Brooklyn Center has a contracted electrical inspector for Brooklyn Center. The costs for the electrical inspectors services have increased for 2020. The electrical fees have not increased at least 10 years.

Strategic Priorities and Values:

Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
Resolution	1/21/2020	Resolution Letter

Member
moved its adoption:

introduced the following resolution and

RESOLUTION NO. _____

RESOLUTION

RESOLUTION AMENDING THE FEE SCHEDULE FOR PLANNING AND
INSPECTION FEES FOR ELECTRICAL PERMITS

WHEREAS, Chapters 3, 12, 15, 34, and 35 of the City Code of Ordinances requires the payment of fees for Electrical permits; and

WHEREAS, Chapters 3, 12, 15, 34, and 35 of the City Code of Ordinances further authorizes the setting of various fees by City Council resolution; and

WHEREAS, City Council Resolution No. 86-123 (adopted 8/11/86), 89-224 (adopted 11/27/89), 90-33 (adopted 2/26/90), 95-174 (adopted 8/14/95), 98-228 (adopted 12/14/98), 99-172 (adopted 11/8/99), 2005-65 (adopted 4/11/05), 2006-48 (adopted 4/10/06), 2008-11 (adopted 1/14/08), 2015-128(adopted 8/24/15) and 2018-09(adopted 1/08/2018) together comprise a schedule of fees collected for service by Community Development; and

WHEREAS, the City Council finds it appropriate to modify the fees contained in said resolutions and to amend the fee schedule related to electrical permits

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center that the fee schedule be amended as follows for the City of Brooklyn Center:

<u>Description</u>	<u>Fee Calculation</u>
Minimum fee one inspection trip	\$50.00
Two trip fee (Every job where wiring will be covered needs a rough-in and final inspection. Examples: remodel or new bath, kitchen, porch, basement, laundry, detached garage, swimming pool, etc.)	\$100 includes two inspections
Service changeout	\$110
Temporary service	\$55
Service changeout with one or two remodeled or added rooms	\$160 includes two inspections
Sub panel changeout	\$50
New or major remodel of apartment or condominium (This includes main service, feeders, house panel,	\$100 per unit

circuit breakers, and temp power)	
Residential maximum (includes new houses, townhouses, remodels with 50% or more of the lights, receptacles and switches being replaced.	\$190 includes three inspections
Outside Electrical reinstalled after siding replacement, house Duplex, triplex, fourplex attached townhouses and apartments	\$50 first unit \$25 each unit
Electronic inspection fee for these items only; furnace, air conditioning, bath fan, fireplace, or receptacle for water heater vent. Must email required pictures.	\$40
Solar fees for PV System Residential and Commercial:	
0-5,000 watts	\$90
5,001-10,000 watts	\$150
10,001-20,000 watts	\$225
20,001-30,000 watts	\$300
30,001-40,000 watts	\$375 add \$25 for each Additional
10,000 watts	

<u>Commercial Electrical Fees</u>	
<u>Description</u>	<u>Fee Calculation</u>
Valuation \$1 to \$1,000	\$50.00
Valuation \$1,001 to \$2,000	\$50 for the first \$1,000 plus \$3.25 for each additional \$100 or fraction thereof, to and including \$2,000
Valuation \$2,001 to \$25,000	\$82.00 for the first \$2,000 plus \$14.85 for each additional \$1,000 or fraction thereof, to and including \$25,000
Valuation \$25,001 to \$50,000	\$423.55 for the first \$25,000 plus \$10.70 for each additional \$1,000 or fraction thereof, to and including \$50,000
Valuation \$50,001 to \$100,000	\$691.05 for the first \$50,000 plus \$7.45 for each additional \$1,000 or fraction thereof, to and including \$100,000

Valuation \$100,001 to \$500,000	\$1,063.55 for the first \$100,000 plus \$6 for each additional \$1,000 or fraction thereof, to and including \$500,000
Valuation \$500,000 to \$1,000,000	\$3,463.55 for the first \$500,000 plus \$5.10 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
Valuation \$1,000,001 and up	\$6,013.55 for the first \$1,000,000 plus \$4 for each additional \$1,000 or fraction thereof
Reinspection fee (in addition to all other fees)	\$50
Investigative fee (working without permit) the fee is doubled	
Refunds issued only for permits over:	\$100

BE IT FURTHER RESOLVED that the above schedule of Planning and Inspection fees shall become effective on February 1, 2020.

January 27, 2019
Date

Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member
and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:
whereupon said resolution was declared duly passed and adopted.

Council Regular Meeting

DATE: 1/27/2020

TO: City Council

FROM: Curt Boganey, City Manager

THROUGH: N/A

BY: Doran Cote, Public Works Director

SUBJECT: Resolution Authorizing Execution of a Memorandum of Understanding (MOU) Between the City of Brooklyn Center and the Mound Cemetery Association of Brooklyn Center

Background:

The January 5, 1970 City Council meeting minutes indicate that the "City Attorney and the attorney for Mound Cemetery Association had tentatively agreed upon the language of a document through which the City of Brooklyn Center will obtain a 75 year lease of the southern 4 acres of Mound Cemetery for park purposes at a cost of \$15,000.00. The subject parcel represents the last parcel to be acquired under the 1966 HUD Open Space Program." A 75 year lease between the city and the Mound Cemetery Association was recorded in January, 1970. The expiration of the lease is December 31, 2044.

In December, 2013, the Mound Cemetery Association approached staff with a proposal to vacate the lease and transition Freeway Park back to the cemetery to be used for its original purposes. The Association indicated an emerging interest in natural burials, more families who desire upright monumentation, and a growing religious community whose burial requirements vary from the traditional East-West rotation.

The city and the Mound Cemetery Association continued to meet and discuss the termination of the lease until 2018. The city had proposed retaining a portion of the cemetery for park purposes but the Association rejected the proposal. The Association cited the financial impracticality of a smaller cemetery and the need for public utilities and a maintenance facility.

After meeting with the Mound Cemetery Association in July, 2018, the city agreed to retain the services of a consultant to master plan the future of Freeway Park. In October, 2018, the city retained the services of ISG, a landscape architecture firm with a strong reputation for park planning and design and community engagement to prepare a Master Plan for Freeway Park.

On April 15, 2019, staff and ISG met with the Mound Cemetery Association to discuss the outcome of the park planning process and the recommended option for Freeway Park. The Association in response agreed to donate an acre of the cemetery with some conditions to facilitate the master plan. After additional discussion with the Association, the city drafted a Memorandum of Understanding (MOU) to memorialize the parties' understanding of the terms of the vacation of the lease and the donation of the land.

On January 13, 2019, the City Council held a Work Session at which the history, background and current status of Freeway Park and the Mound Cemetery were discussed and it was generally agreed that accepting one acre of land for a permanent park was a reasonable outcome of negotiations with the Cemetery Association. Staff was given direction to bring the MOU back to the City Council for consideration.

The most salient conditions contained in the MOU are as follows:

- a. The formal termination of the Lease;
- b. The City's commitment to rename the Park to better reflect the memory and legacy of the families who originally donated the Property to MCA, subject to city council approval;
- c. The City's willingness to pay all costs associated with the closing, including the state deed tax, recording fees, title insurance premiums, if any, and title company closing costs;
- d. The City's construction of a fence between the new City-owned park property and the Cemetery so that park visitors will not disturb the solitude of the Cemetery with the MCA owning the fence; and
- e. The City's restoration of the Park property being returned to the Cemetery with appropriate soils and grass planting, as required in the Lease.

Budget Issues:

The cost for items listed in c. through e. above are not expected to exceed \$20,000 and will be funded through the Park Maintenance operating budget (45201).

Strategic Priorities and Values:

Resident Economic Stability

ATTACHMENTS:

Description	Upload Date	Type
Resolution	1/21/2020	Cover Memo
Final MOU	1/21/2020	Cover Memo

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF BROOKLYN CENTER AND THE MOUND CEMETERY ASSOCIATION OF BROOKLYN CENTER

WHEREAS, the city has met with the Mound Cemetery Association to discuss termination of an existing lease on 4.02 acres of Mound Cemetery for the purposes of providing a public park called Freeway Park; and

WHEREAS, the city hire a consultant to prepare a Master Plan for Freeway Park; and

WHEREAS, the one of the options developed by the city's consultant developed only requires approximately one acre of cemetery property; and

WHEREAS, the Mound Cemetery Association has agreed to dedicate approximately one acre of land to the city for park purposes subject to certain conditions; and

WHEREAS, the city agreed to draft an MOU memorializing the negotiated agreement between the two parties.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota, that:

1. The Memorandum of Understanding between the City of Brooklyn Center and the Mound Cemetery Association of Brooklyn Center is hereby approved. The Mayor and City Manager are hereby authorized to execute said lease agreement.
2. All conditions of the Memorandum of Understanding will be carried out by the appropriate party.

January 27, 2020

Date

Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member

RESOLUTION NO. _____

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

**MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF BROOKLYN
CENTER AND MOUND CEMETERY ASSOCIATION OF BROOKLYN CENTER**

This Memorandum of Understanding (this "MOU") is made this _____ day of _____, 2020, by and between the City of Brooklyn Center, a Minnesota municipal corporation (the "City"), and Mound Cemetery Association of Brooklyn Center, a Minnesota public cemetery association ("MCA").

RECITALS

- A. MCA owns and operates the Mound Cemetery (the "Cemetery"), located at 3515 69th Avenue North, Brooklyn Center, Minnesota (the "Property").
- B. The Property consists of approximately 14.82 acres of real property, although not all the Property is used for the Cemetery.
- C. On January 27, 1970, the parties entered into that certain Lease of Cemetery Land (the "Lease"), through which the City acquired the right to operate a public park on a portion of the Property known today as Freeway Park (the "Park").
- D. The stated term of the Lease is for 75 years and, therefore, the Lease is scheduled to expire on December 31, 2044.
- E. MCA completed a strategic planning process in 2012 and determined they would need to vacate the lease agreement with the City, prior to the December 31, 2044 expiration, for the Cemetery to continue offering end-of-life services to the community.
- F. In December 2013, MCA formally requested the City vacate the lease agreement signed January 27, 1970 and "jointly coordinate transition of the Park property back to the Cemetery to be used for its original purposes",
- G. The City is in the process of adopting a new Freeway Park Master Plan, and multiple options regarding the Park's future have been presented to the parties by ISG, the City's consulting engineering and architectural firm.
- H. The ISG Freeway Park Master Plan option determined as most desirable to all parties is identified as Option 1, which is generally depicted on Exhibit A attached hereto, which would require the termination of the Lease, the conveyance of approximately one acre of the Property to the City, and the City's return of the remaining Park property to MCA. In anticipation of this conveyance MCA engaged Anderson Engineering to develop a Long-Range Phased Plan to develop the leased property as is depicted on Exhibit B.

MEMORANDUM OF UNDERSTANDING

In consideration of the mutual covenants hereinafter provided, it is hereby understood by the parties as follows:

1. The parties will negotiate in good faith a formal conveyance agreement, subject to approval by the Brooklyn Center City Council and the MCA Board of Trustees in accordance with law, to include provisions regarding MCA's donation to the City of approximately one acre of the Property, as generally depicted on the attached Exhibit A.

2. Upon execution of this MOU by both parties, the City will initiate the preparation of a professional survey of the portion of the Property to be donated by MCA so that the conveyance agreement can accurately identify the parcel to be subdivided from the Property and donated. The City will pay all costs associated with preparing said survey and MCA agrees to fully cooperate with the City, its employees, and its contractors, as the case may be, so that the survey can be duly prepared.

3. In addition to any other terms and conditions deemed appropriate and mutually acceptable to the parties, the conveyance agreement shall include, without limitation, terms regarding the following, subject to approval by each party's respective governingbody:

- a. The formal termination of the Lease;
- b. The City's commitment to rename the Park to better reflect the memory and legacy of the families who originally donated the Property to MCA, subject to city council approval;
- c. The City's willingness to pay all costs associated with the closing, including the state deed tax, recording fees, title insurance premiums, if any, and title company closing costs;
- d. The City's construction of a fence between the new City-owned park property and the Cemetery so that park visitors will not disturb the solitude of the Cemetery with the MCA owning the fence; and
- e. The City's restoration of the Park property being returned to the Cemetery with appropriate soils and grass planting, as required in the Lease.

4. Nothing contained in this MOU shall be construed to terminate or otherwise amend or modify the Lease or its terms and conditions in any way.

[signature page to follow]

IN WITNESS WHEREOF, the parties have executed this Memorandum of Understanding as of the day and year first written above.

THE CITY OF BROOKLYN CENTER

By: _____
Mike Elliott
Its: Mayor

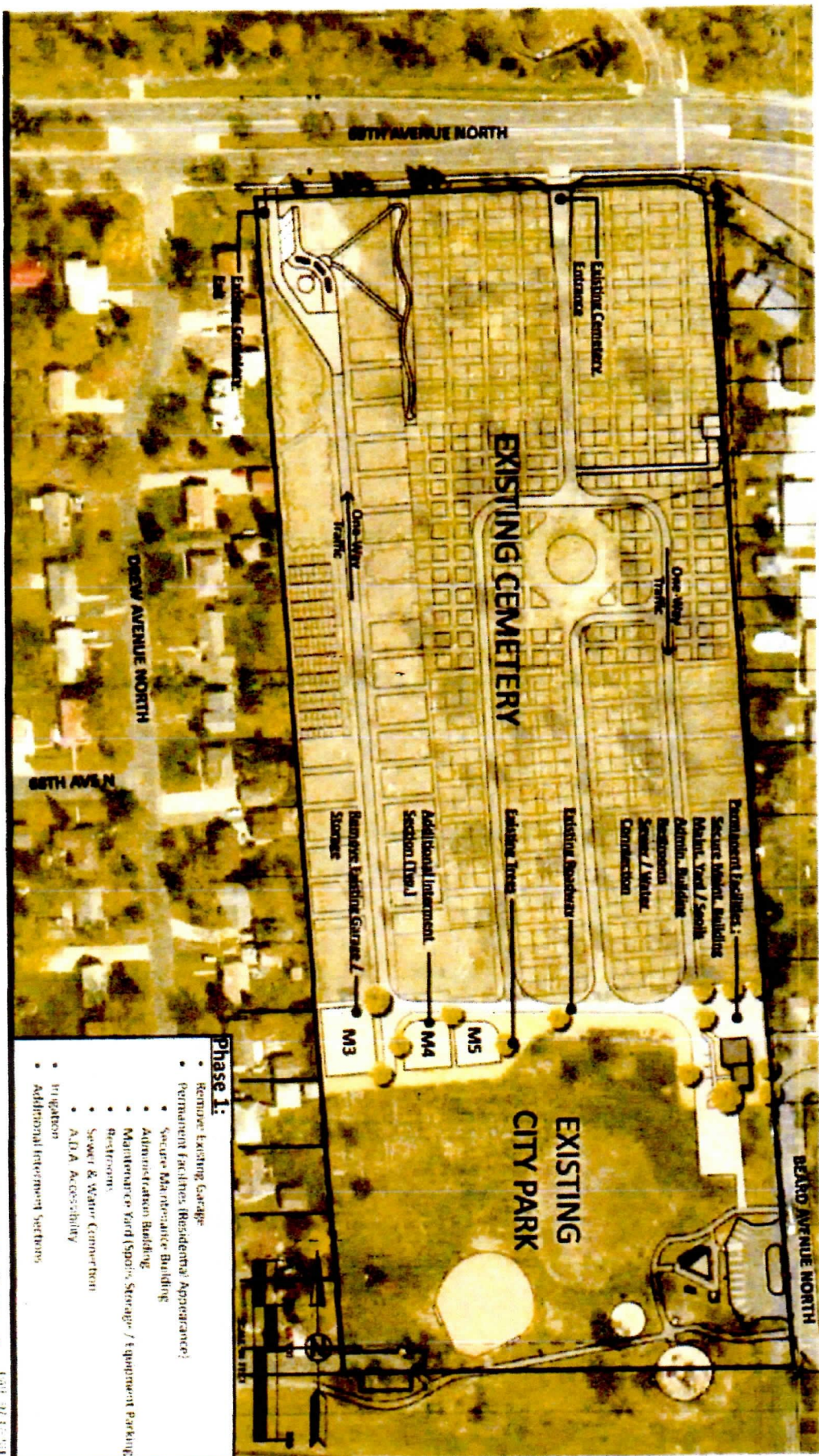
By: _____
Cornelius Boganey
Its: City Manager

**MOUND CEMETERY ASSOCIATION
OF BROOKLYN CENTER**

By: _____
Michael W. Howe
Its: President

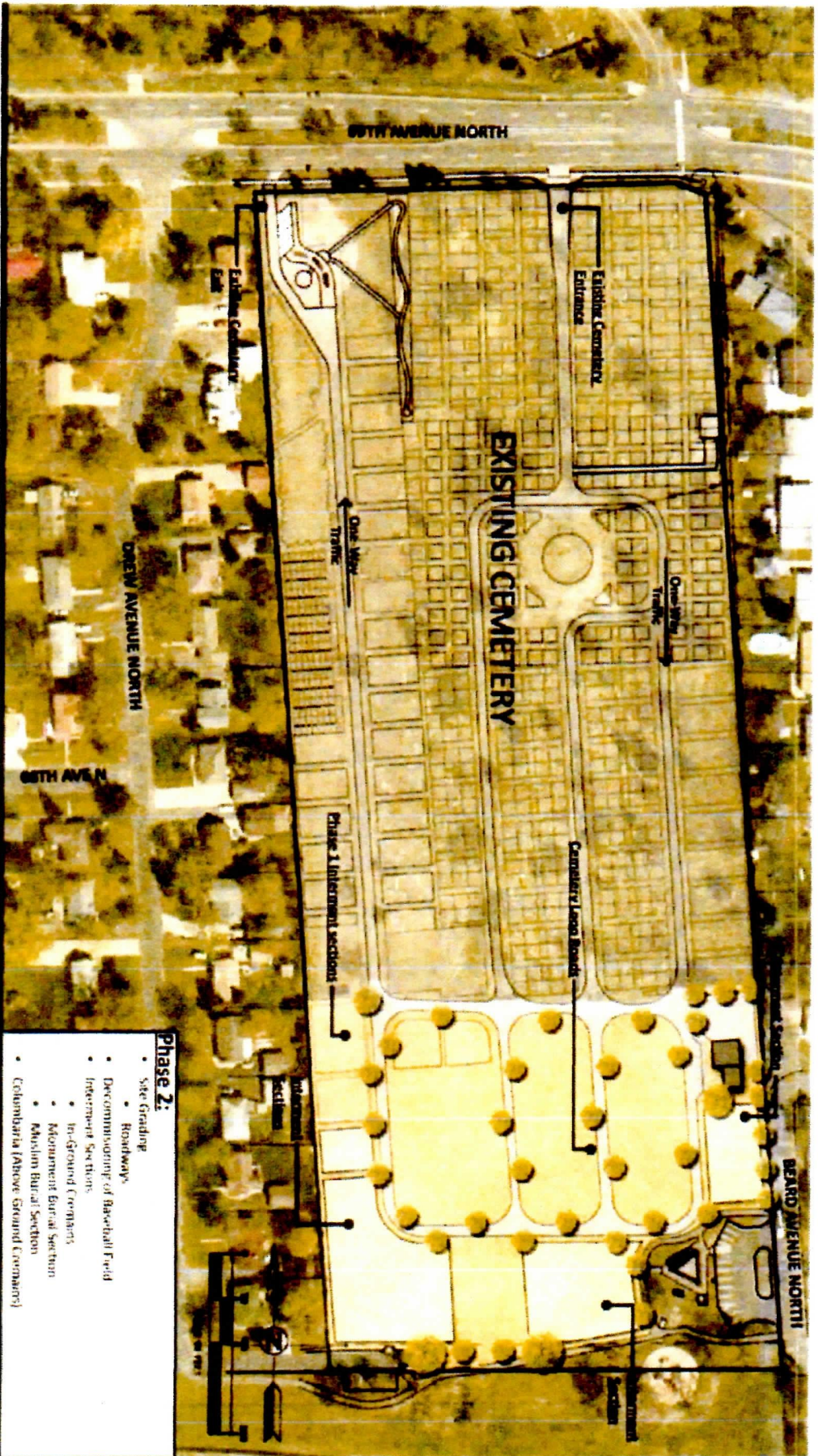
EXHIBIT A





PHASE 1

Figure 10. The effect of the initial concentration of the monomer on the polymerization of α -methylstyrene in the presence of Co^{2+} and H_2O_2 at 30°C . The concentration of Co^{2+} was 1.0×10^{-3} mol/L and the concentration of H_2O_2 was 1.0×10^{-2} mol/L. The reaction time was 10 min.



Council Regular Meeting

DATE: 1/27/2020

TO: City Council

FROM: Curt Boganey, City Manager

THROUGH: Meg Beekman, Community Development Director

BY: Jesse Anderson, Deputy Director of Community Development

SUBJECT: Rental Licensing Program Year-end Review

Background:

On October 8, 2018, City Council adopted amendments to the rental license program. At the Council meeting it was requested that staff provide a year-end review of the rental program and how the modifications affected the program.

The following were the adopted modifications to the rental license program.

1. Modify the ordinance to remove the required attendance at Association for Responsible (ARM) Meetings and remove the requirement for monthly updates.
2. Modify the ordinance to require an inspector consultation for repeat Type IV rental licenses that repeat due to property code violations.
3. Modify the ordinance to allow Mitigation plans to be approved by staff, similar to how Type III Rental License Action Plans are currently approved.
4. Modify the Rental License Category Criteria Policy to increase the number of property code violations per category by 1 for one and two family dwellings.

After one year of implementing the changes, staff is reporting back to City Council on the results made to the rental license program.

1. In 2018 ARM meetings were required for Type III and Type IV rental licenses. In all of 2018, there were 479 attendees (average of 80 attendees at each meeting) at all 6 ARM meetings.

With the requirement change, in 2019 the number of attendees dropped to 181 attendees (average of 30 attendees at each meeting) for the 6 ARM meetings. Those attending the meetings choose to be there to obtain the information presented and there is an increase in attendee participation during ARM meeting presentations.

Further, by making this modification, the number of rental licenses that improved their license category increased. Although the requirement for completing the Security Assessment and the completion of the Crime Free Housing course remains, many of the properties that renew with the city have already undergone the security assessment inspection and many owner/managers have already completed the Crime Free Housing training from other cities.

Although a monthly report is not required, staff left language on the Mitigation Plan for owners/managers to check in with the tenants on a monthly basis. This helps to ensure that nuisance property violations can be addressed prior to the rental license inspection and the property does not get neglected until the next inspection.

2. Staff continues to meet with owners and managers to provided rental inspection consultations to further explain the program's inspection requirements. A challenge that continues with Type IV licenses is the overlapping of rental licenses due to delays in inspections or delays in rental license renewal application submission. To further enhance consistency and ensure that all Type IV licenses receive an inspection consultation, staff has added additional language into the Mitigation Plan to ensure that Type IV rental properties are scheduled for a rental consultation prior to the approval of their Mitigation Plan and before their next initial rental license inspection.

3. Administratively approving Mitigation Plans has streamlined the rental license process and has allowed staff to process Mitigation Plans more efficiently with no delay in staff's ability to issue the rental license. This has also allowed staff to continue to move forward on licenses when there are delays and start working on the next license.

4. Increasing the number of allowed code violations for single and two-family properties for each license category has resulted in improved numbers for each license category. In 2018, there were 87 Type IV rental licenses and of the 87 licenses, 22 repeated as a Type IV license. There were 13 licenses that had a Type IV repeat due to the number of code violations they had, and 9 licenses that repeated due to failure to meet ARM meeting and monthly reporting requirements. Of all license categories, 74 properties improved on their rental license inspection.

In 2019, 82 Type IV licenses were issued, with 12 of them repeating as Type IVs, all of which were because of the number of code violations they received. Overall 90% of the repeat Type IV licenses improved. Overall, there continues to be improvement in the housing stock and violations continue to be less severe.

Budget Issues:

There are no budgetary issues to consider.

Strategic Priorities and Values:

Safe, Secure, Stable Community

ATTACHMENTS:

Description	Upload Date	Type
Rental License Program Data	1/15/2020	Cover Memo

Repeat Type 4 License Review

Type 4 Information	2015 & 2016 & 2017	2018	2019
Total Type IV	347	87	82
Total Repeat Type IV	155 (44%)	22 (25%)	12 (14%)
Repeat where violation were still Type IV	48 (30% of repeats)(14% of all IV)	13 (59% of repeats)(14% of all IV)	8 (67% of repeats)(9% of all IV)
Repeat for ARM or Monthly only	90 (58% or repeats)(25% of all IV)	9 (41% of repeats)(10% of all IV)	0
Met Requirements but had code violations	20 (13% of repeats)(6% of all IV)	3 (13% of repeats)(3% of all IV)	4 (33% of repeats)(4% of all IV)
Improving on inspections	86%	85% (74)	90%(74)
Didn't repeat as type IV	55%	74% (65)	85% (70)

*each license may fall into more than one category resulting in more than the total number of licenses

There was a significant drop in the number of repeat Type IV rental licenses issued in 2018 and 2019. In 2018, there were 22 rental licenses issued as a repeat Type IV license. Of the repeat Type IV licenses, 9 of the licenses failed meet their Mitigation Plan by failing to complete the ARM meeting requirement or failing to submit monthly reports while only 3 licenses met their Mitigation Plan requirements. 13 licenses were repeat Type IV licenses due to the number of code violations.

In 2019, a total of 82 Type IV rental licenses were issued, of 82 licenses, 12 licenses were a repeat Type IV license. At the October 8, 2018 City Council meeting, the council approved to remove the ARM meeting and monthly reporting requirement effective December 1, 2018. Of the remaining requirements, 4 properties did not meet the Security Assessment (CPTED) requirement. 8 licenses were repeat Type IV licenses due to code violations.

Active License by Type

[illegible]

Reason for repeating as a Type 4 License

	2017	2016	2015	2018	2019
Missed Monthly only	4	12	4	1	0
Monthly and Security Assessment	1	2	2	0	0
Met Mitigation Plan- Code violations only	10	3	7	13	8
Missed Security Assessment only	1	1	4	0	4
ARM Only	17	9	10	1	0
Arm and Monthly	10	14	10	4	0
Arm and Security	2	7	3	0	0
arm, monthly and security	9	6	7	3	0
Crime free housing course only		1	1	0	0

What license would have qualified for based on code violations:

	2018	2019
Type 1	4	0
Type 2	2	4
Type 3	3	0
Type 4	13	8

Repeat Reason 2019 based on number of times repeated

	2019						
Repeat reason	Total	1x repeat	2nd X Repeat	3 X Repeat	4x repeat	5x repeat	6x repeat
Missed Monthly only							
Monthly and security							
Met Mitigation Plan Requirement							
Missed security assessment only		4					
Association Meetings							
Arm and Monthly							
Arm and Security							
arm, monthly and security							
Crime free housing course only							
Monthly, Security, Crime Free Housing							
Security and crime free housing course							
Arm, Crime free housing training							
Code violations		4	2	1	1		
<u>Would have qualified for</u>							
	<u>2019</u>						
Type 1							
Type 2	4	4					
Type 3							
Type 4	8	4	2	1	1		

Repeat Reason 2018 based on number of times repeated

	2018							
Repeat reason	Total	1x repeat	2nd X Repeat	3 X Repeat	4x repeat	5x repeat	6x repeat	7x repeat
Missed Monthly only	1				1			
Monthly and security								
Met Mitigation Plan Requirement								
Missed security assessment only								
Association Meetings	1	1						
Arm and Monthly	4		2				1	1
Arm and Security								
arm, monthly and security	3	2					1	
Crime free housing course only								
Monthly, Security, Crime Free Housing								
Security and crime free housing course								
Arm, Crime free housing training								
Code violations only	13	9	2	1		1		
<u>Would have qualified for</u>								
	2018							
Type 1	4	2			1		1	
Type 2	2	1						1
Type 3	3		2				1	
Type 4	13	9	2	1		1		

Repeat Reason 2017 based on number of times repeated

	2017						
Repeat reason	Total	1x repeat	2nd X Repeat	3 X Repeat	4x repeat	5x repeat	6x repeat
Missed Monthly only	4	1	1	1		1	
Monthly and security	1	1					
Met Mitigation Plan Requirement	10	6	2	1			1
Missed security assessment only	1		1				
Association Meetings	17	10	3	2	2		
Arm and Monthly	10	6	1		1	2	
Arm and Security	2	1		1			
arm, monthly and security	9	4	3	1	1		
Crime free housing course only							
Monthly, Security, Crime Free Housing							
Security and crime free housing course							
Arm, Crime free housing training							
<u>Would have qualified for</u>							
	<u>2017</u>						
Type 1	8	5	2	1			
Type 2	14	7	2	2	2	1	
Type 3	13	7	3	2		1	
Type 4	19	10	4	2	2		1

Repeat Reason 2016 based on number of times repeated

Repeat reason	1x repeat	2nd X Repeat	3 X Repeat	4x repeat	5x repeat
Missed Monthly only	6	4	1	3	
Monthly and security	3				
Met Mitigation Plan- Code violations only	1		2		
Missed security assessment only	1				
Association Meetings	3	1	1	2	
Arm and Monthly	6	2	4	1	1
Arm and Security	5	2			
arm, monthly and security	4		1		
Crime free housing course only	1				
Monthly, Security, Crime Free Housing	1				
Security and crime free housing course					
Arm, Crime free housing training					
<u>Would have qualified for</u>					
Type 1	4	1	2	1	
Type 2	12	8	1	2	1
Type 3	4	2	1	3	
Type 4	10		4		

Repeat Reason 2015 based on number of times repeated

Repeat reason	1x repeat	2nd X Repeat	3 X Repeat	4x repeat	5x repeat
Missed Monthly only	2	2			
Monthly and security	1				
Met Mitigation Plan- Code violations only	5	1			
Missed security assessment only	4				
Association Meetings	6	1	1		1
Arm and Monthly	7	1	2		
Arm and Security	1	1			
arm, monthly and security	4	2			
Crime free housing course only	1				
Monthly, Security, Crime Free Housing	1				
Security and crime free housing course	1				
Arm, Crime free housing training		1			
<u>Would have qualified for</u>					
Type 1	5				1
Type 2	4	4			
Type 3	12	4	2		
Type 4	10	3	1		

Police Nuisance Calls Effect on Rental License Category

Type 4 Rental License 2018-2019	Count
Total Type 4 Rentals	169
Not affected by police nuisance calls	169
Qualified for a one category decrease due to police nuisance calls	0
Would have had a decrease by one category but was already a type 4	0
Would have been a type 3 but police nuisance calls cause decrease by 1 category	0
Qualified for a 2 category decrease	0

Property Type	Number of properties	Number of units	Percentage
1-4	784	896	21%
5-39	24	401	9%
40-99	15	987	23%
100+	12	2065	47%
Total	835	4349	100%
	*As of 4/3/18		

Property Type	Number of properties	Number of units	Percentage
1-4	781	891	21%
5-39	24	401	9%
40-99	15	987	23%
100+	12	2064	47%
Total	830	4349	100%
As of 12/27/2019, Includes 111 in renewal process			

Council Regular Meeting

DATE: 1/27/2020

TO: City Council

FROM: Curt Boganey, City Manager

THROUGH: Dr. Reggie Edwards, Deputy City Manager

BY: Barb Suciu, City Clerk

SUBJECT: Resolution Appointing City Council Members to Serve as Liaisons to City Advisory Commissions and as City Representatives/Voting Delegates for Other Organizations for 2020

Background:

At the first meeting of the year, the City Council Members are appointed to serve as Council Liaisons to City Advisory Commissions and as Council representatives or voting delegates/alternates for boards, committees, or organizations in which the City participates.

2019 Council Appointments were are as follows:

Commission/Organization	Council Member
Financial Commission	Marquita Butler
Housing Commission	Kris Lawrence-Anderson
Park & Recreation Commission	April Graves
Brooklyns Youth Council	April Graves
Crime Prevention Program	Kris Lawrence-Anderson
League of Minnesota Cities	Dan Ryan; Alt. Mike Elliott
Metro Cities	Mike Elliott; Alt. Dan Ryan

Budget Issues:

No budget issues.

Strategic Priorities and Values:

Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
Resolution	1/22/2020	Resolution Letter

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION APPOINTING CITY COUNCIL MEMBERS TO SERVE AS
LIAISONS TO CITY ADVISORY COMMISSIONS AND AS CITY
REPRESENTATIVES/VOTING DELEGATES FOR OTHER
ORGANIZATIONS FOR 2020

WHEREAS, the City of Brooklyn Center City Council members are appointed to serve as liaisons to City Advisory Commissions and to serve as City Representatives/Voting delegates for other organizations annually; and

WHEREAS, this resolution will ratify the appointments.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota, that the following appointments are hereby approved:

Commission/Organization	Council Member
Financial Commission	Marquita Butler
Housing Commission	Kris Lawrence-Anderson
Park & Recreation Commission	April Graves
Brooklyn's Youth Council	April Graves
Crime Prevention Program	Kris Lawrence-Anderson
League of Minnesota Cities	Dan Ryan; Alt. Mike Elliott
Metro Cities	Mike Elliott; Alt. Dan Ryan
252 Project Advisory Committee	Mike Elliott; Marquita Butler

January 27, 2020

Date

Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member **Graves**

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

Council Regular Meeting

DATE: 1/27/2020

TO: City Council

FROM: Curt Boganey, City Manager

THROUGH: N/A

BY: Dr. Reggie Edwards, Deputy City Manager

SUBJECT: An Ordinance Amending Chapter 12 of the City Code of Ordinances Regarding Access to Multi-Unit Housing Structures by the United States Census Bureau Employees -1st Reading

Background:

In 2019, the City of Brooklyn Center established participation in the 2020 Census by becoming a Complete Count Committee (CCC). The City also aligned with the City of Brooklyn Park to lead the Brooklyns 2020 Census Coalition. The purpose of the CCC and the Brooklyns 2020 Census Coalition is to conduct activities or efforts in order to increase participation by Brooklyn Center residents in the 2020 Census.

In May, 2019, staff presented information on the 2020 Census to the City Council including: its purpose, timeline, challenges and efforts of the City. One of the challenges presented was achieving high or full participation in the 2020 Census by historically under-counted populations.

Historically, under-counted populations include: veterans, people with disabilities, homeless, renters, college students, immigrants, people of color, seniors, people living in poverty, and children under age five. Renters is one of the specific historically under-counted populations that the City is focused on increasing participation.

The State has developed template ordinance language for local units of government that would require property owners of multi-unit housing to permit access to their properties by census bureau employees for purposes of gaining greater participation in the 2020 Census by renters and/or reaching residents who have not yet participated in the 2020 Census.

The cities of Edina and Brooklyn Park have initiated an ordinance amendment process in order to permit census bureau employees access to multi-unit housing (see attached copies of policies for by cities).

Attached for the review of Council is a draft ordinance amendment of the Brooklyn Center City Code of Ordinances regarding access to multi-unit housing structures by United States Census Bureau employees.

Budget Issues:

None.

Strategic Priorities and Values:

Enhanced Community Image, Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
City of Edina Ordinance	1/21/2020	Cover Memo
City of Brookyn Park Ordinance	1/21/2020	Cover Memo
Ordinance Allowing Access by Census	1/22/2020	Ordinance

ORDINANCE NO. 2019-18
AN ORDINANCE AMENDING CHAPTER 22 OF THE EDINA CITY CODE
CONCERNING ACCESS TO MULTI-UNIT HOUSING STRUCTURES BY
UNITED STATES CENSUS BUREAU EMPLOYEES

THE CITY COUNCIL OF EDINA ORDAINS:

Section I. Chapter 22 of the Edina City Code is amended by adding Article 10 to provide as follows:

ARTICLE X. ACCESS TO MULTI-UNIT HOUSING STRUCTURES BY UNITED STATES CENSUS BUREAU EMPLOYEES

22-310. Declaration; Purpose.

- (a) The United States Constitution directs a decennial census count of all persons living in the United States.
- (b) Complete, accurate census data is of critical importance to all residents of Edina for equal political representation, fair distribution of federal and state funding, and sound planning and investment in infrastructure, real estate, business development, and public policy and programming.
- (c) During the decennial census, the United States Census Bureau conducts Non-Response Follow-up Operations (NRFU), when employees of the United States Census Bureau visit households that have not yet submitted a census form.
- (d) Renters and others who live in multi-unit housing structures have historically been at higher risk of being undercounted in the decennial census, with the number of renter households in an area being the most influential variable affecting an area's census self-response rate; in other words, the more renters in an area, the lower the self-response rate of that area.
- (e) The risk of an undercount is compounded in areas with high concentrations of communities that have been consistently undercounted in the past and who are more likely to be renters, including low-income households, communities of color, Native American/American Indian communities, immigrants and refugees, and young people.
- (f) Multi-unit housing structures can be difficult for Census Bureau employees to enter due to security barriers.
- (g) It is critical that Census Bureau employees have access to multi-unit housing structures during the decennial census, so they can reach households that have not yet participated.
- (h) 13 U.S. Code § 223 authorizes Census Bureau employees to access "any hotel, apartment house, boarding or lodging house, tenement, or other building".

22-311. It is unlawful for a person, either directly or indirectly, to deny access to an apartment building, dormitory, nursing home, manufactured home park, other multi-unit structure used as a residence, or an area in which one or more single-family dwellings are located on private roadways, to employees of the United States Census Bureau who display current, valid Census Bureau credentials and who are engaged in official census counting operations during the Census Bureau's standard operational hours of

9:00 a.m. to 9:00 p.m. (local time) during the decennial census; and Be It Further

22-312. Census Bureau employees granted access must be permitted to leave census materials in an orderly manner for residents at their doors, except that the manager of a nursing home may direct that the materials be left at a central location within the facility; and Be It Further.

22-313. This ordinance does not prohibit (1) denial of admittance into a particular apartment, room, manufactured home, or personal residential unit; (2) denial of permission to visit certain persons for valid health reasons, in the case of a nursing home or a Registered Housing with Services Establishment providing assisted-living services meeting the requirements of Minnesota Statutes, section 144G.03, subdivision 2; (3) limiting visits to a reasonable number of census employees; (4) requiring a prior appointment or notification to gain access to the structure; or (5) denial of admittance to or expulsion of an individual employee from a multi-unit housing structure for good cause.

Section 2. This ordinance is effective immediately upon its passage and publication.

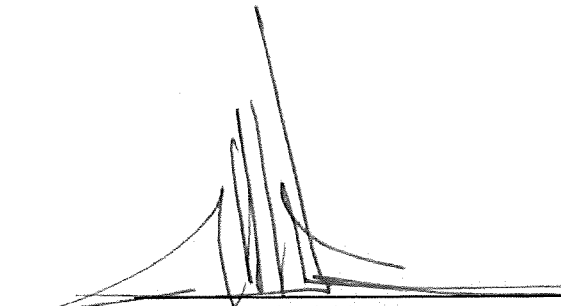
First Reading: December 3, 2019

Second Reading: Waived

Published: December 26, 2019

ATTEST

Sharon Allison, City Clerk


James B. Hovland, Mayor

Please publish in the Edina Sun Current on: December 26, 2019

Send two affidavits of publication

Bill to Edina City Clerk

ORDINANCE #2020-_____

AN ORDINANCE AMENDING CHAPTER 134, OF THE BROOKLYN PARK CITY CODE
PERTAINING TO ACCESS TO MULTI-UNIT HOUSING STRUCTURES BY UNITED STATES
CENSUS BUREAU EMPLOYEES

~~Test with strikeout is proposed for deletion~~

Underlined text is proposed for insertion

The City of Brooklyn Park does ordain:

Section 1. Chapter 134 is amended by adding Section 134.05 to read as follows:

134.05. Access To Multi-Unit Housing Structures By United States Census Bureau Employees

(A) Declaration; Purpose.

- (1) The United States Constitution directs a decennial census count of all persons living in the United States.
- (2) Complete, accurate census data is of critical importance to all residents of Brooklyn Park for equal political representation, fair distribution of federal and state funding, and sound planning and investment in infrastructure, real estate, business development, and public policy and programming.
- (3) During the decennial census, the United States Census Bureau conducts Non-Response Follow-up Operations (NRFU), when employees of the United States Census Bureau visit households that have not yet submitted a census form.
- (4) Renters and others who live in multi-unit housing structures have historically been at higher risk of being undercounted in the decennial census, with the number of renter households in an area being the most influential variable affecting an area's census self-response rate; in other words, the more renters in an area, the lower the self-response rate of that area.
- (5) The risk of an undercount is compounded in areas with high concentrations of communities that have been consistently undercounted in the past and who are more likely to be renters, including low income households, communities of color, Native American/American Indian communities, immigrants and refugees, and young people.
- (6) Multi-unit housing structures can be difficult for Census Bureau employees to enter due to security barriers.
- (7) It is critical that Census Bureau employees have access to multi-unit housing structures during the decennial census, so they can reach households that have not yet participated.
- (8) 13 U.S. Code § 5223 authorizes Census Bureau employees to access "any hotel, apartment house, boarding or lodging house, tenement, or other building".

(B) It is unlawful for a person, either directly or indirectly, to deny access to an apartment building, dormitory, nursing home, manufactured home park, other multi-unit structure used as a residence, or an area in which one or more single-family dwellings are located

on private roadways, to employees of the United States Census Bureau who display current, valid Census Bureau credentials and who are engaged in official census counting operations during the Census Bureau's standard operational hours of 9:00 a.m. to 9:00 p.m. during the decennial census.

(C) Census Bureau employees granted access must be permitted to leave census materials in an orderly manner for residents at their doors, except that the manager of a nursing home may direct that the materials be left at a central location within the facility.

(D) This Section does not prohibit: (1) denial of admittance into a particular apartment, room, manufactured home, or personal residential unit; (2) denial of permission to visit certain persons for valid health reasons, in the case of a nursing home or a Registered Housing with Services Establishment providing assisted-living services meeting the requirements of Minnesota Statutes, section 144G.03, subdivision 2; (3) limiting visits to a reasonable number of census employees; (4) requiring a prior appointment or notification to gain access to the structure; or (5) denial of admittance to or expulsion of an individual employee from a multi-unit housing structure for good cause.

Section 2. This ordinance is effective 30 days after its publication.

CITY OF BROOKLYN CENTER

Notice is hereby given that a public hearing will be held on the ____ day of _____, 2020, at 7:00 p.m. or as soon thereafter as the matter may be heard at City Hall, 6301 Shingle Creek Parkway, to consider an ordinance related to providing access to multi-unit housing structures by United States Census Bureau employees.

Auxiliary aids for handicapped persons are available upon request at least 96 hours in advance. Please notify the City Clerk at 763-569-3306 to make arrangements.

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTERS 12 OF THE CITY CODE
OF ORDINANCES REGARDING ACCESS TO MULTI-UNIT HOUSING
STRUCTURES BY UNITED STATES CENSUS BUREAU EMPLOYEES

THE CITY COUNCIL OF THE CITY OF BROOKLYN CENTER DOES ORDAIN AS
FOLLOWS:

ARTICLE I. Brooklyn Center City Code Section 12-1302 is hereby amended by renumbering it to 12-1303 and creating a new Section 12-302 as follows:

Section 12-1302. ACCESS TO MULTI-UNIT HOUSING STRUCTURES BY UNITED
STATES CENSUS BUREAU EMPLOYEES.

1. Declaration; Purpose.

- a. The United States Constitution directs a decennial census count of all persons living in the United States.
- b. Complete, accurate census data is of critical importance to all residents of Brooklyn Center for equal political representation, fair distribution of federal and state funding, and sound planning and investment in infrastructure, real estate, business development, and public policy and programming.
- c. During the decennial census, the United States Census Bureau conducts Non-Response Follow-up Operations ("NRFU"), when employees of the United States Census Bureau visit households that have not yet submitted a census form.
- d. Renters and others who live in multi-unit housing structures have historically been at higher risk of being undercounted in the decennial census, with the number of renter households in an area being the most influential variable affecting an area's census self-response rate; in other words, the more renters in an area, the lower the self-response rate of that area.

- e. The risk of an undercount is compounded in areas with high concentrations of communities that have been consistently undercounted in the past and who are more likely to be renters, including low income households, communities of color, Native American/American Indian communities, immigrants and refugees, and young people.
 - f. Multi-unit housing structures can be difficult for Census Bureau employees to enter due to security barriers.
 - g. It is critical that Census Bureau employees have access to multi-unit housing structures during the decennial census, so they can reach households that have not yet participated.
 - h. 13 U.S. Code § 223 authorizes Census Bureau employees to access “any hotel, apartment house, boarding or lodging house, tenement, or other building”.
2. Prohibition. It is unlawful for a person, either directly or indirectly, to deny access to an apartment building, dormitory, nursing home, manufactured home park, other multi-unit structure used as a residence, or an area in which one or more single-family dwellings are located on private roadways, to employees of the United States Census Bureau who display current, valid Census Bureau credentials and who are engaged in official census counting operations during the Census Bureau’s standard operational hours of 9:00 a.m. to 9:00 p.m. during the decennial census.
3. Census materials. Census Bureau employees granted access must be permitted to leave census materials in an orderly manner for residents at their doors, except that the manager of a nursing home may direct that the materials be left at a central location within the facility.
4. Exceptions. This Section does not prohibit any of the following:
- a. Denial of admittance into a particular apartment, room, manufactured home, or personal residential unit;
 - b. Denial of permission to visit certain persons for valid health reasons, in the case of a nursing home or a registered housing with services establishment providing assisted-living services meeting the requirements of Minnesota Statutes, section 144G.03, subdivision 2;
 - c. Limiting visits to a reasonable number of census employees;
 - d. Requiring a prior appointment or notification to gain access to the structure; or
 - e. Denial of admittance to or expulsion of an individual employee from a multi-unit housing structure for good cause.

Section ~~12-1302~~1303. PENALTIES. Any person or responsible party who violates any provision in Sections 12-101 through ~~12-1402~~1302 is subject to the penalty provided under Section 12-1205 of this Code. Nothing in this Chapter however is deemed to limit other remedies or civil penalties available to the City under this Code or state law. Each day that a violation continues shall be deemed a separate punishable offense. No provision of this Chapter designating the duties of any official or employee of the City shall be so construed as to make such official or employee liable for the penalty provided in this Section because of failure to perform such duty, unless the intention of the City Council to impose such penalty on such official or employee is specifically and clearly expressed in the Section creating the duty.

ARTICLE III. Effective Date. This ordinance shall become effective after adoption and upon thirty days following its legal publication.

Adopted this ____ day of _____, 2020.

Mike Elliott, Mayor

ATTEST: _____
City Clerk

Date of Publication _____

Effective Date _____

(Strikeout indicates matter to be deleted, double underline indicates new matter.)

**Council/EDA Work
Session**

City Hall Council Chambers
January 27, 2020

AGENDA



The City Council requests that attendees turn off cell phones and pagers during the meeting. A copy of the full City Council packet is available to the public. The packet ring binder is located at the entrance of the council chambers.

ACTIVE DISCUSSION ITEMS

1. Concept Review from J O Companies, LLC for the EDA-Owned Properties Located at the Northwest Corner of 61st Avenue North and Brooklyn Boulevard (30 minutes)
2. Community Development Block Grant Funding Allocation Discussion (20 minutes)
3. Housing Policy Framework (45 minutes)
4. Opportunity Site Update (30 minutes)

PENDING LIST FOR FUTURE WORK SESSIONS

1. Pending Items
 - Metro Transit Bus Hub - (*upcoming CC presentation*)
 - Census Update - 2/10
 - Commemoration of 400 years of Slavery Activities - 2/10
 - Livable Wages - 2/10
 - Use of EDA Owned Property - 2/24
 - Food Trucks - 3/9
 - Options for Use of Adjacent Space to Liquor Store - 3/9
 - Discussion of Mayor/City Council roles & responsibilities (CommonSense Inc.)

MEMORANDUM - COUNCIL WORK SESSION

DATE: 1/27/2020

TO: City Council

FROM: Curt Boganey, City Manager

THROUGH: Meg Beekman, Community Development Director

BY: Ginny McIntosh, City Planner/Zoning Administrator

SUBJECT: Concept Review from J O Companies, LLC for the EDA-Owned Properties Located at the Northwest Corner of 61st Avenue North and Brooklyn Boulevard (30 minutes)

Recommendation:

- Provide staff feedback regarding the Concept Review.

Background:

Concept Review Process

The concept review process is an opportunity for the City Council to review a development concept prior to a formal proposal from an applicant, and provide comments, ask questions, and indicate whether or not the City would be open to the project. Concept reviews are helpful for projects that would involve EDA-owned land or public subsidy, as it provides insight to staff and the developer as to the City Council's level of interest, and any specific concerns related to a project.

A concept review is considered advisory and is non-binding to the City and the applicant. No formal action can be taken at a work session, and the Council is not being asked to vote on the proposal. If the developer chooses to submit a formal application to the City to proceed, it would be subject to the full review process, as with any other development application.

Background

The four EDA-owned properties located at the northwest corner of 61st Avenue North and Brooklyn Boulevard, which total a combined 1.79 acres, initially generated interest from Thor Living, LLC (later Coalition Development, LLC) in 2018, who presented plans to the City Council for a 113-unit, mixed income apartment building. Although Coalition Development, LLC secured a Preliminary Development Agreement and Purchase Agreement from the City, they were unable to follow through with the contingency period conditions outlined under the Purchase Agreement (e.g. secure financing, receive all necessary land use approvals from the City) by October 23, 2019; therefore, the Purchase Agreement was no longer valid.

Development Plan

The configuration as currently proposed on the site plan contemplates the redevelopment of the northwest corner of 61st Avenue North and Brooklyn Boulevard into a four story, 83-unit apartment building, although the developer (J O Companies, LLC) has indicated the potential for up to 88 units of housing. The building would run lengthwise along 61st Avenue North and, as proposed in the concept review, provide 53 surface parking stalls and 76 indoor parking stalls for a total of 129 on-site parking stalls. This is a ratio of 1.55 parking stalls per unit (83 units) or 1.47 stalls per unit (88 units).

As proposed, 51-percent of the units in the development would be three-bedrooms, which is unique given that one and two-bedroom units are more often the norm. As the project is intended to provide housing options to those making 50 to 60% AMI (Area Median Income) and 25-percent of the units set aside for project-based Section 8, the larger three-bedroom units would be attractive for families looking for rental options in Brooklyn Center.

The building amenities would include a fitness center, business/community center, and the units would feature in-unit washers and dryers, balconies, and be pet-friendly. The grounds would allow space for community gardens and leverage a direct connection to Wangstad Park, located west of the property.

Tax Increment Financing

The proposed development site is located within the existing TIF District #6, which was created to accommodate the Sanctuary at Brooklyn Center. As such, TIF #6 is a housing district, which is reserved for development projects which provide a percentage of units to income qualified renters for the duration of the TIF District. The project would need to meet the rent requirements that coincide with the income limits of a housing district, and the developer has indicated that they intend to apply for public subsidy as part of their application to the City. The preliminary proforma provided (**attached**) indicates a gap.

While the proposed project meets the minimum requirements for TIF District #6, in that the use of TIF would require that a percentage of the units in the building would be affordable to those making 50% of the area median income (AMI) or 60% AMI, the developer may want to create a new TIF District given that TIF District #6 has been in existence for a couple years already.

Conformance with City Policies

The EDA has been acquiring property along Brooklyn Boulevard for decades with the intent of assembling it for higher and better use as the transportation and land use patterns of the corridor change. Brooklyn Boulevard is undergoing a complete reconstruction which will have an effect on the land use patterns as access points are consolidated and the roadway is altered.

With the adoption of the 2040 Comprehensive Plan, the City adopted new future land use designations for much of the Brooklyn Boulevard corridor, which included a new future land use designation of “Neighborhood Mixed Use (N-MU).” The NMU future land use designation contemplates an allowance of a mix of medium density residential and/or commercial uses on a given site depending on its location along the corridor. For example, commercial uses, with a possible mix of housing, will likely converge around primary, signalized intersections, which offer better access and visibility; while medium density residential uses will make up the balance between these primary nodes.

The proposed development project is in keeping with the goals of the corridor, is consistent with the adjacent Sanctuary development, and provides a highest and best use for the four affected EDA properties, three of which have been held by the City for many years. In addition, the proposed development, paired with the Sanctuary at Brooklyn Center would perhaps begin to provide momentum for future redevelopment to occur along the corridor.

Next Steps

The developer (J O Companies, LLC) will take input from the City Council and incorporate comments received into any applications intended for submittal. The developer has expressed interest in applying for grant funding. City staff met with the developer on Wednesday, January 15th and Friday, January 17th, and discussed options for funding sources. City staff subsequently provided information regarding funding from Hennepin County for AHIF (Affordable Housing Incentive Fund), HOME Investment Partnerships, and TOD (Transit Oriented Development). The application window closes on February 6, 2020.

Policy Issues:

- Does the City Council have any comments or concerns regarding the site plan and layout of the project?
- Does the City Council have any comments or concerns regarding the development plan or use of the properties as proposed?

Strategic Priorities and Values:

Targeted Redevelopment

ATTACHMENTS:

Description	Upload Date	Type
Concept Review Packet-J O Companies LLC-61st and Brooklyn Blvd	1/20/2020	Backup Material

Workforce Housing development proposal for 61st & Brooklyn Blvd site

Overview:

Our development team is proposing a 4 story, 88-unit (83-88 unit mix range) workforce housing development in Brooklyn Center. The income/unit mix will consist of 50%-60% AMI. We will also apply for project-based section-8 for 25% of the units which will add deeper affordability for residents. 51% of the units in our proposed development are 3-bedrooms which is rare but needed for the growing, multi-generational community in Brooklyn Center. Our proposed development is already located in a TIF housing district which we'll be requesting from the city. We will be applying for 4% Tax Credits (Bonds) and state and county funds.

The building amenities include a community garden, fitness center, business/community center, in-unit washer and dryer, pet-friendly, balconies. The site is located on the corner of Brooklyn Blvd and 61st Ave. We've been having conversations with the city to see how our team and the City (Parks & Rec) can partner and have Wangstead Park be one of the many destinations for the residents. Wangstead Park is located directly adjacent to the property and will be a wonderful added amenity for our proposed development.

In addition to our proposed development, one of our goals is build authentic relationships both with the business community and residents in Brooklyn Center. Our site is next to the "The Sanctuary" an assisted living and memory care facility. Across the street is an Islamic Center. I've already made contact and have scheduled meetings to learn about their organization and their connection to the community.

Income/Rents:

The monthly rents we are looking to achieve are as follows:

1 BR 50% - \$937

1BR 60% - \$1125

2BR 50% - \$1125

2BR 60% - \$1350

3BR 50% - \$1300

3BR 60% - \$1560

JO Companies Bio/Development Partners:

JO Companies is a real estate development company. Our company specializes in developing affordable & workforce housing, and residential real estate. Other real estate development areas include: mixed-use, market rate, and commercial development. Johnny Opara, President and CEO of JO Companies is new to the real estate development world. After spending over 17 years in corporate America in sales & leadership roles, he left to become an entrepreneur and pursue his passion for real estate. Johnny's passion and motivation for developing affordable housing was fueled from his father. Johnny saw first-hand how important the lack of affordable and quality housing affects its residents and their family. From the owners/operators and property management team down, Johnny knows how critical those components play in residents living in a safe, quality, affordable place to live. Johnny's father's experience while living in affordable housing at times was unpleasant and Johnny was motivated to do something about it! Johnny helped his father move to another apartment complex. After his father moved, he could see new and great changes in his father. His morale and spirit changed. He didn't complain anymore, he was proud to invite his family over and host them. Johnny's father was very happy. Shortly after a month and a half, Johnny's father passed away. From there, Johnny found his purpose to become a real estate developer and develop high quality multi-family housing. Johnny's mission is to make sure nobody goes through what his father went through, and make sure people who may need a little help, aren't judge or looked down upon because of how much money they have or because of where they live. Johnny believes we're all human beings, everyone should be treated with dignity and respect, and live somewhere we can all be proud of! Johnny is also a licensed real estate agent in the state of Minnesota.

Currently, JO Companies & Newport Midwest have been recommended for tentative developer status/site control for their proposed workforce housing development in Saint Paul. Since 2018, JO Companies has been working with the city and community to build a high-quality workforce housing development. JO Companies and his development partners have received support both from the leadership team, elected officials, business community and many stakeholders within the community.

In addition, JO Companies has brought on partners for this proposed development on 61st & Brooklyn Blvd. JO Companies development partners are developers and owner & operators. Collectively they bring over 40 years of experience and success. They are well versed and known within the real estate development community. Their success and experience as developers & operators define them individually in their own right. We also will utilize a very experienced and reputable property management company. JO Companies and his partners will be long-term owners and operators for this proposed development

Design:

Pope Architects is the architectural firm that will design our proposed development for the 61st & Brooklyn Blvd. site. We believe and value partnerships. By partnering with the city and the community, we believe this will be key in the making this development a success! After many meetings with the city and its leaders, we believe we are moving in the right direction.

Why we like the sites:

Our team like this site for multiple reasons. The first reason is that we feel that there already is a strong market and demand for affordable/workforce housing in Brooklyn Center. With multi-generational families becoming the norm especially within the immigrant community, more quality affordable housing is needed more than ever. Brooklyn Blvd is a major street and provides access to all major highways for travel to work. Major retailers and businesses and transit are within minutes of walking distance. We like that this site already had council support for multi-unit housing and is in a current TIF district. Wangstead Park being next to the site is also beneficial for the residents.

Benefits to City:

The lack of affordable housing is plaguing our cities, and many families are rent burdened. The need for more newly constructed affordable/workforce housing is especially important in Brooklyn Center and its sister cities. Majority of apartments in Brooklyn Center were constructed many decades ago and only have 1 & 2 BR for the most part. Having a development with 3 BR will bring with a ton value and much needed space for families that need it most. This land been has sitting vacant for some time and we believe now is the best time to bring this development forward especially with the investments both city and business community are making. Taxes will be generated as revenue for the City long term. As has been previously stated, there will be a certain number of units set aside for designated residents who qualify for deeper affordability.

Parking/Unit-Mix:

Per our site plan we currently will have 53 surface parking stalls and 76 underground stalls totals 129 parking stalls. Our current breakdown of units are 14 one bedrooms, 27 two bedrooms and 42 three bedrooms which totals 83 units. Our updated site-plan shows 83 units, but we will be working with the city to see what it will take to bring the unit count back to its original unit count of 88 units. If we can't find a solution, then the unit count and parking stalls will stay the same. We are averaging 1.6 stalls per bedroom for our proposed development.

DEVELOPMENT COSTS

88 units

Use	Amount	Per Unit	% of TDC
Land	\$712,000	\$8,090.91	3%
Hard Costs	\$16,728,770	\$190,099.66	74%
Soft Costs	\$3,011,885	\$34,225.96	13%
Developer Fee	\$2,070,000	\$23,522.73	9%
TDC	\$22,522,655	\$255,939	

FINANCING SOURCES

Source	Amount	% of Total
First Mortgage	\$11,901,000	53%
LIHTC Equity	\$5,935,221	26%
TIF	\$3,131,000	14%
Met Council/ HOME	\$1,000,000	4%
GP Equity	\$555,433	2%
TDC	\$22,522,654	100%

First Mortgage Sizing

Term	35
Rate	5.40%
MIN DSCR	1.15

INCOME/ RENTS

Unit Size	Tenant Mix	Unit Sq Ft	Monthly Rent	PSF
1 BR	50% AMI	800	\$937	\$1.17
1 BR	60% AMI	800	\$1,125	\$1.41
2 BR	50% AMI	1020	\$1,125	\$1.10
2 BR	60% AMI	1020	\$1,350	\$1.32
3 BR	50% AMI	1150	\$1,300	\$1.13
3 BR	60% AMI	1150	\$1,560	\$1.36

OPERATING EXPENSES

Per Unit	7,233
% of Effective Gross Income	~45%

ASSUMPTIONS

5% Vacancy Rate
 No Resident Services
 No Commercial or Parking Revenue

Brooklyn Boulevard

Per unit Hard Cost	\$190,100	# of Units	88
Dev Fee	10%	Vacancy Factor	7%
Soft Cost %	21%	Operating Cost per Unit	\$7,233

Land Valuation

Lot Value (estimate)	\$712,000
cost per sqft	\$9.13

Development Budget

Land	\$ 712,000
Hard Costs	\$ 16,728,770
Soft Costs	\$ 3,011,885
Developer Fee	\$ 2,070,000
TDC	\$ 22,522,655

Sources & Uses

Construction Financing	
Construction Loan	\$ 16,649,177
LIHTC Equity	\$ 1,187,044
GAP	\$ 1,555,433
TIF	\$ 3,131,000
Total	\$ 22,522,654
Permanent Financing	
Permanent Loan	\$ 11,901,000
LIHTC Equity	\$ 5,935,221
GAP	\$ 1,555,433
TIF	\$ 3,131,000
Total	\$ 22,522,654

Units & Income

<u>1</u> BR	# units	Potential Rent	Gross Potential Rent
50% AMI	5	\$937	\$56,220
60% AMI	10	\$1,125	\$135,000
	15		\$191,220
<u>2</u> BR	# units	Potential Rent	Gross Potential Rent
50% AMI	10	\$1,125	\$135,000
60% AMI	18	\$1,350	\$291,600
	28		\$426,600
<u>3</u> BR	# units	Potential Rent	Gross Potential Rent
50% AMI	10	\$1,300	\$156,000
60% AMI	35	\$1,560	\$655,200
	45		\$811,200
Total Units		88	
Annual Gross Potential Rent		\$1,429,020	
net of vacancy		(\$100,031)	
Net Projected Revenue		\$1,328,989	
net of annual operating costs		\$0	
Net Rental Income		\$1,328,989	

Mortgage Sizing

First Mortgage Sizing	
Bank Loan	\$ 11,901,000
Annual Debt Service	\$ 617,298

End Loan Underwriting

YEAR		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Income (Net of vacancy)	2%	\$1,328,989	\$1,355,568	\$1,382,680	\$1,410,333	\$1,438,540	\$1,467,311	\$1,496,657	\$1,526,590	\$1,557,122	\$1,588,264	\$1,620,030	\$1,652,430	\$1,685,479	\$1,719,188	\$1,753,572
Operating Expenses	3%	(\$636,540)	(\$655,636)	(\$675,305)	(\$695,564)	(\$716,431)	(\$737,924)	(\$760,062)	(\$782,864)	(\$806,350)	(\$830,540)	(\$855,457)	(\$881,120)	(\$907,554)	(\$934,780)	(\$962,824)
Debt Service		(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)
Net Operating Income		\$75,150	\$82,634	\$90,076	\$97,470	\$104,810	\$112,088	\$119,296	\$126,428	\$133,474	\$140,426	\$147,275	\$154,012	\$160,627	\$167,110	\$173,450
DSC		1.12	1.13	1.15	1.16	1.17	1.18	1.19	1.20	1.22	1.23	1.24	1.25	1.26	1.27	1.28
YEAR		16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Income (Net of vacancy)	2%	\$1,788,644	\$1,824,417	\$1,860,905	\$1,898,123	\$1,936,085	\$1,974,807	\$2,014,303	\$2,054,589	\$2,095,681	\$2,137,595	\$2,180,347	\$2,223,954	\$2,268,433	\$2,313,801	\$2,360,077
Operating Expenses	3%	(\$991,709)	(\$1,021,460)	(\$1,052,104)	(\$1,083,667)	(\$1,116,177)	(\$1,149,662)	(\$1,184,152)	(\$1,219,676)	(\$1,256,267)	(\$1,293,955)	(\$1,332,773)	(\$1,372,757)	(\$1,413,939)	(\$1,456,357)	(\$1,500,048)
Debt Service		(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)	(\$617,298)
Net Operating Income		\$179,637	\$185,658	\$191,503	\$197,158	\$202,610	\$207,847	\$212,853	\$217,614	\$222,116	\$226,342	\$230,275	\$233,899	\$237,195	\$240,145	\$242,731
DSC		1.29	1.30	1.31	1.32	1.33	1.34	1.34	1.35	1.36	1.37	1.37	1.38	1.38	1.39	1.39

Brooklyn Boulevard			
1	0	1.50%	0
2	\$20,000,000	1.50%	\$300,000
3	\$20,200,000	1.50%	\$303,000
4	\$20,402,000	1.50%	\$306,030
5	\$20,606,020	1.50%	\$309,090
6	\$20,812,080	1.50%	\$312,181
7	\$21,020,201	1.50%	\$315,303
8	\$21,230,403	1.50%	\$318,456
9	\$21,442,707	1.50%	\$321,641
10	\$21,657,134	1.50%	\$324,857
11	\$21,873,705	1.50%	\$328,106
12	\$22,092,443	1.50%	\$331,387
13	\$22,313,367	1.50%	\$334,701
14	\$22,536,501	1.50%	\$338,048
15	\$22,761,866	1.50%	\$341,428
16	\$22,989,484	1.50%	\$344,842
17	\$23,219,379	1.50%	\$348,291
18	\$23,451,573	1.50%	\$351,774
19	\$23,686,089	1.50%	\$355,291
20	\$23,922,950	1.50%	\$358,844
			\$6,243,269
		5%	
NPV			3,914,327

TIF Loan	
<u>LTV Projection</u>	
NPV	\$3,914,327
<u>Max LTV</u>	80%
Allowable Loan	\$3,131,462
Term	20
Rate	5.00%
Monthly	\$20,666
Annual	\$247,995

JO Companies Housing Data

15-Jan-20



Apartments	floor area (gsf) per floor	floor area (nsf) per floor	# floors	total area	1br 800 sf/unit	2 br 1020 sf/unit	3 br 1150 sf/unit	unit type unit area TOTAL
Main Fl	23,600	18,880	1	18,880	6	6	7	19
Second Fl	29,000	23,200	1	23,200	3	7	12	22
Third Fl	29,000	23,200	1	23,200	3	7	12	22
Fourth Fl	27,120	21,696	1	21,696	3	6	11	20
subtotal					14 17%	27 32%	42 51%	83
Office	1,000							
Lobby	1,500							
Community Room	1,500							
Fitness Room	900							
Business Center	500	5,400		subtotal				
Roof terrace	900							
Community room	980	1,880		subtotal				
Parking -	29,000	76		cars	LOWER LEVEL			

TOTAL AREA 145,000

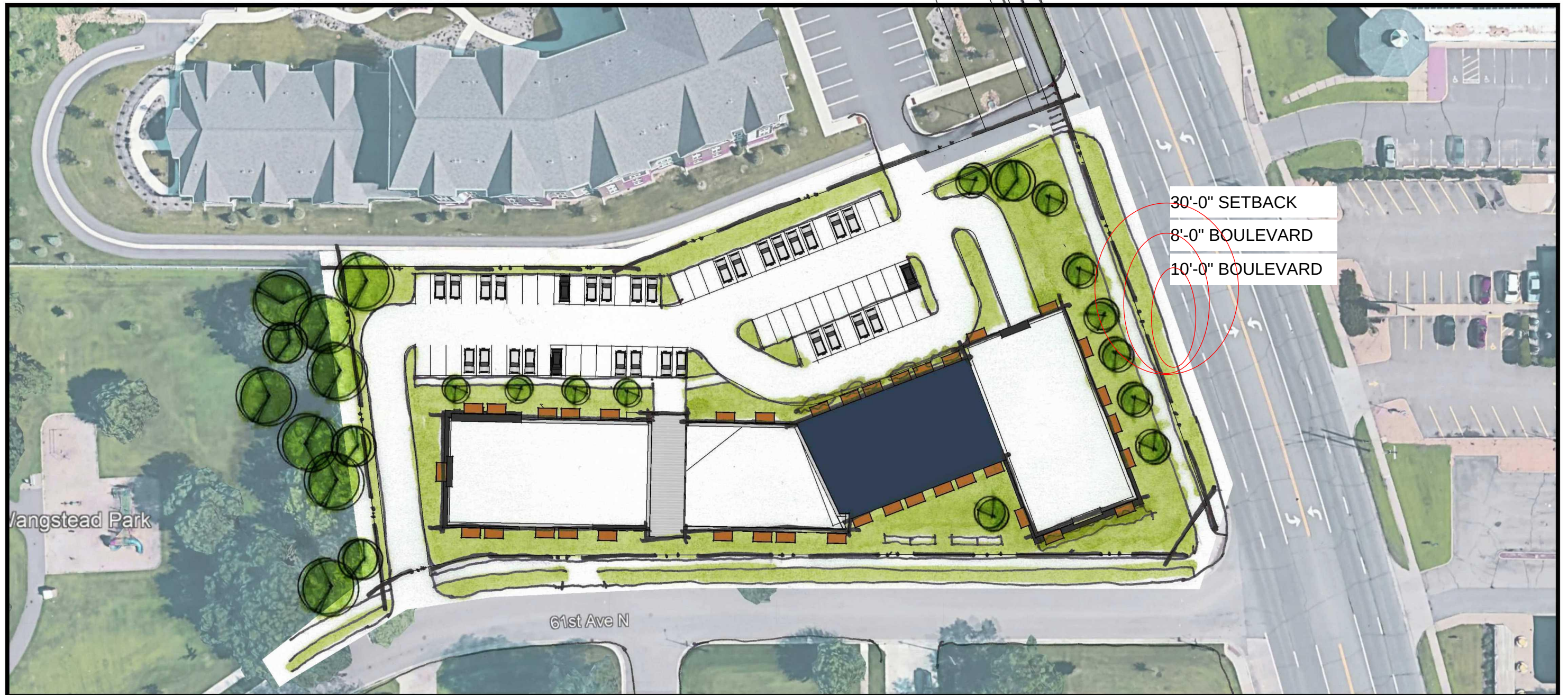
TOTAL UNITS 83

Parking requirements

	units	1 per unit	2 per unit	stalls
1 bedrooms	14	14		16
2 and 3 bedrooms	69		137.20	112
staff				1
				129

Parking provided

garage	76
surface	53
	129

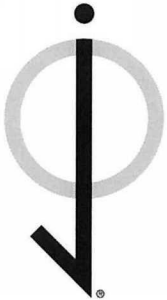


CONCEPT SITE PLAN



J O Companies, LLC
Affordable Housing Concept

BROOKLYN CENTER, MN
1.17.2020 | M19-234





AERIAL PERSPECTIVE



J O Companies, LLC Affordable Housing - Concept Elevations

BROOKLYN CENTER, MN
12.18.2019 | M19-234





AERIAL PERSPECTIVE



J O Companies, LLC Affordable Housing - Concept Elevations

BROOKLYN CENTER, MN

12.18.2019 | M19-234





AERIAL PERSPECTIVE



J O Companies, LLC Affordable Housing - Concept Elevations

BROOKLYN CENTER, MN

12.18.2019 | M19-234









MEMORANDUM - COUNCIL WORK SESSION

DATE: 1/27/2020

TO: City Council

FROM: Curt Boganey, City Manager

THROUGH: Meg Beekman, Community Development Director

BY: Jesse Anderson, Deputy Director of Community Development

SUBJECT: Community Development Block Grant Funding Allocation Discussion (20 minutes)

Recommendation:

- It is recommended that the City Council consider providing direction to staff regarding the Community Development Block Grant (CDBG) funding allocations.

Background:

City Staff is seeking direction from the City Council on the allocation of 2020-2021 Community Development Block Grants (CDBG) funds.

CDBG funds are provided by the U.S. Department of Housing and Urban Development (HUD) to help with community development activities that benefit low and moderate income persons. The funds are primarily intended for bricks and mortar improvements, as opposed to public service activities.

Hennepin County receives CDBG funds directly from HUD as part of a consolidated pool of funds, which is administered on behalf of participating suburban Hennepin County communities. Boomington, Eden Prairie, Minnetonka and Plymouth do not participate in the consolidated pool and receive CDBG funds directly from HUD. Brooklyn Center is considered a Direct Allocation City and is a sub-recipient of the funds through Hennepin County.

CDBG Statutory and Administrative Requirements

The Federal Authorizing Statute for the CDBG program requires that each funded CDBG activity meet one of three national objectives:

1. Benefiting low income persons
2. Preventing or eliminating slums and/or blight
3. Meeting urgent community needs.

The Federal Law also specifies that each recipient receiving funds must insure at least 70 percent of the CDBG expenditures during the program year be used for activities benefiting low and/or very low income persons. Each city must meet this requirement at the local level.

As part of the administration of the CDBG funds, Hennepin County adopts a 5-year funding plan, which further defines the priority needs of the program and clarifies what activities are eligible for funding. This year Hennepin County will adopt a new 5-year funding plan. While a new plan has not yet been finalized, Hennepin County has provided a draft to cities. Overall, the priority needs are around continuing what's working, while shifting the focus to preserving affordability and reducing disparities in housing stability.

These include:

Priority Need 1: Focus home ownership activities on creation; on preserving affordability of home ownership; on reducing disparities

Priority Need 2: Rehab multifamily rentals (especially for smaller NOAH / duplexes)

Priority Need 3: Increase funding and impact of emergency assistance / homeless prevention

Priority Need 4: Increase rental inspections (code enforcement)

Priority Need 5: Create deeply affordable senior rentals

Because Hennepin County is responsible for the monitoring and reporting of the CDBG funds, the County oversees the use of funds within the consolidated pool. Cities that wish to diverge from the typical use of funds must seek permission from the County.

Prior to 2018, cities were allowed to allocate up to 15 percent of their CDBG funding to public services. While Brooklyn Center regularly did so, other communities chose not to. In addition, the reporting requirements for the funds are onerous, and the County determined that it would be easier to pool the public service allocation and administer the distribution of those funds internally. Each city is now asked to send a representative to a committee, which reviews public service funding requests and makes a determination as a whole as to which public service organizations get funding and how much.

Previous CDBG Allocation

CDBG funding allocations run from July 1st-June 30th each year. The 2019-2020 CDBG funding round was allocated by the City Council in February 2019 and is set through June 30, 2020. The funding was allocated as follows:

2019 CDBG Amount	Allocation determination	Program
\$75,000	\$75,000	Code Enforcement and Neighborhood Revitalization
\$50,000	\$50,000	Down Payment Assistance
\$132,550	Remaining	The remaining funds were allocated to the Hennepin County Home rehab program

The use of the funds is limited to allowed uses under HUD program eligibility and further narrowed by Hennepin County's 5-year funding plan. Most cities utilize CDBG to fund their housing rehab programs. These are programs that provide deferred/forgivable loans to low income home owners to make needed repairs and maintenance to their homes. For communities with an aging housing stock such as Brooklyn Center's, this is the only source of funds available to assist with the maintenance and upkeep of homes.

Brooklyn Center has allocated roughly \$85,000 to \$132,550 annually to its housing rehab program. The funds assist 8-10 households annually. There is currently a waiting list of 61 people seeking funding from the housing rehab program as additional funds become available.

Brooklyn Center has allocated \$150,000 of funds towards supporting the Code Enforcement and Neighborhood Revitalization Program since 2009, with 2019 funds being reduced to \$75,000. The 2020 budget removed CDBG funding for Code Enforcement Activity as anticipated revenue.

2019-2020 CDBG Allocation

Typically Hennepin County notifies communities by December as to their anticipated CDBG allocation for the following cycle and provides information about the upcoming consolidated RFP for public service applications. To date, the city has not yet received this information. Nevertheless, the city's resolution allocating its 2020-2021 CDBG funds is anticipated to be due by the end of February, and therefore staff did not want to wait to bring this discussion forward.

While we do not yet know the exact amount of CDBG allocation for the next cycle, we have been advised by Hennepin County to use the estimate of \$258,000, based off last year's allocation, for the purposes of determining the allocation of funds. However, this allocation amount could be adjusted once HUD provides final amounts.

Hennepin County receives the lump sum from HUD and determines the allocation among the participating cities based on a formula that takes into account population and need.

City	2020 Estimated Allocations	2019 Direct Allocation
Brooklyn Center	\$258,000	\$257,550
Brooklyn Park	\$381,000	\$394,400
Edina	\$116,000	\$128,350
Hopkins	\$124,000	\$134,300
Maple Grove	\$157,000	\$161,500
Minnetonka	\$120,000	\$131,750
New Hope	\$91,000	\$92,650
Richfield	\$210,000	\$192,100
St. Louis Park	\$147,000	\$155,550

Funding Allocation Options

Housing Rehab Program - As CDBG funds are the only source of funding to maintain the City's existing single family housing stock, one option would be to increase the allocation of CDBG funds to this use. 86 percent of Brooklyn Center's housing supply is single family homes, nearly all of which were constructed prior to 1975. Many of these homes are in need of maintenance, and for low income home owners this cost can be overly burdensome. Maintaining the city's housing stock through this program not only provides stable home ownership for low income home owners, but also maintains an affordable housing stock for new buyers as well.

Down Payment Assistance - Brooklyn Center allocated \$50,000 towards home buyer assistance with the 2019 CDBG funding. The City is contracting with Center for Energy and Environment (CEE) to administer the program. It is anticipated that loan applications will begin being accepted toward the end of February. Loans of up to \$7,500 towards down payment assistance for Brooklyn Center residents looking to buy a home in Brooklyn Center would be forgivable after 10 years of home ownership.

Direct affordable apartment assistance - Brooklyn Park offers a program that supports existing naturally occurring affordable multi-family buildings with maintenance and rehab. One challenge with this program is that the cost of rehabilitation is generally quite high, which limits the use of the funds to one or two properties a year.

Scattered site acquisition/rehab - The scattered site acquisition is done in New Hope. It is similar to the City's previous buy and replace program. It allows for the purchase and renovation or demo of a blighted structure, which is then sold to a low/moderate income household. The individual cost per unit is high, minimizing the impact of this program.

Infrastructure improvements - These are physical improvements to community or public facilities that are utilized by low and moderate income residents. Some cities have use CDBG funds to purchase play ground equipment or make other physical improvements. One challenge with the use of CDBG funds in this manner is that it triggers Federal Fair Wage standards, which require a significant amount of reporting and paperwork, and increasing the cost of the project above what it would be if other funds were available, making small scale improvements more work and more expensive than the value of the funding being used.

Small Business Entrepreneur Funding - Options for using CDBG funds for programs to support the creation/support of small businesses were discussed with Hennepin County staff. HUD rules allow for CDBG funds to be used in this manner under certain circumstances and to support job creation. According to Hennepin County staff, use of the funds requires demonstrated job creation over an extended amount of time. Not unlike other uses of CDBG funds, it requires extensive reporting, which falls on individual small business owners and monitoring is required over a number of years. Federal funding often comes with stringent reporting and monitoring requirements, which can create a barrier. Alternatively, the city's EDA funds may be a better mechanism to serve small businesses as the funds can be more nimbly applied.

Recommendation:

The 2020 CDBG funding for Brooklyn Center is anticipated to be \$258,000. It is staffs recommendation to continue to fund the existing programs; the Home Buyer Assistance Program and the Home Rehab Program. Staff recommends an increase of funding to both programs, which would be offset by the funds that have typically been allocated towards Code Enforcement Activities. The recommended allocation would be \$100,000 for the Home Ownership Assistance Program and \$158,000 allocated for the Home Rehab Program. Based on City Council's direction a resolution will be prepared and a public hearing will be scheduled for the February 27, 2020 City Council Meeting.

Attachments

- CDBG Funding History
- Housing Rehab Program Information
- Brooklyn Center Home Buyer Program Information

Policy Issues:

- Does the City Council want to increase the funding for the Home Ownership Assistance Program and the Home Rehab Program with the removal of the funds allocated for Code Enforcement Activity?
- Are there any other programs or areas that city staff should research?

Strategic Priorities and Values:

Resident Economic Stability

ATTACHMENTS:

Description	Upload Date	Type
Funding History	1/21/2020	Backup Material
Home Ownership Assitance Program Guidlines	1/13/2020	Backup Material
Rehab Program Summary	1/13/2020	Backup Material

Funding Year	Initial Budget	Adjusted	Public Service Funds	Neighborhood Stabilization/ Code Enforcement Initiatives	Hennepin County Rehab Funds	Home Owner Assistance Program
2019*	\$257,550	\$236,300	*	\$75,000	\$132,550	\$50,000
2018*	\$236,300	\$236,300	*	\$150,000	\$86,300	
2017	\$255,616	\$261,243	\$34,840	\$150,000	\$76,403	
2016	\$258,779	\$259,455	\$38,816	\$150,000	\$70,639	
2015	\$243,462	\$258,779	\$36,519	\$150,000	\$72,260	
2014	\$239,249	\$243,462	\$35,887	\$150,000	\$57,575	
2013	\$211,641	\$239,249	\$31,740	\$150,000	\$57,509	
2012	\$170,294	\$211,641	\$31,745	\$150,000	\$29,896	
2011	\$203,588	\$170,294	\$25,510	\$125,474	\$19,310	
2010	\$188,965	\$203,588	\$28,345	\$164,623	\$10,620	
2009	\$186,215	\$188,965	\$27,935	\$150,000	\$11,030	
2008	\$186,968	\$186,215	\$27,932	\$50,000 Amended by Council	\$158,283	
			\$0		\$108,283 Amended by Council	
2007	\$193,749	NA	\$29,062		\$164,687	
2006	\$195,019	NA	\$29,250		\$165,769	
2005	\$199,764	NA	\$29,820		\$169,944	
2004	\$239,029	NA	\$35,500		\$203,529	

*2018 CDBG allocation doesn't include 15% Public service fees as Henneping County Directly distributed the funds.

EXHIBIT A

City of Brooklyn Center

First Time Homebuyer Program Part I:

Program Overview

The City of Brooklyn Center offers a financial assistance program for homeownership funded by the Community Development Block Grant (CDBG) program. The First Time Homebuyer Program provides financial assistance for low and moderate income households to become homeowners.

Administration of the First Time Homebuyer Program and the functions and responsibilities shall be in compliance with the U.S. Department of Housing and Urban Development (HUD) CDBG regulations as well as all Federal, State and local nondiscrimination laws and with the rules and regulations governing Fair Housing and Equal Opportunity in housing and employment.

No family or individual shall be denied the equal opportunity to apply for or receive assistance under the First Time Homebuyer Program on the basis of race, color, gender, religion, creed, national origin, age, familial or marital status, handicap or disability, sexual orientation or reliance on public assistance.

Program Goals

The First Time Homebuyer Program has the following two goals:

- a. Assist low and moderate income families to purchase homes within the City of Brooklyn Center by providing assistance with down payment, closing costs and mortgage principle reduction.
- b. Promote responsible home ownership

Program Administration

The Program will be administered through Center for Energy and Environment (CEE).

PROGRAM POLICIES

Financial Assistance

The financial assistance is in the form of a loan of up to \$7,500, but no more than 10% of the purchase price. There is no interest on the loan and no payments are required. The loan is forgiven after 10 years and is reduced by 20% each year after the 5th year. If the home is sold, the title transferred, or no longer owner-occupied, within the first 10 years after the purchase date, then the remaining pro-rated amount will be become due.

The Financial Assistance may be used to:

1. Pay up to 50% of the amount the homebuyer is required to provide toward the down payment under the particular mortgage program they are utilizing. The homebuyer must contribute a minimum of \$1,000 of their own funds towards the down payment.
2. Pay up to 100% of the homebuyer's eligible closing costs. Borrowers are permitted to use program funds for interest rate buy downs if documentation is provided from the lender that

shows the buy down is necessary to secure their primary mortgage.

3. Reduce the mortgage principal up to 10% of the purchase price, up to \$7,500. The applicant(s) housing ratio must be at least 25%, but cannot exceed 35% of their gross monthly qualifying income. The housing ratio is calculated using the current year's projected income. Under certain circumstances, the HRA Executive Director may allow the DTI to exceed 35%.

The financial assistance will be provided at a minimum amount of \$5,000 and a maximum amount of \$7,500. In certain situations, the City may allow assistance in excess of the maximum at their discretion. CEE will review the applicant's verified income and assets, estimated closing costs, purchase agreement, and lender's recommendations for financial assistance in compliance with uses described above. Lenders must provide a pre-approval letter indicating the maximum amount of financing the borrower would qualify for from the first mortgage lender.

CEE will verify an applicant's income and assets through written verifications as provided by either the lender or by the applicant. The City staff may re-verify income and asset information provided by the lender. The Center for Energy and Environment will calculate the applicant's gross annual income using paystubs and recent tax returns or other qualifying verification as determined by City staff to ensure the applicant(s) qualifies as a low or moderate income household as required by CDBG regulations and to determine the maximum amount of assistance.

Financial assistance will be provided at the time of closing on the property with the following conditions:

1. Selected applicants must meet the requirements of the program and be eligible for the financial assistance throughout the entire application process.
2. The housing unit to be purchased and the purchase price must be accepted by the City as meeting the intent and requirements of the program.
3. The financial assistance provided by the program is in the form of a no-interest loan that is forgiven 10 years from the initial purchase date. If the house is sold, transferred or no longer the primary place of residence within that 10 year period, the loan will be repaid on a pro-rated basis.
4. The homebuyers must enter into a second mortgage and execute a Repayment Agreement with the City providing for repayment of the indebtedness 10 years from the initial purchase date or when the house is sold, transferred or no longer the primary place of residence, whichever occurs first.

Responsibilities of the First Time Homebuyer

The responsibilities of the prospective homebuyers are to:

1. Obtain mortgage pre-qualification for a 1st mortgage
2. Submit a pre-application and mortgage pre-qualification to the HRA or CEE
3. Complete, sign and return the full application packet, authorization for release of information form, and other certification and verification forms within the time frame specified.
4. Register and attend the Home Stretch or Framework – Homebuyers workshop such as those offered by Community Action Partnership of Hennepin County (CAP-HC), Neighborhood

Development Alliance (NeDA), NeighborWorks Home Partners, or PRG Inc. More information about homebuyer education can be found online at: <http://www.hocmn.org/buyingahome/homebuyer-education/>. Classes must have been completed within 12 months prior to closing. The applicant will be provided with a certificate of attendance. A copy of this certificate should be forwarded to the lender and CEE.

5. Select a real estate agent, if one is desired.
6. Select a dwelling in Brooklyn Center for purchase that is an eligible dwelling under the program.
7. Provide information throughout the process as required by the lender or the City staff.
8. Execute a purchase agreement that includes the Environmental Review addendum supplied by the Hennepin County, and any subsequent Amendments.
9. Execute the lender's mortgage and related documents.
10. Execute the City's Mortgage and Promissory Note.
11. Close on the property within the time frame specified in the Purchase Agreement.
12. Execute other required forms within the time frame specified or required.
13. Take occupancy of the dwelling within 30 days after closing, homestead the property, and continue to occupy the dwelling as a Principal Place of Residence.
14. Make principal, interest, property tax and insurance payments as required.
15. Reimburse the City in accordance with the City's Mortgage and Promissory Note should the First Time Homebuyer trigger repayment through sale, moving, transfer of ownership or foreclosure within 10 years or default on any other terms of these documents.

Responsibilities of the Lender

The lender must:

1. Verify the prospective homebuyer's income and assets to determine that they meet the requirements of the program and submit a copy of the verification to CEE. These copies must be submitted to CEE as part of a completed application.
2. Compute the Mortgage, Down Payment, Mortgage payments and Closing Costs of Acceptable Loans approved by the Program to determine the most cost-effective and appropriate form of financing for the First Time Homebuyer to use.
3. Provide a title search and review the documents.
4. Provide CEE with a pre-approval letter stating the maximum mortgage amount the applicant is approved for.
5. Provide CEE other verification materials as requested by the City.

6. Process a mortgage consistent with the Program.
7. Meet all deadlines in a timely fashion, especially those that relate to the Closing. **All documents must be completed and delivered to CEE at least 30 business days prior to the Closing.**
8. Appraise property to determine the loan-to-value ratio. Provide copy to CEE.

Responsibilities of the City:

The responsibilities of the HRA for the Program are to:

1. Establish Program requirements
2. Modify or terminate the Program as may be appropriate or required.
3. Reimbursed CEE per contract between CEE and the City.

Responsibilities of the Center for Energy and Environment (CEE):

The responsibilities of the HRA for the Program are to:

1. Administer the Program. CEE is a Vendor and not a Sub-Recipient of the Program.
2. Send applicants the application form, the authorization for release of information form and other certification and verification forms.
3. Review the Application and other material for eligibility.
4. Establish the initial eligibility of participants via the information provided in the pre-application process. Full approval will be determined upon completion and submission of a full application and supporting documents.
5. Notify applicants when ineligible.
6. Direct prospective buyers to register for the homebuyer workshops and provide information and forms related to the Program.
7. Provide liaison services involving the prospective buyer, lender and any real estate agent that might be involved in the transaction.
8. Review appraisal, purchase agreement, eligibility and mortgage for consistency with the Program requirements.
9. Prepare and execute the Mortgage and Promissory Note.
10. Provide Funds, Mortgage and Promissory Note according to Program guidelines to the applicant or title company at the time of Closing.
11. Service the Mortgage and Promissory Note per Loan Servicing Contract with CEE.
12. Request reimbursement to the city per Program Contract between CEE and the City.

13. Provide income documentation relating to CDBG reporting requirements.

Pre-Application Process

At the time of application, applicants must provide CEE with the following information and meet the eligibility requirements:

1. CDBG Participant Intake Form.
2. Complete Certification Application.
3. Total gross annual income documentation as listed on the Acceptable Form(s) of Verification list
4. Copy of Lease, which must include start and end dates.
5. Letter from lender indicating the amount of a home loan for which applicant is pre-qualified.
6. HC Housing Programs Authorization for Release of Information signed by all adults in the household.
7. Copy of Executed Purchase Agreement

The information listed above will provide CEE sufficient information to determine if the applicant is applicant is eligible for the Program.. Applicants will be notified if they are eligible or ineligible based on the information provided in the application.

It is the responsibility of each applicant to ensure that the information is correct and that CEE receives the application.

Eligibility Requirements

To be eligible to participate in the Program, the applicant must meet the following requirements at the time of application and throughout the process up until Closing.

1. Must be a current resident in Brooklyn Center with verifiable with a lease agreement , valid identification, utility bills or other source of verification showing at least 6 months tenancy in Brooklyn Center.
2. Must have no prior home ownership in the past 3 years (unless displaced due to divorce).
3. Must be a U.S. citizen or have legal immigration status.
4. Must be a First Time Homebuyer, as defined in Appendix A.
5. Must not have a Gross annual Income that exceeds the maximum income limits which are revised annually to reflect the current year's CDBG maximum income limits. Income is calculated using the required documentation as listed on the Acceptable Form(s) of Verification list. For information on calculating income, please contact a Brooklyn Center Housing Specialist.

FY 2019 CDBG Income Limits	
Calculated as 80% of the Area Median Income. Source: https://www.hudexchange.info/resource/5334/cdbg-income-limits/	
Household Size	Household Income Limit
1 Person Household	\$52,850
2 Person Household	\$60,400
3 Person Household	\$67,950
4 Person Household	\$75,500
5 Person Household	\$81,550
6 Person Household	\$87,600
7 Person Household	\$93,650
8 Person Household	\$99,700

6. The household must not have Gross Assets exceeding \$10,000, excluding retirement savings and assets used for borrowers down-payment and/or closing costs.
7. Borrowers are required to invest at least \$1,000 of their own monies towards the purchase price of the home.
8. Must meet the requirements of a Lender and qualify for a first mortgage.

9. Borrowers cannot have a non-occupant cosigner.
10. Loan must be a fixed-rate, prime loan. No adjustable or balloon mortgages.
11. Must fulfill the Program obligations in a timely manner and must remain eligible to participate based on the program requirements and those of the lender through the time of Closing.
12. Must not have a previous loan through the City that ended in foreclosure or any other loan that ended in foreclosure within the previous five years. CEE will verify through the city (email or phone call).
13. Must not buy dwelling with a contract for deed.
14. Must meet the requirements as specified elsewhere in these First Time Homebuyer Program Guidelines.

Denial of Eligibility

CEE will review and verify all applications for eligibility. Those applicants not meeting the eligibility requirements will be sent a written notice explaining the reason(s) for denial of program participation.

Appeals regarding interpretation of eligibility requirements may be made in writing to the Deputy Director of Community Development for the city of Brooklyn Center, and then to the Director of Community Development and then to the City Manager. Appeals that clearly do not meet eligibility requirements will not be considered.

Eligible Dwellings

To be eligible the property must meet the following requirements:

1. Be located within the City of Brooklyn Center.
2. Be a single-family dwelling, a townhouse unit, duplex or a condominium unit.
3. Be a conforming use as defined by the Brooklyn Center Zoning Ordinance.
4. Be free of lead-based paint hazards at the time of Closing. This will be determined through the Environmental Review. See page 11 for more detailed information regarding lead-based paint hazards.

Applicant Outreach

The City and CEE will publicize and disseminate information to make known the availability of homeownership assistance on a regular basis through a variety of media and other suitable means. The availability of assistance will be communicated to other services providers, realtors, and lenders in the community and advise them of the guidelines so that they can make proper referrals for the Program. Realtors and lenders will be encouraged to provide additional services to eligible clients to ensure their successful utilization of the program.

Applicant Pool

The applicant pool for the Program shall consist of all those who have completed and returned the application and disclosures, CDBG Participant Intake Form, the Certification Application, written verification from their lender of pre-approval, and any other documentation requested by CEE or the City needed to verify eligibility.

Funds will be available to the applicant pool on a first come, first serve basis. The following will be given priority if there are more complete applications than funding available.

1. Applicant with dependents under age 18
2. Applicant has lived in Brooklyn Center longer than 6 months prior to Closing
3. Head or co-head of household has primary, longer-term employment in Brooklyn Center
4. Applicant has never owned a home (versus having owned a home over three years ago)

Approval from the applicant pool is tentative and conditional. Families selected for participation must fulfill the Program obligations in a timely manner and must remain eligible to participate based on the Program requirements and those of the lender through the time of Closing.

PART III: PROGRAM RULES

Repayment of Assistance

Repayment of the down payment assistance loan shall occur upon the earliest of:

1. Sale or transfer
2. The property ceases for any reason to be the homebuyer's principal place of residence.
3. Default on the mortgage with the City or any superior mortgage on the property.

Repayment of the loan shall be pro-rated, with the principal amount due reduced by 20% for each year after 5 years of the homeowner's tenancy in their Brooklyn Center home, as established by the loan date on the filed mortgage with the HRA.

AGE OF LOAN	AMOUNT OF PRINCIPAL LOAN AMOUNT DUE
0 - 1 year	100 % of principal loan amount due
1 - 2 year	100 % of principal loan amount due
2 - 3 years	100 % of principal loan amount due
3 - 4 years	100 % of principal loan amount due
4 - 5 years	100 % of principal loan amount due
5 - 6 years	100 % of principal loan amount due
6 - 7 years	80% of principal loan amount due
7 - 8 years	60% of principal loan amount due
8 - 9 years	40% of principal loan amount due
9 - 10 years	20% of principal loan amount due
10+ years	0% due, Loan Fully forgiven

When a loan made by the City is paid in full or forgiven, a document satisfying the lien will be prepared by CEE, executed by the City Manager or his or her delegate and delivered to the borrower for recording. The borrower is responsible for the cost of recording the satisfaction. Contact the Community Development Department for more information about repayment of a City loan.

Subordination of Mortgages

Brooklyn Center City loan recipients requesting subordination of the interest of the City in real property must submit a Subordination Request Form, the required supporting documentation, and a processing fee. Request should be made to CEE.

The following information must be submitted with the Subordination Request Form:

1. A typed letter dated and signed by the mortgagor, stating the reason for the requested subordination and the use of any equity being removed as part of the loan transaction.
2. A copy of the current appraisal (dated within six months of application), recent estimated property value as listed on the most recent property tax statement or other evidence of market value of the property that is acceptable to the HRA.
3. A copy of current title work (must indicate all debt against the property).
4. Explanation of remaining debts or liens with supporting documentation (i.e. most recent mortgage bill).
5. Estimated closing costs as listed on the Loan Estimate and/or Closing Disclosure.
6. A copy of the mortgagor's loan application.
7. Additional documentation may be required.

The City will subordinate its mortgage interest if all of the following conditions are met, to the extent that they are applicable:

1. Closing costs are reasonable. Generally this shall mean that the sum of all discount points, origination fees, and lender ancillary fees generally shall not exceed 3% of the new first mortgage amount.
2. If the City believes that the payment terms of the refinance are within the financial means of the borrower.
3. The overall value of superior debt must not be increased by more than 50%.
4. Property taxes, if not escrowed by the superior mortgage holder, must be current.

The City will not subordinate to reverse mortgages. In most cases, interest-only loans or loans with interest-only options, revolving lines of credits or debt consolidation will not be allowed unless the City determines that an acceptable reason warrants this type of loan.

The City may approve other subordination requests not meeting the conditions above on a case-by-case basis that are clearly in the best interests of the City, where the security of the City loan remains

acceptable, and denial of the request will cause or contribute to a documented hardship on the part of the borrower.

Subordination requests will be processed by CEE staff, who will submit the request with a recommendation for action, to the City. The City Manager has the authority to grant a subordination request when, based on his or her discretion, the subordination is reasonable based on the criteria set forth in this Policy.

Targeted Funding

At various times, the City may target Program funding for purchases in specific developments. Applicants purchasing in those developments would receive Program funding prior to all other applications.

Modification and Termination of Program

The City may modify or terminate the Program as it deems appropriate or as required by HUD. Once the City has provided financial assistance and the mortgage executed, financial assistance shall not be rescinded except as provide for in the executed HRA Mortgage, Loan Agreement, and Promissory Note.

APPENDIX A

DEFINITIONS

Acceptable Loans – Portfolio Products, Freddie Mac, Fannie Mae, FHA, VA and ARM's that at a minimum are at a fixed rate for the first seven years.

Applicant – an individual or household submitting an application for a loan.

Application – The form used to request assistance for the City's First Time Homebuyer funds.

ARM or Adjustable Rate Mortgage – a mortgage that offers an initial rate that is fixed for a certain number of years of repayment; the rate then adjusts every year thereafter for the remaining life of the loan.

CEE – The Center for Energy and Environment, which administers the City's First Time Homebuyer Program.

CDBG or Community Development Block Grant Program – an annual entitlement program provided to the City of Brooklyn Center through the U. S. Department of Housing and Urban Development (HUD).

City – The City of Brooklyn Center.

Clearance – A lead based paint Certification that all lead issues have been remediated.

Closing – The consummation of the real estate transaction. The Closing includes the delivery of a deed, financial adjustments the signing of notes, mortgages, and the disbursement of funds necessary to complete the sale and loan transaction.

Closing Costs – Those costs required by the lender to be paid by the buyer for various fees, credit report costs, insurance, etc., at the time of Closing on a property.

Conventional Mortgage – A type of residential mortgage loan, usually from a bank or savings and loan association, with a fixed rate and term. It is repayable in fixed monthly payments over a period usually 30 – 40 years or less, secured by real property, and not insured by the Federal Housing Administration or guaranteed by the Veterans Administration.

Down Payment – A type of payment made by a homebuyer indicating intention to purchase real estate offered for sale and obtain financing from a bank or mortgage company.

Environmental Review – The process of verifying that a project meets federal, state, and local environmental standards. The environmental review process is required for all HUD-assisted projects to ensure that the proposed project does not negatively impact the surrounding environment and that the property site itself will not have an adverse environmental or health effect on end users. Hennepin County staff is responsible for the completion of the environmental review.

Environmental Review Addendum – A Purchase Agreement Addendum to the purchase agreement that states an Environmental Review will be completed by Hennepin County prior to closing. The addendum must be a part of the purchase agreement in order to be valid. **Environmental Reviews take approximately 45 days to be completed by Hennepin County.**

Fannie Mae or Federal National Mortgage Association – A privately owned and operated corporation that buys mortgages from such lenders as banks and savings and loans, packages and resells them on the open market.

FHA or Federal Housing Administration – A Federal agency that administers many loan programs, loan Guarantee programs, and Loan Insurance programs designed to make more housing available.

First Time Homebuyer – A household who has not owned a dwelling of any kind within the preceding three years from the date of application or who has been displaced due to a divorce situation.

Gross Annual Income – The Gross annual Income of a Household for the purposes of this program is defined for purposes of reporting under Internal Revenue Service Form 1040 for individual Federal annual income tax purposes as per 24 CFR 570.3 Income (1)(iii).

Gross Assets – The current market value of the following minus existing indebtedness: *(Typically, it does not include 401K funds, pensions or other deferred compensation funds.)*

1. Cash on hand
2. Cash in checking accounts
3. Cash in savings accounts, including accounts held in trust.
4. Investment securities (government bonds, municipal bonds)
5. Stocks
6. Certificate of deposits and annuities

Guidelines – The set of standards, criteria, and specifications to be used in administering the Program.

Household – All persons residing in one housing unit; which may include one or more families, a single person, a married couple, or two or more unrelated persons.

Housing Counselor – A person who provides direct customer services primarily to groups, individuals, households seeking information and assistance with housing issues.

Housing Ratio - the percentage of income that goes toward housing costs including mortgage principal and interest, mortgage insurance premium, hazard insurance premium, property taxes, and homeowners association dues (when applicable).

HUD or U. S. Department of Housing and Urban Development – The principal federal agency responsible for implementing certain federal housing and community development programs.

Income - The amount of money or its equivalent received during a period of time in exchange for labor or services, from the sale of goods or property, or as profit from financial investments.

Lead Risk Assessment – A report that describes the health risk assessment, management process, estimates of the costs of recovery, and summaries of possible defensive measures required per HUD regulation CFR Part 35: Lead Based Paint Regulations.

Lender – Individual or firm that extends money to a borrower with the expectation of being repaid, usually with interest.

Loan Estimate – Document disclosing the approximate closing costs a mortgage applicant will pay at or before the mortgage settlement date.

Low Income Household – A household whose annual income does not exceed the low income limit as established by HUD with adjustments for smaller and larger families.

Minnesota Housing – The Minnesota Housing Finance Agency; a Minnesota State agency that administers a variety of first time homebuyer loan programs.

Moderate Income Household – A household whose annual income does not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families.

Mortgage – The conveyance of an interest in real property given as security for the payment of a loan.

Principal Place of Residence – To occupy the home as the primary residence on a permanent basis.

Program – The City's First Time Homebuyer Program.

Promissory Note – A written instrument containing a promise by the signer to pay an agreed amount.

Purchase Agreement – An agreement between buyer and seller of real property, setting forth the price, and terms of the sale. Also known as a sales contract.

Reducing the Mortgage Principal Amount – A method of benefitting the buyer through the use of a portion or all of the HRA provided financial assistance to lower the mortgage principal amount. In effect, this assistance acts as a larger down payment and helps to reduce the monthly mortgage payments. The available amount of assistance is up to 10% of the purchase price to a maximum of \$7,500. The buyer's housing ratio must be between 25% and 35%.

Satisfaction of Mortgage – A document releasing a mortgage lien, indicating the borrower has paid the debt in full.

Second Mortgage – A loan on a property that already has an existing mortgage (the first mortgage). The second mortgage is subordinate to the first.

VA Loan – Department of Veterans Affairs, providing below-market financing with no down payment to veterans of the U.S. Armed Services.

HENNEPIN COUNTY REHABILITATION LOAN PROGRAM QUARTERLY REPORT

October 1, 2019 to December 31, 2019

City	Total Funds Spent	Projects Completed	Loans Approved	Amount Approved	Applicants in Loan Process	Funds Reserved for Applicants	Residents waiting	Funds Not Committed	Program Income	Year to Date				
										Funds Spent	Projects Completed	Loans Approved	Amount Approved	Program Income
Brooklyn Center	\$ 50,865	3	1	\$ 30,000	2	\$ 30,000	61	\$ 39,767	\$ -	\$ 102,946	6	8	\$ 200,000	\$ -
Brooklyn Park	\$ 73,017	4	4	\$ 55,500	8	\$ 134,000	114	\$ 42,321	\$ -	\$ 287,189	15	19	\$ 300,500	\$ 40,676
Consolidated Pool	\$ 55,006	3	4	\$ 71,000	1	\$ 7,500	54	\$ 5,250	\$ -	\$ 381,923	11	18	\$ 397,896	\$ 65,417
Edina	\$ 8,130	0	0	\$ -	1	\$ 15,000	1	\$ 23,010	\$ -	\$ 25,597	1	1	\$ 30,000	\$ 44,267
Hopkins	\$ 14,650	0	2	\$ 50,000	2	\$ 50,000	8	\$ 26,439	\$ 297	\$ 114,864	3	7	\$ 175,000	\$ 2,367
Maple Grove	\$ 20,000	1	1	\$ 30,000	0	\$ -	9	\$ 14,751	\$ -	\$ 25,897	1	1	\$ 30,000	\$ -
Minnetonka	\$ 19,976	1	5	\$ 65,000	6	\$ 90,000	47	\$ 14,572	\$ -	\$ 69,532	4	8	\$ 110,000	\$ -
New Hope	\$ -	0	0	\$ -	1	\$ 30,000	10	\$ 1,486	\$ -	\$ 50,745	1	1	\$ 20,000	\$ 12,920
Richfield	\$ 31,983	2	1	\$ 10,000	1	\$ 30,000	23	\$ 41,282	\$ 12,932	\$ 194,272	7	12	\$ 265,000	\$ 42,511
St. Louis Park	\$ 28,910	1	2	\$ 60,000	2	\$ 45,000	33	\$ 49,077	\$ -	\$ 80,212	3	6	\$ 170,000	\$ -
OVERALL TOTAL	\$ 302,537	15	20	\$ 371,500	24	\$ 431,500	360	\$ 257,955	\$ 13,228	\$ 1,333,178	52	81	\$ 1,698,396	\$ 208,158

MEMORANDUM - COUNCIL WORK SESSION

DATE: 1/27/2020

TO: City Council

FROM: Curt Boganey, City Manager

THROUGH: N/A

BY: Meg Beekman, Community Development Director

SUBJECT: Housing Policy Framework (45 minutes)

Recommendation:

- Consider the proposed housing policy framework, and provide direction relating to housing efforts.

Background:

Housing and the policy issues related to housing have become some of the most pressing and important matters facing communities today. For most suburban communities, housing comprises a significant majority of a city's land use and tax base. Maintaining and preserving a safe, quality, and desirable housing stock is critical to a community's long term economic health. Further, a diverse housing stock which offers a wide range of housing choices and price points ensures that a community can be resilient through economic ups and downs as well as provide housing options for a diverse population throughout their lives.

In addition to maintaining a quality and diverse supply of housing, communities are more and more becoming focused on concerns regarding livability and accessibility of housing. The Twin Cities Metropolitan Area is currently experiencing record low vacancy rates. According to Marquette Advisors' midyear report from August 2019, the average vacancy rate across the seven-county metro area is 2.3 percent. Experts agree that a balanced rental market will typically see an average vacancy rate of around 5 percent.

The Twin Cities has been experiencing record low vacancy rates for several years now as are many metro areas throughout the nation. Severe housing shortages are being caused from spikes in construction costs, combined with unprecedented demand for rental housing as millennial and baby boomer generations are finding similar desires for lifestyles that offer more mobility and convenience over the debt and maintenance of home ownership. In addition, as the cost of living outpaces incomes, for many families, home ownership may feel out of reach, and renting becomes the only choice.

The effect of low vacancy rates over time is increasing rents, a growing interest from outside investors, and landlords in a position to be choosier about who they rent to. This has borne out throughout the Twin Cities Metropolitan Area, with the average rent increasing nearly 8 percent year over year to a current unprecedented \$1,254 per month. In addition, the Metropolitan Council continues to see a reduction in the number of landlords accepting Section 8 vouchers. According to the Metropolitan Council, landlords are citing the increased interest for their units from non-voucher holders as the primary reason for the change.

Yet another impact of the increasing value of rental property is the growing number of investors purchasing Class B or Class C rental properties, which are renting for naturally affordable rents, making cosmetic improvements, and increasing rents so that the units are no longer affordable. According to the Minnesota

Housing Partnership, the sales of apartment buildings in the metro area jumped 165 percent between 2010 and 2015. Often the change in ownership will also come with a change in policy related to criminal history, acceptance of Section 8 vouchers, or minimum income requirements, resulting in existing tenants being displaced from the property.

Brooklyn Center's Current Rental Housing

The result of the regional trends described above are being felt in Brooklyn Center. Vacancy rates in the community remain lower than the regional average, hovering around 2 percent. This is common in communities with more affordable rental units.

35 percent of Brooklyn Center's housing stock is comprised of rental units. Of those, about 8 percent are single family homes. The Community Development Department is preparing a summary report on the rental licensing program which includes a deeper analysis of rental housing in the City. This will be presented as part of a separate memo.

According to the Metropolitan Council, the following table indicates what is considered affordable rents in the Twin Cities Metropolitan Area:

<i>2019 Rental Housing</i>				
# Bedrooms	30% AMI	50% AMI	60% AMI	80% AMI
Efficiency	\$525	\$875	\$1,050	\$1,400
1 Bedroom	\$562	\$937	\$1,124	\$1,499
2 Bedrooms	\$675	\$1,125	\$1,350	\$1,800
3 Bedrooms	\$780	\$1,300	\$1,560	\$2,080
4 Bedroom	\$870	\$1,450	\$1,740	\$2,320

*Rents include tenant-paid utilities

According to the Census American Community Survey indicates average gross rents in Brooklyn Center:

Average Rents in Brooklyn Center	
# Bedrooms	Rent
Studio	\$760
1 Bedroom	\$914
2 Bedrooms	\$1,057
3 Bedrooms	\$1,309
4 Bedrooms	\$1,607
Gross Rent	\$1,008
*2018 Census American Community Survey	

Average rents in Brooklyn Center are considered naturally occurring affordable because the market rents, based on the age and condition of the units make them affordable at around 50 percent AMI in the metropolitan area. Rents in Brooklyn Center are lower than the regional average. Approximately 90 percent of all of the housing units in Brooklyn Center are considered naturally occurring affordable housing (NOAH). While NOAH properties are considered affordable, they can be at risk of being lost as market demand increases and rents continue to go up. They can also experience disinvestment over time, causing deterioration, loss of value, and most importantly poor quality or unsafe living situations.

At present only 3.7 percent of units are considered legally-binding, or subsidized affordable units. Subsidized

affordable units are housing units which are required to maintain an affordable rent regardless of shifts in market demand. Due to their financing structure, they also are required to be maintained to a certain minimum standard. One of the goals of affordable housing advocates is to preserve existing NOAH properties by converting them to legally binding affordable units through NOAH preservation programs. With the construction of Sonder Housing, Real Estate Equities will be adding 270 units of legally-binding new affordable housing units to the city. These will be the first new construction multi-family housing units built in Brooklyn Center since 1971, and will increase the percentage of legally-binding affordable units to 6 percent.

The City's 2040 Comprehensive Plan identifies several broad housing goals

2040 Housing & Neighborhood Goals

- Promote a diverse housing stock that provides safe, stable, and accessible housing options to all of Brooklyn Center's residents.
- Recognize and identify ways to match Brooklyn Center's housing with the City's changing demographics.
- Explore opportunities to improve the City's housing policies and ordinances to make them more responsive to current and future residents.
- Maintain the existing housing stock in primarily single-family neighborhoods through proper ordinances, incentive programs and enforcement.
- Explore opportunities to incorporate new affordable housing into redevelopment areas that promote safe, secure and economically diverse neighborhoods.

In addition to these goals, the 2040 Comprehensive Plan identifies implementation strategies as well as resources and tools for achieving its housing goals. These are contained in Chapters 4 and 9, of the Housing and Implementation chapters respectively (attached).

Issue Identification

As engagement related to the comprehensive plan and various redevelopment sites have occurred throughout the community over the past few years, a number of issues, concerns, and priority areas have bubbled up related to housing. Many of these issues are identified in the 2040 Comprehensive Plan.

As it relates to housing policy within the City of Brooklyn Center, these issues can be categorized into two distinct topic areas:

1. **Housing choice** - What is the composition and condition of the current housing stock? What are the current market demands for housing? How does the city's housing stock relate to the market, and does the city have enough and the right type to meet current and future need?
2. **Affordable housing policies** - What can the city do to improve livability and accessibility to quality affordable housing for residents? What best practices exist to support an effective approach to addressing the need for affordable housing in the community? What policies are most effective to prevent displacement?

In order to address these topic areas related to housing, staff is proposing a framework plan which takes a comprehensive review of the City's housing policy approach, with an emphasis in key focus areas based on priorities issues which merit special attention.

The overall review would include identifying those housing issues which are currently surfacing in the community and prioritizing those which are most pressing. Issues which have broadly been identified that merit special attention include:

- Mitigating and preventing displacement of existing residents as the community redevelops
- Tenant protections

- Creating and expanding home ownership opportunities
- Fair housing policy
- Maintenance and preservation of single family housing stock
- Expanding housing options

Housing Policy Framework

In order to gather data and to identify the needs for additional housing choice in the community, staff is recommending working with a consultant to complete a housing study. A proposed scope of work for the housing study is attached to this memo. The study would include an analysis of regional trends effecting Brooklyn Center's housing, the city's existing housing stock, current rent trends, market demand and gaps analysis. The housing study is also proposed to include a tenant and home owner survey in order to ascertain whether residents are satisfied with their current housing options, and what housing choices they anticipate needing/wanting over time. The results of this analysis will assist with guiding land use and policy decisions as it pertains to housing stock and choice.

As it relates to the needs around affordable housing, policy approaches fall into one of three categories: 1) Construction of new legally-binding units; 2) Preservation of NOAH units; 3) Tenant protections

In April 2018, the City Council discussed several possible policies to address affordable housing issues. The memo from that discussion is attached to this report. Based on that discussion, Council directed staff to move forward with a Tenant Protection Ordinance, and in December 2018, the city adopted one.

Additional policies which address affordable housing topics are described below. Staff is seeking direction on which policies Council would like to move forward with, would like additional information on, or would like to wait on.

Inclusionary Housing Policy (Creation Policy) – These are a collection of policies which would either encourage or require new affordable units to be included as part of new market-rate residential development projects which receive public subsidy or other discretionary City approvals. Frequently it is in the form of a requirement that a percentage of units be affordable in a new residential development in exchange for public subsidy of the project.

- New developments such as those in the Opportunity Site would be required to include a certain number of affordable units.
- Inclusionary Housing policies ensure that new affordable units are added as market-rate units are built, thus ensuring mixed-income communities.
- Cities such as St. Louis Park and Minneapolis have found that in higher rent developments, a certain percentage of affordable units can be required without increasing the need for additional public subsidy. This is due to the higher than average market rents, which off-set the affordable units. In Brooklyn Center, as is true in communities with lower average rents, the cost of the affordable units would require additional public subsidies in order for a project to be financially feasible.
- Brooklyn Park recently adopted an Inclusionary Housing Policy. As part of their analysis they concluded that any amount of included affordable would create a financial gap in the project and require subsidy. The policy acknowledges this and projects will be looked at on a project by project basis to determine if the gap can be financed.
- Community input on the Opportunity Site has identified many community benefits and goals for the redevelopment in addition to affordable housing; affordable commercial space, a cultural center, civic space, event space, and a recreation center to name a few. All of these uses would require public subsidy in some form or another, not to mention the infrastructure needs of the site. Identifying affordable housing as a singular or primary goal of the development through an inclusionary housing policy inevitably elevates it above other community goals for the site.

NOAH Preservation Program (Preservation Policy) – A preservation program can be set up in various ways, but essentially how they work is to incentivize existing NOAH property owners into setting aside a percentage of rental units as legally binding affordable for a set period of time. The City would create a NOAH preservation fund and identify additional funding sources to grow it. Staff would work with existing property owners to provide a modest subsidy for building rehabilitation, which would then be combined with a 4D tax classification, also known as the Low Income Rental Classification Program (LIRC), to provide a property tax break, currently amounting to 40%. The result is the preservation of NOAH units through legally binding contract.

- The tax break would be proportional to the percentage of units which would be affordable, and not apply to the entire building.
- The LIRC/4D statute defines eligible properties as those which meet two conditions: the owner of the property agrees to rent and income restrictions (serving households at 60% AMI or below) and receives “financial assistance” from federal, state or local government. This presents the possibility of creating a “Local 4D” program in which qualifying properties receive the 4D tax break in return for agreeing to conditions which meet certain local government policy goals.
- The reduction in property taxes would not decrease the City’s revenue from property taxes, as the funds would be distributed to all other properties; however, it would reduce that property’s share of local property taxes.
- The amount of the tax break is a limiting factor as it equates to around \$80/unit per year; however, the program may be an incentive for a property owner in a community where the market rents are already considered affordable, since they would not need to depress their rent rates.
- The city is estimated to have approximately \$320,000 of Housing TIF #3 funds when TIF #3 decertifies at the end of 2021. These funds could be used to seed a NOAH preservation fund.
- NOAH preservation is a more cost efficient form of creating legally binding affordable units compared with new construction, and ensures families are not displaced from their homes. A NOAH preservation program, combined with efforts to support tenant protections could be highly effective at addressing community concerns about displacement. Further, staff could begin to work on setting up such a program in the near term, and begin to identify potential funding sources for it.

Fair Housing Policy (Tenant Protection Policy) - Title VIII of the Civil Rights Act establishes federal policy for providing fair housing throughout the United States. The intent of Title VIII is to assure equal housing opportunities for all citizens. Further, Cities as a recipient of federal community development funds under Title I of the Housing and Community Development Act of 1974, is obligated to certify that it will affirmatively further fair housing.

- The city of Bloomington's Fair Housing Policy is attached as an example. Many other cities within Minnesota have Fair Housing Policies that are written very similar to Bloomington's.
- At present Brooklyn Center does not have a Fair Housing Policy. It is staff's recommendation that this be addressed in the near term, and that the Housing Commission be tasked with reviewing and recommending a policy to be adopted by the City.

Review Rental Licensing through the lens of Tenant Protections (Tenant Protection Policy) - Nearly a third of the City's housing units are rental. With vacancy rates hovering near 3 percent, tenants are not in a favorable position when it comes to negotiating with landlords on lease terms or other accommodations. Nearly all of the City's multi-family residential is considered naturally occurring affordable housing (NOAH). This is primarily due to its age and condition. Brooklyn Center hasn't had new multi-family housing constructed since 1971, and so this particular housing type, like most in the City, is aging. Maintenance varies significantly depending on ownership, as does the quality of property management. Therefore, it is important to continue to monitor the City's NOAH properties through a robust rental license program. However, when the rental license program was established tenant protections was not the focus of the program. A review of the City's ordinances, policies, and procedures through the lens of tenant protections would ensure that the program is serving residents as effectively as possible.

- Community engagement strategies would be necessary to identify problems and potential solutions. Suggested engagement strategies include listening sessions with tenants and landlords; and engaging

stakeholders such as Homeline, Housing Justice Center, ACER, etc

- City staff have met with ACER, Homeline, and the Housing Justice Center and discussed some of the issues affecting Brooklyn Center residents already. In addition, the city's housing inspectors spend a significant amount of time interacting with tenants and landlords and understand the complexities of the issues. These resources can be drawn upon to further explore ways to make adjustments to the City's ordinances, policies, and procedures to ensure existing residents are provided safe, secure, stable housing and tenants are afforded protections under the law.
- Staff's recommendation is to move forward with reviewing the city's current policy and ordinance, and to begin to implement improvements. Tenant input could be incorporated into the tenant survey that is part of the housing study.

Single Family Housing Stabilization (Preservation Policy) - Approximately 86 percent of Brooklyn Center's single family housing stock is more than 40 years old. This is a significant portion of the City's housing, therefore it is important to track the condition of these older homes as they are at-risk of deferred maintenance. At the same time, well maintained older homes can be an important source of entry-level housing. When considering the type and age of housing in Brooklyn Center, the 2040 Comprehensive plan recommended the following programs:

- Housing study to assess the condition of the City's housing stock
- Home Ownership Program Assistance Program
 - Down Payment Assistance
 - Home Ownership Education
- Additional Low or No Cost Home improvement funding

Staff recommends moving forward with a review of the city's single family housing programs. The first part of which would be incorporated into the housing study.

Review of Additional Best Practices to Mitigate and Prevent Displacement - Housing Study and Impact

Assessment - As was mentioned above, staff is recommending moving forward with a housing study in the near-term. Because issues around the impact of significant development on the city's existing housing, particularly around displacement and gentrification, have been raised in the community, staff is proposing to include within the housing study an impact assessment to evaluate the potential impact of the Opportunity Site in this way. The study would include a literature review of existing research on the topic of displacement and gentrification as it may pertain to Brooklyn Center, as well as case studies and best practices from other places that the community might draw from. The study, as the scope is currently proposed, would assist with providing an informed basis from which policy decisions can be made. The outcome of the study would allow us to identify additional policies and best practices which may forward the city's priorities around housing policy.

Implementation

Housing policy is both an urgent and important need in the community; however, staff capacity is also limited to address these issues in a timely manner. Some items identified above could be undertaken immediately such as the housing study and the creation of a fair housing policy. A NOAH preservation program may be a policy which could also be addressed in the near-term. Other items will take longer to address such as reviewing of the city's rental licensing ordinance.

The City of Brooklyn Park currently facilitates a housing stakeholder group with many of the same stakeholders which Brooklyn Center would very likely ask to participate in similar conversations. Rather than hold a second meeting each month, Brooklyn Park staff has suggested the two cities combine efforts with the group. This also offers the opportunity to share research and resources on topics which are likely to be of a similar nature in terms of housing issues.

It may also be valuable to create subject specific Housing Task Forces, over time, as each housing area is addressed. This can be vetting as work progresses. Not only would this allow greater community engagement, but also ensure that as various areas of focus are under review (i.e. tenant protections, single family preservation, multi-family preservation) that the right people are at the table to provide input and expertise.

Though, inevitably, task forces and committees take considerable staff time to facilitate and manage. Ensuring that any engagement that is done is intentional and on topics where input is warranted is critical.

Staff has identified 5 key areas to address over the next 18 months. Other priority areas may arise through continued engagement which would require an adjustment to this framework.

Tentative Time Line

1. Q1 2020 Fair Housing Policy
2. Q1 2020 Housing Study and Impact Assessment - Gaps analysis and identify best practices for anti-displacement
3. Q2 2020 NOAH Preservation program
4. Q4 2020 Tenant Protections
5. Q1 2021 Single Family Housing Stabilization

Next Steps

Staff recommends moving forward initially with the Housing Commission undertaking the review and drafting of a Fair Housing policy, which would then go to the City Council for final consideration. In addition, staff would recommend proceeding with the housing study and impact assessment as the initial step.

Policy Issues:

- What housing-related issues/topics do you see rising to the surface in the community?
- Are there any major elements you see needing to be addressed in the housing study in order to create a thorough baseline assessment of the City's housing stock?
- Should staff begin working with the Housing Commission on developing a Fair Housing Policy?
- Do you have any questions/concerns with the framework for a Housing Policy Plan as it has been laid out?
- Is the Council comfortable with moving forward with the housing study and gaps analysis?

Strategic Priorities and Values:

Resident Economic Stability, Safe, Secure, Stable Community

ATTACHMENTS:

Description	Upload Date	Type
Housing Fact Sheet	11/19/2019	Backup Material
April 9, 2018 - City Council Memo - Affordable Housing Policy	11/19/2019	Backup Material
Housing Study Scope of Work	11/19/2019	Backup Material
Example Housing Gaps Analysis	11/19/2019	Backup Material
Chapter 4 - Housing	6/10/2019	Backup Material
Chapter 9 - Implementation Chapter	10/22/2019	Backup Material
Fair Housing Policy Example	8/16/2019	Backup Material
Distribution of Naturally Occurring Affordable Housing Buildings in Hennepin County	11/20/2019	Backup Material

11,764 total housing units in Brooklyn Center as of 2018

(Source: Metropolitan Council)

37% of all housing units are rental units (single family and multi-family residential)

(Sources: Metropolitan Council; US Census; SHC)

70% of housing units are single-family

(Source: Metropolitan Council; US Census; SHC)

86% of housing stock is more than 40 years old (over 10,000 units)

(Sources: US Census; SHC)

2019 Median Home Values:

\$198,000 - Brooklyn Center

\$298,400 - Hennepin County

(Source: Hennepin County Assessment Report)

35% of households are housing cost burdened, meaning they pay at least 30% of their incomes on housing

(Source: Metropolitan Council)

Housing stock fairly homogenous which results in lack of choice (e.g. most homes less than 1,500 SF)

27.6% of housing units are in multi-family residential buildings

(Source: Metropolitan Council; US Census; SHC)

All of the City's multi-family residential was constructed between 1960 and 1971

Since 2010, 21 single family homes, 34 senior units, and 158 assisted senior units have been constructed

93% of housing units are considered "naturally occurring affordable" with 5% of housing considered "legally binding" affordable (2017)

Median Gross Rent(2017):

Brooklyn Center - \$962

Metro Area - \$1,001

(Source: 2013-2017 American Community Survey)

Metropolitan Council projects a demand of 2,258 new housing units in Brooklyn Center by 2040

One of the goals of the 2040 Comprehensive Plan is to promote a diverse housing stock that identifies ways to match the City's housing stock with its changing demographics

40% of households in Brooklyn Center have children (well above County and Metro Area)



MEMORANDUM – COUNCIL WORK SESSION

DATE: April 9, 2018

TO: Curt Boganey, City Manager

FROM: Jesse Anderson, Deputy Director of Community Development

THROUGH: Meg Beekman, Community Development Director

SUBJECT: Affordable Housing Policy

Recommendation:

It is recommended that the City Council consider providing direction to staff regarding potential affordable housing policies for the City.

Background:

In May of 2017, the City Council received copies of emails forwarded by Councilmember Butler from African Career and Education Resource Inc. (ACER) requesting an opportunity to come before the City Council to discuss concerns about the need for affordable housing in Brooklyn Center. In addition Mayor Willson was in contact with a representative of Community Action Partnership of Hennepin County (CAPHC) regarding the same topic.

On July 10, 2017, by consensus the City Council directed staff to invite representatives from ACER and CAPHC to a future work session to present information and have a dialogue on the issue of affordable housing.

On August 14, 2017, the City Council received a presentation from ACER and CAPHC regarding the topic of affordable housing. At the presentation ACER and CAPHC advocated that the City consider adopting policies that would address the region's need for affordable housing, protect tenants, and help preserve naturally occurring affordable housing. The Council directed staff to bring the subject back to a future work session for discussion.

Regional Housing Trends:

The Twin Cities Metropolitan Area is currently experience record low vacancy rates. According to Marquette Advisors' midyear report in August 2017, the average vacancy rate across the Twin Cities metro was 2.4 percent. Experts agree that a balanced rental market will typically see an average vacancy rate of around 5 percent.

The impact of low vacancy rates over time has increased rents, a growing interest from outside investors, and landlords in a position to be choosier about who they rent to. This has borne out throughout the Twin Cities Metropolitan Area as rents have gone up throughout the region. The average rent at the end of July 2017 had increased 3.1-percent year over year. In addition, the Metropolitan Council is seeing a reduction in the number of landlords accepting Section 8

MEMORANDUM – COUNCIL WORK SESSION

vouchers. According to the Metropolitan Council, landlords are citing the increased interest for their units from non-voucher holders as the primary reason for the change.

Yet another impact of the increasing value of rental property is the growing number of investors purchasing Class B or Class C rental properties, which are renting for naturally affordable rents, making cosmetic improvements, and increasing rents so that the units are no longer affordable. According to the Minnesota Housing Partnership, the sales of apartment buildings in the metro area jumped 165 percent between 2010 and 2015. Often the change in ownership will also come with a change in policy related to criminal history, acceptance of Section 8 vouchers, or minimum income requirements, resulting in existing tenants being displaced from the property.

The region is also seeing a loss of smaller-sized rental properties (1-4-units). This is due, in part to single family properties converting back into owner-occupied as the market recovers from the recession, but also a growing number of local investors purchasing smaller properties and flipping them. While some of the proposed policies would impact single family rentals, the primary focus of affordable housing advocates and media attention has been on larger properties (40-units or greater).

Affordable housing advocates have identified potential policies designed to address these issues. The policies fall into one of three categories; 1) preservation policies designed to preserve naturally occurring affordable housing and prevent it from being flipped; 2) tenant protection policies designed to prevent or mitigate displacement; and 3) creation policies designed to create new, legally-binding, affordable housing that will replace the naturally occurring affordable housing that is being lost.

Brooklyn Center's Current Rental Housing:

According to the Metropolitan Council, the following table indicates what is considered affordable rents in the Twin Cities Metropolitan Area:

# of Bedrooms	30% AMI	50% AMI	60% AMI	80% AMI
Efficiency	\$474	\$791	\$949	\$1,265
1-Bedroom	\$508	\$848	\$1,017	\$1,356
2-Bedroom	\$610	\$1,017	\$1,220	\$1,627
3-Bedroom	\$705	\$1,175	\$1,410	\$1,880
4-Bedroom	\$786	\$1,311	\$1,573	\$2,097

*Rents include tenant-paid utilities

According to the Metropolitan Council, the following table indicates average rents in Brooklyn Center:

# of Bedrooms	Survey	5-Year Avg
Efficiency	\$730	\$744
1-Bedroom	\$869	\$801
2-Bedroom	\$1,019	\$925
3+ Bedroom	\$1,281	\$1,147

Our Vision: We envision Brooklyn Center as a thriving, diverse community with a full range of housing, business, cultural and recreational offerings. It is a safe and inclusive place that people of all ages love to call home, and visitors enjoy due to its convenient location and commitment to a healthy environment

MEMORANDUM – COUNCIL WORK SESSION

Brooklyn Center currently has 834 rental license holders. 713 of those are for single family homes. 71 of the licenses are for 2-4-unit properties. 24 are for properties with between 5 and 39 units. 27 licenses are for properties with greater than 40 units. There are approximately 4,300 rental units in the City. The average rents in Brooklyn Center are considered affordable for those making around 50 percent of the Area Median Income. Of the 11,608 total housing units (both rental and owner-occupied) in Brooklyn Center, 89.5 percent are naturally occurring affordable housing. There are currently 402 Section 8 voucher holders in the City.

Brooklyn Center currently has five apartment building that are legally-binding affordable housing, Ewing Square Townhomes (23-units), The Crest Apartments (69-units), Unity Place (112-units), Emerson Chalet Apartments (18-units), and The Sanctuary (158-units). Also, Lynwood Apartment (50-units) is currently applying for Certified Low Income Status, which would make it a legally-binding affordable property. This equates to 3.7 percent of the City's housing stock is legally-binding affordable housing.

Anecdotally, a recent phone survey of 34 Brooklyn Center landlords found a current average vacancy rate of 1.3 percent.

Rents in Brooklyn Center are currently very affordable compared to the region. Low rents may be contributing to the low vacancy rates. If the vacancy rates are in fact below 2 percent, and they remain that low over time, it would be reasonable to expect rents to increase. However, given the current low rents, even an increase in rents of 20-30 percent would result in rents still considered affordable for those making 60-80% AMI.

Affordable Policy Options:

Section 8 Ordinance (Tenant Protection) - Prohibiting discrimination against Section 8 voucher holders and other recipients of government programs. The policy would prohibit landlords from denying any tenants' application based on the applicant receiving government assistance.

Staff surveyed 34 Brooklyn Center apartments and found that 50 percent indicated that they do not accept section 8 vouchers.

Minneapolis recently adopted this ordinance, which allows applicants who feel they have been discriminated against to seek damages through the city's department of Civil Rights. The City of Minneapolis has an active lawsuit filed against them by 55 apartment owners over the legality of this ordinance. The lawsuit argues the mandate conflicts with state law and unfairly forces them to comply with requirements of federal housing voucher programs for low-income residents. It also says the law violates the Minnesota Constitution because it reduces their property values, forces landlords to enter into contracts and represents an unnecessary government intervention in their businesses. Landlords also claim that this could cause landlords to increase rent and/or application criteria as to price out Section 8 vouchers.

- Staff feels that if the ordinance is upheld by the courts, it could be a useful tool to ensure residents are not discriminated against based on their source of income; however additional review would be necessary related to the enforcement of the ordinance. Staff

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recommends that the City monitor the Minneapolis lawsuit then review pending the outcome.

Notice of Intent to Sell (Preservation) – Rental property owners must give advanced notice prior to the sale of a rental property. This gives a preservation buyer an opportunity to match the purchase price. It would also give service providers additional time to relocate residents who would be displaced as a result of the sale.

Landlords would be concerned about delaying the closing of a property sale, which could have a negative effect on price. Preservation companies such as Aeon have expressed concerns that this could increase the competition for these properties, and thusly increase sales prices.

Enforcement would be difficult because the penalty would come after the sale has occurred. If the property has sold, the seller no longer has ties to the property so enforcing a citation could be challenging and may not be a deterrent. In a workgroup in St. Louis Park landlords stated that if there was a \$1000.00 citation for selling without notice, they would likely still sell the property and pay the citation.

It is unclear who the seller would need to notify of their intent to sell and what would be done with that information once it was known. Who would decide what buyers could have access to the information? Who would be responsible for disseminating the information?

It is possible that this ordinance would dissuade investors, who may opt to purchase property in cities that do not have the additional requirements.

St. Louis Park is looking at an alternative ordinance related to tenant transition/protection would address the need for additional time to relocate tenants.

- Staff recommends that the city consider other options such as the tenant transition ordinance.

Tenant Transition/Protection Ordinance (Tenant Protection) – This would require a new owner of a naturally occurring affordable housing property to pay relocation benefits to tenants if the new owner increases rent, rescreens existing residents or implements non-renewals without cause within 3 months after the purchase. The ordinance has the effect of freezing lease terms for 90 days after the sale of a property. The purpose is to allow tenants three (3) months to relocate if necessary.

This ordinance wouldn't interfere with the sale of naturally occurring affordable housing, however; it would provide assistance to the tenants if necessary.

The ordinance would require new buyers to notify tenants within 30 days if substantive changes to the lease are forthcoming, giving tenants time to relocate if necessary.

St. Louis Park adopted the Tenant Protection Ordinance in March of 2018.

The policy could dissuade potential apartment buyers from buying in Brooklyn Center, who may opt to purchase a property in a city without this policy.

- Staff recommends that the City review this policy further to determine the legality of it, the enforcement mechanism, and what the specific impacts in Brooklyn Center might be.

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Just-Cause Eviction (Tenant Protection) – Also known as Just-Cause Non-Renewal, this would require a landlord to provide a reason if they were going to not renew a tenant's lease that was expiring. Currently landlords must provide a just cause for eviction, which a tenant can appeal in court. There is no appeal process available to tenants who lose their housing due to non-renewal of lease.

Landlords see this as taking away a valuable management tool for dealing with problem tenants and have the unintended consequence of increasing the number of evictions filed and strengthening screening standards.

When St. Louis Park conducted their meetings with landlords and the Multi-family Housing Association, this ordinance received the strongest opposition.

The enforcement of this policy would be through the court system and would require a tenant to take legal action against their landlord via a lawsuit.

Of the 34 landlords surveyed by staff, the majority of evictions or non-renewals are the result of non-payment of rent or criminal activity.

The intent of this ordinance would be to protect tenants from being non-renewed in the event a new owner wants to empty a building in order to do a substantial renovation with the goal of increasing rents.

- Staff recommends that the City consider other options such as the tenant transition ordinance to protect tenants.

Inclusionary Housing Policy (Creation) – These are a collection of policies that could be adopted by the city which would either encourage or require new affordable units to be included as part of new market-rate residential development projects which receive public subsidy or other discretionary City approvals. Frequently it is in the form of a requirement that a percentage of units be affordable in a new residential development in exchange for public subsidy of the project.

New developments such as the Opportunity Site would be required to include a certain number of affordable units.

Inclusionary Housing policies ensure that new affordable units are added as market-rate units are built, thus ensuring mixed-income communities.

Cities such as St. Louis Park and Minneapolis have found that in higher rent developments, a certain percentage of affordable units can be required without increasing the need for additional public subsidy. This is due to the higher than average market rents, which off-set the affordable units. In Brooklyn Center, as is true in communities with lower average rents, it is likely that the cost of the affordable units would require additional public subsidies in order for a project to be financially feasible.

- If the Council would like to move forward with this police staff would recommend reviewing the feasibility of future development if an affordable housing policy is adopted.

4D Tax Breaks (Preservation) – Also known as the Low Income Rental Classification Program (LIRC), Minnesota provides a property tax break, currently amounting to 40%, to subsidized rental properties under LIRC, commonly referred to as the 4D program. There is the potential,

MEMORANDUM – COUNCIL WORK SESSION

however, to extend 4D eligibility to certain currently unsubsidized affordable properties, without changing current law. This is because the LIRC/4D statute defines eligible properties as those which meet two conditions: the owner of the property agrees to rent and income restrictions (serving households at 60% AMI or below) and receives “financial assistance” from federal, state or local government. This presents the possibility of creating a “Local 4D” program in which qualifying properties receive the 4D tax break in return for agreeing to conditions which meet certain local government policy goals.

A government agency would need to provide a financial contribution to a rental apartment with a low income agreement placed on the property. The property could then be eligible to apply for 4D status. This would allow a landlord to make physical improvements to the property in exchange for affordable rents.

The reduction in property taxes would not decrease the City’s revenue from property taxes, as the funds would be distributed to all other properties; however, it would reduce that property’s share of local property taxes.

The amount of the tax break is a limiting factor as it equates to around \$80/unit per year; however, the program may be an incentive for a property owner in a community where the market rents are already considered affordable, since they would not need to depress their rent rates.

Hennepin County is looking into a rehabilitation program for rental properties which would function similarly to the CDBG housing rehabilitation program, but be County funded.

The City could also look at funding a program for rental housing rehabilitation.

- Staff recommends working with the County to determine the feasibility of a County-led program. The City could also review EDA or TIF 3 Housing funds to determine the availability of funds for a city program that would provide rental housing rehab assistance in exchange for a 5-10 year affordability requirement. This could be set up as a per unit matching forgivable loan.

Other Policies/Programs

Identify buildings that are at-risk of being flipped. Reach out to owners of at-risk buildings and gauge their short and long-term plans. Help connect them with preservation buyers on a case-by-case basis.

Comprehensive Plan – the City is in the process of updating its Comprehensive Plan. If the preservation and/or creation of affordable housing are a priority for the City, it should be reflected in the City’s Comprehensive Plan.

Education – Work with the Metropolitan Council to provide education on Section 8 voucher programs to dispel some of the negative perceptions of the program.

Policy Issues:

Does the Council believe that the information presented indicates a need for additional policy actions to address the concerns raised regarding affordable housing and the protection of tenant rights?

MEMORANDUM – COUNCIL WORK SESSION

Does the Council require additional information regarding these issues before concluding if further policy actions are necessary?

Which policies if any would the Council want brought back for further consideration?

Which policy does the council consider a higher priority?

Strategic Priorities:

Resident Economic Stability

Attachments:

US Census Bureau Data

Metropolitan Council Land use Chart

August 14, 2017 Council Work Session Memo

August 14, 2017 Council Work Session Minutes

Housing Strategies Table Presented at Previous Work-Session

Mixed-Income Housing Policies among Neighboring Cities Table

Phone Survey of Brooklyn Center Apartments

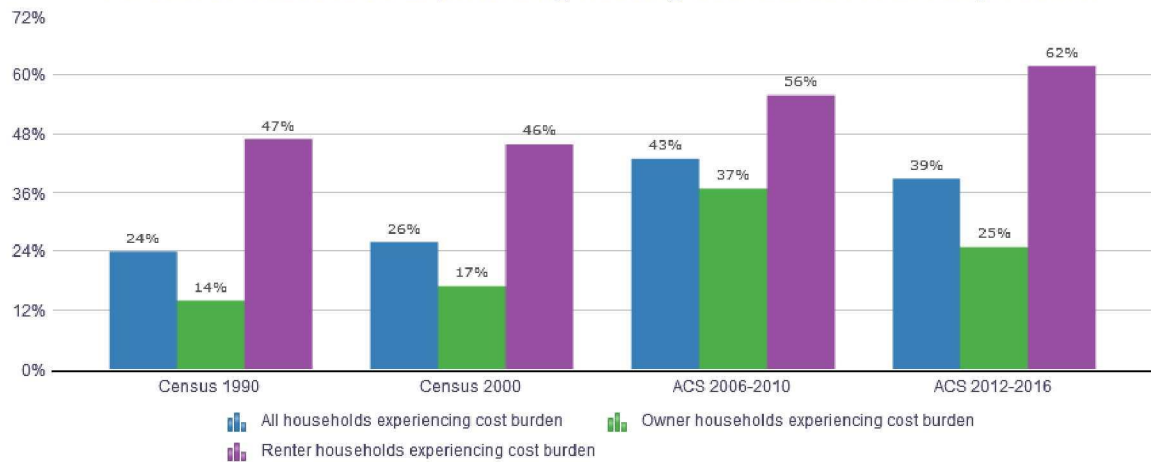
Phone Survey of Brooklyn Center Single Family Property Management Companies:

US Census Bureau Data:

Source: [Certificate of Real Estate Value](#), Minnesota Department of Revenue.
[Download chart data](#)

[Back to top](#)

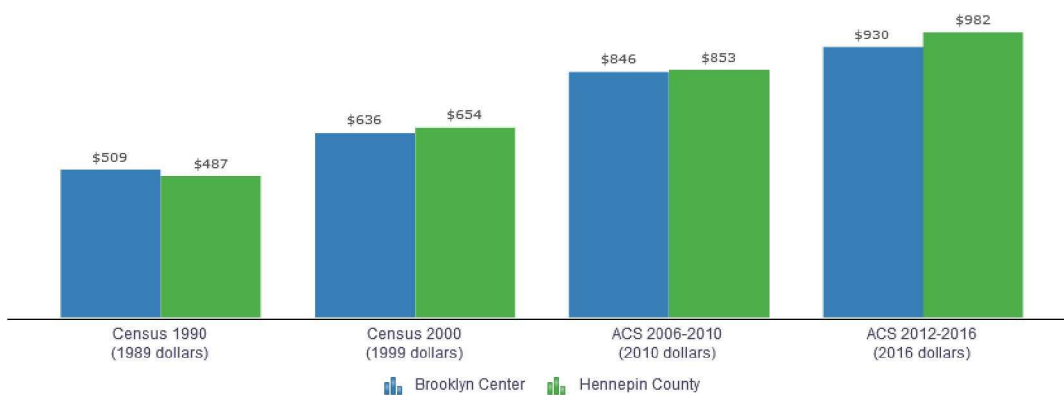
Percent of Households Experiencing Housing Cost Burden in Brooklyn Center



Source: U.S. Census Bureau [Decennial Census](#) and [American Community Survey](#).

Households experience housing cost burden when their housing costs are 30% or more of their gross income. For renters, housing costs include rent and utilities; for owners, housing costs include mortgage principal and interest, property taxes, property insurance, utilities, and other fees. Use caution when comparing 1990 and 2000 data (which include only some households) to American Community Survey data (which include all households). See the [metadata](#) for more information.

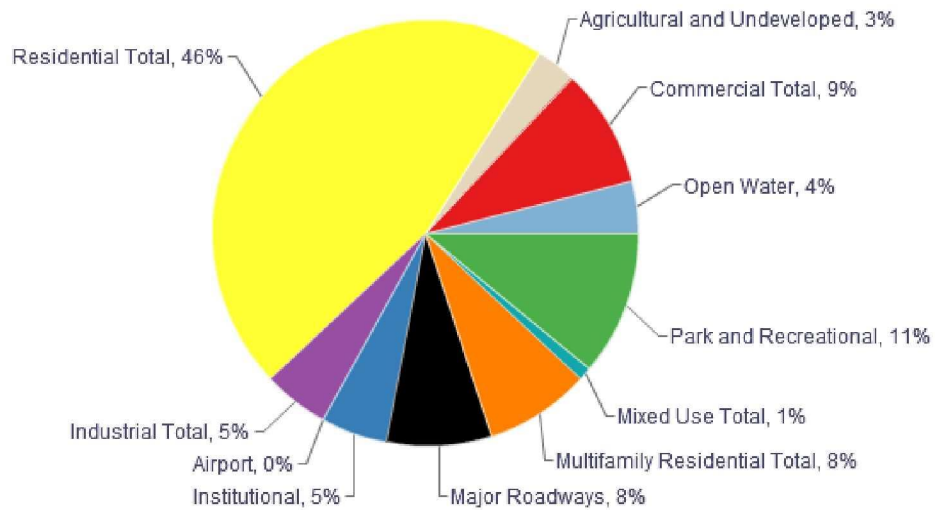
Median Gross Rent in Brooklyn Center



Source: U.S. Census Bureau [Decennial Census](#) and [American Community Survey](#).

Metropolitan Council Land Use Chart:

Generalized Land Use in Brooklyn Center, 2016



Source: [Metropolitan Council Generalized Land Use Historical Data Set](#)

MEMORANDUM – COUNCIL WORK SESSION

DATE: August 10, 2017
TO: City Council
FROM: Curt Boganey, City Manager 
SUBJECT: Affordable Housing Presentation

Recommendation:

It is recommended that the City Council receive the presentation/report and consider providing direction to staff.

Background:

In May of 2017 the City Council received copies of emails (attached) forwarded by Councilmember Butler from African Career and Education Resource Inc. (ACER) requesting an opportunity to come before the City Council to discuss concerns about the need for affordable housing in Brooklyn Center. In addition Mayor Wilson was in contact with a representative of Community Action Partnership of Hennepin County (CAPHC) regarding the same topic.

On July 10th 2017 by consensus the City Council directed staff to invite representatives from ACER and CAPHC to a future work session to present information and have a dialogue on the issue of affordable housing.

It is my understanding that these groups have collaborated in the past and will jointly present on the issue of Affordable Housing before the City Council. . As stated in the email from Executive Director, Munene the overall goal of the group is to enact or strengthen current policies that will preserve naturally occurring affordable housing, secure the rights and improve the living conditions of tenants living in affordable rental properties.

Enclosed with this report is a copy of Housing Strategies and Tools for the City Of Brooklyn Center (Exhibit A) provided by ACER and 3 Pillars of Affordable Housing Advocacy (exhibit B) provided by CAPHC. These documents represent some of the issues that will be presented to the City Council

Policy Issues:

Does the Council believe that the information presented indicate a need for additional policy actions to the address the concerns raised regarding affordable housing and the protection of tenant rights?

Does the Council require additional information regarding these issues before concluding if further policy actions are necessary?

How does the Council want staff to proceed regarding the issues raised about affordable housing and tenant rights?

Excerpt- July 10th 2017 City Council Study Session

Councilmember Butler referenced the document from African Career Education & Resource (ACER) and stated this group would like to present findings related to affordable housing and how the City can ensure that housing remains for those who need it. She asked that this topic be scheduled for a future Work Session agenda. Mayor Willson stated this is the second time the City Council has received this information, noting in the second report they correctly updated Brooklyn Park to Brooklyn Center. He stated he is not opposed to scheduling this topic for a future Work Session. Mr. Boganey asked how much time they will require. Councilmember Butler suggested 20 minutes plus time for questions. Mr. Boganey stated he will contact them to arrive at a date within the next 30 days.

The City Council consensus was to direct staff to schedule this topic for a future Work Session.

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL/ECONOMIC
DEVELOPMENT AUTHORITY OF THE CITY OF BROOKLYN CENTER
IN THE COUNTY OF HENNEPIN AND
THE STATE OF MINNESOTA

WORK SESSION
AUGUST 14, 2017
CITY HALL – COUNCIL CHAMBERS

CALL TO ORDER

The Brooklyn Center City Council/Economic Development Authority (EDA) met in Work Session called to order by Mayor/President Tim Willson at 7:59 p.m.

ROLL CALL

Mayor/President Tim Willson and Councilmembers/Commissioners Dan Ryan, Kris Lawrence-Anderson, April Graves, and Marquita Butler were present. Also present were City Manager Curt Boganey, Director of Business and Development Gary Eitel, City Attorney Troy Gilchrist, and Michaela Kujawa-Daniels, TimeSaver Off Site Secretarial, Inc.

**AFRICAN CAREER AND EDUCATION RESOURCE, INC. (ACER)
AFFORDABLE HOUSING – CITY MANAGER**

Denise Butler, ACER Project Manager, Nelima Sitati Munene, ACER Executive Director, and Christine Hart with Community Action Partnership of Hennepin County Community Development provided a presentation on the background and purpose of this item.

Councilmember/Commissioner Ryan stated in the *Star Tribune* newspaper, there was an article on the issue of landlords deciding not to take Section 8 anymore and noted it is now in litigation. He stated in some of these cases they may need to wait to see how the items in litigation play out before they can decide how to proceed and help with these issues.

Mayor/President Willson asked what the State Legislature has indicated they are looking to do regarding the suggested local ordinances. Ms. Hart stated cities are still moving forward with these ordinances and then hoping the State makes some changes.

Councilmember/Commissioner Graves stated she believes there are some items they are already working on but there are a few she believes they could look at.

Mayor/President Willson stated he agrees with Councilmember/Commissioner Graves and also would like to explore and continue conversations on these issues. He stated at the Mayor's conference recently, they discussed the same issues and at a City level, they are being asked to look at the issues because it is closer to home and affecting their communities and then hopefully the state will follow suit.

Mr. Boganey stated the three policies that are being proposed are not new and have been used in other places. He asked how they choose these options and from their research, asked if it is their opinion that these are the most effective tools to address these issues being raised.

Councilmember/Commissioner Ryan stated he wished they had been here earlier this evening during the presentation by Brooklyn Alliance for Youth. He noted they discussed how to lift people out of poverty and make changes.

Mayor/President Willson asked if they would like to come back and speak further another time. Ms. Hart stated they would like to do that. Mr. Boganey noted he will add this to the agenda in the near future.

**DISCUSSION REGARDING A LETTER OF INTENT WITH EBERT CONSTRUCTION
FOR THE COMMERICAL DEVELOPMENT OF APPROXIMATELY 2 ACRES OF
THE NORTHERN PORTION OF LOT 1, BLOCK 1, NORTHBROOK CENTER 2ND
ADDITION (FOUR STORY, 112,000 SF COMMERICAL STORAGE BUILDING – 57TH
AND LOGAN AVENUES NORTH) – MR. EITEL**

Mr. Eitel Provided a presentation on this item with background and history.

Councilmember/Commissioner Ryan stated the change in the configuration of the roadway makes this site somewhat disadvantaged. He stated due to the problems they have had with this site he feels this would be something he agrees with.

Mr. Eitel stated this is a good site for this building in his opinion, brings income and not a lot of foot traffic, it is a win/win scenario, and noted it's a good-looking building.

It was the consensus of the EDA/City Council to move forward with this plan.

ADJOURNMENT

Councilmember/Commissioner Ryan moved and Councilmember/Commissioner Graves seconded adjournment of the City Council/Economic Development Authority Work Session at 9:47 p.m.

Motion passed unanimously.

Housing Strategies Table Presented at Previous Work-Session

HOUSING STRATEGIES & TOOLS FOR THE CITY OF BROOKLYN CENTER

Tools	Description	Opportunities	Challenges	Hennepin County Cities Considering
Identification of buildings; Document the problem	There should be an organized effort to track the most significant examples of this trend as well as identify buildings as soon as they come on the market (if possible before that). The City can also do a housing study that will identify the housing inventory and at-risk properties.	Brooklyn Center is at a great risk given the high percentage of naturally occurring affordable housing (NOAH). Identifying the multi-family housing in Brooklyn Center and documenting the problem gives the City more knowledge and ability to craft a strategic, outcome-oriented approach.		A number of cities have been doing housing studies and research on their housing inventory, particularly with the upcoming Comprehensive Plans.
Notice Period	The City must be given advanced notice prior to the sale of any building.	A Notice Period will give the City more to approach a preservation buyer to rehab the property and prevent displacement. In addition, the City can give service providers advanced notice in order to support tenants.	Developers will push back stating that it is restraining their ability to get the best price (i.e. buyers will lower the price if the market fluctuates in the 90 day time period.) Also, there could be a potential for the price to rise if there is a bidding war between a for-profit and a not for profit developer.	St. Louis Park, Golden Valley, Minneapolis, St. Paul, Bloomington, Richfield
Help preservation buyers to buy at risk buildings	Several of our non-profit housing providers are actively competing in the market for these properties, but they are disadvantaged in competing against for-profit purchasers on price and timing with the complex financial process. The City can help notify preservation buyers when they know properties will be up for sale. (e.g. Seasons Park).	Preservation buyers will keep the rents affordable while enhancing the property.	Preservation buyers often need at least a 90 day notice prior to the property being listed on the market in order to put together a competitive bid.	Many cities have relationships with preservation buyers, and there is frequent communication.

HOUSING STRATEGIES & TOOLS FOR THE CITY OF BROOKLYN CENTER

<i>Right of First Refusal</i>	When owners offer their buildings for sale, they would be required to notify tenants and the designated unit of government. Tenants or the government unit would then have a defined period of time to match the essential terms of the offer (price, timeline, etc.). If they are able to do so, they have the right to purchase the building themselves.	Prevents tenant displacement and can help a preservation buyer be competitive.	It can be hard to anticipate where these purchase opportunities will materialize, making it difficult to know where to push for local ordinances. Could get complicated determining what the offer's "essential terms" are.	Minnesota has a ROFR for manufactured home parks.
<i>Local programs offering rehab financing in return for affordability commitments</i>	Many cities, like Brooklyn Center, have a supply of aging complexes that have deferred maintenance. Many managers of these complexes cite the costs of improvements as a reason to either 1) not make improvements or 2) increase the rents once improvements are made. Municipalities could offer rehab financing (low interest loans, forgivable grants) with commitments to maintain affordability over a set period of time. This could be done with CDBG dollars or in conjunction with Brooklyn Park's current Rental Rehab Program.	Preserves affordable housing units in the City as well as makes the property safe housing for residents.	Administration of the financing (could be done in conjunction with a local nonprofit), funds for the financing.	Bloomington- using their HRA levy money to put \$50,000 every year for a NOAH fund to preserve developments. It has been proposed to
<i>4d Property Tax Program</i>	This is essentially a tax credit given to housing providers who receive a government subsidy, and in exchange provide a percentage of their units at affordable levels (60%/50% AMI) for a set period of time. It has been suggested to staff in Brooklyn Center and we would like to see this move forward.	Increases the number of new affordable housing units in the City.	Providing the pot of money for developers to tap into; the program is voluntary.	This is a program Richfield had when it was funded at the state level. That funding has dried up, and it seems that most people think 4D has gone away. However, the statute allows for "local subsidies."

HOUSING STRATEGIES & TOOLS FOR THE CITY OF BROOKLYN CENTER

<i>Prohibition of Section 8 Discrimination</i>	Changes to business practices in Brooklyn Park has resulted in a number of apartment properties not accepting Housing Choice Vouchers: (We are in the process of compiling the list of properties and will update this document and share it with you) This ordinance would say that properties cannot exclude applicants simply because they use a rent subsidy.	Voucher holders would not lose housing every time a building changes policies and practices. There would also more housing options available to voucher holders.	Oftentimes the challenge will be for the HRA to lessen the administrative burden on landlords participating in the HCV program. The challenge is minimal for the City.	St. Louis Park, Minneapolis, Suggested to Golden Valley, Bloomington, Eden Prairie and Richfield.
<i>Just Cause Eviction</i>	Just Cause Eviction protects tenants from eviction for improper reason as well as prevents involuntary displacement through lease non-renewals or notices to vacate. This would allow landlords to evict a tenant only for certain reasons, such as failure to pay rent or for violation of the lease terms. As an example, what we saw at Crossroads in Richfield could also happen in Brooklyn Center, where the new screening criteria was the reason many tenants' leases to not be renewed. Just Cause would allow these renters to continue living there until they break a condition of their new lease. It can be tied in with rental licensing.	Prevents involuntary displacement and protects tenants from eviction without a proper reason.		St. Louis Park, Minneapolis, Suggested to Golden Valley, Bloomington and Eden Prairie, suggested to Richfield.

HOUSING STRATEGIES & TOOLS FOR THE CITY OF BROOKLYN CENTER

<i>Incentives to address landlord concerns about renting to certain groups of tenants</i>	Risk Mitigation Fund is oftentimes associated with the Housing Choice Voucher program. This Fund can be created as a response to the extremely low vacancy rate and the disparity between cost of living and wages. It serves as a damage fund to supplement costs the security deposit does not fulfill. It also has been offered as short-term vacancy reimbursement.	Incentivizes landlords to participate in voucher programs, providing voucher holders with more access to housing options. Provides insurance to landlords for any monetary losses from potential damage to property.	Funding the RMF; perpetuating stigma that voucher holders cause more damage (no evidence to support this)	Minneapolis HRA, Metro HRA, Dakota County CDA; many models across Minnesota.
<i>Inclusionary Housing</i>	This policy would ensure that with every development that happens, there would be an inclusion of affordable housing. It also can be applied to rehabbed developments.	Increases the number of new affordable housing units in the City.	Only applies to new construction, therefore not addressing the need to preserve and maintain NOAH	St. Louis Park, Edina, Minnetonka, Golden Valley, Eden Prairie, Minneapolis, Richfield is considering and others have shown interest.
<i>Increasing local government leverage through zoning</i>	Brooklyn Center could structure its zoning so as to prevent an owner engaging in conversion actions from doing so before obtaining the city's zoning related approval.	Provides the City of Brooklyn Center with more leverage to intervene.		Minneapolis. Has been presented to Richfield.
<i>Rental assistance</i>	51% of Brooklyn Center households are cost burdened (ACS 2015). Rental assistance would lessen the burden by supplementing income, so housing costs are no more than 30% of income.	Residents would be able to afford housing costs without sacrificing other basic needs.	It is costly and unsustainable. As rent increases, rental assistance is insufficient and cannot serve as many households.	Hennepin County & a number of cities
<i>Comp Plan: Include strong language and solutions regarding affordable housing</i>	As Brooklyn Center completes its Comprehensive Plan, it is encouraged that the Plan has detailed solutions with strong language around the preservation of naturally occurring affordable housing. This plan will guide the City's housing efforts in the next ten years.	Strong language can positively guide the City's housing efforts in the next ten years.		A number of Hennepin County cities

Mixed-Income Housing Policies among Neighboring Cities

City	Policy/Program Type	Affordability Requirements	Affordability Period	Opt-out (alternative) options	Enforcement Tool	Other Notes
St. Louis Park (2015)	City financial assistance for new developments creating at least 10 multi-family units or renovation of an existing multi-family development with at least 10 units.	18% of total units in the development required at 60% AMI or 10% of units required affordable at 50% AMI. Families may remain in the dwelling unit as long as the income does not exceed 120% AMI.	25 year minimum (considering an increase).	Subject to City Council approval: ○ Dedication of existing units ○ Offsite construction near public transit ○ Participation in construction of affordable units by another developer within the City	Affordable Housing Performance Agreement between City and Developer prior to Zoning Compliance Permit being issued.	Implemented 2015 – 6/7 new developments triggered policy with 1,073 units and 281 affordable units produced. No development has used an opt-out option. Units must be located within the development and distributed throughout the building unless approved by City Council.
Edina (2015)	Re-zoning or Comprehensive Plan Amendment for all new multi-family development of 20 or more units.	10% of all rentable area at 50% AMI or 20% of all rentable area at 60% AMI.	15 year minimum.	Dedication of existing units equal to 110%, must be equivalent quality. New construction at a different site. Participation in construction of affordable units by another developer within the City.	Land use restrictive covenant. PUD ordinance states development must consider affordability.	City will consider incentives for developments with affordable housing including: Density bonuses, parking reductions, TIF, deferred low interest loans from the Edina Foundation, and Tax Abatement.
Golden Valley (policy approved in 2017; ordinance in coming months)	Market rate residential development with 10 or more units and receive: ○ Conditional Use Permit (ord.) ○ Planned Unit Development ○ Zoning Map Amendment (ord.) ○ Comprehensive Plan Amendment ○ Or Financial Assistance	15% of total project units at 60% AMI or 10% of project units at 50% AMI. Families may remain in the dwelling unit as long as the income does not exceed 120% AMI.	20 year minimum.	Equal or greater amount dedication of existing units.	Affordable Housing Performance Agreement. Mix of policy and ordinance.	City will consider incentives including: Minimum in 33% reduction in required parking spaces Minimum of 10% density bonus
Brooklyn Park	New market rate residential development with 10 or more units and receive: ○ Planned Development Overlay (ord. required) ○ Zoning Map Amendment (ord. required) ○ Comprehensive Plan Amendment - Or Financial Assistance	15% of units at 60% AMI or 10% of units at 50%AMI or 5% of units at 30%AMI	20 year minimum.	Consider an alternative proposed by developer.	Affordable Housing Performance Agreement. Mix of policy and ordinance.	Units must be located within the development and distributed throughout the building unless approved by City Council.
Minneapolis (2002)	City-assisted housing projects of 10 or more units. City-assistance includes TIF, condemnation, land buy downs, issuance of bonds to finance project, pass-through funding, and other forms of	Varies based on funding source but generally is either 20% of units at 60% AMI or 20% of units at 50% AMI (AHTF)	15 year minimum.	None.		Only 1-2 projects have taken advantage of the incentive program since 2002. Currently engaging a consultant to develop an effective system.

	direct subsidy. Density bonus and parking reduction incentive					
Saint Paul (2014)	City/HRA assisted rentals and homeownership. Rental development in selected zones – density bonus incentive	Rentals – 30% of units affordable to households earning 60% AMI, of which at least one third will be affordable to 50% AMI, and at least one third will affordable to 30% AMI.	Rental - 10 year minimum .		Development Agreement	Voluntary/incentive density bonus is not being used so policy is currently being revised.
Minnetonka (2004)	City Assistance Voluntary/incentive based for all developments.	Rentals – 10% of units at 50% AMI for all developments, 20% of units at 50% AMI if using TIF funding.	30 year minimum.	Considered on a case by case basis.	Development Agreement.	Produced over 500 affordable units since 2004.
Eden Prairie	City Assistance Using a voluntary/incentive based approach for all developments; exploring adopting a policy.	City subsidy – 20% of units at 50% AMI. Voluntary/incentive – starts at 10% of units at 50% AMI.				
Woodbury (2012)	Voluntary/incentive based – density bonus policy	20% of units at 80% AMI or negotiated.	15 year minimum.			
Chaska	All developments that need City approval	30% of units at 80% AMI.				
Forest Lake (2014)	Voluntary/incentive based – density bonus policy	Negotiable				15% density bonus, flexible parking requirements.

Phone Survey of Brooklyn Center Apartments:

Apartment Name	number of Units	number of vacant units	Rent for a studio	Rent for a 1 bedroom	Rent for a 2 bedroom	Rent for a 3 bedroom	Rent for a 4 bedroom	Do you accept section 8	Has rent increased over the past 2years?	How much has rent increased?	Most common reason for Eviction or non-renewal
4819 Azealia	12	0		750	800			no new	yes	\$15-50	non-renewal
5207 Xerxes	12	0	0	Ave: \$750	Ave \$850			Yes	yes	8%	Disturbance
5240 Drew	10	0			845-950			yes	no		police calls for service
The Avenue	36	0	755	929	1075			no	yes	5% each month	non-payment
Beard Ave	24	0		\$895	1 fl-\$1025, 2-3 fl \$1075			Yes (Typically don't meet criteria)	yes	100 - 2bd - 1bd 75	smoke in units, police calls (pattern)
Brookside Manor	90	0			garden - \$750 2-3 floor \$800			yes	yes	\$20	police calls, disturbance, non-payment
Carrington Dr	128	0	\$735	\$835-855	\$945-975			no	yes	\$50	disturbance, illegal activity, cleanliness, non-payment
The Crest	122	3 for end of march		\$755	\$935			yes	yes	50	non-payment, crime free addendum
Crossings - 6201 Lilac - 55+	81	4 (0 in past few years)	1181-1275 (1bd + den	1081	1190-1750			No (inherited)	yes	2-5%	rarely - non-payment
Crossings - 6125 Lilac - 55+	65			1150							
Earle Brown Farm	120	1		845-920	1010-190			No new ones	yes	3% increase	disturbance, non-payment
Emerson Chalet	18	0		737	870			yes	no		non-payment, 3 strikes
Gateway	252	3	775	850-875-895	995-1045			no	yes	50	late payment, police calls, unit maintenance
Granite City	72	0	849	949	1139			yes	yes	34-55	smoking
Granite Peaks	54	0	849	949	1139			no	yes	34-55	non-payment
Humboldt Courts	36	1	750		900-995			no	yes	75-95	non-payment
Lynwood - mark	50	0		895-925	1050-1190			yes	Yes	2-4%	non-payment of rent
Melrose Gates	217	0		919-949	1129-1159	1159-1189 2bd+1.5ba	1209-1249 2bd+2ba	no	yes	100	non-payment
River Glen	128	0		900	975-1000	1250		yes	yes	50-75	non-payment/late rent
Riverwood Estates	84	2		929	999-1050			no	yes	40	lease violation
Ryan Lake	22	1		800	800-1000			yes	yes	75	non-payment
Summerset	36	3		700	800-850	1150-1200		yes	yes	\$50	non-payment, lease violations
Twin Lake North	276	3		950+	1105-1225+			yes	yes	5%	non-payment, behavior
Unity Place	112	2			904-909	970		yes	yes	30	non-payment
Victoria Townhomes	48	4				1340-1400		no	yes	40-60	tenant not renew

Phone Survey of Brooklyn Center Single Family Property Management Companies:

Management Agency	number of Units	number of vacant units	Rent for a studio	Rent for a 1 bedroom	Rent for a 2 bedroom	Rent for a 3 bedroom	Rent for a 4 bedroom	Rent for a 5 bedroom	Do you accept section 8	Has rent increased over the past 2years?	How much has rent increased?	Most common reason for Eviction or non-renewal
Prosperous	40	0			1050	1250	1450	1550	yes	yes	2-3%	non-payment
Urban homes	2					1300	1400	1500	Yes			NA
Juliana Koi	2	1				1350			no	yes	50	NA
Kathleen Freitag	4	0				1235-1325	1410-1450		no	no		non-payment; destruction of property
Tyang	1	0				1150			no	no		NA
Michelle Nyarecha	1	0				1170-1250			yes	no		non-payment; police violations
Nazeen	2	0			1000	1200			no	yes	5%	NA
Tracy Hinkemyer	7						1350-2000		no	no		NA
Dan tan	4	0			850-950				yes	no		non-payment drugs, noise

Proposed Scope of Work for Housing Study and Gaps Analysis

Understand Existing Conditions and Trends. Use Hennepin County and the Broader Twin Cities MSA as comparison points where that makes sense. Any overview of regional housing trends as well as forecasted regional housing demand will provide context to both the issues faced in Brooklyn Center as well as the market gaps that will surface. This includes attention to:

- Housing units by type, tenure, year built, senior/general occupancy, formal affordability status (Costar)
- Rent levels and trends, for recently built apartment buildings, and pre-2000 apartment buildings (Costar)
- Household housing costs and trends (these are measures of the affordability of Brooklyn Center housing, regardless of affordability status of the development) (Census, ACS)
 - Reported housing cost
 - Reported cost as a percentage of household income
 - Cost-burdened households
- Development trends (Costar, Brooklyn Park, Metropolitan Council)

Analysis of Likely Impact.

- Review of the literature on the impact of major area improvements on property values and rents—including local case studies such as Bottineau Housing Gaps Analysis—and apply the findings to Brooklyn Center's context. The goal would be to estimate the impact on rents due to the proposed development improvements, above what is happening due to general city-wide market trends, and to estimate how distant from the development improvements the impact extends.
- Conduct best practices research to include recent research and studies locally, including the work done by CURA and LISC on the topics of gentrification and displacement. Be sure to incorporate work that has local context.

Survey of residents. A survey should be conducted to augment data related to cost-burdened households. Work with the City to conduct a survey of renters in the community. work with the city to identify appropriate questions. Questions may include:

- Are you living in your desired area of Brooklyn Center? If not, what are your barriers to living somewhere else?
- What drew you to live in this rental property?
- Do you share rent with a partner or roommate?
- What percentage of your gross annual salary (before taxes are taken out) do you pay for rent?
- Do you anticipate your salary increasing steadily over the next 5 (or 10) years?
- Has your rent increased over the last 2 years? 5 years? By how much?
- Do you live in a studio, 1-br, 2-br, 3-br, or other?
- How would you rate you're the level of service you experience from your landlord/property manager? Has it increased or decreased in the last two years?

Best practices research. Look at actions cities have taken, locally and nationally, to mitigate the impact on residential housing costs that stem from area improvements. Goal will be to identify strategies and best practices that are available and could be employed in Brooklyn Center either by the City, or by its development partners as identified in the City/developer development agreements. (Such provisions can be, but need not be, referred to as a community benefits agreement.)

BOTTINEAU COMMUNITY WORKS

STATION AREA HOUSING GAPS ANALYSIS

June 2018



Prepared by

PERKINS + WILL



SHC SWANSON HASKAMP
consulting + planning

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INTRODUCTION

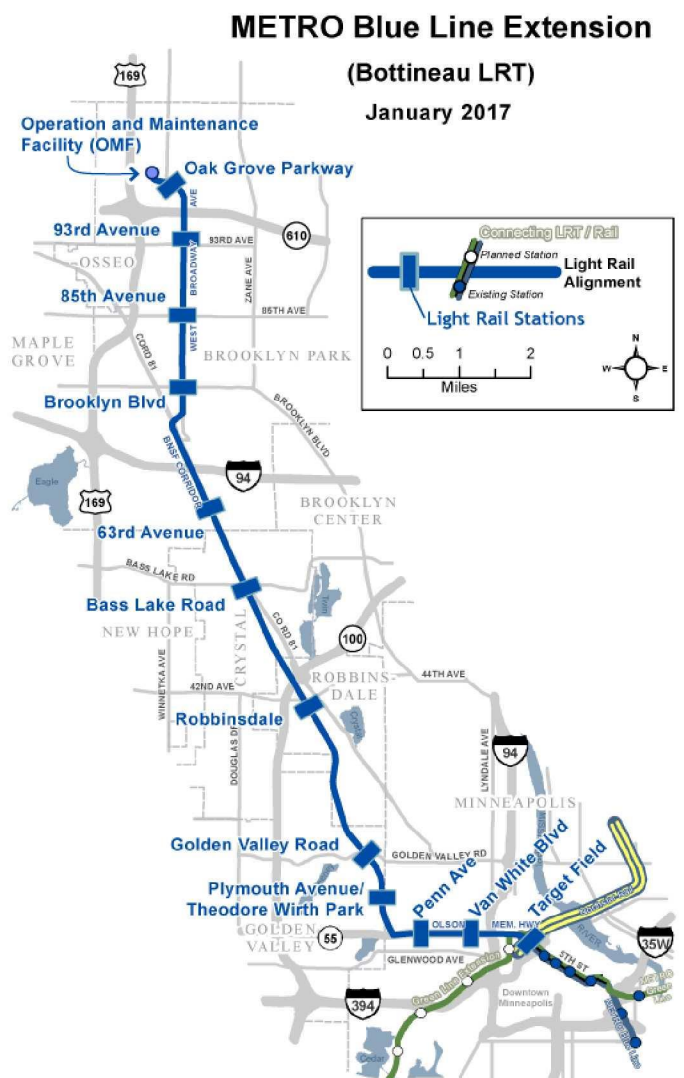
Purpose

The Bottineau Community Works Housing Gaps Analysis evaluates the existing and near term supply of housing along the Bottineau Corridor and compares it to important demographic and economic trends to determine whether there are critical gaps in the supply of housing. The METRO Blue Line Extension is a planned 13-mile light rail transit (LRT) line that will connect downtown Minneapolis to the communities of northwestern Hennepin County, including the neighborhoods of north Minneapolis, and the cities of Golden Valley, Robbinsdale, Crystal, and Brooklyn Park. The LRT will terminate near the Brooklyn Park campus of Target Corporation.

The METRO Blue Line Extension will be transformative by vastly increasing the mobility of people who live and work along the Corridor today, but also increasing the Corridor's accessibility to the entire region. As a result, demand for housing along the Corridor will increase substantially. Therefore, one of the main purposes of this study is to determine not only where existing housing gaps need to be addressed but also understand how future growth pressures may exacerbate those gaps. This second point means using this study to inform appropriate policy responses at the city level (i.e., zoning) in order to position each of the LRT station areas along the Corridor to be able to close any future housing gaps once the transit line is operational.

Report Format

This report is broken into seven major sections or chapters. The first two sections address characteristics of Bottineau Corridor's housing stock and household base. These sections mostly consist of data



Source: Metropolitan Council

from the US Census and other relevant secondary sources. It should provide the reader with a solid foundation of objective data with which to assess each station area's current housing situation. The third section is a brief review of the socio-economic trends affecting the demand for housing through 2040.

The fourth through sixth sections step beyond the quantitative analysis presented in the first three sections by providing the reader with qualitative data about the housing stock. It includes a summary of findings from a literature review of LRT impacts on housing costs, interviews with residential real estate agents, and interviews with community stakeholders regarding important housing issues and concerns.

The concluding section of the report builds upon the previous six sections. This is the gap analysis, which is an assessment of the types of housing needed in each station area in order to provide a full continuum of housing choice for its residents in a transit-supportive environment.

Data Resources

The majority of data presented in this report is secondary data from the US Census, including the decennial censuses from 2000 and 2010, and the American Community Survey (ACS), which is a rolling 1-, 3-, and 5-year survey of a statistically significant sample of the US population. For this study, the 2011-2015 American Community Survey was used for many variables.

In addition to the US Census, other data sources included each city along the Corridor, Hennepin County, Esri, CoStar, Minneapolis Area Association of Realtors, Twin Cities Senior Housing Guide, Housing Link, and apartment websites. Although these sources generally augmented the US Census data, in many cases they were valuable in either filling in holes not covered by or to corroborate the Census data.

Although these sources are judged to be reliable, it is impossible to authenticate all data. The analyst does not guarantee the data and assumes no liability for any errors in fact, analysis, or judgment. The secondary data used in this study are the most recent available at the time of the report preparation.

The objective of this report is to gather, analyze, and present as many housing components as reasonably possible within the time constraints agreed upon. The conclusions contained in this report are based on the best judgments of the analysts; Perkins+Will and its project partners make no guarantees or assurances that the projections or conclusions will be realized as stated. It is Perkins+Will's function to provide our best effort in data aggregation, and to express opinions based on our evaluation.

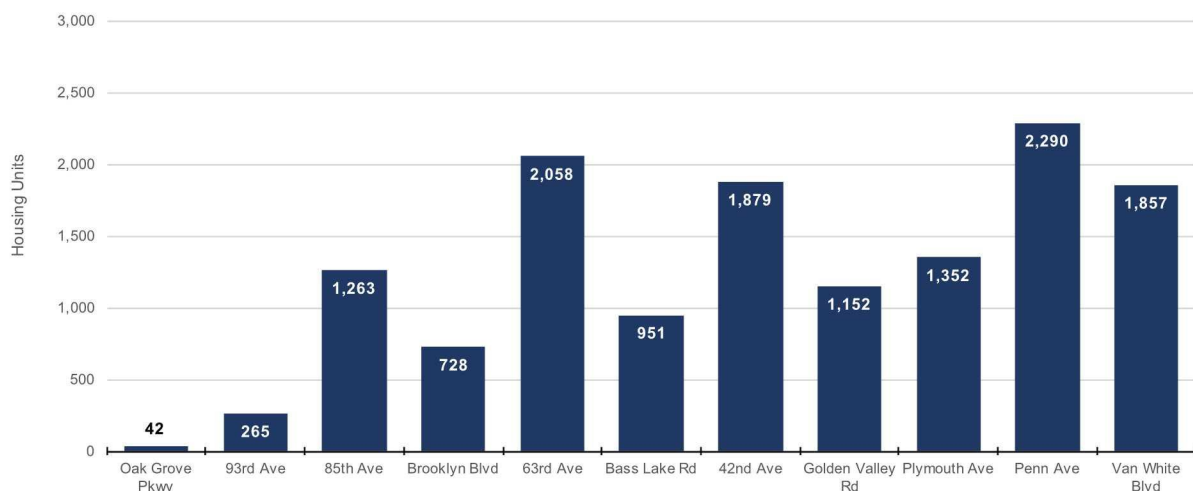
CHARACTERISTICS OF THE HOUSING STOCK

Total Housing Units

The amount of housing varies significantly from station area to station area. As of data from 2016, the station with the least amount of housing within ½-mile of a station is 93rd Avenue with 265 units and the most is Penn Avenue with nearly 2,300 units. This variation in the number of units is due to a number of reasons. For example, the Oak Grove Parkway station area is mostly vacant and undeveloped. Other station areas are dominated by non-residential land uses; the Brooklyn Boulevard and Bass Lake Road station areas contain large shopping centers; 93rd Avenue has significant industrial and office uses; and the Golden Valley Road and Plymouth Avenue station areas are dominated by Theodore Wirth Park.

Generally, though, the number of housing units within a ½-mile radius of a given station tends to decrease from south to north along the Corridor largely because older areas of the Corridor (in the south) were originally developed at higher densities compared to newer areas of the Corridor (in the north).

Figure 1: Total Housing Units by Station Area (1/2-Mile Radius)¹



Source: US Census, ACS 2011-2015 Estimate

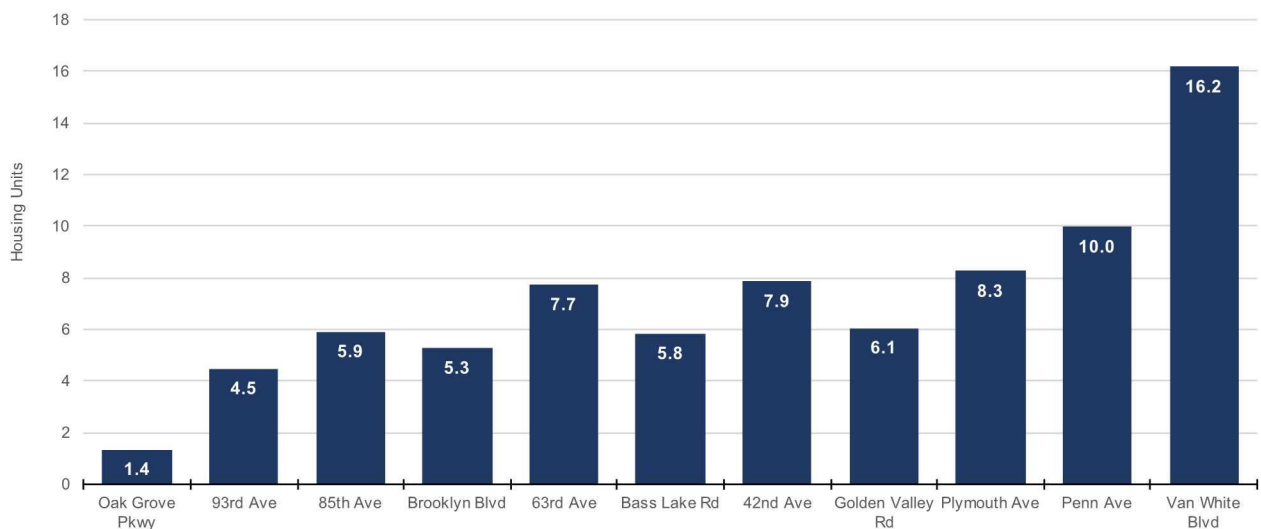
1. The 42nd Ave Station Area noted on all figures has been renamed to "Robbinsdale Station Area" or "Robbinsdale" station. The Station name change has been updated and noted within the text, tables and maps of this report.

Housing Unit Density

The density gradient is more obvious when non-residential land uses are subtracted out of the ½-mile radius. Figure 2 shows how density of housing per acre starts high in the Van White Boulevard station area and then decreases rapidly once the station areas are outside of the city of Minneapolis. Most station areas have a residential density of between five and eight units per acre.

For comparison purposes, density along the Green Line in Saint Paul between Lexington Avenue and Rice Street ranges between 10 and 14 units per residential acre. Many newer multifamily developments located along either the Blue or Green Lines often have more than 60 units per acre.

Figure 2: Housing Units per Acre of Residential Land (1/2-Mile Radius)



Source: Met Council; SHC; Perkins+Will

Structure Type

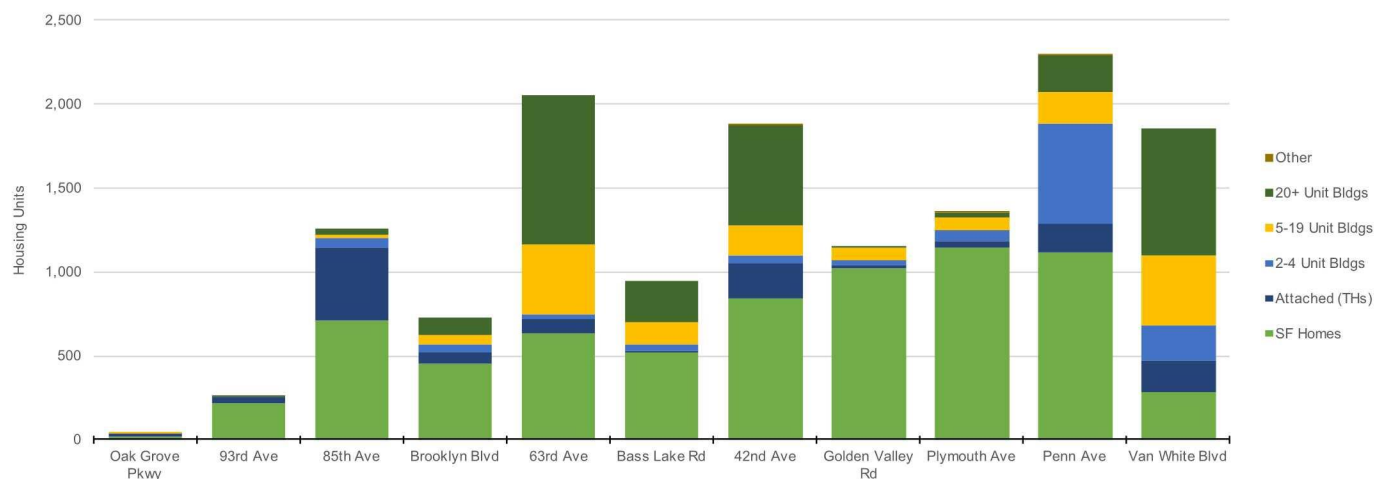
Housing is not monolithic. It often comes in a variety of shapes, sizes, and structure types. The number of housing units in a given building is a basic way to differentiate housing types.

There is a great deal of variety among the station areas along the Bottineau Corridor. In several station areas, larger multifamily buildings account for a significant proportion of units, especially in the 63rd Avenue, Robbinsdale, and Van White Boulevard station areas.

The presence of large multifamily buildings is also correlated with a higher density of units. The Penn Avenue station area, however, is able to achieve the highest overall density despite having more units in

smaller multifamily buildings compared to larger multifamily buildings. Other station areas, however, can often have a dominant housing type, such as Golden Valley Road and Plymouth Avenue, where nearly all of the units are detached, single-family homes.

Figure 3: Housing Units by Structure Size (1/2-Mile Radius)



Source: US Census, ACS 2011-2015 Estimate

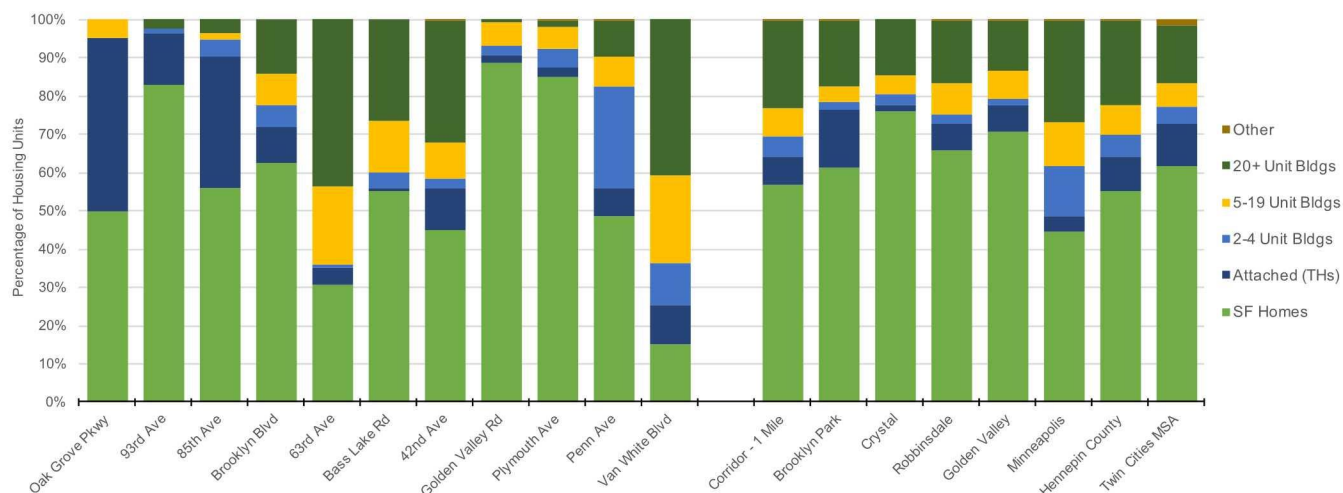
Although the detached, single-family house is synonymous with the concept of the American dream, there is no ideal structure type for housing. So many factors influence our housing needs that it is best to assume that a range of housing choices will not only meet the broadest range of needs but also be able to easily respond to changing market and demographic conditions.

Figure 4 compares the distribution of the housing types not only among the station areas but also to the Corridor², each city along the Corridor, Hennepin County, and the Twin Cities metropolitan statistical area³. Although there is a lot of variety in the housing structure types from station area to station area, the Corridor as a whole has a very similar distribution of housing structures compared to the Metro Area. Although the Corridor-wide profile reflects the general historical pattern of building less dense homes in more recently developed areas, it underscores the fact that policy changes will likely be needed to promote/support transit supportive housing development in the station areas.

2. In most cases, and especially when comparing geographies, the Bottineau Corridor is defined as a 1-mile buffer surrounding the planned LRT route.

3. There are a variety of ways to define metropolitan areas. In the Twin Cities, there are two common definitions. The first is the seven core counties that are under the purview of the Metropolitan Council. The second is defined by the US Census and is based on commuter travel sheds. For the Minneapolis-St. Paul region, the Census currently defines the metropolitan area as a 16-county region that also includes portions of Western Wisconsin. This is known as the MSA or Metropolitan Statistical Area. Due to various data sources, this report references both definitions. Because any "metro area" statistics referred to in this report are primarily used as basis to compare a station area or the Bottineau Corridor to a much larger geographic area in order to establish a "norm" or baseline, the authors of this report are comfortable using the two definitions as the availability of data dictates.

Figure 4: Distribution of Housing by Units in Structure (1/2-Mile Radius)



Source: US Census, ACS 2011-2015 Estimate

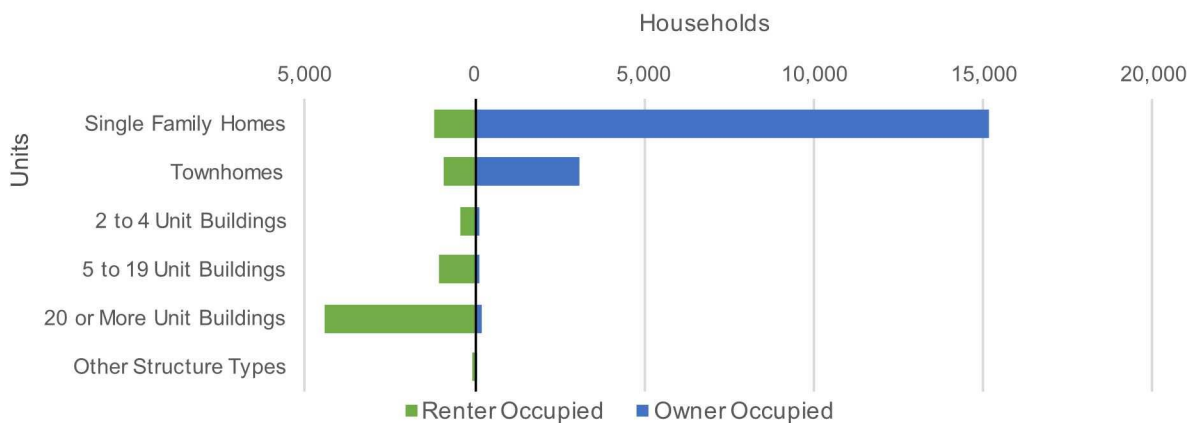
Household Tenure by Structure Type

The type of housing structure is strongly correlated with whether an occupant owns or rents the unit they are living in, also referred to as household tenure. Figure 5 is a series of charts that break down the number of housing units by structure size and type of tenure (i.e., own vs. rent) for each city along the Bottineau Corridor, Hennepin County, and the Twin Cities metro area.

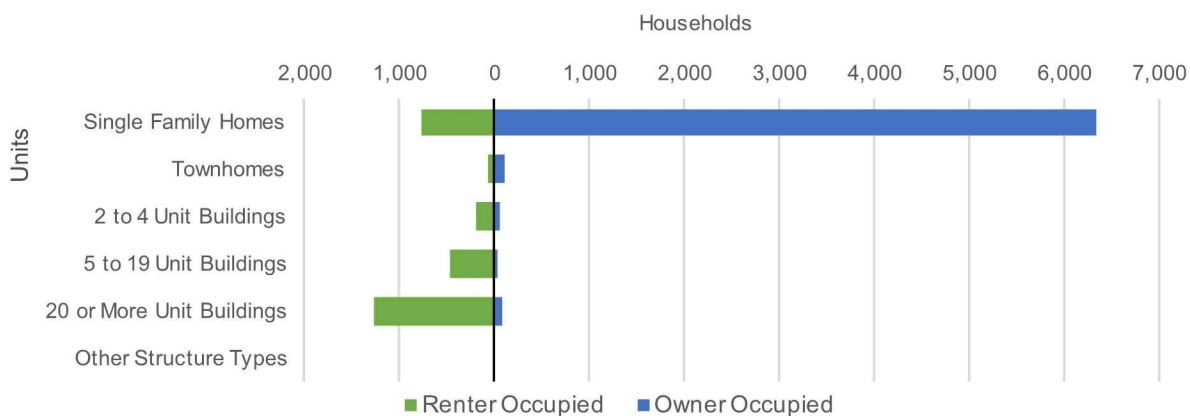
It corroborates the fact that the vast majority of owned housing are single-family homes. However, single-family homes represent a significant portion of rented housing as well. Small to medium size structures are generally rented, though outside the Corridor it is more common to find owned units in such structures. Attached or townhome-style housing is more commonly owned, but rented forms are prominent as well.

Figure 5: Rented vs Owned Housing by Units in Structure

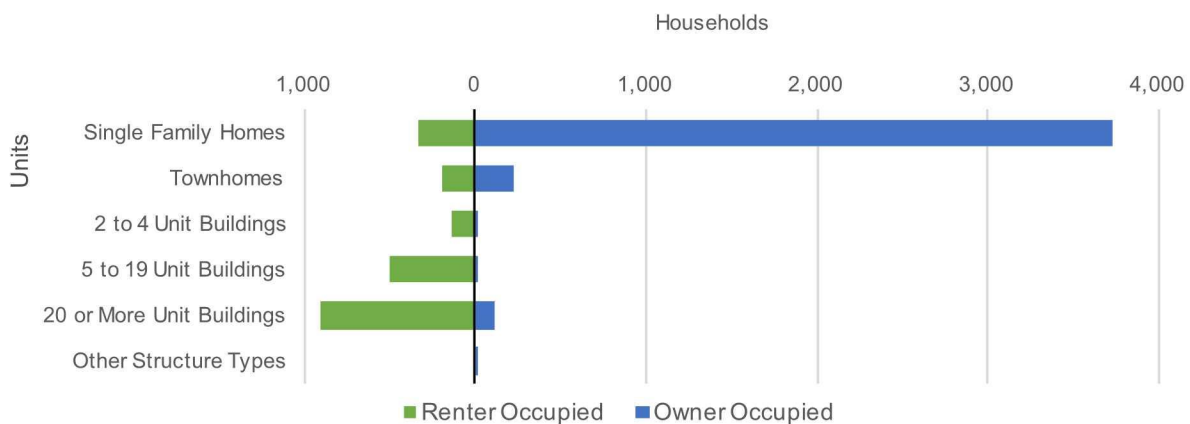
CITY OF BROOKLYN PARK



CITY OF CRYSTAL

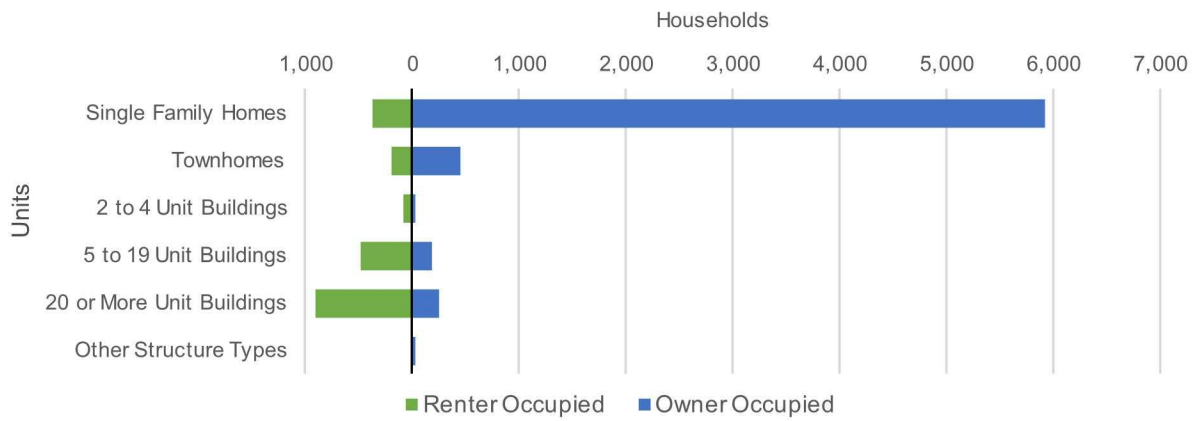


CITY OF ROBBINSDALE

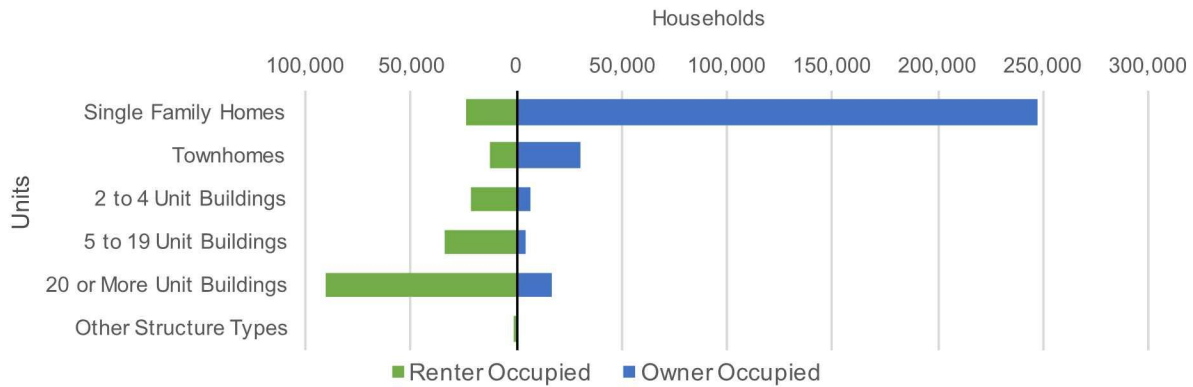


Sources: US Census; Tangible Consulting Services

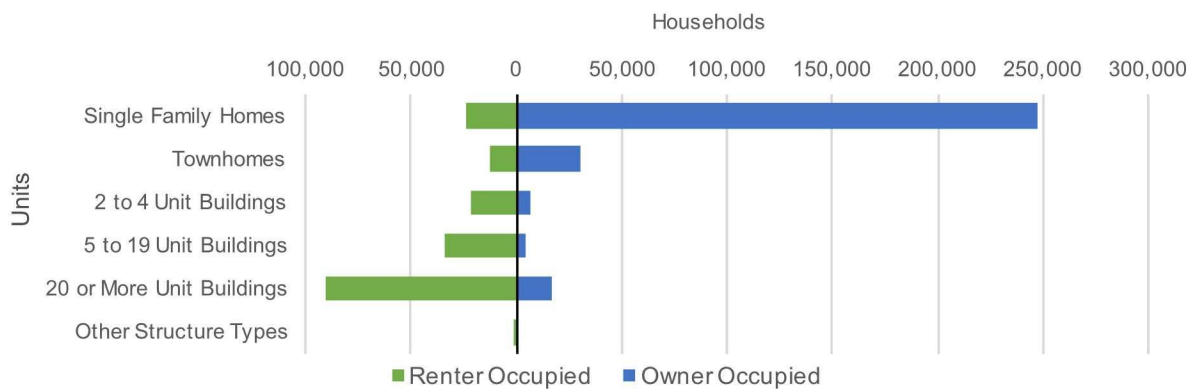
CITY OF GOLDEN VALLEY



HENNEPIN COUNTY



TWIN CITIES MSA



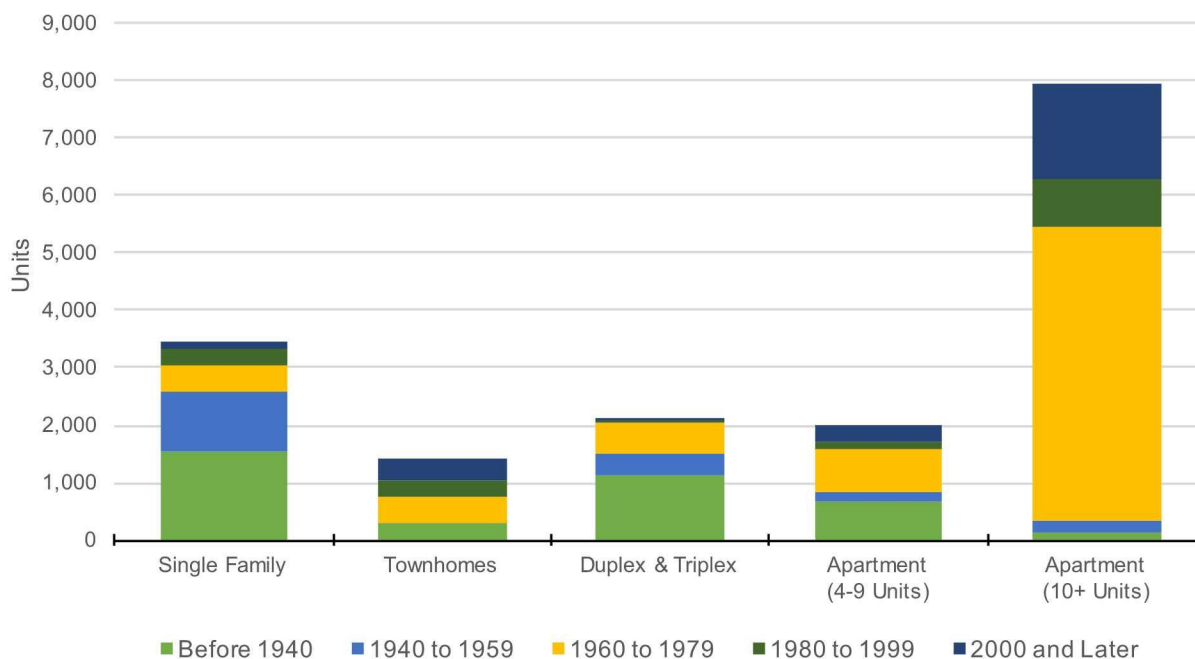
Sources: US Census; Tangible Consulting Services

Figures 6 and 7 present data on the number of rental units by structure size and the year built. Rented housing tends to have shorter-term occupants compared to owner-occupied housing and, therefore, is more susceptible to wear and tear. The age of the units can be an important indicator of the likely condition of this portion of the housing stock.

In Figure 6, which includes data for the entire Bottineau Corridor, the majority of rental housing is in larger multifamily buildings (10 or more units). Within this category, most buildings were built between 1960 and 1979, which means they are now old enough to require major maintenance projects to keep them habitable, such as new roofs, windows, and critical mechanical systems (i.e., furnace, hot water heater, etc.).

Among the small structure types, the rental housing stock is even older. For example, among the single-family and duplex/triplex categories, the overwhelming majority of the rental units are more than 50 years old.

Figure 6: Rental Housing by Units in Structure and Year Built (1-Mile Corridor)

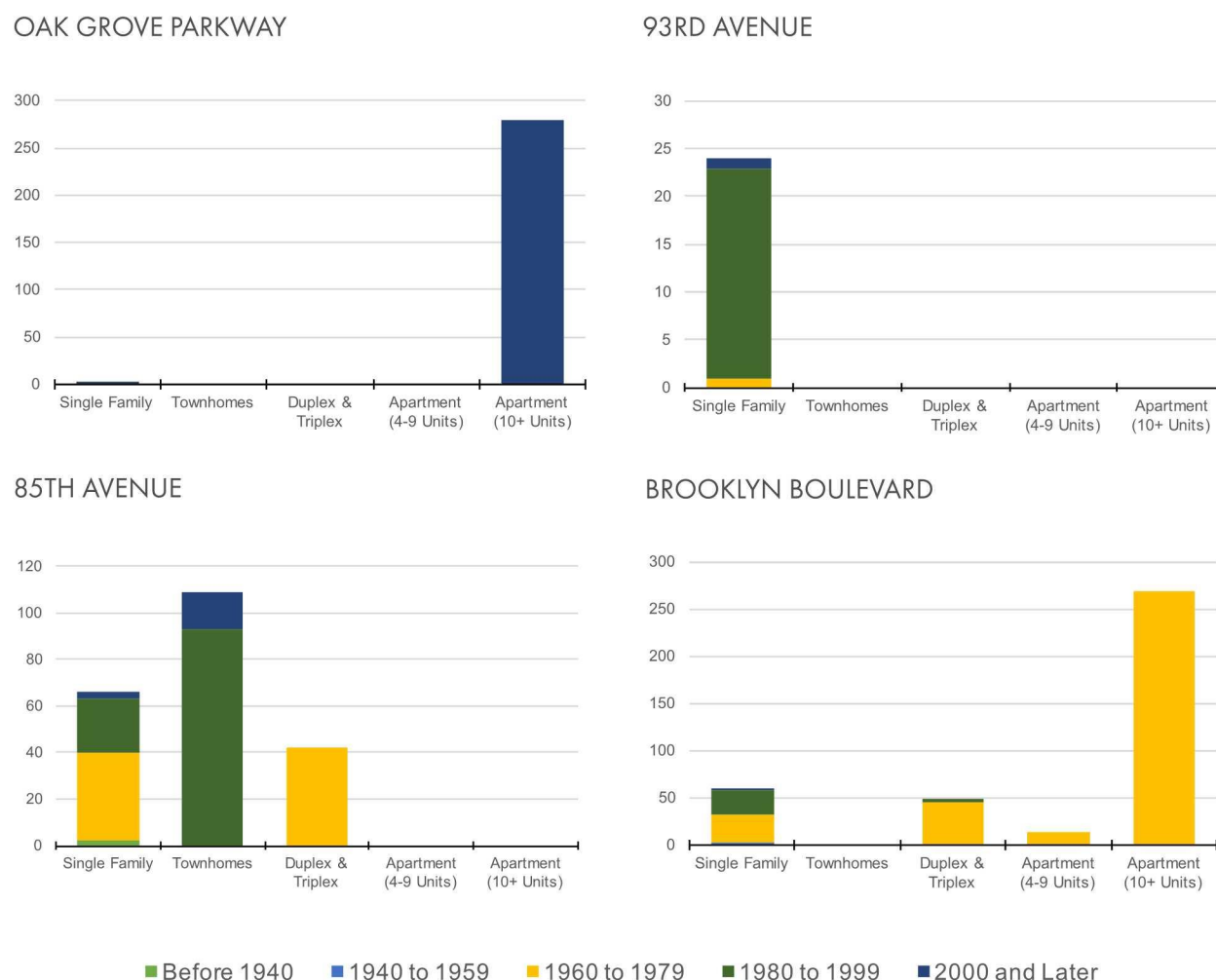


Sources: CoStar; Tangible Consulting Services

Figure 7 on the following two pages is a series of charts that highlights the age and size of rental properties within one mile of each station area. The age and type of rental housing differs significantly from station area to station area. In the Brooklyn Boulevard and 63rd Avenue station areas, there is very little variety of rental housing types. Almost all of the rental housing is in large buildings built between 1960 and 1979. Single-family or attached housing dominates the rental housing stock in the 93rd Avenue, 85th Avenue, Golden Valley Road, and Plymouth Avenue station areas.

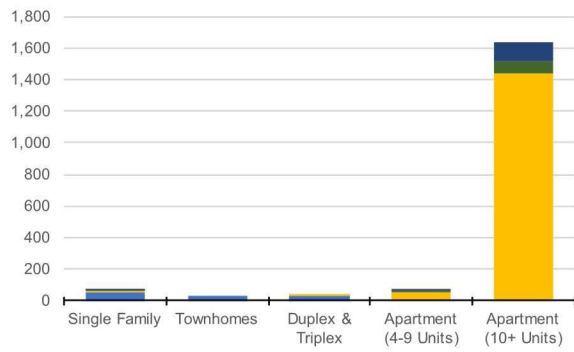
It is important to note that there are very few rental units that have been built within the last 20 years throughout the Corridor. Only in the Oak Grove Parkway (due to a new development) and the Van White Boulevard station areas are there any significant amounts of newer rental housing.

Figure 7: Rental Housing by Units in Structure and Year Built (1-Mile Radius)

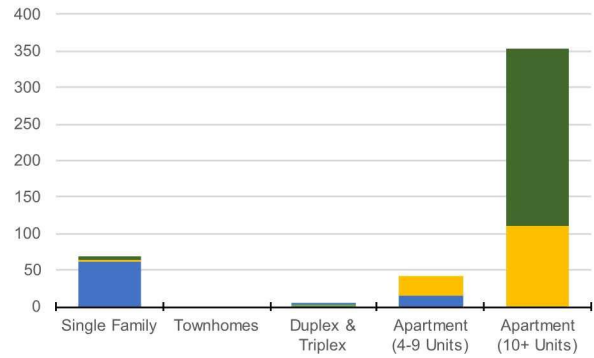


Sources: CoStar; Tangible Consulting Services

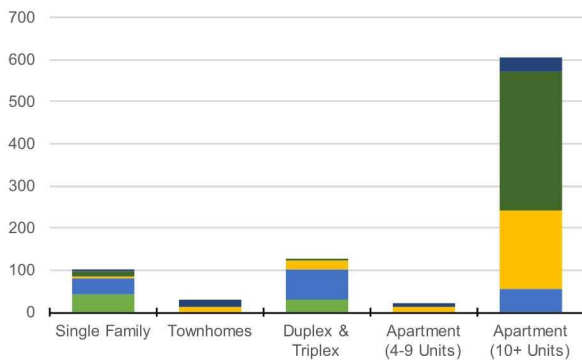
63RD AVENUE



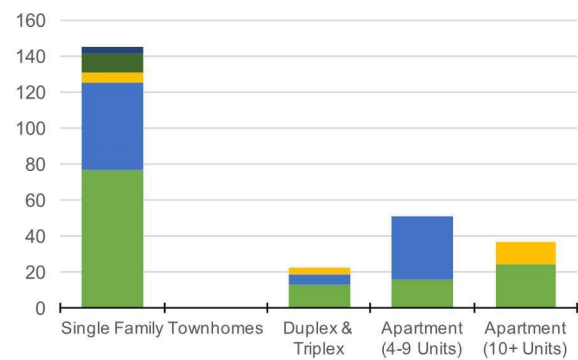
BASS LAKE ROAD



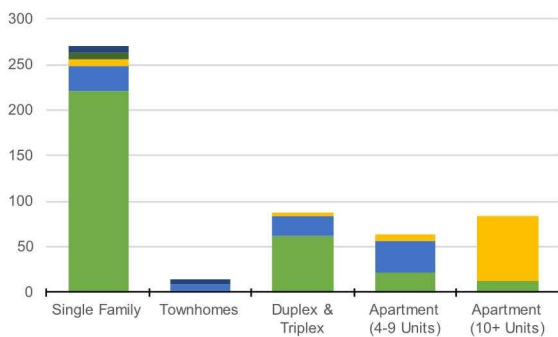
ROBBINSDALE



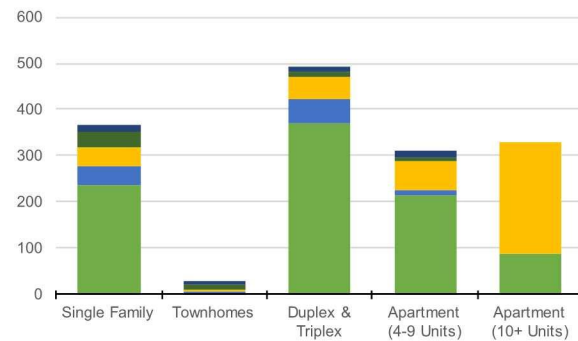
GOLDEN VALLEY ROAD



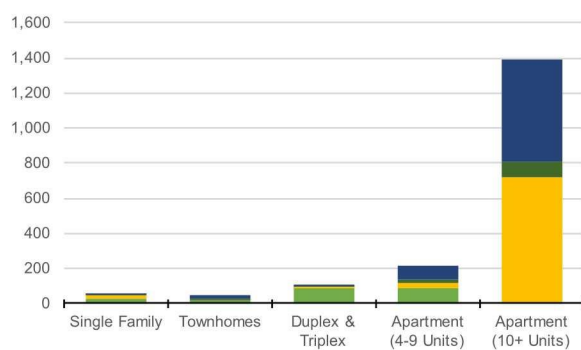
PLYMOUTH AVENUE



PENN AVENUE



VAN WHITE BOULEVARD



- Before 1940
- 1940 to 1959
- 1960 to 1979
- 1980 to 1999
- 2000 and Later

Sources: CoStar; Tangible Consulting Services

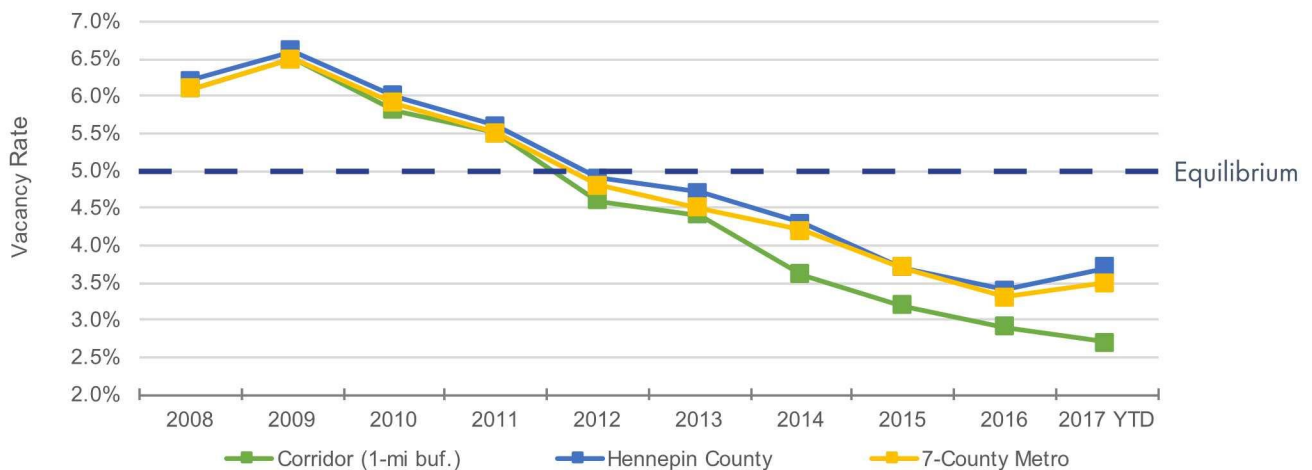
Vacancy Trends

Figure 8 presents data on the general availability of market rate rental housing within the Bottineau Corridor and the broader metro area. The rental market is extremely tight everywhere with very little available units throughout the Corridor or the metro area.

The current vacancy rate is just above 2.5% in the Corridor. This is well below what is generally accepted among housing experts as market equilibrium, the point at which supply is high enough to accommodate most households in need of housing, but not so high that land lords are unable to maintain their properties due to low revenues caused by excessive numbers of vacant units.

This is an extremely low rate of vacancy. Furthermore, the vacancy rate has been low for many years. The impact of persistently low vacancy is that many households that want to relocate to the area are unable to do so due to a lack of availability. It also means landlords are in a position to raise rents, sometimes excessively. In many cases, this results in the need to combine households, either because of inability to keep up with rising rents or a simple lack of housing options. In either case, it can often result in rapid wear and tear on units not designed for such occupancy conditions.

Figure 8: Market Rate Apartments – Average Vacancy Rate

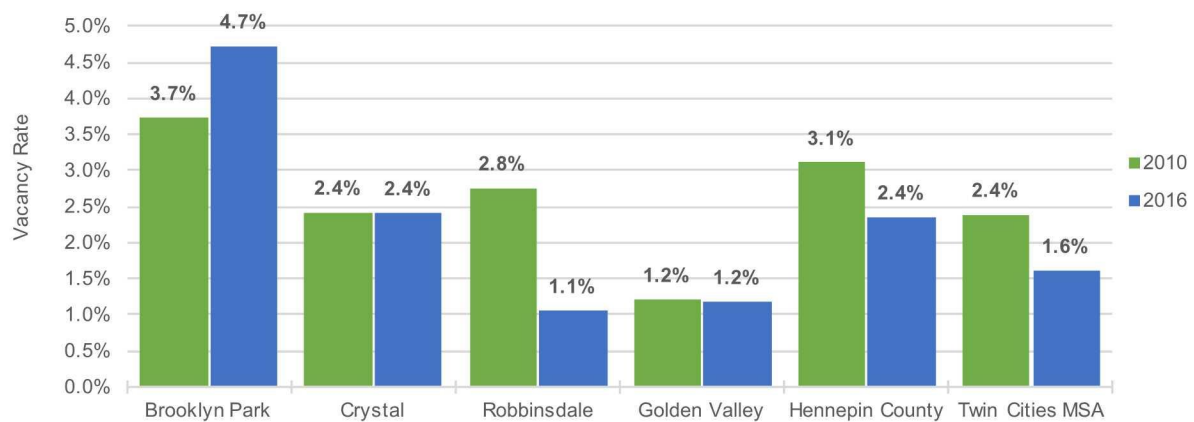


Sources: CoStar; Perkins+Will

Vacancy data for owner-occupied units is less reliably tracked compared to rental housing. Nevertheless, Figure 9 displays data on the vacancy rate of owned housing from the US Census for each City along the Corridor, Hennepin County, and the Twin Cities metro area. The figure compares the vacancy rate of 2010 (the height of the for-sale housing bust) and 2016.

Throughout the region, even owned housing has experienced a decline in vacant units since the beginning of the decade. This is a testament of how the improved economy of the region is creating demand for all types of housing. In Robbinsdale and Golden Valley the vacancy of owned housing is extremely low. In Crystal the rate is on par with the County. The exception is Brooklyn Park. One possible explanation for the shown increase is that Brooklyn Park is the only city along the corridor with significant tracts of vacant land available for traditional subdivision development. During the housing bust, new housing construction dramatically declined, which meant homes newly constructed and not yet occupied were rare. Now with the improved economy, Brooklyn Park has a number of active housing subdivisions.

Figure 9: Estimated Vacancy of Owned Housing (2010 and 2016)



Source: US Census, ACS 2012-2016 Estimate

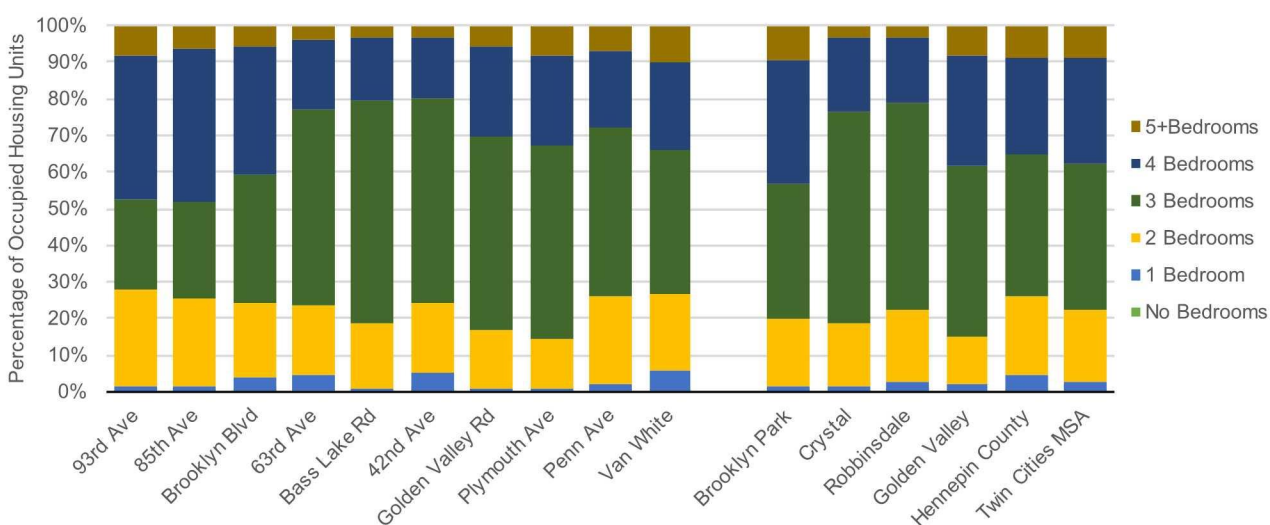
Bedroom Analysis

The size of individual housing units is important to understand because it is correlated with housing cost and impacts the types of choices households have depending on where they are in their lifecycle. Younger and older households, for example, tend to be smaller and have lower incomes. Therefore, they tend to demand smaller unit types, such as studio, one-, or two-bedroom units. Families with several children and multiple wage earners not only have more people per household but also have higher incomes compared to older and younger households.

Figures 10 and 11 display the percentage of housing units in each station area according to the number of bedrooms. Data for owned and rented housing is presented separately because so much of the owner-occupied housing stock is dominated by detached, single-family homes. For comparison purposes, data is also presented for each city along the Corridor, Hennepin County, and the Twin Cities metro area.

Owner-occupied housing, regardless of station area, does not have significant percentage of units with two or fewer bedrooms. This is consistent with Hennepin County and the Metro Area. The lack of smaller unit sizes among the owned housing stock is a reflection of lifecycle conditions as noted above. However, it can be a barrier to those who want to access homeownership. The other important finding from Table 10 is that the station areas with the newest housing tend to have a much larger proportion of units with four or more bedrooms.

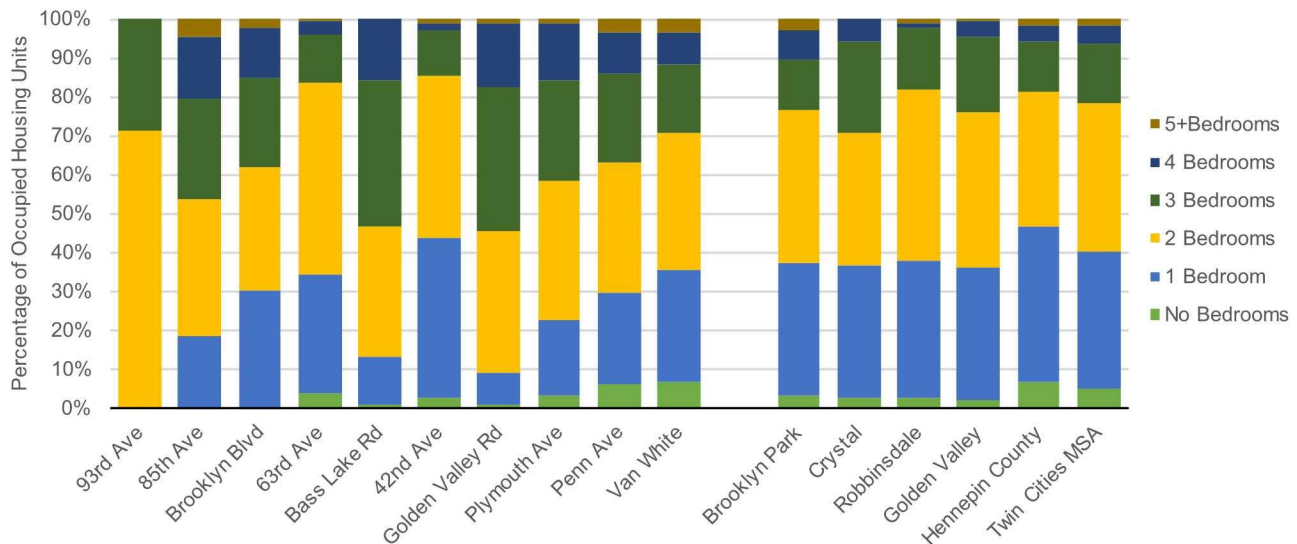
Figure 10: Bedrooms per Housing Unit - Owner-Occupied Housing (1/2-Mile Radius)



Sources: U.S. Census Bureau, ACS 2011-2015 Estimate; Tangible Consulting Services

In Figure 11 the percentage of units with more bedrooms is correlated with the presence of rented single-family homes. For example, the Bass Lake Road and Golden Valley Road station areas have more than 50% of their rental housing stock containing three or more bedrooms. These are station areas with a lot of rented single-family homes.

Figure 11: Bedroom per Housing Unit – Renter-Occupied Housing (1/2-Mile Radius)

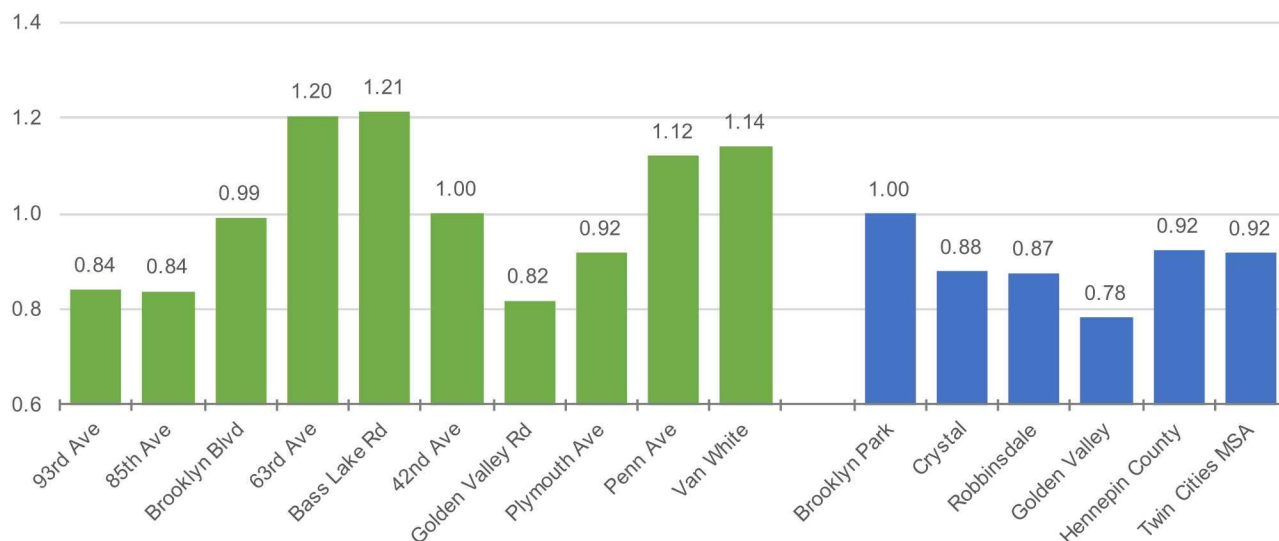


Sources: U.S. Census Bureau, ACS 2011-2015 Estimate; Tangible Consulting Services

Data from Figures 10 and 11 were further analyzed to generate Table 12 that show the number of persons per bedroom in each station area. The data include both owner- and renter-occupied data. High rates of person per bedroom can signal not only a mismatch between housing need and supply, but also the potential for excessive wear and tear on the housing stock.

Across the metro area, the average number of persons per bedroom is 0.92. In areas with an older population, the number of persons per bedroom can be quite low due to empty-nest situations. However, in areas well above the metro area rate is evidence of the lack of supply for larger unit sizes. In particular, the 63rd Avenue, Bass Lake Road, Penn Avenue, and Van White Boulevard station areas have rates well above the metro area rate.

Figure 12: Persons per Bedroom (1/2-Mile Radius)



Sources: U.S. Census Bureau, ACS 2011-2015 Estimate; Tangible Consulting Services

Housing Costs

The cost of housing has profound impact on the ability to afford and access adequate housing. This section provides data from a number of sources and perspectives to better understand the current situation with respect to housing costs in the Bottineau Corridor and within each station area.

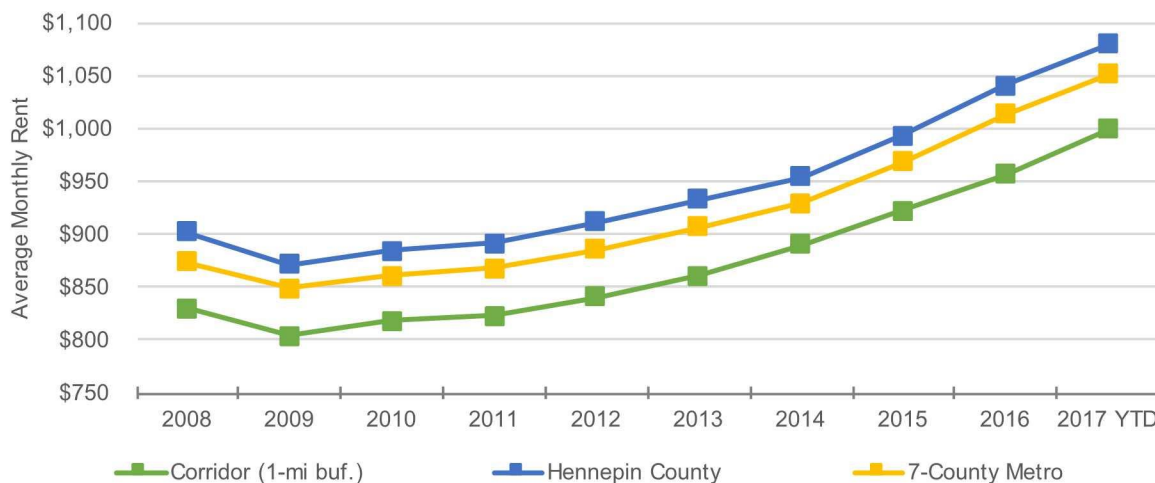
Pricing Trends: Market Rate Rental Housing

As noted previously, the vacancy rate for market rate apartments has been persistently low for many years. This has resulted in sharp increases in the average monthly asking rent. Figure 13 presents this data for buildings more than 20 years old⁴. Although the average asking rent in the Bottineau Corridor is about 7-8% lower when compared to the metro area average, it nevertheless has experienced an increase of roughly \$200 since 2009, which is a 25% increase.

⁴. Because there are so few newer rental units in the Bottineau Corridor, it is important to compare data for older properties instead of all properties. Many of the newest rental properties being built today in the Twin Cities metro area are luxury product with pricing significantly above the average. Therefore, to include these newer properties in the analysis would skew the results.

For those with lower incomes who are unable to access income-restricted or rent-controlled housing this is a significant increase that undoubtedly has squeezed a number of households out of the market and into dire arrangements. Moreover, since 2012, the annual change has been increasing at a more rapid rate.

Figure 13: Average Monthly Asking Rent – Market Rate Apartments More than 20 Years Old

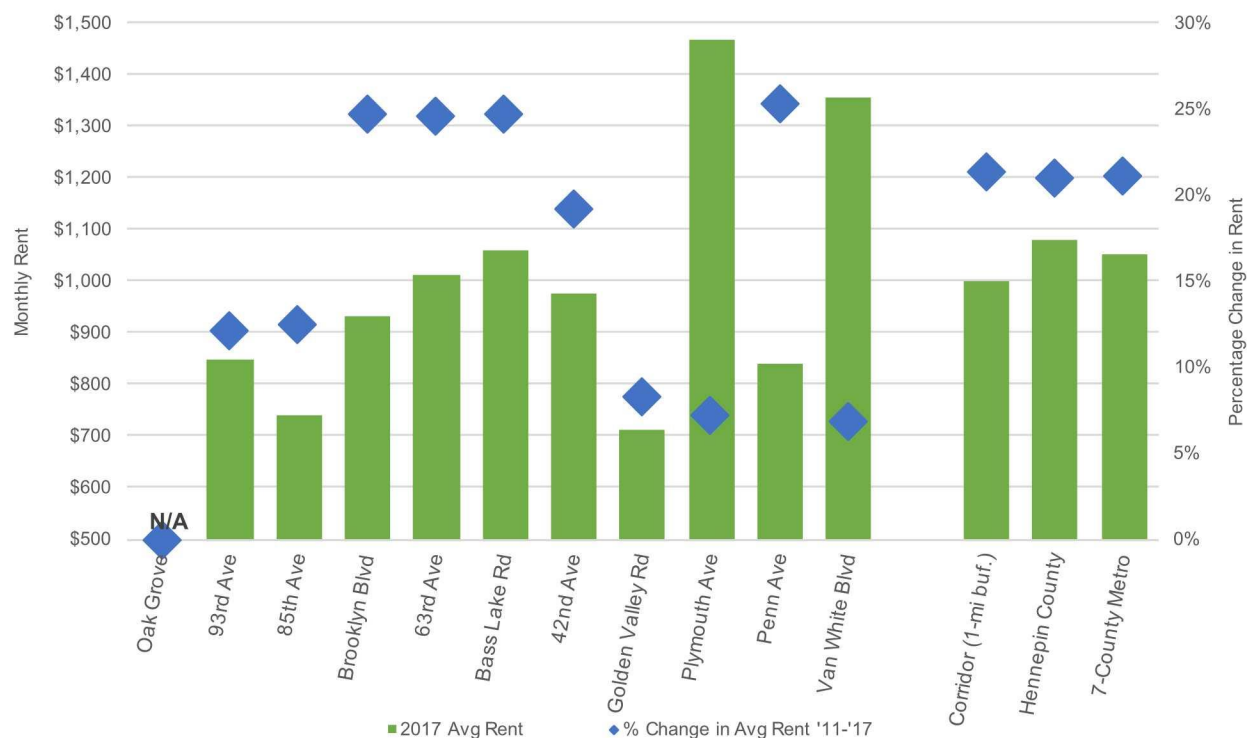


Sources: CoStar; Perkins+Will

Figure 14 presents apartment rent trends within ½-mile of each station area. According to the figure, most station areas have an average asking rent well below the County and metro area average asking rent. The Plymouth Avenue and Van White Boulevard station areas are the exceptions. This is due to upscale properties at the periphery of these station areas (one overlooks Wirth Park and another is in the rapidly growing North Loop area).

Despite overall lower average rents, several of the station areas have experienced rent increases since 2011 that have exceeded the County or metro area rate of rent growth. This indicates how overall economic conditions can have an outsized impact on area with more affordably priced housing and lower incomes.

Figure 14: Average Monthly Asking Rent and Percentage Change – Market Rate Apartments More than 20 Years Old (1/2-Mile Radius)



Sources: CoStar; Perkins+Will

Pricing Trends: For-Sale Housing

Figure 15 presents a dense set of information characterizing the nature of the for-sale housing market in each station area (1/2-mile radius). It shows the most recent median sales price, the rate of change in the median sales since before the housing bust (2005), the volume of sales in 2017, and the median age of homes sold. Most of the station areas when compared to the metro area have a lower median sales price and have yet to return to their pre-bust pricing (as noted by the dashed line in the graph). The lower median sales price is somewhat reflected in the age of the for-sale housing stock. Several of the station areas have a median age well below that of the metro area.

The Van White Boulevard and 93rd Avenue station areas have a higher median sales price than the metro area, which can be explained somewhat by their newer housing stock. However, neither station area has been able to attain their pre-bust pricing. The Penn Avenue station area is the only area whose median sales price has substantially exceeded its pre-bust levels.

Home pricing can be influenced by the number of sales in a given area. The fewer the number of sales, the more the median sales price can wildly fluctuate. The station areas with the most number of recorded home sales in 2017 are Robbinsdale and 85th Avenue.

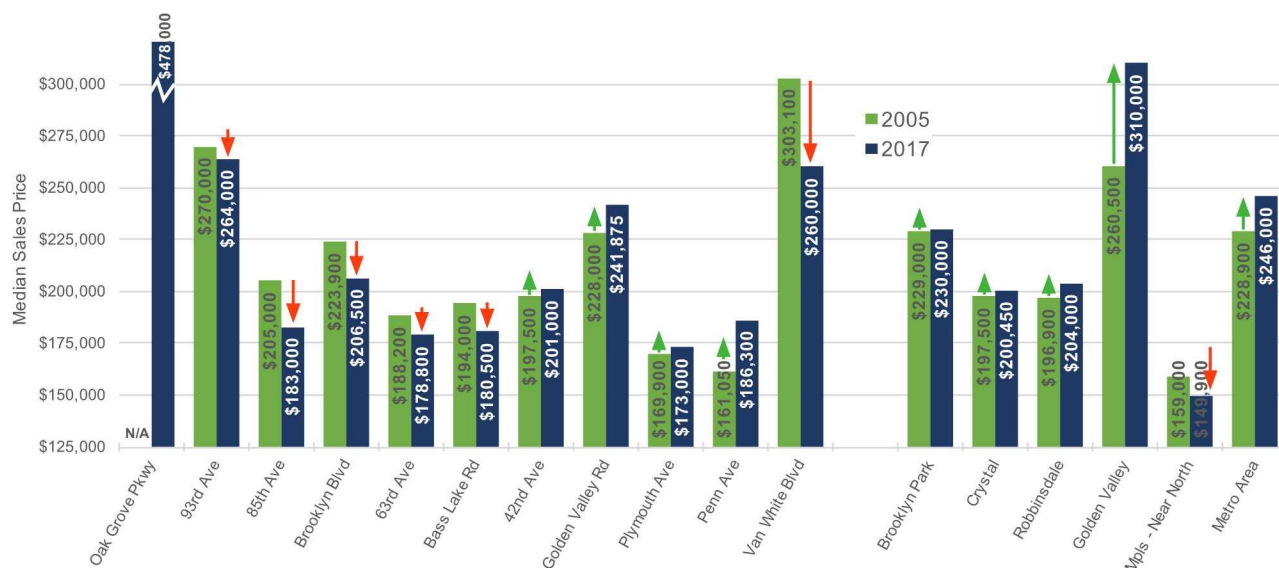
Figure 15: Home Sales Statistics by Station Area (1/2-mile radius), Corridor City, and Twin Cities Metro Area



Source: Minneapolis Association of Realtors, Multiple Listing Service

Figure 16 presents data that focuses on the change in the Median Sales from 2005 (pre-bust) to 2017. Homes located closer to downtown Minneapolis have been able to rebound from the bust more successfully than those located further out. The only exception is the Van White Boulevard station area. However, data for this station area is heavily impacted by a large, upscale condominium building that opened just prior to the housing bust that was saddled with many foreclosures. Therefore, statistically speaking it has a much deeper hole to climb out of compared to other station areas.

Figure 16: Median Home Sales Price (1/2-Mile Radius)



Source: Minneapolis Association of Realtors, Multiple Listing Service

Affordability

A survey of all rental housing properties with 10 or more units was conducted for an area within one mile of the planned LRT line. Information on individual properties, such as age of building, asking rents, unit mix (i.e., proportion of units that have one, two, or three bedrooms), unit square footages, and the presence of any restrictions (e.g., income or age requirements), were collected and analyzed in support of the gaps analysis.

Figure 17 presents data on the number of existing rental units that are affordable⁵ to households at varying income levels. The income levels are set by the US Department of Housing and Urban Development (HUD) and benchmarked against the Twin Cities' area median income (AMI), which was \$90,400 in 2017. The income categories used to determine affordability levels are defined as follows: Extremely Low Income (30% of AMI or less); Very Low Income (31% to 50% of AMI); and Low Income (51% to 80% of AMI). Corresponding to these income levels are HUD rent tables that identify the amount of rent that would be considered affordable at each income level according to unit size (i.e., number of bedrooms). These rent tables were used to analyze the affordability of rental units captured in the housing survey.

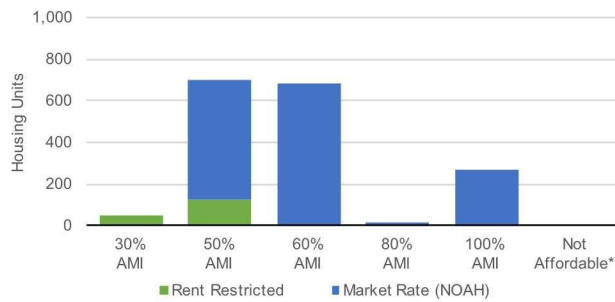
Based on the above definitions, Figure 17 breaks out units that have some level of rent or income restriction versus those that have no restrictions (i.e., market rate). In the case of market rate units that meet some level of affordability, these are commonly referred to as naturally occurring affordable housing (NOAH).

5. Affordability, as defined here, is based on the assumption that housing costs should not be more than 30% of gross income to allow for other household needs, such as food, clothing, transportation, and healthcare. For example, if monthly housing costs (i.e., gross rent) are \$750 per month this would translate to an annual cost (\$750 x 12 months) of \$9,000. Therefore, if a household should be spending no more than 30% of their income on housing, they would need an annual income of at least \$30,000 to afford such a rent.

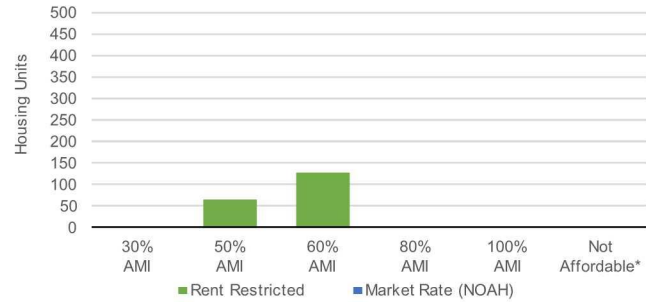
All of the rental housing along the Bottineau Corridor meets some level of affordability with over 80% of the units affordable to households with incomes at or below 60% of AMI. In Brooklyn Park and Robbinsdale very few of the rental units have a restriction. Almost all of the rental housing are naturally occurring affordable housing or NOAH. In Crystal and Minneapolis, the inverse is true in which all or the vast majority of units are restricted with very little NOAH. Not surprisingly, the restricted units tend to concentrate below 60% of AMI, meanwhile the NOAH units are mostly above 50% of AMI.

Figure 17: Affordability of Rental Units Based on Income Levels (in Buildings with 10+ Units)

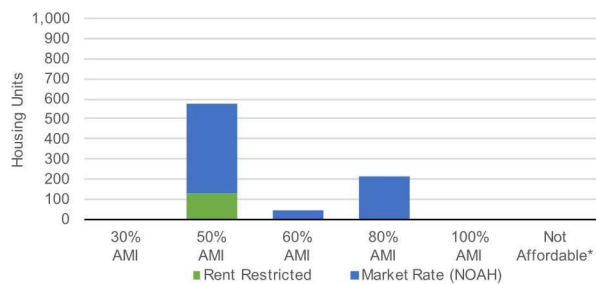
BROOKLYN PARK (WITHIN 1-MILE OF CORRIDOR)



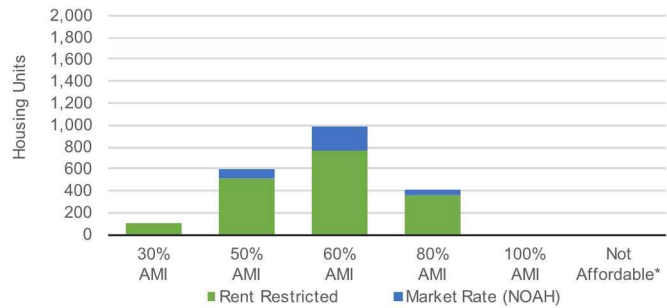
CRYSTAL (WITHIN 1 MILE OF CORRIDOR)



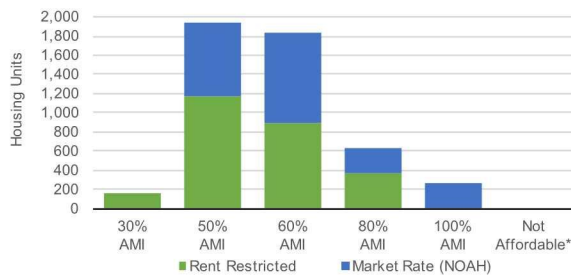
ROBBINSDALE (WITHIN 1 MILE OF CORRIDOR)



MINNEAPOLIS (WITHIN 1 MILE OF CORRIDOR)



CORRIDOR-WIDE (1-MILE BUFFER)



Sources: CoStar; Tangible Consulting Services

Naturally Occurring Affordable Housing (NOAH)

A simple definition for NOAH is any housing unit that meets some definition of affordability without any restriction on who can live there (other than what a landlord is legally allowed to screen). In most areas, the vast majority of what would be considered affordably priced housing does not have a restriction. Prices are generally set by the market place and what a landlord can achieve in a competitive environment. However, due to the condition of a property, the presence (or lack thereof) of essential unit features, its location, or a glut of available units, many times housing can be priced to be affordable to many households “naturally” or without public subsidy.

When markets function under ideal conditions for both renters and landlords, property owners invest in their properties to keep them marketable yet sufficient competition means they are unable to raise prices beyond what the market can comfortably bear. However, NOAH is very susceptible to rapidly changing market conditions. If household growth outpaces housing supply or wage increases are unfairly distributed, landlords of NOAH properties may be able to raise rents to the point that segments of the market are often left unable to afford rent increases.

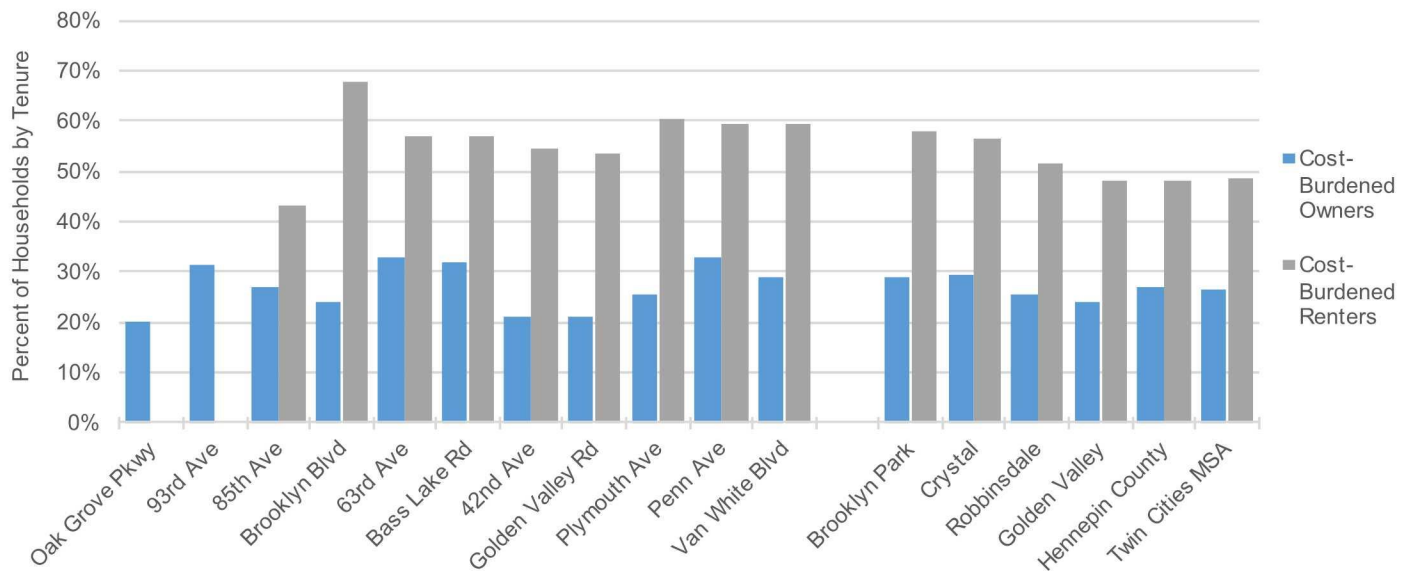
Cost Burden

Although many households may be living in housing that meets some definition of affordability, this does not mean that the cost of housing is not a burden (i.e., paying more than 30% of income toward housing costs). Figure 18 presents data on the proportion of owner- and renter-occupied households that are cost burdened for each station area, each city along the Corridor, Hennepin County, and the Twin Cities metro area.

From the figure, many of the renters living along the Corridor are more cost burdened than compared to other renters across in the County or across the metro area. This is despite the fact that housing in the Corridor tends to be more “affordable.” Renters in the Brooklyn Boulevard station area are especially burdened with nearly 70% meeting the definition.

The figure also shows the cost burden for owner-occupied households. Although the prevalence of being cost burdened is not as high among homeowners, in some station areas nearly one-third of these households would be considered cost burdened.

Figure 18: Cost Burdened Households by Tenure (1/2-Mile Radius)



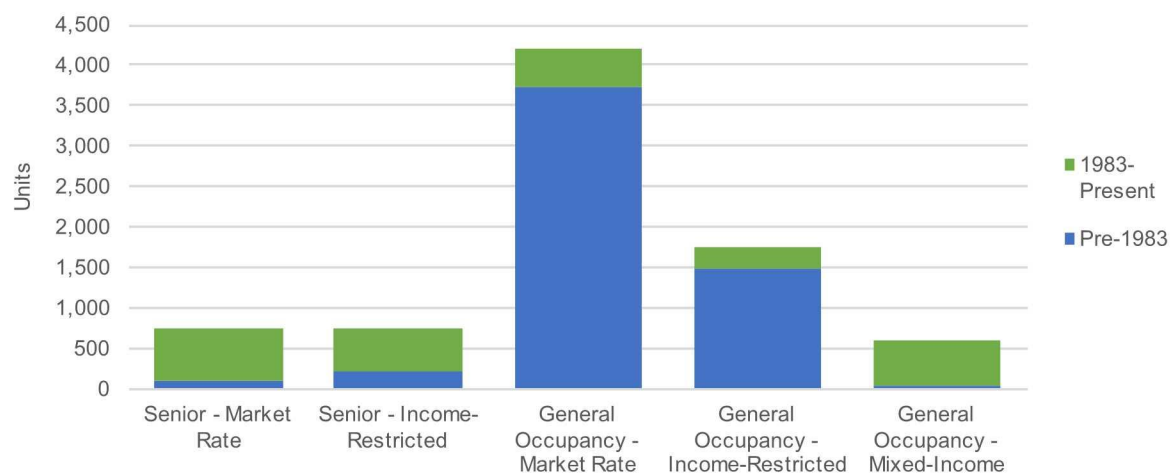
Sources: U.S. Census Bureau; Esri; Tangible Consulting Services; Perkins+Will

Restricted Housing

Figure 19 displays data on the number of rental units according to the type of restriction (i.e., income-restricted or age-restricted) or lack of restriction (i.e., general-occupancy). Also indicated in the figure is the whether the units have been built since 1983 or are older. Figure 20 is a companion chart showing the same data for the Twin Cities metro area.

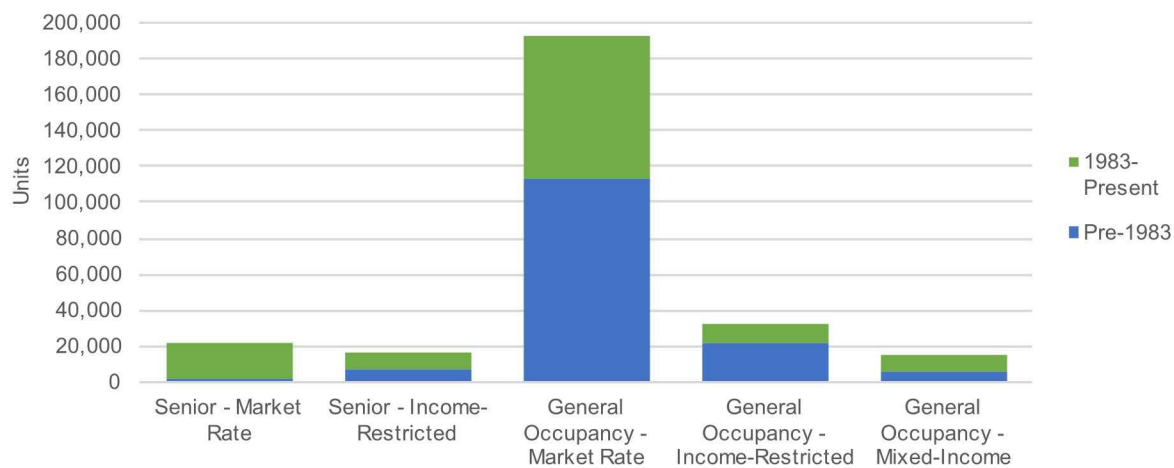
Nearly 50% of the rental units in the Corridor have some type of restriction. Of these, more than half have been built since 1983. The vast majority of general-occupancy rental units without any restrictions were built before 1983 and are more than 35 years old. This is in contrast to other parts of the metro area in which a much higher proportion of general-occupancy rental units have been built since 1983.

Figure 19: Restricted Rental Housing (1-Mile Corridor)



Source: CoStar; Tangible Consulting Services; Perkins+Will

Figure 20: Restricted Rental Housing (Twin Cities MSA)



Source: CoStar; Tangible Consulting Services; Perkins+Will

Many income-restricted properties are funded through multiple sources. Furthermore, many funding sources have an expiration date in which the owners of the properties are no longer required to restrict tenancy to their properties based on income. This is one of the most common ways in which communities can lose housing that is affordable to lower-income households. Based on data from HousingLink.Org and Hennepin County, Table 1 lists each of the income-restricted properties in the Corridor with an expiration date associated with the restriction. In total, just over 2,000 units exist within a mile of the LRT line. Roughly 200 of the units are set to expire within the next five years and unless the property owner decides to reapply to a funding program that supports the restriction, these units are at risk of being priced according to market forces and, thus, may lose their affordability.

Table 1: Income-Restricted Properties in which Restrictions are Set to Expire

Name	Address	City	Station Area	#Units	Expiration Year
Park Haven	6917 76th Ave N	Brooklyn Park	Brooklyn Blvd	176	2033
Autumn Ridge	8500 63rd Ave N	Brooklyn Park	63rd Ave	366	2037
Kentucky Lane Apts	6910 54th Ave N	Crystal	Bass Lake Rd	67	2030
Cavanagh Senior Apts	5401 51st Ave N	Crystal	Bass Lake Rd	130	2044
Bass Lake Court Townhomes	7300 Bass Lake Rd	New Hope	Bass Lake Rd	60	2019
Bridgeway Apartments	3755 Hubbard Ave N	Robbinsdale	Robbinsdale	45	2047
Copperfield Hill - The Manor	4200 40th Ave N	Robbinsdale	Robbinsdale	150	2024
The Commons at Penn Ave	2211 Golden Valley Rd	Minneapolis	Golden Valley Rd	47	2046
St. Anne's Senior Housing	2323 26th Ave N	Minneapolis	Golden Valley Rd	61	2037
Gateway Lofts	2623 W Broadway Ave	Minneapolis	Golden Valley Rd	46	2040
Broadway Flats	2505 Penn Ave N	Minneapolis	Golden Valley Rd	102	2047
Lindquist Apartments	1931 W Broadway Ave	Minneapolis	Golden Valley Rd/ Plymouth Rd	21	2034
West Broadway Crescent	2022-1926 W Broadway Ave	Minneapolis	Golden Valley Rd/ Plymouth Rd	54	2045
Ripley Gardens	301 Penn Ave N	Minneapolis	Plymouth Rd/Penn Ave	52	2026
Homewoods	1239 Sheridan Ave N	Minneapolis	Penn Ave/Van White	35	2024
	1618 Glenwood Ave N	Minneapolis	Penn Ave/Van White	12	2029
Park Plaza Apts	525 Humboldt Ave N	Minneapolis	Van White/Penn Ave	134	2021
	610 Logan Ave N	Minneapolis	Van White/Penn Ave	12	2040
Heritage Park Apts	1000 Olson Memorial Hwy	Minneapolis	Van White/Penn Ave	440	2033
Total Units				2,010	
<i>Units Set to Expire within 5 Years</i>				<i>194</i>	

Sources: HousingLink.Org; Hennepin County

Development Trends

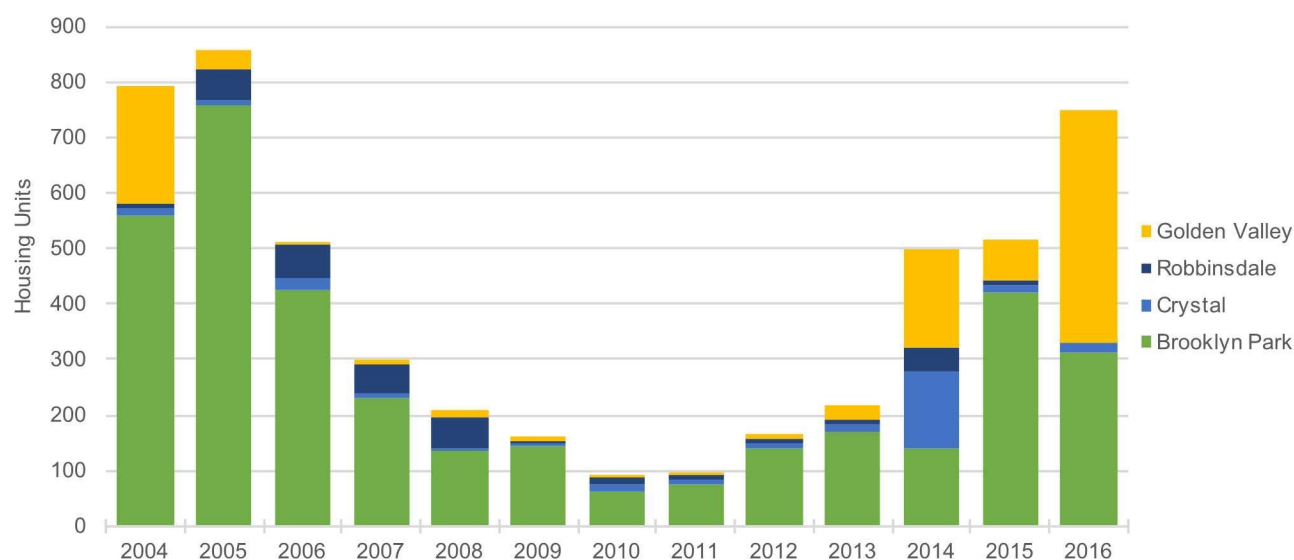
Housing production is an important strategy for maintaining an adequate and healthy stock of housing. New construction replaces obsolete or poorly maintained units. It adds to the supply and meets demand driven by growth. It also introduces new types of housing that meets the needs of ever evolving demographic and economic conditions.

Figure 21 displays the number of new housing units constructed in Golden Valley, Robbinsdale, Crystal, and Brooklyn Park from 2004 to 2016. Figure 22 presents the breakdown of those units by structure type. Data for Minneapolis is not included in Figures 21 and 22 for two reasons: 1) data specific to the portion of Minneapolis within or near the Bottineau Corridor is not readily available; and 2) Minneapolis is sufficiently large that including city-wide data would have skewed the numbers and not provided meaningful conclusions.

From the Figures 21 and 22, it is evident how much the housing bust from the late 2000s slowed new construction. At the bust's nadir, less than 100 new units were constructed annually compared to 850 units during the peak in 2005. Although not quite to the pre-bust levels, housing construction is adding significant numbers to the housing stock of Corridor communities.

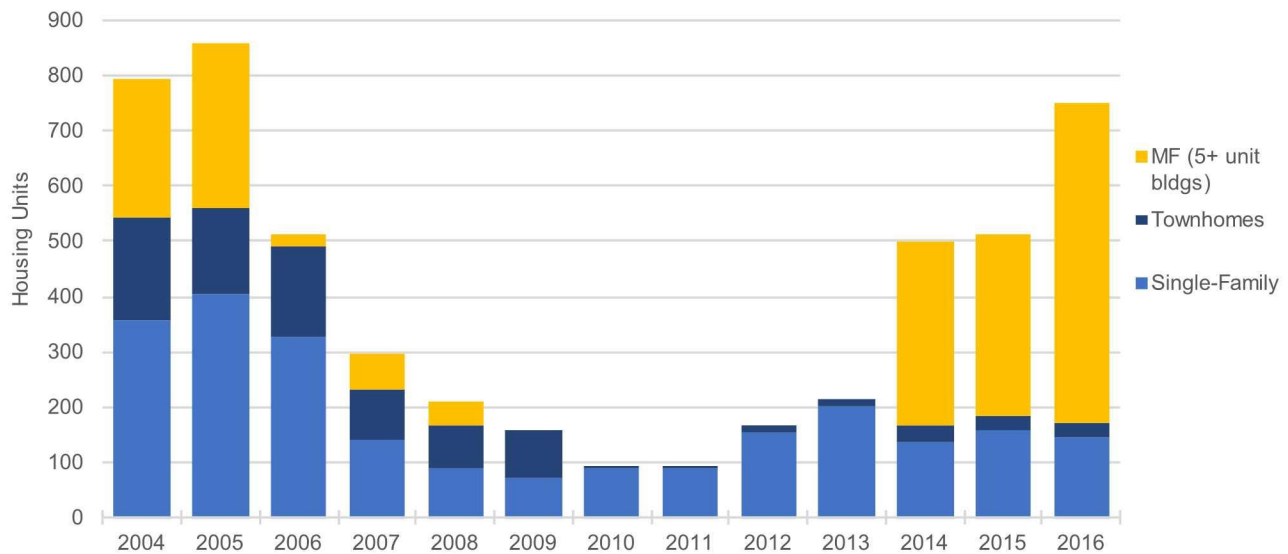
Pre-bust, Brooklyn Park was capturing the majority of housing development. Post-bust, Golden Valley has begun to add significant numbers of new units as well. Although much of this recent development is in the form of larger multifamily buildings, very little of it has been occurring in or near the station areas.

Figure 21: Total Housing Units Permitted for Construction in Golden Valley, Robbinsdale, Crystal, and Brooklyn Park from 2004 to 2016



Source: Metropolitan Council

Figure 22: The Structure Type of Housing Units Permitted for Construction in Golden Valley, Robbinsdale, Crystal, and Brooklyn Park from 2004 to 2016



Source: Metropolitan Council

As previously noted, there has not been a significant amount of multifamily development within 1-mile of the Bottineau Corridor for over 30 years. As the LRT project gets closer to fruition and the market for new rental housing strengthens in suburban areas, there is evidence of new development occurring in the Corridor. In Brooklyn Park, Doran Development opened the first new multifamily project in decades in 2016 and is currently constructing a second phase. There are also two proposals for new multifamily projects in Robbinsdale, which would be the first such development in several decades as well.

Although the LRT line is likely a number of years from being operational, it is valuable to compare what level of activity is occurring in the other LRT corridors. Table 2 highlights the number of units currently under construction or have reached some level of approvals to consider them likely developments according to CoStar, a nationally-based provider of commercial real estate information. The existing Green Line in St. Paul and the planned extension into the western suburbs both have well over 2,000 units of housing under development. In contrast, the Blue Line extension has approximately 550 units in development.

Table 2: Multifamily Units under Development along Metro Area LRT Corridors

LRT Line*	Units Under Construction	Units Proposed**	Total Units in Development
Blue Line Ext	202	347	549
Blue Line	53	830	883
Green Line Ext	51	2,522	2,573
Green Line	841	1,403	2,244

* Excludes Downtown Minneapolis

** According to CoStar, these are the number proposed units in each corridor that have reached some level of approvals to consider them likely developments. In most cases, this means the proposed project has received approvals from a city. However, it can also be influenced by the track record of the developer.

Source: CoStar

DEMOGRAPHIC CHARACTERISTICS

Median Age

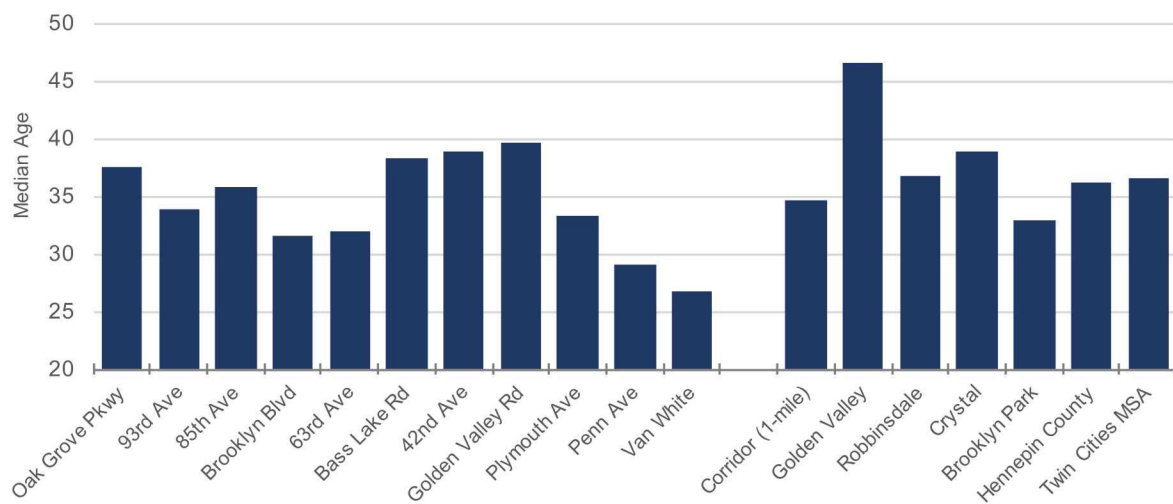
The age profile of the population has a direct impact on housing needs. Figure 23 depicts the current median age of the population in each station area, in each community along the Corridor, Hennepin County, and the Twin Cities metro area. Figure 24 depicts the recent and anticipated future trend with respect to aging.

Overall, the Corridor is younger than the metro area or Hennepin County. The population in the Van White Boulevard, Penn Avenue, Brooklyn Boulevard, and 63rd Avenue station areas are especially youthful with a median age well below the metro area median.

Balancing out some of the more youthful station areas are the Golden Valley Road, Robbinsdale, and Bass Lake Road station areas which are older than the metro area median. The Robbinsdale and Bass Lake Road station areas have multiple senior housing properties which explain the older median in these areas. For the Golden Valley Road station area, the higher median age likely has to do with a more expensive, owner-occupied housing stock relative to nearby neighborhoods, which is a barrier to entry for younger households.

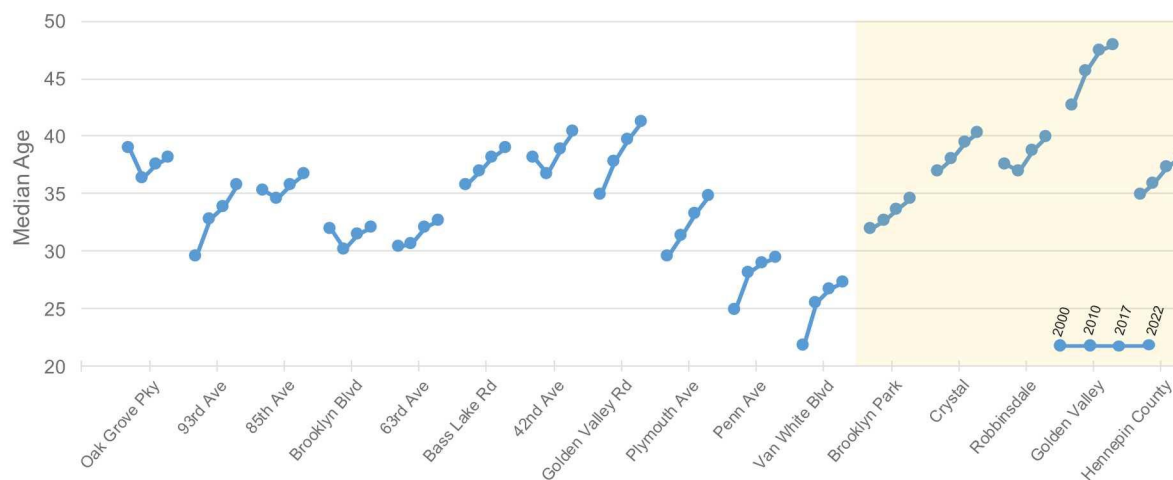
Although several station areas experienced a drop in the median age from 2000 to 2010, despite continued aging of the County as a whole, all of the stations are expected to increase their median age in the foreseeable future. An aging population within the station areas will increase demand for certain types of housing and decrease demand for other types.

Figure 23: Median Age of Station Areas (1/2-Mile Radius)



Sources: U.S. Census Bureau, ACS 2011-2015 Estimate; Esri; Tangible Consulting Services

Figure 24: Aging Trends of Station Areas 2000-2022 (1/2-Mile Radius)



Sources: U.S. Census Bureau; Esri; Tangible Consulting Services; Perkins+Will

Household Tenure (owners and renters)

Housing tenure is important to track because it provides insight into the potential to respond to a changing age profile or shocks to the economy, such as a recession. For example, many older households often transition out of homeownership into rental housing as they require more assistance with activities of daily living.

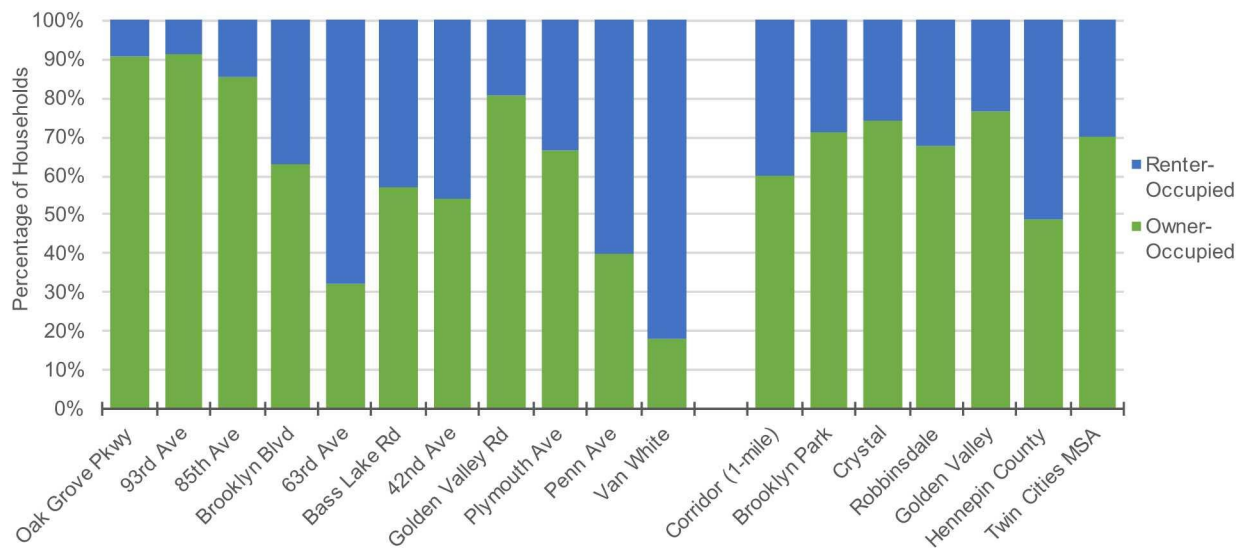
Figure 25 presents data on the breakdown between owners and renters while Figure 26 presents data on recent and anticipated changes in the homeownership rate. There is wide variation in tenure from station area to station area. Some station areas, such as those at the north end of the Corridor, mostly consist of households that own their housing. Other station areas, such as 63rd Avenue and Van White Boulevard, mostly consist of renters.

The recent and future trend, regardless of the station area, is toward lower levels of homeownership. Evidence appears to be growing that younger age groups are not embracing homeownership the way previous generations did. First, mortgage standards have returned to more stringent levels where the barrier to entry is much higher due to substantially larger down payments that are required on the part of mortgagors.

Second, with housing no longer seen as a “safe” investment due to the housing bust the nest egg that so many previous generations created through homeownership is no longer seen as attainable. Third, many younger households are now saddled with tremendous student debt and qualifying for, much less affording, a mortgage is much more difficult than compared to previous generations. Finally, with an increasingly digital-based economy, gone are the expectations that one works for a single employer for most of their career. Therefore, homeownership can be viewed as reducing employment flexibility which further depresses demand for for-sale housing. As a result, younger households are starting to choose rental housing as a preferred arrangement rather than a temporary situation prior to homeownership.

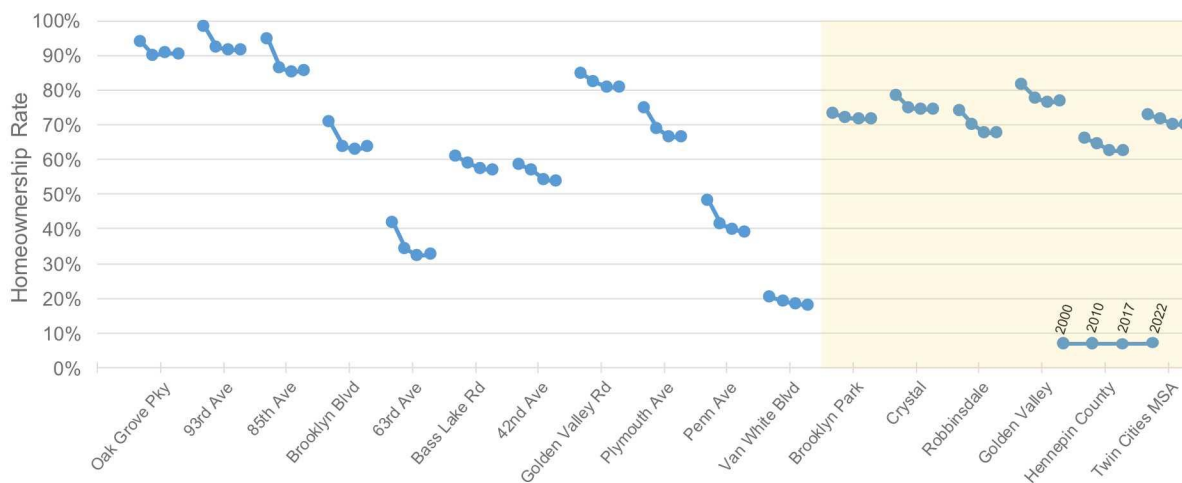
If these trends persist or become deeply established, the demand for rental housing could remain high for many years. These trends, however, are difficult to predict because of the large impact Federal policies have on homeownership. For instance, if the Federal government revamps Fannie Mae and Freddie Mac, the two big institutions that help support homeownership, in a way that help loosen lending standards, homeownership may again regain its value to younger generations. Conversely, given the recent changes to the mortgage interest deduction allowed through the Federal tax code, this may have a profound impact on the rental market.

Figure 25: Household Tenure by Station Area (1/2-Mile Radius)



Source: U.S. Census Bureau, ACS 2011-2015 Estimate

Figure 26: Homeownership Rate 2000-2022 (1/2-Mile Radius)



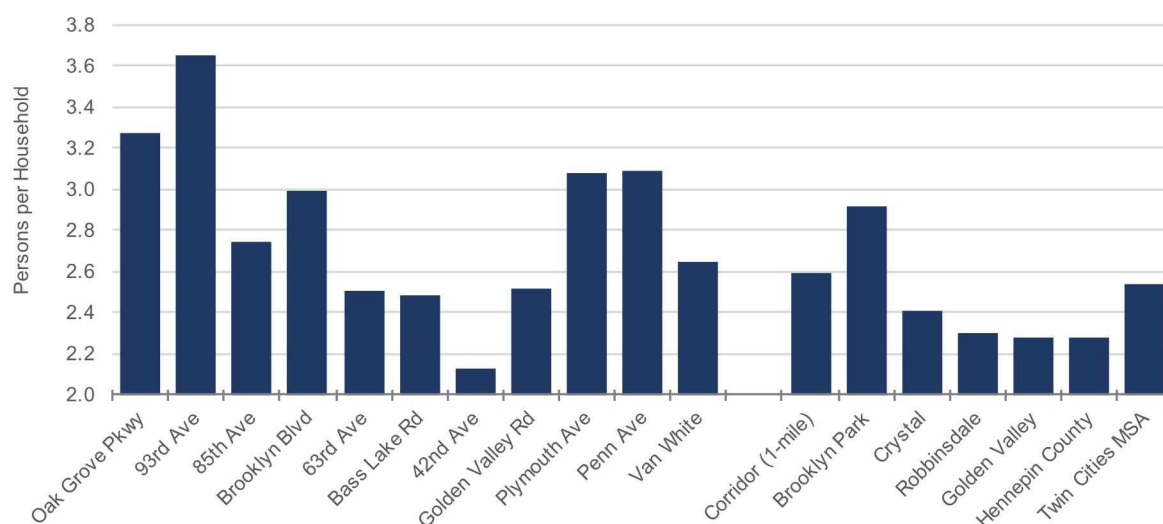
Sources: U.S. Census Bureau; Esri; Tangible Consulting Services; Perkins+Will

Household Size

Figures 27 and 28 present data on household size. Household size has a direct impact on the types of housing needed. Furthermore, data on household size can reveal where the housing stock may be most stressed in meeting the needs of a changing demographic. Within the Corridor, station areas with larger multifamily properties tend to attract smaller households. Conversely, station areas with a higher proportion of single-family homes tend to attract larger households.

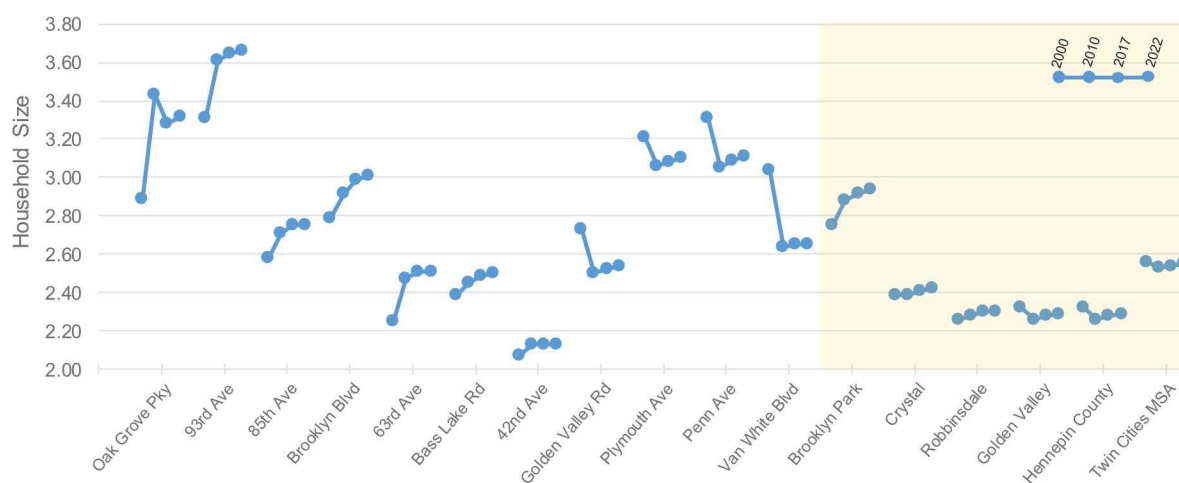
Exceptions are station areas where the aging of the population has yet to result in a turnover to younger households (e.g., Golden Valley Road) or areas with a high number of larger apartment units that can support families (e.g., Van White Boulevard).

Figure 27: Average Household Size by Station Area (1/2-Mile Radius)



Sources: U.S. Census Bureau, ACS 2011-2015 Estimate; Esri; Tangible Consulting Services; Perkins+Will

Figure 28: Household Size Trends 2000-2022 (1/2-Mile Radius)



Sources: U.S. Census Bureau; Esri; Tangible Consulting Services; Perkins+Will

Household Type

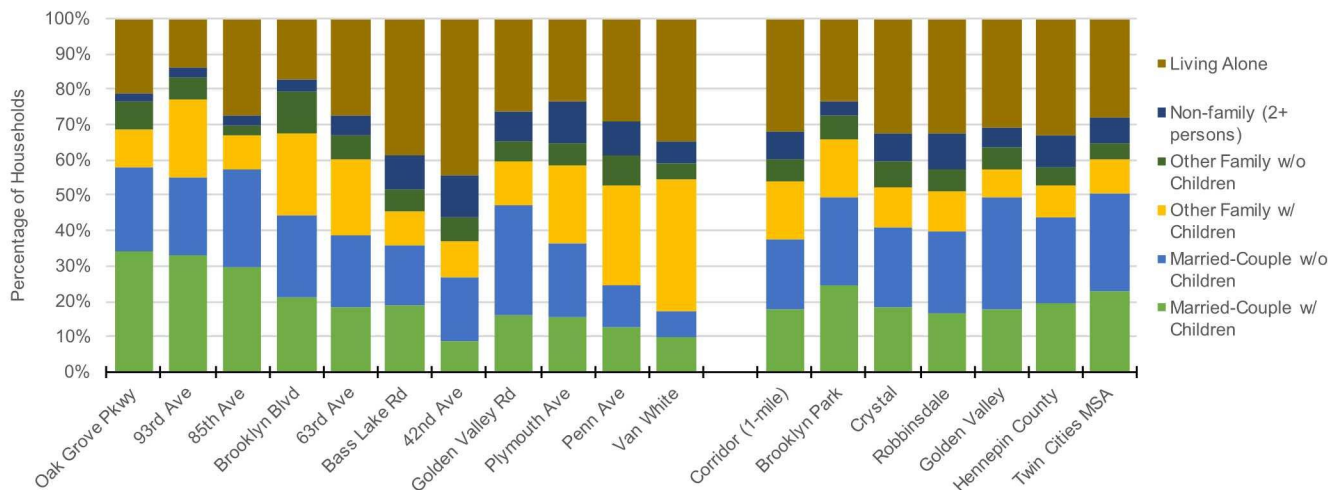
Related to household size is household type. Changes in household type can place pressure on the types of rental units needed in a community. For example, increasing numbers of renter households with children will place greater demand for units with three or more bedrooms, not to mention amenities such as play areas and accessibility to nearby schools.

Household structure throughout the Corridor is generally similar to the Metro Area and Hennepin County – though the Corridor tends to have slightly more non-traditional families and persons living alone.

Within station areas, though, there is significant variation of household types. The Oak Grove Parkway and 93rd Avenue station areas have a high percentage of married couples with families. The Robbinsdale station area has a high percentage of persons living alone. The Van White Boulevard, Penn Avenue, Brooklyn Boulevard, and 63rd Avenue station areas have higher percentages of non-traditional families with children.

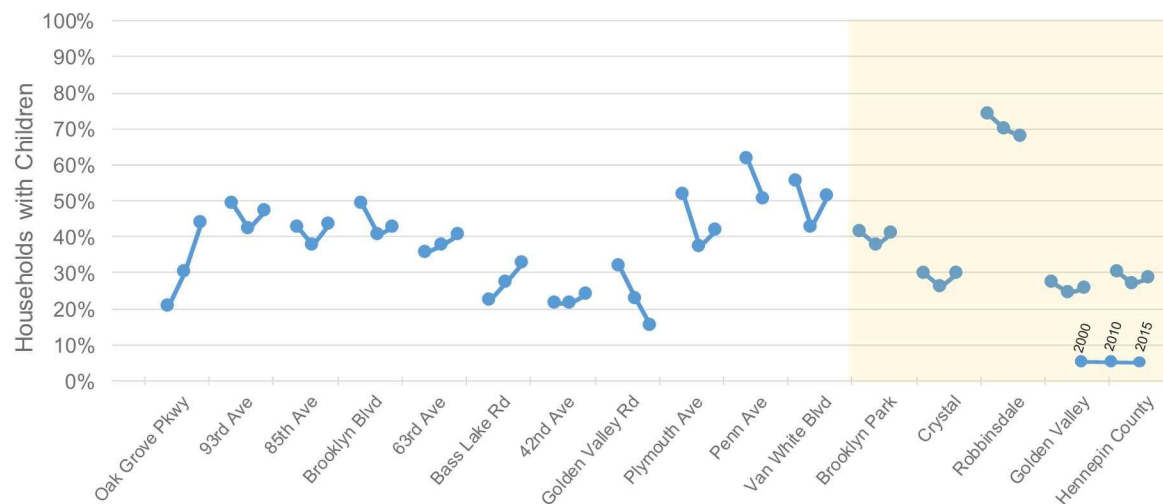
Recent trends indicate that the proportion of households with children is increasing across the metro area and within most of the station areas. Single-person households, which have different housing needs than households with children, are starting to stabilize after a large increase between 2000 and 2010.

Figure 29: Household Type by Station Area (1/2-Mile Radius)



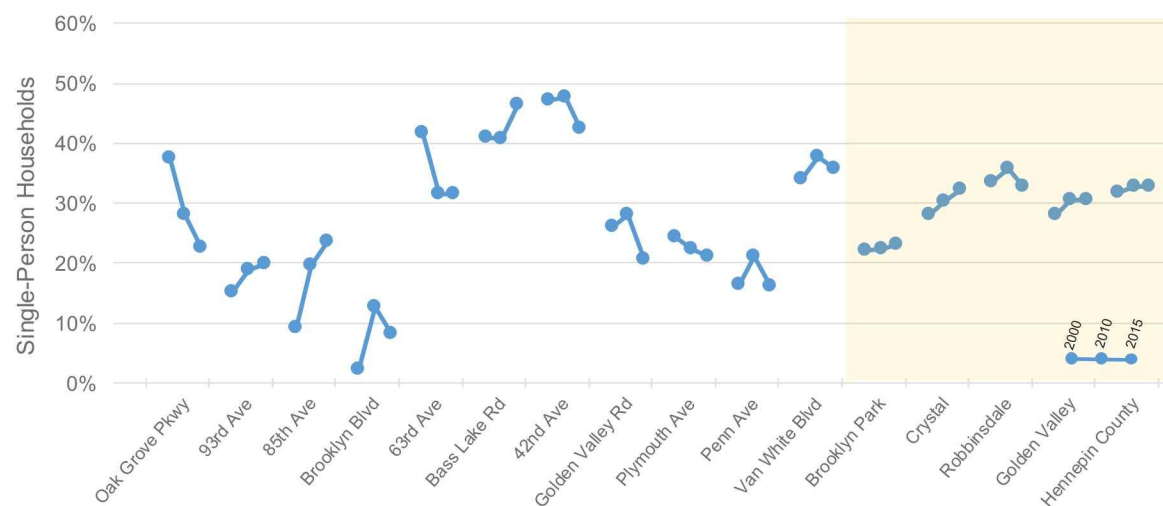
Sources: U.S. Census Bureau, ACS 2011-2015 Estimate; Esri; Tangible Consulting Services

Figure 30: Households with Children 2000-2015 (1/2-Mile Radius)



Sources: U.S. Census Bureau; Tangible Consulting Services; Perkins+Will

Figure 31: Single-Person Households 2000-2015 (1/2-Mile Radius)



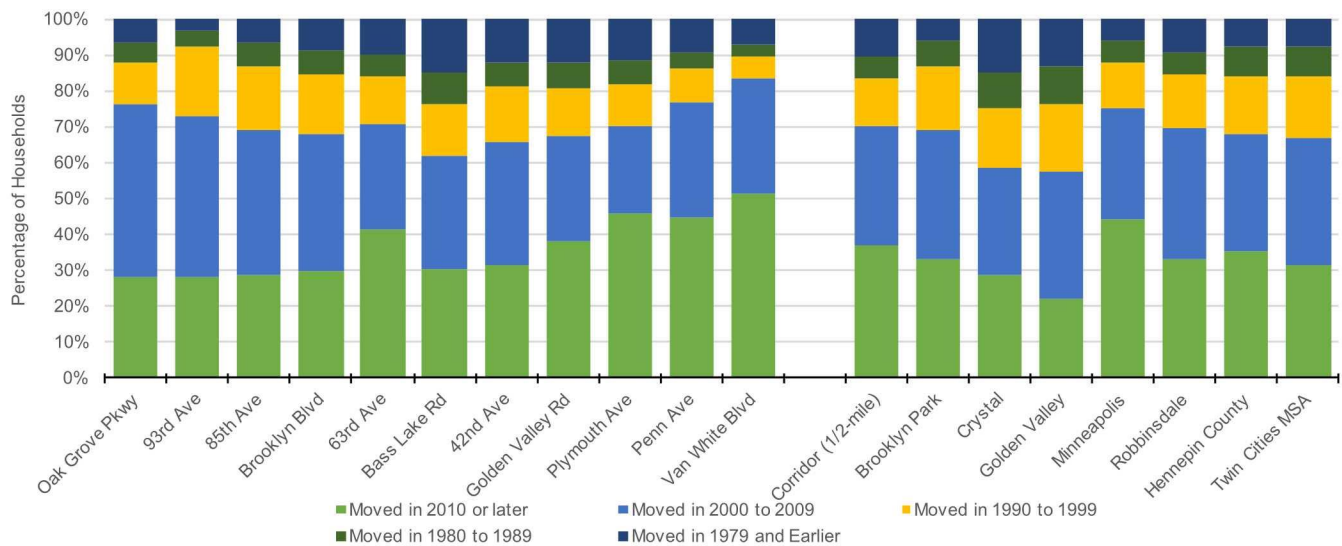
Sources: U.S. Census Bureau; Tangible Consulting Services; Perkins+Will

Length of Residence

Length of residence indicates how much turnover there is in the housing stock. Frequent turnover can result in greater wear and tear on the housing stock. It can also be an indicator of community involvement and participation among residents since it is often difficult to get involved in community issues and concerns when your residence is short term.

Longer-term residencies tend to be more associated with owner-occupied housing. This is generally due to the fact that younger and older households, which have a propensity to rent, do so because their expectation is for shorter-term residencies. Also, being more affordable, rental housing tends to accommodate households with financial and/or employment situations that are tenuous, which may precipitate a shorter-term residency.

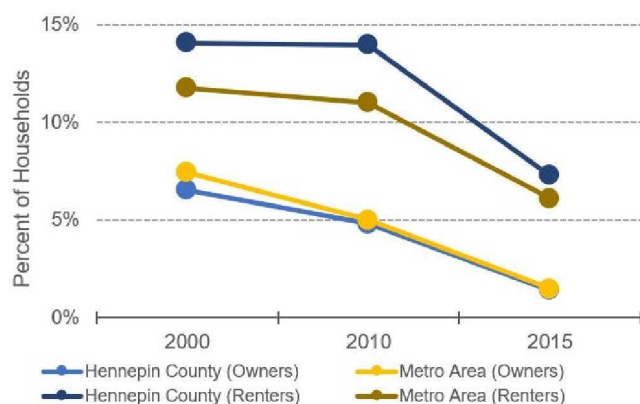
Figure 32: Year Householder Moved into Dwelling Unit by Station Area (1/2-Mile Radius)



Sources: US Census, ACS 2011-2015 Estimate; Esri

Figure 33 presents data for Hennepin County and the Twin Cities metro area showing the difference in the percentage of households that moved into their housing unit within the past year between 2010 and 2015. Regardless of whether the unit is owner- or renter-occupied, the trend has been toward far less movement among households in the last six years. This indicates how a tight housing market can not only displace households due to rising rents or other landlord driven circumstances, but that it can cause households to remain in the same home despite changing life circumstances and the inability to find housing that better meets their needs.

Figure 33: Households that Moved into Dwelling Unit within the Last Year

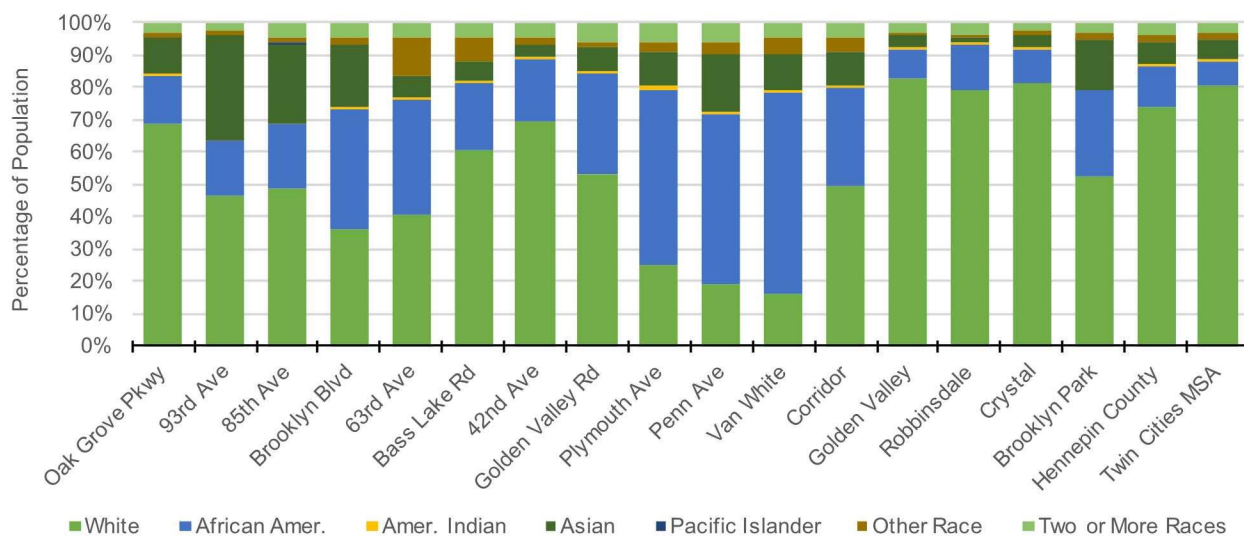


Sources: US Census; Perkins+Will

Race and Ethnicity

Figures 34 and 35 present data on the race/ethnicity and Hispanic origin of station area residents. Racial and ethnic diversity is very high throughout the Corridor. The number of people of color in the station areas is well above the Metro Area rate. African Americans are an important part of the population base throughout the Corridor. Asian Americans are a significant component to the population in the southern and northern station areas.

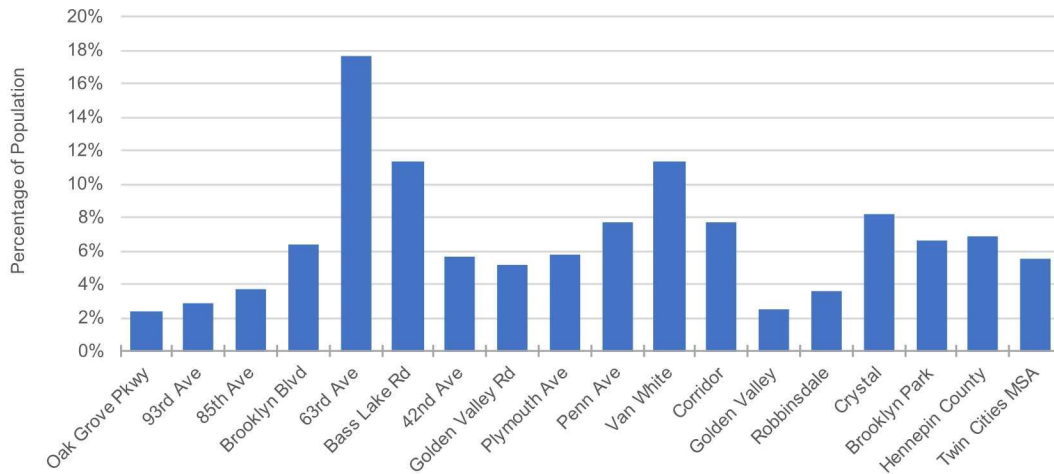
Figure 34: Race and Ethnicity by Station Area (1/2-Mile Radius)



Sources: U.S. Census Bureau; Esri; Tangible Consulting Services; Perkins+Will

The Hispanic population, which can be of any race, are prominent throughout the Corridor as well. Concentrations of Hispanic persons are in the Van White Boulevard, Bass Lake Road, and 63rd Avenue station areas.

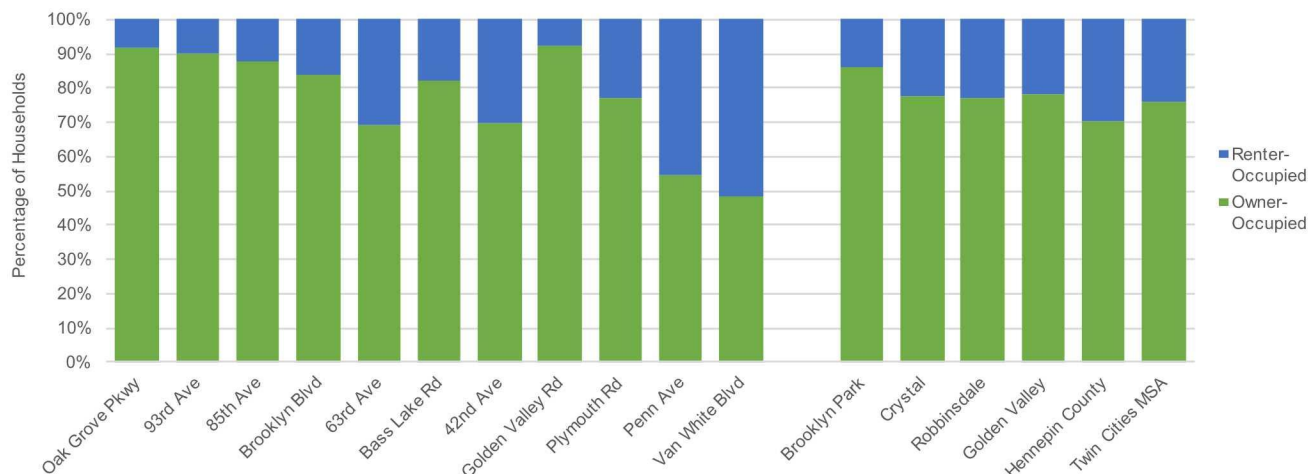
Figure 35: Hispanic Origin by Station Area (1/2-Mile Radius)



Sources: U.S. Census Bureau; Esri; Tangible Consulting Services; Perkins+Will

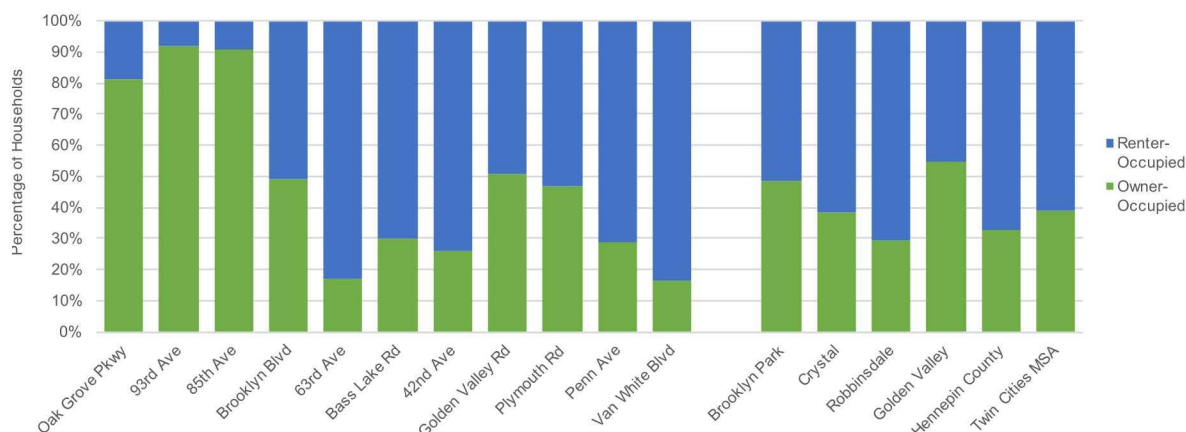
Critical housing gaps are often correlated with race or ethnicity. Figures 36 and 37 highlight the stark differences in the rate of homeownership throughout the corridor between white households and households of color. Only in station areas where there is an almost complete lack of rental housing (e.g., Oak Grove Parkway, 93rd Avenue, and 85th Avenue) is the homeownership rate between whites and persons of color relatively similar. Otherwise, white households have a rate of homeownership that is typically twice -- sometimes three times -- the rate of households of color. This underscores how housing gaps that fall along race and ethnic lines may not be overcome by simply building more housing, but addressing other issues, such as homeownership assistance, fair housing policies, and similar strategies aimed at equity and equal access to resources.

Figure 36: Household Tenure by Station Area for White Households (1/2-Mile Radius)



Source: U.S. Census Bureau, ACS 2012-2016 Estimate

Figure 37: Household Tenure by Station Area for Households of Color (1/2-Mile Radius)



Source: U.S. Census Bureau, ACS 2012-2016 Estimate

Household Income

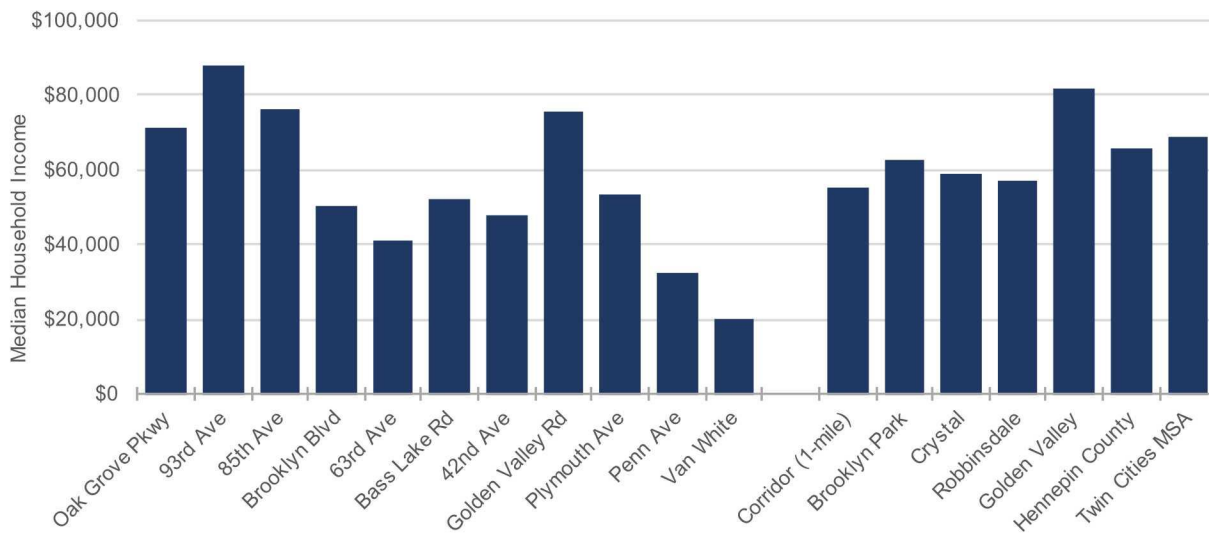
Household income is important to track because it is strongly correlated with age and also directly affects the spending power of area residents and their ability to afford housing. Figures 36 and 37 display data on median household incomes for each station area, the Corridor, each city along the Corridor, Hennepin County, and the Twin Cities metro area.

Except for the Golden Valley Road station area, all of the station areas from Brooklyn Boulevard and southward have median incomes well below the metro area median. Stations at the northern end of the Corridor where the housing consists mostly of newer, larger, owned single-family homes have median incomes above the metro area median.

In terms of income trends, there is a great deal of variation throughout the Corridor. By and large, it appears that income trends tend to correlate with whether households are getting younger or much older (i.e., entering retirement).

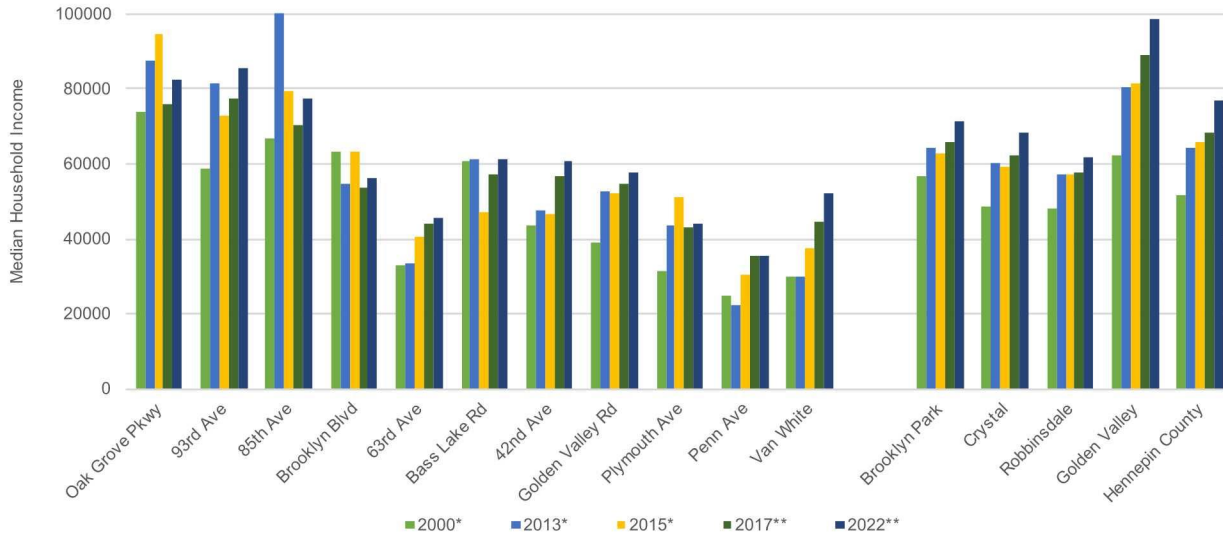
Because homeownership often has a significant financial barrier to entry, rental housing tends to have a larger proportion of lower-income households, though many middle- and higher-income households choose to rent as well. Furthermore, households at the two ends of the age spectrum, younger and older households, often prefer renting because it provides greater flexibility and requires less maintenance. Yet, these same households also have lower incomes because of limited earning potential (i.e., little work experience or retirement).

Figure 38: Median Household Income by Station Area (1/2-Mile Radius)



Sources: U.S. Census Bureau, ACS 2011-2015 Estimate; Esri; Tangible Consulting Services

Figure 39: Median Household Income Trends 2000-2022 (1/2-Mile Radius)



Sources: * US Census; ** Esri; Tangible Consulting Services

SOCIO-ECONOMIC FORECASTS

Previous sections addressed the current and recent demographic situation for each station area and communities along the Bottineau Corridor. This section presents data of several types of forecasts that provide insight into the potential increase in demand for housing due to population, household, and employment growth.

Population and Household Forecast

Table 3 presents data on the forecasted population and household growth of each community along the Bottineau Corridor as well as Hennepin County and the Twin Cities Metro Area. With the exception of a small portion of Brooklyn Park, the communities along the Bottineau Corridor are fully developed, which helps explain why their forecasted growth rates do not equal that of the entire Metro Area. The Metro Area figures include both fully developed communities as well as those communities with large tracts of vacant land that can accommodate large scale residential construction. Communities with significant amounts of new residential construction are typically the ones that experience the largest population increases.

Table 3: Population and Household Forecasts for Corridor Communities, Hennepin County, & Twin Cities Metro Area

			Forecast			Numeric Change			Percentage Change		
Community	2000	2010	2020	2030	2040	2010s	2020s	2030s	2010s	2020s	2030s
POPULATION											
Brooklyn Park	67,388	75,781	86,700	91,800	97,900	10,919	5,100	6,100	14.4%	5.9%	6.6%
Crystal	22,698	22,151	22,700	23,200	23,800	549	500	600	2.5%	2.2%	2.6%
Robbinsdale	14,123	13,953	14,750	15,100	15,300	797	350	200	5.7%	2.4%	1.3%
Golden Valley	20,281	20,371	21,300	22,000	22,900	929	700	900	4.6%	3.3%	4.1%
Corridor Communities	124,490	132,256	145,450	152,100	159,900	13,194	6,650	7,800	10.0%	4.6%	5.1%
Minneapolis	382,618	382,578	423,300	439,100	459,200	40,722	15,800	20,100	10.6%	3.7%	4.6%
Hennepin County	1,116,200	1,152,425	1,255,520	1,330,480	1,407,640	103,095	74,960	77,160	8.9%	6.0%	5.8%
7-County Metro Area	2,642,056	2,849,567	3,160,000	3,459,000	3,738,000	310,433	299,000	279,000	10.9%	9.5%	8.1%
HOUSEHOLDS											
Brooklyn Park	24,432	26,229	30,000	32,200	34,300	3,771	2,200	2,100	14.4%	7.3%	6.5%
Crystal	9,389	9,183	9,500	9,600	9,700	317	100	100	3.5%	1.1%	1.0%
Robbinsdale	6,097	6,032	6,300	6,600	6,800	268	300	200	4.4%	4.8%	3.0%
Golden Valley	8,449	8,816	9,300	9,600	9,800	484	300	200	5.5%	3.2%	2.1%
Corridor Communities	48,367	50,260	55,100	58,000	60,600	4,840	2,900	2,600	9.6%	5.3%	4.5%
Minneapolis	162,352	163,540	183,800	194,000	204,000	20,260	10,200	10,000	12.4%	5.5%	5.2%
Hennepin County	456,129	475,913	528,090	566,560	600,930	52,177	38,470	34,370	11.0%	7.3%	6.1%
7-County Metro Area	1,021,454	1,117,749	1,264,000	1,402,000	1,537,000	146,251	138,000	135,000	13.1%	10.9%	9.6%

Sources: US Census; Metropolitan Council; Perkins+Will

Although the Bottineau Corridor is mostly developed, the Metropolitan Council expects an important amount of household growth to occur over the next 20-25 years due to redevelopment opportunities of older, underutilized parcels. According to the table, the communities along the Corridor, excluding Minneapolis, can anticipate roughly 3,000 new households each decade.

In order to accommodate this new household growth, substantial amounts of new multifamily housing will need to be built because the economic feasibility of replacing non-residential uses with single-family housing is very challenging without substantial public support and subsidy.

Employment Forecast

Employment growth in and near the Bottineau Corridor will be a key driver of housing demand in the coming decades. According to Table 4, the communities along the Bottineau Corridor are anticipated to add nearly 6000 jobs in the 2020s and 2030s. Even if a small proportion of those new workers want to live along the Corridor it will place a great deal of demand on the local housing supply. If a range of new product types at varying price points is not added to the housing stock, this will result in significant increases in housing costs.

Table 4: Employment Forecasts for Corridor Communities, Hennepin County, and Twin Cities Metro Area

			Forecast			Numeric Change			Percentage Change		
Community	2000	2010	2020	2030	2040	2010s	2020s	2030s	2010s	2020s	2030s
EMPLOYMENT											
Brooklyn Park	23,692	24,084	32,100	36,100	40,200	8,016	4,000	4,100	33.3%	12.5%	11.4%
Crystal	5,638	3,929	4,400	4,640	4,900	471	240	260	12.0%	5.5%	5.6%
Robbinsdale	7,109	6,858	7,000	7,100	7,200	142	100	100	2.1%	1.4%	1.4%
Golden Valley	30,142	33,194	36,000	37,500	38,900	2,806	1,500	1,400	8.5%	4.2%	3.7%
Corridor Communities	66,581	68,065	79,500	85,340	91,200	11,435	5,840	5,860	16.8%	7.3%	6.9%
Minneapolis	308,127	281,732	315,300	332,400	350,000	33,568	17,100	17,600	11.9%	5.4%	5.3%
Hennepin County	877,346	805,089	924,710	981,800	1,038,140	119,621	57,090	56,340	14.9%	6.2%	5.7%
7-County Metro Area	1,606,263	1,543,872	1,828,000	1,910,000	2,039,000	284,128	82,000	129,000	18.4%	4.5%	6.8%

Sources: US Census; Metropolitan Council; Perkins+Will

Population Projections by Age Group

As presented previously, it is important to understand the age breakdown of the population because there is a strong correlation between one's age and the type of housing desired. Although long range age forecasts are not available at the municipal level, the Minnesota State Demographer recently released projections for Hennepin County, which are presented in Table 5.

According to the table, the age groups under 25 and over 65 will grow substantially through 2030. Therefore, macro demographic trends suggest numeric growth will increase demand for both larger unit types that can accommodate families while at the same time smaller unit styles focused on aging adults wanting to downsize.

Table 5: Hennepin County Population Forecast by Age Group

Population Age	2010	2020	2030	2040	Numeric Change			Percent Change		
					2010s	2020s	2030s	2010s	2020s	2030s
Under 18 Years	261,596	300,118	321,408	334,524	38,522	21,290	13,116	14.7%	7.1%	4.1%
18 to 24 years	113,300	112,122	137,640	149,718	-1,178	25,518	12,078	-1.0%	22.8%	8.8%
25 to 34 years	187,523	198,711	212,434	247,227	11,188	13,723	34,793	6.0%	6.9%	16.4%
35 to 44 years	154,304	169,184	155,538	163,307	14,880	-13,646	7,769	9.6%	-8.1%	5.0%
45 to 54 years	171,130	160,088	176,320	158,642	-11,042	16,232	-17,678	-6.5%	10.1%	-10.0%
55 to 64 years	133,758	165,602	161,777	175,103	31,844	-3,825	13,326	23.8%	-2.3%	8.2%
65 to 74 years	66,516	117,183	145,800	139,920	50,667	28,617	-5,880	76.2%	24.4%	-4.0%
75 to 84 years	42,476	42,104	68,109	82,280	-372	26,005	14,171	-0.9%	61.8%	20.8%
85 years and over	21,822	29,259	28,306	47,670	7,437	-953	19,364	34.1%	-3.3%	68.4%
Total Population	1,152,425	1,294,371	1,407,332	1,498,391	141,946	112,961	91,059	12.3%	8.7%	6.5%

Source: Minnesota State Demographer

IMPACTS OF NEW LRT SERVICE

The planned light rail transit (LRT) in the Bottineau Corridor will provide significantly enhanced transit service for residents and workers near the stations. Access to faster, high-frequency transit will reduce travel costs (in both time and money) and provide transportation flexibility. The result will be greater demand to live and work near a station.

Research and experience show that there are a range of additional impacts that can result from new transit service, such as:

- Property values tend to increase near transit stations, benefiting homeowners and other property owners.
- Station areas may attract new housing and commercial development that would otherwise not occur.
- Commercial businesses may benefit from increased visibility and sales.
- Investment in existing property tends to increase.
- In certain locations the impact on the area is multiplied by the emergence of broader place-making changes, which transform the market context, character and vibrancy of an area, inviting subsequent development and area changes.
- Value increases in station areas, and the increased attractiveness of the location for rental households, leads to rent increases in existing rental properties.

In order to better understand the potential impact of new LRT service on Blue Line communities, and especially on those living near future station areas, we did additional research on the impacts of new transit service—specifically its impact on property values, property investment, new development, and rent levels.

The Impact of New LRT Service on Property Values and Property Investment

A number of studies have explored the relationship between new LRT transit service, and increases in surrounding property values. Such studies have been conducted in contexts across the country, looking at the question from a range of perspectives.

Given that the existing Blue Line and Green Line transit lines offer the closest comparison to the future Blue Line extension, the impacts of those lines are particularly relevant. Fortunately, there have been prominent studies by the Center for Transit Studies (CTS) which have specifically looked at property value impacts from the Hiawatha Light Rail Line (now the Blue Line). Key findings from those reports are summarized below.

The Hiawatha Line: Impacts on Land Use and Residential Housing Value (CTS, 2010)

This study used property sale records for a period of time before the opening of the Hiawatha (Blue) Line, and after the opening of the Hiawatha Line. It compared the change in sale prices for properties within a half mile of the station to the change in sale prices for properties further distant from the stations. Trends in sale prices were examined for both single family homes and multifamily residential properties.

The researchers also looked at whether area investment increased due to the new transit service. They did this by comparing property expenditures, as represented by 2000 to 2007 building permit records, between the period before 2004 and the period after 2004.

Key findings of the study included the following:

- Before light rail service began in 2004, single family homes in the half mile station area radius sold for an average of 16% lower than homes in the broader area. After 2004, single family homes in the station area sold for an average of 4% higher than homes in the broader area. The value premium that station area homes achieved compared with more distant homes equates to around \$5,000 per home.
- The increases in home value were significantly diminished for homes on the east side of Hiawatha Avenue. Those homes faced two barriers to accessing the station area—the difficulty of crossing the arterial corridor, and the visual barrier of a set of older industrial properties between the residential neighborhoods and Hiawatha Avenue.

- Property sale records showed that multifamily properties increased in value as well, due to the new transit service. The gain in value, after the opening of the transit service, was an estimated \$15,755 per multifamily property.
- The new transit service prompted additional investment in new home construction and home improvement.
- There was an increase of 187% in the number of new single family homes constructed in the station areas.
 - » The aggregate home improvement permit value was 50% higher in the station areas than it was for the comparison area for the 2000 – 2007 period.

Impacts of the Hiawatha Light Rail Line on Commercial and Industrial Property Values in Minneapolis (CTS, 2010)

This study utilized property sale records from before and after the opening of the Hiawatha (Blue) Line to assess the impact of new LRT service on commercial property values. It found a clear positive impact on property values, which extended out to almost a mile from the station locations.

The value appreciation that resulted from the new transit service varied according to the proximity to the station. The closer the property was to the station, the greater the resulting appreciation in property value. The study estimated that, for the average commercial property that is 400 meters (around 1,300 feet) from the station, its value would increase by \$6,500 for each meter it was closer to the station.

The Impact of New LRT Service on Attracting New Development

There is a growing literature that looks at the development that occurs in areas near new transit stations. Questions asked in these studies include:

- Why does development occur in some instances, and not in others?
- What steps can be taken to increase the likelihood that new development will be attracted to a station area?

A 2011 study by the Center for Transit Oriented Development (Rails to Real Estate: Development Patterns along Three New Transit Lines, CTOD, 2011) was influential in understanding these dynamics. Moreover, one of the study's three focus areas included the Hiawatha (Blue) Line, which has particular relevance to this housing gaps analysis.

The study documented real estate development patterns in the areas around transit lines in Minneapolis, Denver, and Charlotte. The researchers reviewed development records, and interviewed city planners and developers in each area. The report makes qualitative findings concerning the development that occurred, and why.

Key findings from the report are as follows:

- Development has occurred on all three lines that may otherwise not have occurred.
- The character of development near the stations is shaped by its location, tending to be higher density and more pedestrian oriented than development in other locations.
- Developers (and their equity partners) are attracted to station area locations because they are viewed as having the potential to achieve faster absorption rates, higher occupancy rates, and higher sale prices or rents.
- Transit station areas in and close to existing employment centers and downtowns are most attractive to developers.
- Locations where there are major opportunities for infill development on vacant or lightly developed land are most attractive.
- Public actions to surmount barriers and improve the area context can be key to attracting development.

The Impact of New LRT Service on Rent Levels in Existing Rental Properties

New transit service makes an area more desirable, for both property owners and renters. Because of that, rents can go up with the arrival of the service. That's relevant in the Bottineau Corridor because communities want to understand how the new transit service might impact renter households in the station areas. There seems, however, to have been less research on the impact of transit service on rent levels than there has been on the impact on property values. Researchers contacted at the University of Minnesota's Center for Transit Studies were not aware of either local or national research that explores that relationship. And our own internet search didn't turn up any useful research.

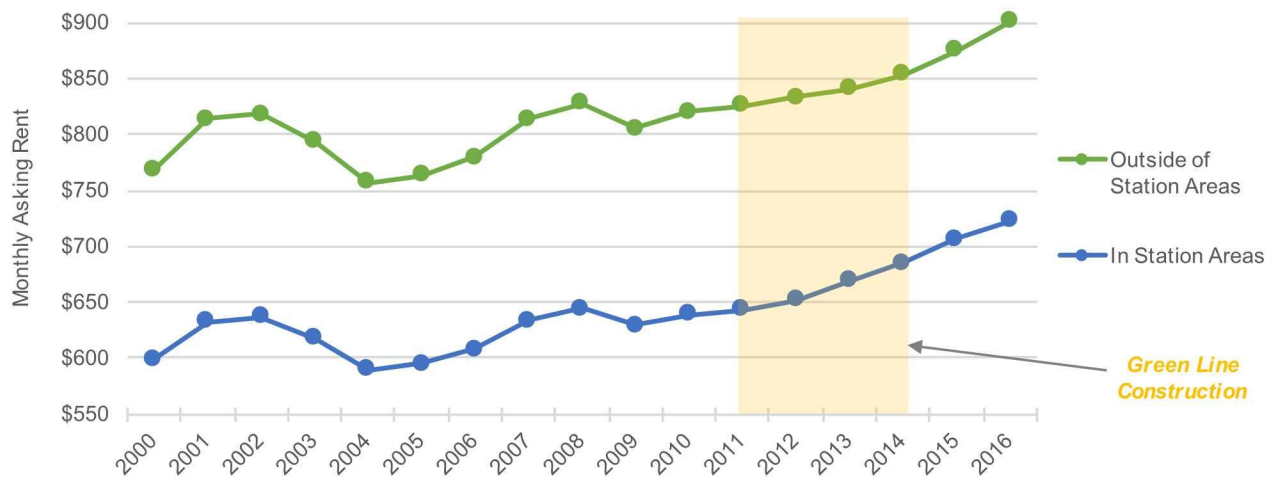
There is a local organization that has done some work in this area. Twin Cities LISC (Local Initiatives Support Coalition) has been working with Minneapolis and St. Paul neighborhoods to set goals and monitor change relative to development in the Green Line station areas. The initiative is called "The Big Picture Project." Their 2016 progress report included a light analysis of rent changes in the corridor. It found a 44% rent increase in the Green Line corridor between 2011 and 2015 compared with a 22% rent increase across Minneapolis and St. Paul. The analysis was based on advertised rent listings, which limits the validity of the findings because new apartment developments are likely to be overrepresented in advertised rent listings. For our purposes, the rent levels in new apartment buildings are less interesting than how rents change for tenants of existing apartment buildings.

Given the limitations of existing research, we decided it would be beneficial to look at the question ourselves. We were in a good position to assess the rent impacts of new transit service for two reasons: 1) the Green Line provides a great context for the analysis, since there is an abundance of rental properties in the neighborhoods between the two downtowns; and 2) CoStar data offers a record of rents in most of the large apartment buildings in those neighborhoods, going back to 2000. That allowed us to build a record of rent changes over time, before and after the start of the Green Line service.

Using the CoStar platform, we selected all multifamily properties in the CoStar-defined multifamily submarkets between Highway 280 and St. Paul's Capitol Area. The selected geography excluded multifamily properties in the two downtowns and the area around the University of Minnesota, which are presumably subject to a more complex market context. From that list, we chose developments built before 2000 that had not been the subject of a major renovation since 2000. We eliminated affordable housing developments, which would be restricted in their ability to raise rents.

The preceding steps yielded an inventory of 376 properties in housing submarkets along the transit corridor. Those properties were divided into 114 properties (station area properties) that are located within a half mile of a Green Line station, and 262 properties (control group) that are not. Figure 38 shows that average rents in the station area properties are lower than the average rents in the control group; and they remain lower over the period of study.

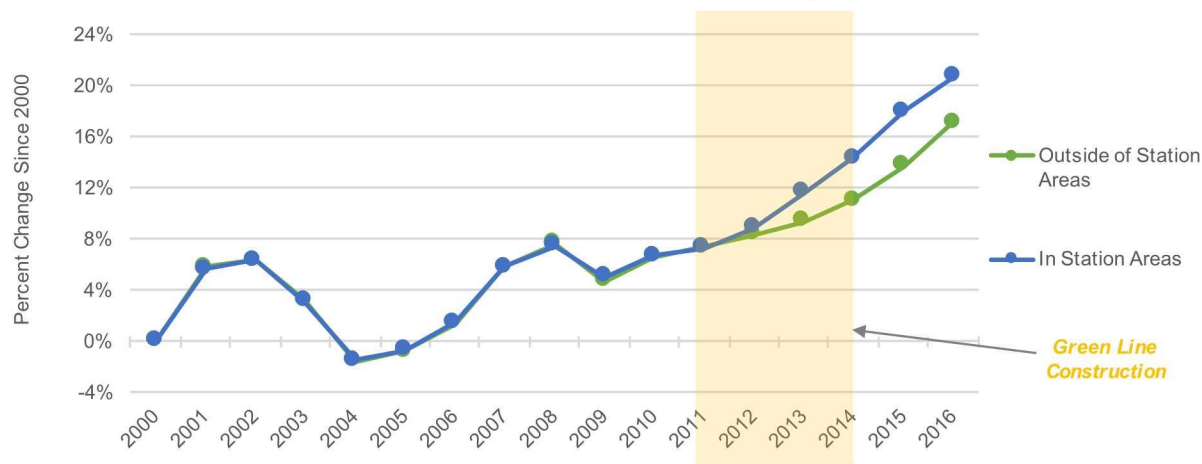
Figure 40: Average Asking Rent Central Corridor (Green Line LRT) Submarkets



Source: Tangible Consulting Services; CoStar

However, when one focuses not on the rent level, but on how rents changed over time, an interesting pattern emerges. The rent changes were almost identical between the two groups until around 2012. But starting in 2012, the average rent in the station area properties increased more than it did in for control group properties. The simplest explanation is that starting in 2012 the new transit service was cause for charging a rent premium in station area apartment buildings.

Figure 41: Rent Growth from 2000 Central Corridor (Green Line LRT) Submarkets



Source: Tangible Consulting Services; CoStar

The analysis indicates that the rent premium associated with the new transit service is around \$20 per month for properties located within a half mile of a station compared to those located between a half mile and one mile from a station. This suggests that rent increase due to proximity to LRT service are likely to be higher for properties closer to the stations.

REAL ESTATE EXPERT INTERVIEWS

In addition to analyzing quantitative housing data, interviews with residential real estate agents and multifamily developers were conducted to better understand the current and future housing needs along the Bottineau Corridor and within each station area.

Residential Real Estate Agents

Although residential real estate agents typically focus on the buying and selling of detached, single-family homes, which are not usually considered TOD, the prevalence of this housing type and the frequency of sales means that many agents often have a very good understanding of the ever changing housing needs of home buyers and homeowners in a given area. The following is a list real estate agents that primarily work along the Bottineau Corridor and were willing to share their insights and perspectives on the for-sale housing market:

- Tom Slupske, RE/MAX Results
- Emily Green, Sandy Green Realty
- Becky O'Brien, RE/MAX Results
- Joe Houghton, RE/MAX Results
- Kerby Skurat, RE/MAX Results

The overarching perspective of those interviewed was that the for-sale housing market in communities along the Bottineau Corridor is robust. There is a low inventory of properties being sold. Moreover, the housing in most of these communities is available at an affordable price by metropolitan standards. The interviewees offered the following additional considerations:

- **Sellers:** In many cases older people are moving out of their homes. Many would like to remain in the community. This is especially true in Robbinsdale. People who delayed selling their homes due to the housing

crisis (2006-2010) are now finding it a good time to sell as well. Investors who purchased properties when prices were low are now selling them.

- **Buyers:** Younger people began moving into Robbinsdale a few years ago. Now this trend is happening in Crystal and Brooklyn Park. Affordable homes make it easier for first time homebuyers to move into this area. Those who suffered foreclosures are now back on track. Their credit is repaired, and they are looking to buy. High rents are causing some renters to buy homes instead. Many of the buyers today in this area are first-time homebuyers. People who move into these communities tend to have connections to the area. They are from here and/or they have friends and families here. There are some buyers who are downsizing from other communities, looking for living space all on one floor.
- **Product Demand:** There is demand for larger homes for families. Three-bedroom, two-bath homes are in great demand. Buyers are looking to put down roots here. “Move-in ready” homes are in demand. Two- and three-bedroom townhomes also sell quickly. People will pay a premium for new construction in this area. Many of the homes in these communities, particularly in North Minneapolis and Brooklyn Park are older, not updated, and in some cases, moldy/musty, and sloping. Some buyers are drawn further out to Maple Grove and Rogers in search of larger homes. Senior housing, particularly in Crystal, is lacking. The abundance of mid-century ramblers presents an opportunity. They are one-level, and with some redesign can be good places for seniors to live. More studio and other small apartments are not needed in these communities. New higher end apartment developments have not opened up single family housing for younger buyers as some expected.
- **Desired Amenities:** These communities are desirable places to live. They are near downtown Minneapolis and the amenities, such as parks and the swimming pool in Crystal, draw families. Robbinsdale’s downtown is walkable, has good restaurants, and is very attractive to people. Lower housing prices are also a big draw. It’s an area where a buyer can find a home for less than \$200,000. More mid- and higher-end restaurants would increase desirability.

- **Perceived LRT Impact:** LRT may not change the housing market much, and it will take time for impacts to be felt. LRT will have a positive impact on the communities, as it will provide transportation options. It may invite new housing product that includes larger single-family homes. New construction, and housing product that is new and forward-thinking will attract people. Homes close to LRT stations will likely gain desirability, although those adjacent to stations may be less desirable, and will probably be rented. Housing market conditions and availability of financing will continue to be the big influencers. The number of people in these communities that commute via LRT will grow.

Multifamily Housing Developers

Although the market for owner-occupied single-family housing is a major component of the overall housing market, the Bottineau Corridor also consists of a significant amount of rental housing as well. Moreover, multifamily housing, whether owner- or renter-occupied, tends to also occur at densities much more supportive of TOD. Therefore, in order to gain greater insight into the current and future multifamily housing market, interviews were conducted with a number of multifamily developers active along the Bottineau Corridor.

The following is a list multifamily developers interviewed as part of this study. The developer backgrounds include market rate housing, affordable housing, senior housing, and student housing.

- Beard Group – Bill Beard
- Inland Development Partners – Kent Carlson
- Common Bond – Diana Dyste, Kayla Schuchman
- Aeon – Blake Hopkins
- Doran Companies – Kelly Doran
- Ron Clark Construction & Design – Mike Waldo, Ron Clark

It should be noted that many of these developers also have experience developing commercial properties integrated with housing (i.e., mixed-use development). A companion study that researched the commercial market conditions and development potential in each station area also summarizes feedback from these experts. The following are key findings from the interviews specific to housing:

- LRT will be a catalyst for housing development, though other factors, such as the availability of neighborhood amenities (e.g., schools, parks, grocery stores, trails, etc.) and the regional economy, will play an important role in determining when and where development will most likely occur.
- Regardless of the LRT, there currently is and will be a high demand for middle-market multifamily development (i.e., properties with fewer on-site amenities and not as high of unit finishes as the luxury product being built in the downtowns or more affluent suburban locations).
- Affordable housing is in high demand, and sites near stations can attract favorable tax credits necessary to support development.
- Land values are already beginning to increase in expectation of future development, which will increase the financial need to develop multi-story, multifamily housing on the part of developers.
- Neighborhood amenities (e.g., schools, parks, grocery stores, trails, etc.) are important and help attract and support new housing development.
- Regardless of the type of development, interviewees stressed the need to design appropriate pedestrian and vehicular infrastructure that encourages the use of the LRT (i.e., reimagining streets, improved sidewalks, and safer street crossings).

COMMUNITY STAKEHOLDER INTERVIEWS AND PRESENTATION

Overview

Quantitative data on the supply and demand of housing does not always provide a complete picture of the real-world issues that often result from a housing gap or housing need. Therefore, qualitative research was conducted with community members and housing advocates familiar with the Bottineau Corridor to better understand the types of housing issues and needs not apparent from the quantitative research.

Outreach for the qualitative research consisted of engaging representatives of a number of community-based organizations active along the Bottineau Corridor with an interest in housing issues. The engagement was in two forms: 1) one-on-one interviews with organization leadership regarding housing issues and concerns; and 2) a presentation to members of the Blue Line Coalition and the Health Equity Engagement Cohort to solicit their input regarding preliminary findings from the quantitative portion of the study.

The one-on-one interviews were conducted in November and December 2017. The purpose of these meetings was to understand housing barriers, needs, and opportunities within the planned METRO Blue Line Extension (Bottineau LRT) corridor. The persons interviewed and organizations they represented are listed below.

- Nelima Sitati Munene, African, Career, Education and Resources Inc., November 27, 2017
- Sebastian Rivera, La Asamblea de Derechos Civiles, December 05, 2017
- Christine Hart, Community Action Partnership of Hennepin County, December 05, 2017
- Staci Howritz, City of Lakes Community Land Trust, December 06, 2017
- Martine Smaller, Northside Residents Redevelopment Council, December 07, 2017
- Pastor Kelly Chatman, Redeemer Lutheran Church/Redeemer Center for Life, December 07, 2017

The presentation of preliminary findings occurred on December 13, 2017 at the Brookdale Library in Brooklyn Center. Below are key themes from the one-on-one interviews and comments received in response to the presentation of findings. Detailed notes from the interviews and specific comments from the presentation attendees are in the appendices.

Key Themes

The following is a summary of the key discussion themes from the stakeholder interviews. The opinions presented herein are of the persons interviewed and do not necessarily represent the opinions of the report authors or report sponsor (Hennepin County). Detailed meeting notes from the stakeholder interviews are included as an appendix.

Rental Housing

- Most stakeholders felt that there is an abundance of rental housing within the study area, and that it tends to be in large- and mid-size apartment complexes. However, some felt that there is not an adequate supply of quality [i.e., safe and desirable condition] affordable housing.
- Most stakeholders agreed that much of the rental housing is considered affordable. However, several interviewees felt strongly that much of this housing is in older buildings that is often not adequately maintained, which often leads to health concerns. Examples of property issues cited by interviewees include poor heating and cooling, improperly functioning appliances, and leaky ceilings.
- Many stakeholders noted that there are very few rental units in the market with three or more bedrooms, which are needed for families. This is especially the case in the Latino and Asian communities, who often have larger households. Some stakeholders noted that it is not uncommon for a family of six to live in a small two-bedroom apartment because of the lack of larger unit types.

Owner-Occupied Housing

- Stakeholders reported an abundance of single family homes within the study area, many of which are considered affordable. However, demand for homeownership is high and inventory is low, which tends to put upward pressure on price and can limit affordability.

- It was noted that there are few townhomes or other multifamily ownership options within the corridor, which tend to be more affordable because they occupy less land.
- Stakeholders who focus on North Minneapolis noted that there is a lot of quality housing (e.g., bricked homes with stucco) in North Minneapolis that should be preserved. In contrast, they noted an increase in the use of poor quality materials (e.g., low grade vinyl siding) among newly built housing.
- Most stakeholders expressed the need for more opportunities for homeownership and homeownership assistance strategies. While some cities have first time homeowner resources, there is still an unmet need.
- Some felt that there is a need for more transitional and smaller houses (1-bedroom and smaller footprint) with less maintenance for seniors to transition from their 3 to 4-bedroom homes.

Affordability

- Many stakeholders made the point that even with the prevalence of naturally occurring affordable housing in the corridor, many people are still spending over 50% of their income on rent alone and are therefore “housing cost burdened.”
- Several stakeholders cited current market conditions as exacerbating affordability issues. For example, it was noted that low vacancy is a barrier to accessing quality affordable housing, and, for many households, this means that if they are unable to renew their lease or are evicted without cause they have no other housing option.

Concerns about Discriminatory Practices

- Several stakeholders reported that some landlords engage in discriminatory practices, especially during the application/screening process. Examples cited by those interviewed include refusing to accept Section 8 housing vouchers, charging higher application fees and rents to those who lack identification, such as social security cards or car insurance, and the use of credit checks, which penalize people who lack good credit or those trying to establish credit.

- Some stakeholders also cited the lack of [or perceived lack of] tenant protection policies as contributing to an environment in which tenants are fearful of reporting legitimate issues, such as plumbing or HVAC problems, for fear that they may be evicted. Exacerbating the situation, according to those interviewed, is when markets are extremely tight with few if any available units at other properties. Under these conditions, tenants are even more fearful of potential evictions because there are so few housing options.

Concerns about Gentrification/Displacement

- While the stakeholders interviewed were generally supportive of the proposed LRT project, gentrification is a major concern. It is important for the LRT to serve not only new residents, but also the people who currently live in the affected areas. For example, rent control policies were suggested as a possible strategy to limit displacement among existing residents who would be unable to afford any significant rent increases due to the LRT.

Connectivity and Access to Goods and Services

- Many stakeholders expressed a desire for improved multimodal facilities, such as sidewalks and bicycle facilities. They also mentioned access to transit, such as buses, is limited, and access to goods and services (e.g., groceries) within walking distance is a challenge, particularly for older adults and those who do not have access to a personal vehicle.

Other

- Some stakeholders noted the idea of “owning” and “investing” in something can be a difficult conversation to have with some religious and cultural communities. For example, Sharia finance rules won’t allow Muslim communities to pay interest, such as the interest in a conventional mortgage which is often needed to purchase a home.
- Historically, there is a lack of attractive retail sites and a disparity in neighborhood investment, particularly in North Minneapolis. It would be beneficial to have more user-friendly community retail that has a stronger sense of community investment (i.e., Whole Foods, coffee shops, cooperatives, replace the smoke shop with other retails, etc.).

GAPS ANALYSIS

Findings from the previous sections were synthesized into a Gaps Analysis focused on each station area as well as corridor-wide concerns. Although the methodology of identifying and subsequently determining the scale of a “housing gap” starts with the process of comparing supply against demand to see where gaps may exist, it doesn’t stop there. Housing need, which the gaps analysis is fundamentally trying to address, is more nuanced than that. Therefore, quantitative data was augmented with qualitative data gleaned from interviews with housing advocates and experts familiar with the housing supply and needs of the local population.

Another key purpose of the gaps analysis is not to simply address existing gaps, but to draw attention to how each station area could accommodate future housing demand and thus prevent the creation of new gaps or the exacerbation of existing gaps. Therefore, the gaps analysis also takes into consideration forecasted household growth in each of the Corridor communities.

Because the METRO Blue Line Extension will have an obvious impact on mobility and accessibility, it is likely to profoundly influence housing need, particularly through the pricing of housing. Therefore, the gaps analysis also factors in potential impacts on housing costs as well.

A simplified methodological approach to the gaps analysis is as follows:

Figure 42: Methodological Steps of the Gaps Analysis



When thinking about a gaps analysis it is important to be reflective of two considerations which sometimes support the same housing prescriptions but in some cases can be different or complementary.

1. **Housing gaps.** The lack of housing types in the existing housing stock, filling gaps in the array of existing housing types.
1. **Household gaps.** The unmet housing needs of current residents, allowing them new options that meet identified needs.

Corridor-Wide Housing Gaps

Closing a housing gap observed within a station area may not always require a station-specific prescription. For example, this can be seen in station areas where there is very little diversity in the housing supply or very little housing altogether. However, due to the station area plan, which may be more focused on non-residential uses, or a lack of developable sites, it may make more sense to consider housing prescriptions that are distributed throughout the corridor instead within a given station area.

To address such considerations, the following are corridor-wide housing observations and prescriptions:

- **Housing age.** Housing age analysis suggests the need to build new multifamily housing in many portions of the corridor because the housing stock is aging with little replacement. Generally, this is true at every station area since there has been so little new multifamily housing constructed over the last 30 years throughout the corridor. However, multifamily development is particularly limited in the 93rd Avenue, 85th Avenue, and the Golden Valley Road station areas. There are also parts of the corridor where the initial era of housing development was many decades ago, and, thus, there is a strong need for newer multifamily housing that can complement an older apartment stock. This is particularly true of the Brooklyn Boulevard and 63rd Avenue station areas in Brooklyn Park where essentially all of the apartment stock was built before 1980 as well as the Minneapolis station areas, which has an even older multifamily stock.
- **Housing maintenance.** Maintaining the quality, condition, and marketability of the existing housing stock reduces the pressure to build new housing needed to replace obsolete or uninhabitable housing. Moreover, community input suggests that there are significant management and maintenance issues with the existing rental housing. This is true of both multifamily and single family rental housing, and it suggests:
 - » Continued attention to oversight through rental licensing and other approaches
 - » Support for capital investment in the existing housing stock (e.g., new roofs, windows, HVAC systems, etc.)

- » Programs to help educate and support landlords in how to manage properties with tenants of diverse needs, such as aging residents, non-English speakers, families with young children, new arrivals unaccustomed to a cold climate, etc.
- » Programs to help educate and support landlords new to renting and unfamiliar with the rights afforded to both owners and renters, especially in terms of maintenance responsibilities
- **Housing affordability.** This is an area where gaps in the housing stock and gaps in household needs suggest the need for different housing types—which could be thought of as complementary as opposed to contradictory.
 - » New market rate or even upscale rental housing are in scarce supply in many of the station areas. High quality market-rate apartments and townhomes would fill gaps in the housing stock at every station. But it may be particularly needed as an action step that can improve market perceptions in the station areas that have the most dated existing apartment stock (noted above).
 - » Affordable housing. The station areas are appropriate locations for affordable housing because they provide access without the need of a car to jobs in a large portion of the metro area. From a housing stock perspective, new affordable housing would add diversity in the available housing stock in the more affluent parts of the corridor such as at Oak Grove and Golden Valley Road station areas. From the standpoint of meeting the needs of existing households, new affordable housing can reduce cost burdens or offer an improvement in quality and property management for existing households. From this standpoint, new affordable housing may be particularly needed in lower income areas. The median household income is lowest (around \$40,000 or lower) in the 63rd Avenue, Penn Avenue, and Van White station areas, followed by the Brooklyn Boulevard, Bass Lake Road, Robbinsdale, and Plymouth Ave station areas (around \$50,000). It's \$70,000 or more in the other station areas.

- **Workforce housing.** Used in a nontechnical sense, housing at all stations along the corridor support workers who commute to downtown, the airport, Target headquarters, and other employment destinations served by LRT. There is a particular need for housing at the employment nodes of Oak Grove Parkway, 93rd Avenue, and 85th Avenue, and at the retail hubs at Bass Lake Road and Brooklyn Boulevard. Housing for workers in these locations can be both market rate and income restricted.
- **Household age.** Demographic trends suggest that there will be an ongoing need for a range of senior housing options throughout the corridor. The one exception is the Robbinsdale station area, which accounts for roughly one-third of all the age-restricted housing within a mile of the corridor. In all the other station areas, senior housing would fill an existing gap and any growing gaps due to an aging population. In particular, there is a strong need for housing that provides assistance, such as assisted living and memory care services. Currently, less than one-quarter of the age-restricted units in the corridor have such types of assistance. For more independent seniors, the best locations will offer other amenities, such as close proximity to walking trails and shopping. Therefore, it may be particularly appropriate at 85th Avenue, Bass Lake Road, Golden Valley Road, or Van White Boulevard station areas (if developed as a mixed use node).
- **Unit type.** A bedroom analysis combined with comments from community stakeholders revealed a gap between the number of rental units with three or more bedrooms and the number of households with children. Most larger rental properties are dominated by one- and two-bedroom units because the traditional target market for these properties when built were young singles living alone or with a roommate or older households that have downsized from a single-family home. Households with children unable to afford homeownership, therefore, have had very limited housing options. Every station area has this housing gap because it is a need that is pervasive throughout the corridor and the region.
- **Medium density structures.** Duplexes, triplexes, and many types of townhome product are a good way to achieve TOD densities without significantly changing the character of a station area. Furthermore, these product types can often be delivered as a more affordable option to

traditional single-family product because they use less land yet retain some of the attributes often desired in single-family homes, such as private-entry, space for a patio or garden, and larger unit sizes (i.e., three or more bedrooms). These types of units can also be a complement to larger mixed-use developments where distances beyond ¼ or ½-mile from the station may make them more feasible. This would be especially relevant in stations such as Oak Grove Parkway and Bass Lake Road.

Station Area Housing Gaps

Although corridor-wide housing gaps are important to understand how wide spread gaps may be and that responses to a gap may need to be thought of more holistically, one of the purposes of this study is to provide insight at the station area level to help inform the creation of zoning codes that will support TOD and remove barriers to closing any critical housing gaps.

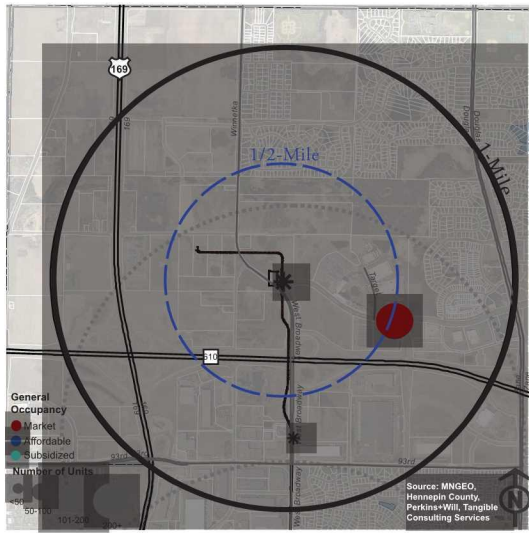
For each station area a gaps analysis was prepared in order to identify short-term (pre-LRT) and long-term (post-LRT) housing need. Each analysis includes the following components:

- Map of existing general-occupancy (i.e., non-senior or age-restricted) multifamily properties with 10 or more units.
- Map of existing senior or age-restricted multifamily properties.
- Summary of demographic and housing statistics presented previously in the report. For comparison purposes, Hennepin County statistics are also included as a benchmark since it is a much larger unit of geography and would represent a regional norm or average for these type of data.
- A basic description of the station area vision included as part of the station area plan.
- Estimate of housing demand through 2040. This estimate is based on household growth forecasts prepared by the Metropolitan Council for each city along the Corridor. Based on the station area plan, the amount of existing developable land, opportunities for redevelopment (i.e., presence of underutilized, aging, or obsolete properties), and market dynamics, a proportion the city's forecasted household growth was assigned to the station area and considered to be its future housing demand.

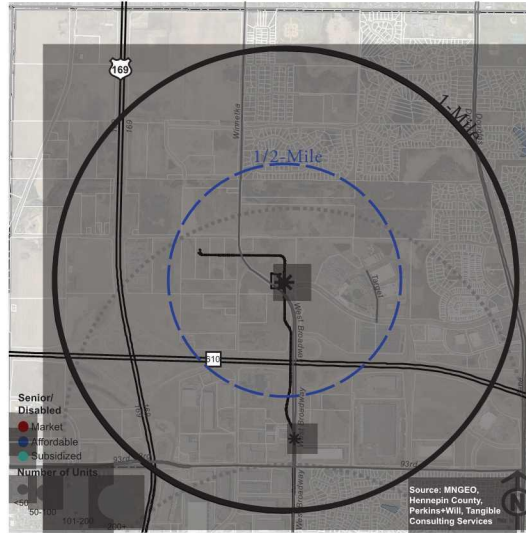
For example, in the Oak Grove Parkway station area, there is a significant amount of vacant land. Moreover, given the station area plan to create a new transit oriented village, it was assumed the station area could capture 20-25% of the City of Brooklyn Park's forecasted household growth through 2040, which translates 1,500-2,000 housing units.

- List of most appropriate new housing types that would best address current gaps and future demand.
- Narrative that describes the housing gap situation in each station area. The narrative provides context and understanding of the factors contributing to a housing gap (if any) and possible prescriptions for how to address current and future needs taking into consideration the unique circumstances of each station area.

Oak Grove Parkway



Map 1: Oak Grove Parkway - Multifamily Properties



Map 2: Oak Grove Parkway – Senior Properties

STATISTIC	OAK GROVE PKWY	HENNEPIN COUNTY
Total Population (1/2-mi radius)^{1,2}	291	1,197,776
Total Households (1/2-mi radius)^{1,2}	88	490,196
Median Age ^{1,2}	37.5	36.1
Population Age 18 and Younger ^{1,2}	23%	25%
Population Age 65 and Older ^{1,2}	13%	12%
Average Household Size ^{1,2}	2.7	2.4
Persons per Bedroom ^{1,2}	--	0.92
Median Household Income ^{1,2}	\$71,454	\$65,834
Homeownership Rate ^{1,2}	90.9%	49.0%
Households with Children ^{1,2}	44.7%	28.0%
Single-Person Households ^{1,2}	21.1%	33.0%
Persons of Color ^{1,2}	31.5%	26.0%
Households that are Housing Cost Burdened ^{1,6,7}	10.4%	36.2%
Total Housing Units (1/2-mi radius)^{1,2}	42	518,332
Units in Buildings with 5+ Units ^{1,2}	4.8%	29.9%
Units in Buildings with 2-4 Units ^{1,2}	0.0%	5.8%
Townhome Units ^{1,2}	45.2%	8.7%
Single-Family Units ^{1,2}	50.0%	55.3%
Median Year Built (Multifamily Units) ^{3,6,7}	2016	1973
Median Year Built (Single-Family Units) ^{5,6,7}	2004	1958
Median Home Sales Price ⁴	\$477,874	\$264,000
Average Monthly Rent - 1BR Units ^{3,6}	\$1,491	\$1,105
Average Monthly Rent - 2BR Units ^{3,6}	\$2,012	\$1,427
Average Monthly Rent - 3BR+ Units ^{3,6}	\$2,288	\$1,819

¹ US Census, American Community Survey 2011-2015 Five-Year Estimate
² Esri
³ CoStar
⁴ Minneapolis Area Association of Realtors, Multiple Listing Service
⁵ Hennepin County Assessor
⁶ Tangible Consulting Services
⁷ Perkins+Will

Station Area Plan

- New village concept with areas for mixing of uses, including residential, retail, and office. Major growth district.

Housing Demand through 2040

- 1,500-2,000 units (20-25% of projected Brooklyn Park household growth through 2040)

New Housing Types Needed

- Market rate rental apartments
- Affordable rental apartments (<30% AMI; 31-50% AMI; 51%-80% AMI)
- Affordable rental townhomes (<30% AMI; 31-50% AMI; 51%-80% AMI)
- Senior housing (market rate and affordable)
- Mixed-income housing (properties inclusive of both market rate and affordable units)
- Multi-story condominiums (multiple price points)
- Owner-occupied townhomes (multiple price points)

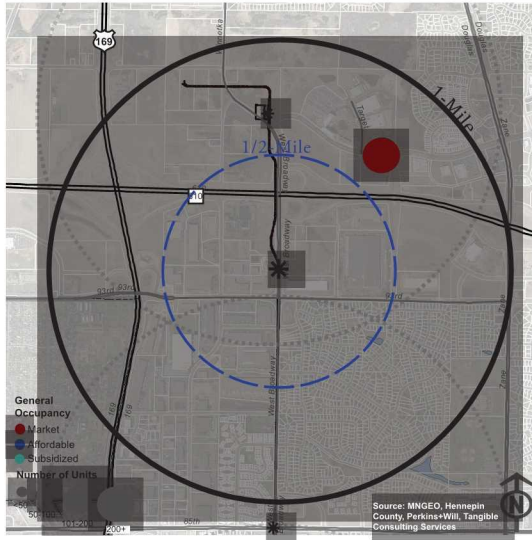
Housing Gaps Analysis

Being mostly vacant, the Oak Grove Parkway station area currently does not have a housing gap in the way other fully developed station areas have housing gaps. However, this is the one station area that will be able to accommodate a significant amount of new housing along the Corridor. Therefore, a range of housing product types and price points should be supported through zoning and other policies.

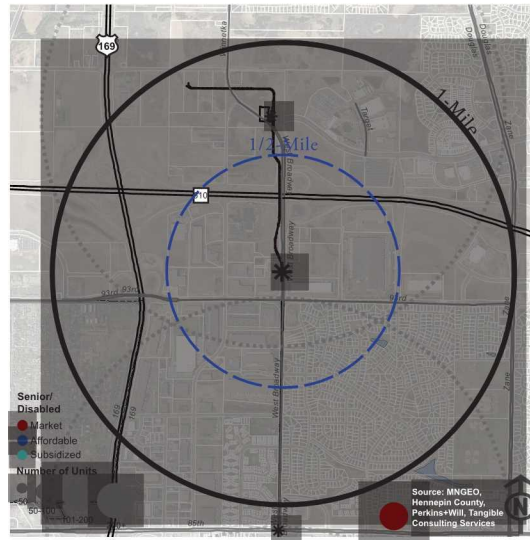
The timing of development will be highly dependent on the introduction of new infrastructure into the station area. Given the rapid absorption of the 610 West apartments, which are located east of the station area just beyond its ½-mile radius, the market for market rate, transit-oriented development is strong and would support more near-term development. With that being said, the amount of vacant, developable land is large enough that full build out the station area will take many years even when factoring in the operation of the LRT.

In order to fully leverage the opportunity of building in essence a new neighborhood, densities should be highest nearest the station. However, further from the station, densities can drop down to much lower levels. A wide variety of housing types will allow for not only a range household types but also a variety of price points, which will be extremely important. As a growing area with the potential to attract residents drawn to nearby high paying jobs, some type of inclusionary policy guaranteeing a portion of all housing development be of a certain type and affordability would likely be feasible in this station area.

93rd Avenue



Map 4: 93rd Avenue – Multifamily Properties



Map 3: 93rd Avenue – Senior Properties

STATISTIC	93rd AVE	HENNEPIN COUNTY
Total Population (1/2-mi radius)^{1,2}	1,000	1,197,776
Total Households (1/2-mi radius)^{1,2}	274	490,196
Median Age ^{1,2}	33.9	36.1
Population Age 18 and Younger ^{1,2}	30%	25%
Population Age 65 and Older ^{1,2}	9%	12%
Average Household Size ^{1,2}	3.2	2.4
Persons per Bedroom ^{1,2}	0.84	0.92
Median Household Income ^{1,2}	\$88,134	\$65,834
Homeownership Rate ^{1,2}	91.6%	49.0%
Households with Children ^{1,2}	54.9%	28.0%
Single-Person Households ^{1,2}	14.1%	33.0%
Persons of Color ^{1,2}	53.8%	26.0%
Households that are Housing Cost Burdened ^{1,6,7}	27.5%	36.2%
Total Housing Units (1/2-mi radius)^{1,2}	265	518,332
Units in Buildings with 5+ Units ^{1,2}	2.3%	29.9%
Units in Buildings with 2-4 Units ^{1,2}	1.1%	5.8%
Townhome Units ^{1,2}	13.6%	8.7%
Single-Family Units ^{1,2}	82.6%	55.3%
Median Year Built (Multifamily Units) ^{3,6,7}	--	1973
Median Year Built (Single-Family Units) ^{5,6,7}	1991	1958
Median Home Sales Price ⁴	\$264,000	\$264,000
Average Monthly Rent - 1BR Units ^{3,6}	--	\$1,105
Average Monthly Rent - 2BR Units ^{3,6}	--	\$1,427
Average Monthly Rent - 3BR+ Units ^{3,6}	--	\$1,819

¹ US Census, American Community Survey 2011-2015 Five-Year Estimate
² Esri
³ CoStar
⁴ Minneapolis Area Association of Realtors, Multiple Listing Service
⁵ Hennepin County Assessor
⁶ Tangible Consulting Services
⁷ Perkins+Will

Station Area Plan

- Support current trend of new employment/business growth with emphasis on stronger multimodal connections throughout station area. Minimal residential vision.

Housing Demand through 2040

- 100-200 units (1-2% of projected Brooklyn Park household growth through 2040)

New Housing Types Needed

- Affordable rental apartments (<30% AMI; 31-50% AMI; 51%-80% AMI)
- Affordable rental townhomes (<30% AMI; 31-50% AMI; 51%-80% AMI)
- Senior housing (market rate and affordable)
- Owner-occupied townhomes (middle market price points)

Housing Gaps Analysis

The existing housing stock within the 93rd Avenue station area is newer and mostly consists of detached, single-family homes. The median home sales price is one of the highest along the Corridor, which suggests that most of the stock is not at risk for deferred maintenance. Therefore, there are minimal gaps that can be closed through modifying the existing housing supply.

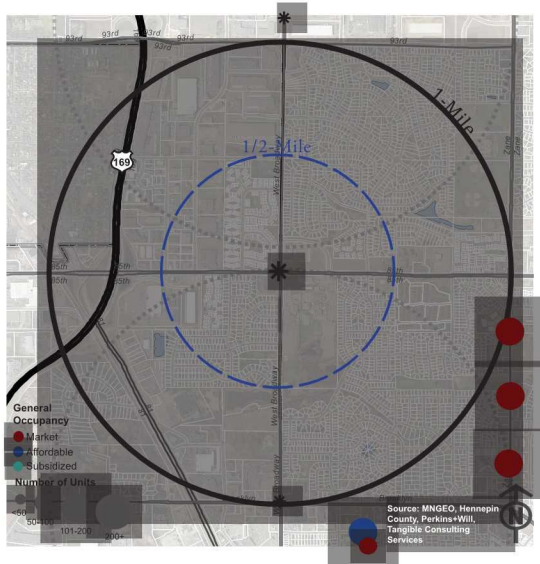
Adding new housing is the most likely path to addressing any housing gaps in the station area. However, near-term opportunities for new housing development are limited. The undeveloped portions of the station area are guided for industry and are currently being rapidly developed. Nevertheless, some non-residential properties that are relatively older will experience redevelopment pressure once the LRT is established. At locations closest to existing housing or adjacent to uses complementary with housing, there would be the opportunity to introduce new housing.

In the interest of broadening the limited housing choices that currently exist, any new development should consider affordable rental housing in the form of apartments or townhomes, depending on the site. Introducing more affordable housing product would provide additional choice because the cost of the existing housing in the station area is at or above the regional median. Therefore, new housing affordable to lower-income households will be especially attractive given the strong concentration of employment in this station area.

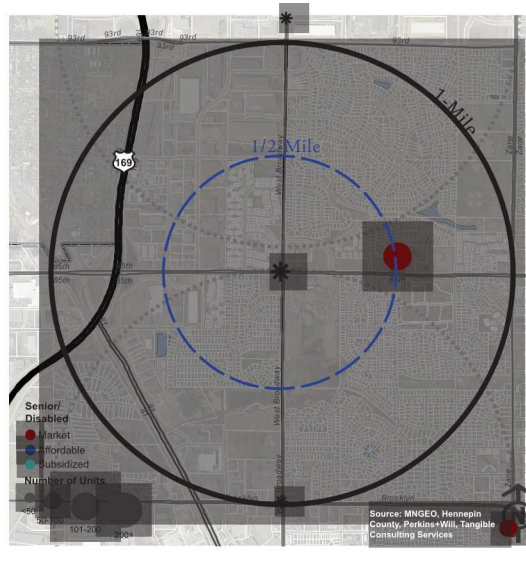
Senior housing will also be a likely need in the future as there currently are few senior housing options in the vicinity today⁶. As residents of the existing residential neighborhoods to the south and east continue to age, there will likely be a need for senior housing at some point in the future.

⁶ At the time this report was being prepared, the local media reported that a senior housing project was proposed approximately 1 mile east of the station.

85th Avenue



Map 6: 85th Avenue – Multifamily Properties



Map 5: 85th Avenue – Senior Properties

STATISTIC	85th AVE	HENNEPIN COUNTY
Total Population (1/2-mi radius) ^{1,2}	3,589	1,197,776
Total Households (1/2-mi radius) ^{1,2}	1,299	490,196
Median Age ^{1,2}	35.7	36.1
Population Age 18 and Younger ^{1,2}	26%	25%
Population Age 65 and Older ^{1,2}	12%	12%
Average Household Size ^{1,2}	2.7	2.4
Persons per Bedroom ^{1,2}	0.84	0.92
Median Household Income ^{1,2}	\$76,323	\$65,834
Homeownership Rate ^{1,2}	85.2%	49.0%
Households with Children ^{1,2}	38.9%	28.0%
Single-Person Households ^{1,2}	27.3%	33.0%
Persons of Color ^{1,2}	51.0%	26.0%
Households that are Housing Cost Burdened ^{1,6,7}	30.3%	36.2%
Total Housing Units (1/2-mi radius) ^{1,2}	1,263	518,332
Units in Buildings with 5+ Units ^{1,2}	5.0%	29.9%
Units in Buildings with 2-4 Units ^{1,2}	4.7%	5.8%
Townhome Units ^{1,2}	34.5%	8.7%
Single-Family Units ^{1,2}	55.8%	55.3%
Median Year Built (Multifamily Units) ^{3,6,7}	1983	1973
Median Year Built (Single-Family Units) ^{5,6,7}	1978	1958
Median Home Sales Price ⁴	\$183,000	\$264,000
Average Monthly Rent - 1BR Units ^{3,6}	\$871	\$1,105
Average Monthly Rent - 2BR Units ^{3,6}	\$994	\$1,427
Average Monthly Rent - 3BR+ Units ^{3,6}	\$1,361	\$1,819

¹ US Census, American Community Survey 2011-2015 Five-Year Estimate
² Esri
³ CoStar
⁴ Minneapolis Area Association of Realtors, Multiple Listing Service
⁵ Hennepin County Assessor
⁶ Tangible Consulting Services
⁷ Perkins+Will

Station Area Plan

- Support growth and expansion of institutional uses. Select sites identified as opportunities to introduce new housing.

Housing Demand through 2040

- 300-600 units (3-6% of projected Brooklyn Park household growth through 2040)

Housing Types

- Affordable rental apartments (<30% AMI; 31-50% AMI; 51%-80% AMI)
- Affordable rental townhomes (<30% AMI; 31-50% AMI; 51%-80% AMI)
- Mixed-income housing (properties inclusive of both market rate and affordable units)
- Senior housing (affordable)

Housing Gaps Analysis

Homeownership is currently very high in the 85th Avenue station area. The median home sales price is below the County median, but this is likely due to a high percentage of owner-occupied townhomes, which tend to be smaller than detached, single-family homes and thus less expensive.

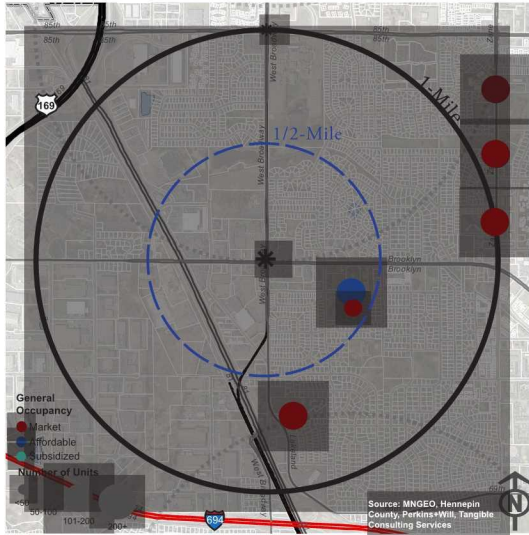
There are two sites with strong development potential. One site is vacant and owned by North Hennepin Community College, which has identified the site as housing in their most recent campus plan. The other is an existing strip retail center that would front the station and is currently for sale. The status of these prime sites increases the possibility of near-term housing development.

With the North Hennepin Community College anchoring the station area, there is a clear need for rental housing that would accommodate some of their student population. Currently, there is very little rental housing in the station area. Any new rental housing targeted to students of the community college does not need to be designed for the traditional college student because community college students often work and have families. Therefore, the strongest need would be affordably-priced rental housing that could accommodate a family. The advantage of promoting a more standard housing design that does not specifically cater to a traditional student population is that it could meet the needs of non-students as well.

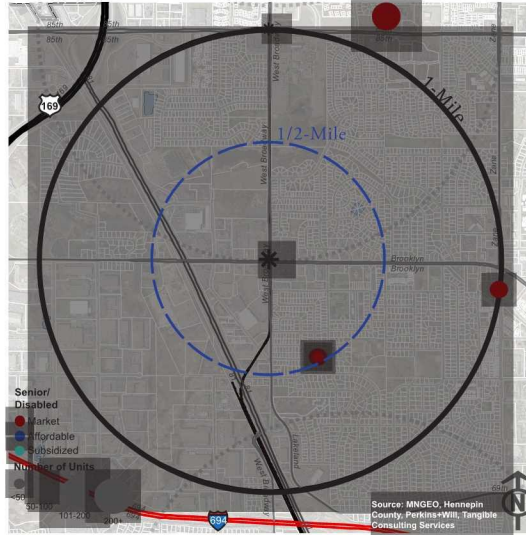
Although townhomes are plentiful in the station area, rental townhomes are a good way to provide larger unit types to households that are unable to access homeownership. If such a development is professionally managed this would potentially mitigate some of the landlord issues that come with the renting of individually owned rental units.

There is one senior housing development near the station area. Similar to the 93rd Avenue station, in all likelihood as the existing household base continues to age, providing housing that older adults can transition into can help them remain in the community and make housing available for new households that want to live in the station area.

Brooklyn Boulevard



Map 7: Brooklyn Boulevard – Multifamily Properties



Map 8: Brooklyn Boulevard – Senior Properties

STATISTIC	BROOKLYN BLVD	HENNEPIN COUNTY
Total Population (1/2-mi radius) ^{1,2}	2,231	1,197,776
Total Households (1/2-mi radius) ^{1,2}	746	490,196
Median Age ^{1,2}	31.5	36.1
Population Age 18 and Younger ^{1,2}	30%	25%
Population Age 65 and Older ^{1,2}	10%	12%
Average Household Size ^{1,2}	2.9	2.4
Persons per Bedroom ^{1,2}	0.99	0.92
Median Household Income ^{1,2}	\$50,160	\$65,834
Homeownership Rate ^{1,2}	62.7%	49.0%
Households with Children ^{1,2}	44.6%	28.0%
Single-Person Households ^{1,2}	17.4%	33.0%
Persons of Color ^{1,2}	63.5%	26.0%
Households that are Housing Cost Burdened ^{1,6,7}	54.3%	36.2%
Total Housing Units (1/2-mi radius) ^{1,2}	728	518,332
Units in Buildings with 5+ Units ^{1,2}	22.5%	29.9%
Units in Buildings with 2-4 Units ^{1,2}	5.5%	5.8%
Townhome Units ^{1,2}	9.6%	8.7%
Single-Family Units ^{1,2}	62.4%	55.3%
Median Year Built (Multifamily Units) ^{3,6,7}	1970	1973
Median Year Built (Single-Family Units) ^{5,6,7}	1970	1958
Median Home Sales Price ⁴	\$206,500	\$264,000
Average Monthly Rent - 1BR Units ^{3,6}	\$833	\$1,105
Average Monthly Rent - 2BR Units ^{3,6}	\$1,050	\$1,427
Average Monthly Rent - 3BR+ Units ^{3,6}	--	\$1,819

¹ US Census, American Community Survey 2011-2015 Five-Year Estimate
² Esri
³ CoStar
⁴ Minneapolis Area Association of Realtors, Multiple Listing Service
⁵ Hennepin County Assessor
⁶ Tangible Consulting Services
⁷ Perkins+Will

Station Area Plan

- Maintain commercial character with emphasis on stronger multimodal connections throughout station area. Minimal residential vision.

Housing Demand through 2040

- 300-600 units (3-6% of projected Brooklyn Park household growth through 2040)

New Housing Types Needed

- Affordable rental apartments (<30% AMI; 31-50% AMI; 51%-80% AMI)
- Senior housing (affordable)
- Mixed-income housing (properties inclusive of both market rate and affordable units)
- Affordable rental townhomes (<30% AMI; 31-50% AMI; 51%-80% AMI)
- Owner-occupied townhomes (middle market price points)

Housing Gaps Analysis

The Brooklyn Boulevard station area is dominated by auto-oriented, big-box retail. There has been substantial reinvestment to many of the retail properties in recent years. Therefore, redevelopment opportunities will be limited to a small number of older retail centers or freestanding retail buildings. Due to the lack of immediate opportunities and the challenge of introducing new multi-modal infrastructure supportive of TOD, the Brooklyn Boulevard station area is envisioned to remain a commercial district with its current character in the near-term. However, with the advent of LRT, any future redevelopment of a major commercial parcel could easily accommodate some type of multi-story housing. In such cases, a mixed-income rental project that would include both market rate and income-restricted units would help close the gap on the need for affordably-priced housing.

Despite the lack of immediate development opportunities adjacent or near the station, there are potential sites approximately a ½-mile north and south of the station that would have more immediate, near-term potential. Given their distance from the station itself, these sites may likely be able to support lower-density development that is still transit supportive, such as townhomes, both affordable rentals and middle market owner-occupied product, because the land would be less expensive than land adjacent or closer to the station.

Most of the existing rental product in the vicinity of the station area is beyond the ½-mile radius. Therefore, it will not be as subject to rent inflation due to the LRT as other station areas. Nevertheless, renters in the Brooklyn Boulevard station area are already extremely cost burdened. Therefore, any measures to reduce this burden, such as preserving affordability of units, would greatly assist the local population.

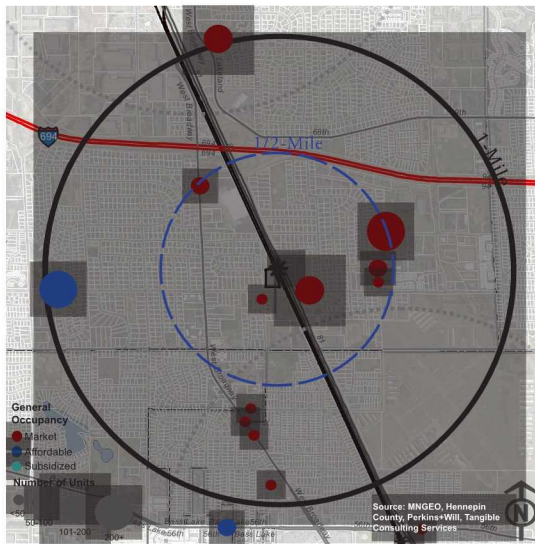
The Brooklyn Boulevard station area is also an area mentioned by representatives of several community-based organizations and housing advocates as having a concentration of rental housing that is in poor condition or in need of updating. Although such units may meet the City's maintenance codes, the livability issues of certain properties remains a concern. Therefore, additional policies that would address apartment conditions and their enforcement should be evaluated.

Also, the construction of new high-quality affordable housing can not only increase the number of desirable housing units but can also serve to raise the market standard for many NOAH properties, which often results in improved maintenance and upkeep by landlords of existing properties.

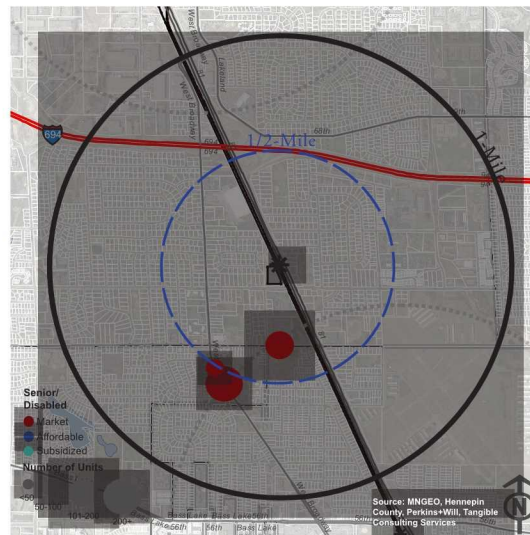
The median age of single-family homes in the station area is nearing 50 years. This is the point in the age of house in which routine maintenance of important systems (e.g., roof, HVAC, plumbing, windows, etc.) is critical or else a house will fall into serious disrepair quickly. Well-maintained older homes are often an important source of affordable housing and are an entry point into homeownership for many younger households. Therefore, home improvement programs and homeownership assistance are strategies to help maintain the owner-occupied housing stock.

Although the population in the Brooklyn Boulevard station area tends to skew younger, the needs of the existing senior population are not being met. Many of the existing rental apartments do not have design features that assist with aging. For example, many buildings do not have elevators and units on upper floors must be accessed by walking up and down stairs. New senior housing with universal design features would address this gap.

63rd Avenue



Map 9: 63rd Avenue – Multifamily Properties



Map 10: 63rd Avenue – Senior Properties

STATISTIC	63rd AVE	HENNEPIN COUNTY
Total Population (1/2-mi radius)^{1,2}	4,649	1,197,776
Total Households (1/2-mi radius)^{1,2}	1,848	490,196
Median Age ^{1,2}	32	36.1
Population Age 18 and Younger ^{1,2}	28%	25%
Population Age 65 and Older ^{1,2}	13%	12%
Average Household Size ^{1,2}	2.5	2.4
Persons per Bedroom ^{1,2}	1.20	0.92
Median Household Income ^{1,2}	\$41,101	\$65,834
Homeownership Rate ^{1,2}	32.1%	49.0%
Households with Children ^{1,2}	40.0%	28.0%
Single-Person Households ^{1,2}	27.2%	33.0%
Persons of Color ^{1,2}	59.3%	26.0%
Households that are Housing Cost Burdened ^{1,6,7}	52.4%	36.2%
Total Housing Units (1/2-mi radius)^{1,2}	2,058	518,332
Units in Buildings with 5+ Units ^{1,2}	63.9%	29.9%
Units in Buildings with 2-4 Units ^{1,2}	1.0%	5.8%
Townhome Units ^{1,2}	4.4%	8.7%
Single-Family Units ^{1,2}	30.8%	55.3%
Median Year Built (Multifamily Units) ^{3,6,7}	1971	1973
Median Year Built (Single-Family Units) ^{5,6,7}	1955	1958
Median Home Sales Price ⁴	\$178,800	\$264,000
Average Monthly Rent - 1BR Units ^{3,6}	\$851	\$1,105
Average Monthly Rent - 2BR Units ^{3,6}	\$986	\$1,427
Average Monthly Rent - 3BR+ Units ^{3,6}	\$1,397	\$1,819

¹ US Census, American Community Survey 2011-2015 Five-Year Estimate
² Esri
³ CoStar
⁴ Minneapolis Area Association of Realtors, Multiple Listing Service
⁵ Hennepin County Assessor
⁶ Tangible Consulting Services
⁷ Perkins+Will

Station Area Plan

- Allow residential uses to transition to TOD in select areas.

Housing Demand through 2040

- 300-600 units (3-6% of projected Brooklyn Park household growth through 2040)

New Housing Types Needed

- Affordable rental apartments (<30% AMI; 31-50% AMI; 51%-80% AMI)
- Mixed-income housing (properties inclusive of both market rate and affordable units)
- Owner-occupied townhomes (middle market price points)
- Affordable rental townhomes (<30% AMI; 31-50% AMI; 51%-80% AMI)

Housing Gaps Analysis

The 63rd Avenue station area mostly consists of residential uses with a mix of rental apartments, single-family homes, and senior housing. With the exception of one identified site, most of the station area is expected to take many years to transition from its current low-density character to a higher-density, TOD character. Therefore, the opportunities to address any existing housing gaps have more to with physical preservation and/or enhancement of existing properties than with new construction.

The 63rd Avenue station has one of the highest concentrations of rental housing along the Corridor. Most of it was built between 40 and 60 years ago and, if not suffering from deferred maintenance, is at risk to do so. The vast majority of the rental housing is market rate, but well below the County average and thus would be considered naturally occurring affordable housing (NOAH). Given this condition, the station area is at risk of losing substantial amounts of affordable housing due to: 1) future redevelopment of properties in poor condition; or 2) rising rents caused by market demand or the impact of the LRT. Therefore, physical preservation strategies should be considered to help maintain the existing rental stock, and financial preservation programs should be considered to help maintain affordability of the existing rental stock.

Where newer housing could be developed in coming years, higher-quality product that would be available to households at a mix of income levels would help close the gap on the need for better conditioned homes. Allowing increased density at sites closest to the station is one possible strategy that could help with introducing more affordably-priced, higher quality units.

In areas further from the station, townhome product may be appropriate, both owned and rented. Rental townhomes would help with the lack of rented three-bedroom units in the station area. Townhomes would also help provide a transition between areas of single-family homes and higher-density sites closer to the station. Although the 63rd Avenue station already has a fair amount of senior housing, single-level townhomes would meet the needs of many seniors who are still independent, but want to remain in the community.

One possible housing strategy that would be appropriate in this station area would be to allow in-fill development on larger lots with existing homes. This would increase density of the station area without significantly changing the character of the area as well. In-fill development could happen on a fine grain level. Therefore, market forces could dictate a large portion of this type of development. However, because of the small-scale of such developments, they could also be attractive to wide range of programs that fund affordable housing development.

Bass Lake Road



Map 11: Bass Lake Road – Multifamily Properties



Map 12: Bass Lake Road –Senior Properties

STATISTIC	BASS LAKE RD	HENNEPIN COUNTY
Total Population (1/2-mi radius) ^{1,2}	2,364	1,197,776
Total Households (1/2-mi radius) ^{1,2}	948	490,196
Median Age ^{1,2}	38.2	36.1
Population Age 18 and Younger ^{1,2}	22%	25%
Population Age 65 and Older ^{1,2}	13%	12%
Average Household Size ^{1,2}	2.3	2.4
Persons per Bedroom ^{1,2}	1.21	0.92
Median Household Income ^{1,2}	\$51,914	\$65,834
Homeownership Rate ^{1,2}	57.2%	49.0%
Households with Children ^{1,2}	28.6%	28.0%
Single-Person Households ^{1,2}	38.8%	33.0%
Persons of Color ^{1,2}	39.1%	26.0%
Households that are Housing Cost Burdened ^{1,6,7}	49.3%	36.2%
Total Housing Units (1/2-mi radius) ^{1,2}	951	518,332
Units in Buildings with 5+ Units ^{1,2}	39.9%	29.9%
Units in Buildings with 2-4 Units ^{1,2}	4.2%	5.8%
Townhome Units ^{1,2}	0.7%	8.7%
Single-Family Units ^{1,2}	55.1%	55.3%
Median Year Built (Multifamily Units) ^{3,6,7}	1983	1973
Median Year Built (Single-Family Units) ^{5,6,7}	1949	1958
Median Home Sales Price ⁴	\$180,500	\$264,000
Average Monthly Rent - 1BR Units ^{3,6}	\$700	\$1,105
Average Monthly Rent - 2BR Units ^{3,6}	\$811	\$1,427
Average Monthly Rent - 3BR+ Units ^{3,6}	--	\$1,819

¹ US Census, American Community Survey 2011-2015 Five-Year Estimate
² Esri
³ CoStar
⁴ Minneapolis Area Association of Realtors, Multiple Listing Service
⁵ Hennepin County Assessor
⁶ Tangible Consulting Services
⁷ Perkins+Will

Station Area Plan

- Establish Becker Park as a town square surrounded by TOD; strengthen connections between station and Crystal Shopping Center

Housing Demand through 2040

- 400-600 units (80-100% of projected Crystal household growth through 2040)

New Housing Types Needed

- Mixed-income housing (properties inclusive of both market rate and affordable units)
- Affordable rental apartments (<30% AMI; 31-50% AMI; 51%-80% AMI)
- Affordable rental townhomes (<30% AMI; 31-50% AMI; 51%-80% AMI)
- Senior housing (market rate and affordable)
- Multi-story condominiums and cooperatives (multiple price points)

Housing Gaps Analysis

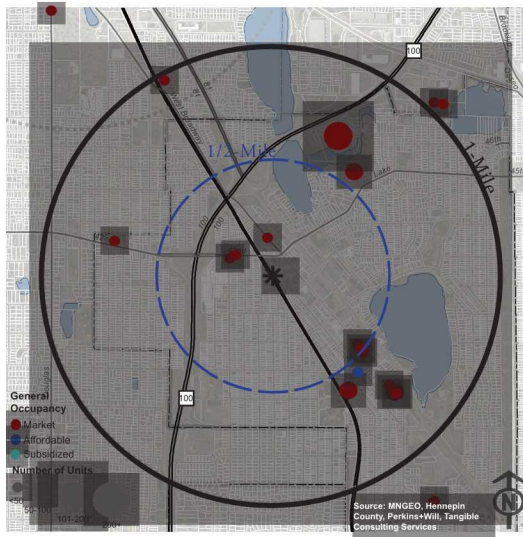
A great deal of new investment beyond the LRT is planned for the Bass Lake Road station area; Becker Park will be reconstructed and Bass Lake Road will receive a new streetscape. These investments have the potential to significantly change the perception of the station area.

Currently, many of the households living in the station area pay an exorbitant share of their income for housing. If these investments do change the perception of the station area, existing residents that are cost burdened are at an even higher risk of being displaced because of potential rising housing costs. Therefore, policies should be considered that would help existing residents remain in the community once the LRT is operational. Such approaches can include preserving the condition and affordability of properties that are older yet well-maintained, mixing market rate and income-restricted units in any new development, and encouraging a wide range in product types. Also, the station area has a very high rate of persons per bedroom, which suggest a housing market that is out of equilibrium, both in terms of housing cost burden and availability of larger rental unit styles (e.g., 3+ bedroom units), and therefore is not meeting the needs of the local population.

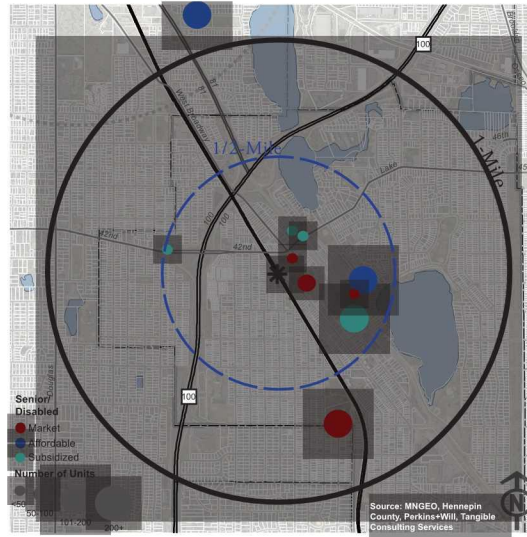
With several potential redevelopment areas within a few blocks of the station, the Bass Lake Road station area could accommodate most of Crystal's projected household growth through 2040. In order to truly leverage all this investment and accommodate the Met Council's forecasted household growth, this would require primarily multifamily housing. This should include a range of product type and styles. In addition to traditional market rate rental housing, the station area could help close some of the housing gaps by also including senior housing and affordable rental and owner-occupied multifamily housing.

One example of affordable owner-occupied multifamily housing that has been very successful in the Twin Cities is the limited-equity cooperative. In the region, these types of properties are often age-restricted and targeted to seniors because banks are otherwise reluctant to prepare mortgages for these types of properties. The buildings look and operate very much like a multifamily condominium property. However, instead of owning title to an individual unit, the owner owns shares in the cooperative that owns the building. An individual's shares entitle them to live in a particular unit. In a limited-equity model, the share prices increase on an annual set rate and not according to market pricing. This "limits" the equity needed to buy into the cooperative making it more affordable. In return, the residents do not expect as much return on the value of their shares when they go to sell.

Robbinsdale



Map 14: Robbinsdale – Multifamily Properties



Map 13: Robbinsdale –Senior Properties

STATISTIC	42nd AVE	HENNEPIN COUNTY
Total Population (1/2-mi radius)^{1,2}	4,181	1,197,776
Total Households (1/2-mi radius)^{1,2}	1,953	490,196
Median Age ^{1,2}	38.9	36.1
Population Age 18 and Younger ^{1,2}	21%	25%
Population Age 65 and Older ^{1,2}	16%	12%
Average Household Size ^{1,2}	1.9	2.4
Persons per Bedroom ^{1,2}	1.00	0.92
Median Household Income ^{1,2}	\$48,121	\$65,834
Homeownership Rate ^{1,2}	54.3%	49.0%
Households with Children ^{1,2}	19.0%	28.0%
Single-Person Households ^{1,2}	44.3%	33.0%
Persons of Color ^{1,2}	30.5%	26.0%
Households that are Housing Cost Burdened ^{1,6,7}	32.3%	36.2%
Total Housing Units (1/2-mi radius)^{1,2}	1,879	518,332
Units in Buildings with 5+ Units ^{1,2}	41.3%	29.9%
Units in Buildings with 2-4 Units ^{1,2}	2.4%	5.8%
Townhome Units ^{1,2}	11.3%	8.7%
Single-Family Units ^{1,2}	44.8%	55.3%
Median Year Built (Multifamily Units) ^{3,6,7}	1980	1973
Median Year Built (Single-Family Units) ^{5,6,7}	1949	1958
Median Home Sales Price ⁴	\$201,000	\$264,000
Average Monthly Rent - 1BR Units ^{3,6}	\$670	\$1,105
Average Monthly Rent - 2BR Units ^{3,6}	\$1,104	\$1,427
Average Monthly Rent - 3BR+ Units ^{3,6}	\$1,665	\$1,819

¹ US Census, American Community Survey 2011-2015 Five-Year Estimate
² Esri
³ CoStar
⁴ Minneapolis Area Association of Realtors, Multiple Listing Service
⁵ Hennepin County Assessor
⁶ Tangible Consulting Services
⁷ Perkins+Will

Station Area Plan

- Preserve/protect West Broadway as a main street; promote TOD around the periphery of the downtown.

Housing Demand through 2040

- 600-800 units (80-100% of projected Robbinsdale household growth through 2040)

New Housing Types Needed

- Market rate rental apartments
- Mixed-income housing (properties inclusive of both market rate and affordable units)
- Owner-occupied townhomes (multiple price points)
- Multi-story condominiums (multiple price points)

Housing Gaps Analysis

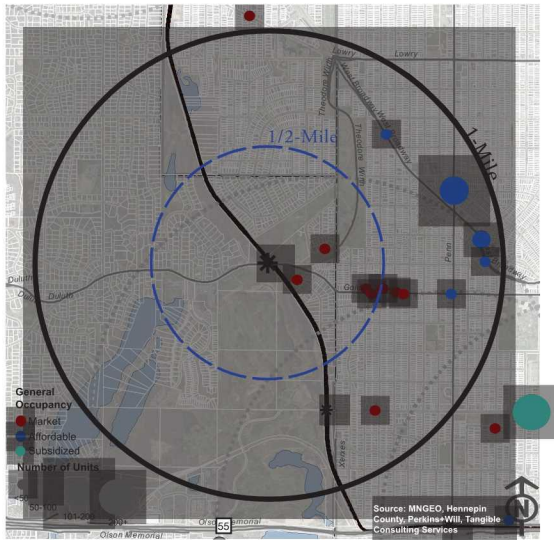
The Robbinsdale station area has the greatest mixing of uses of any station area along the Corridor. In recent decades there has been substantial multifamily development both in the core and around the periphery of what is considered downtown Robbinsdale. However, almost all of this development has been senior housing. Therefore, like many other station areas along the Corridor, there is a distinct absence of newer, market rate, general occupancy apartments.

This is likely to change in the near future, though. Unlike most of the other stations areas, there are currently two proposals for large, market rate apartments just south of the station area that would be at higher densities not typically found in Robbinsdale. This is a clear example of the current strength of the broader housing market, but it also demonstrates that the mixed-use environment in the station area is a factor in attracting residents to the area. Once the LRT is operational, any such momentum will only increase.

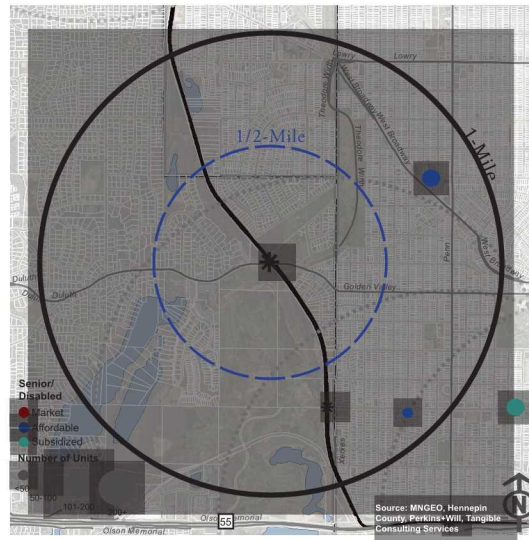
Market rate rental apartments will satisfy most of the future housing gaps in the Robbinsdale station area. Given the existing pedestrian scale of the station area, demand for this product will only accelerate. Therefore, consideration should be given to promoting mixed-income developments. In many cases, this product type is most successful in areas where growth will be strongest.

With the pressure to develop market rate apartments, an important gap that may need to be addressed would be units for families or other larger household types. Therefore, consideration should be given to where certain types of townhome product can complement traditional apartment development. Townhomes use less land than typical detached, single-family homes. However, much of the single-family housing stock in Robbinsdale, especially near the station, is older, smaller, and located on very small lots. Thus, it is challenging to modify these existing homes to accommodate larger homes. Townhome product located on strategic parcels can provide larger home sizes and help control for costs by using less land.

Golden Valley Road



Map 15: Golden Valley Road – Multifamily Properties



Map 16: Golden Valley Road – Senior Properties

STATISTIC	GOLDEN VALLEY RD	HENNEPIN COUNTY
Total Population (1/2-mi radius)^{1,2}	2,778	1,197,776
Total Households (1/2-mi radius)^{1,2}	1,090	490,196
Median Age ^{1,2}	39.7	36.1
Population Age 18 and Younger ^{1,2}	23%	25%
Population Age 65 and Older ^{1,2}	14%	12%
Average Household Size ^{1,2}	2.5	2.4
Persons per Bedroom ^{1,2}	0.82	0.92
Median Household Income ^{1,2}	\$75,360	\$65,834
Homeownership Rate ^{1,2}	80.6%	49.0%
Households with Children ^{1,2}	28.2%	28.0%
Single-Person Households ^{1,2}	26.4%	33.0%
Persons of Color ^{1,2}	46.9%	26.0%
Households that are Housing Cost Burdened ^{1,6,7}	39.4%	36.2%
Total Housing Units (1/2-mi radius)^{1,2}	1,152	518,332
Units in Buildings with 5+ Units ^{1,2}	6.8%	29.9%
Units in Buildings with 2-4 Units ^{1,2}	2.4%	5.8%
Townhome Units ^{1,2}	2.2%	8.7%
Single-Family Units ^{1,2}	88.5%	55.3%
Median Year Built (Multifamily Units) ^{3,6,7}	1940	1973
Median Year Built (Single-Family Units) ^{5,6,7}	1941	1958
Median Home Sales Price ⁴	\$241,875	\$264,000
Average Monthly Rent - 1BR Units ^{3,6}	\$791	\$1,105
Average Monthly Rent - 2BR Units ^{3,6}	\$996	\$1,427
Average Monthly Rent - 3BR+ Units ^{3,6}	\$998	\$1,819

¹ US Census, American Community Survey 2011-2015 Five-Year Estimate
² Esri
³ CoStar
⁴ Minneapolis Area Association of Realtors, Multiple Listing Service
⁵ Hennepin County Assessor
⁶ Tangible Consulting Services
⁷ Perkins+Will

Station Area Plan

- Maintain residential character and feel of station area. Some potential long-term residential opportunities on currently institutional lands.

Housing Demand through 2040

- 100-200 units (10-20% of projected Golden Valley household growth through 2040)

New Housing Types Needed

- Senior housing (market rate and affordable)
- Affordable rental apartments (<30% AMI; 31-50% AMI; 51%-80% AMI)

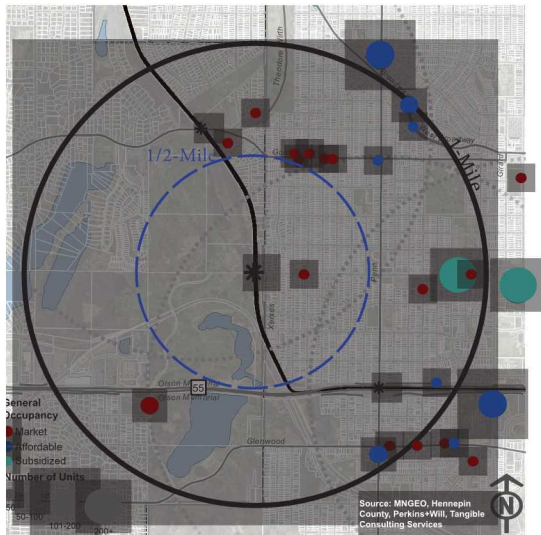
Housing Gaps Analysis

The Golden Valley Road station area consists mainly of park land (Theodore Wirth Park) or detached, single-family homes. The only exceptions are a few institutional uses (e.g., church, fire station, and care center) in scattered locations. Because single-family housing is such a dominant use in the station area, multifamily housing should be added to diversify housing choice and provide more affordable options. The challenge to increasing housing choice through development is that there are so few readily available redevelopment opportunities in the station area. As determined through the station area planning process, the Church of St. Margaret Mary controls a site that is large enough to accommodate substantial new development either on land that is vacant or underutilized (i.e., surface parking) or through redevelopment of existing structures. However, if the church does not see a need to sell their land for development or redevelopment then the timing of any new housing of a significant scale in the station area would be uncertain.

Due to station area population that is significantly older than the Corridor or County average, there is an obvious gap and need for senior housing. A multifamily senior housing development on a sufficiently large site would provide greater housing choices to local residents and potentially open up some of the existing single-family housing stock to younger households. The persons per bedroom in the station area is well below the Hennepin County rate, which indicates that there is a lot of excess housing not being utilized in the form of empty bedrooms. This is likely the result of an aging population staying in their homes as children grow up and leave the household.

In addition, the small amount of rental housing that does exist in the station area is very affordable with average rents being well the County average. This is likely because the rental housing stock is concentrated in the Minneapolis portion of the station area where the age of the stock is significantly older and likely lacking in amenities and other features. New rental apartments at a variety of price points would introduce additional housing choice in the station area currently not available.

Plymouth Avenue



Map 17: Plymouth Avenue – Multifamily Properties



Map 18: Plymouth Avenue – Senior Properties

STATISTIC	PLYMOUTH AVE	HENNEPIN COUNTY
Total Population (1/2-mi radius)^{1,2}	3,921	1,197,776
Total Households (1/2-mi radius)^{1,2}	1,264	490,196
Median Age ^{1,2}	33.3	36.1
Population Age 18 and Younger ^{1,2}	28%	25%
Population Age 65 and Older ^{1,2}	12%	12%
Average Household Size ^{1,2}	2.9	2.4
Persons per Bedroom ^{1,2}	0.92	0.92
Median Household Income ^{1,2}	\$53,189	\$65,834
Homeownership Rate ^{1,2}	66.5%	49.0%
Households with Children ^{1,2}	37.4%	28.0%
Single-Person Households ^{1,2}	23.6%	33.0%
Persons of Color ^{1,2}	75.3%	26.0%
Households that are Housing Cost Burdened ^{1,6,7}	46.4%	36.2%
Total Housing Units (1/2-mi radius)^{1,2}	1,352	518,332
Units in Buildings with 5+ Units ^{1,2}	7.4%	29.9%
Units in Buildings with 2-4 Units ^{1,2}	5.0%	5.8%
Townhome Units ^{1,2}	2.5%	8.7%
Single-Family Units ^{1,2}	84.9%	55.3%
Median Year Built (Multifamily Units) ^{3,6,7}	1949	1973
Median Year Built (Single-Family Units) ^{5,6,7}	1938	1958
Median Home Sales Price ⁴	\$173,000	\$264,000
Average Monthly Rent - 1BR Units ^{3,6}	\$658	\$1,105
Average Monthly Rent - 2BR Units ^{3,6}	\$777	\$1,427
Average Monthly Rent - 3BR+ Units ^{3,6}	\$998	\$1,819

¹ US Census, American Community Survey 2011-2015 Five-Year Estimate
² Esri
³ CoStar
⁴ Minneapolis Area Association of Realtors, Multiple Listing Service
⁵ Hennepin County Assessor
⁶ Tangible Consulting Services
⁷ Perkins+Will

Station Area Plan

- Maintain current residential character. Minimal redevelopment opportunities. Potential to infill on numerous vacant lots throughout station area.

Housing Demand through 2040

- <100 units

New Housing Types Needed

Small-scale infill development on small urban lots, such as:

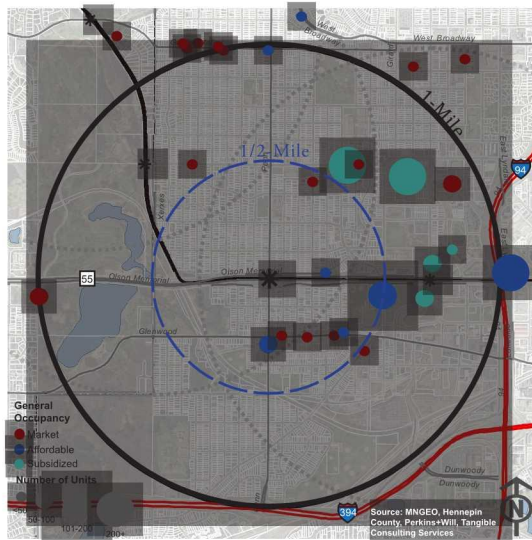
- Accessory dwelling units (ADUs)
- Townhomes
- Small multifamily properties (<5 units)

Housing Gaps Analysis

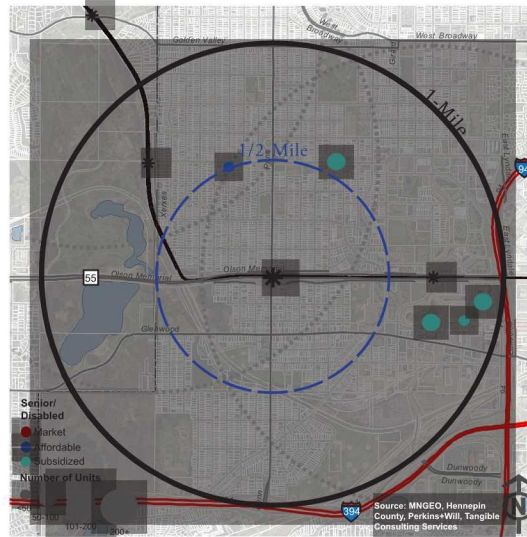
Due its proximity to Theodore Wirth Park and its prevalence of detached, single-family homes, the Plymouth Avenue station area is not envisioned to change significantly through redevelopment in the coming years. Therefore, addressing its housing gaps will not be achieved through significant, large-scale development. Instead, infill on small sites consisting mostly of vacant single-family lots will be the primary method of addressing housing gaps.

In recent years, portions of the station area have seen a fair amount of infill development on vacant lots due to a tornado that severely damaged many homes in this area. Based on interviews with community stakeholders, one of the concerns that emerged out of this rush to rebuild was the quality of the newly built housing stock. The stock of single-family homes in the station area is generally priced below the County median. Therefore, to help prevent further erosion of market pricing in this area, it would be important to have policies in place that ensure a higher standard in the quality of the construction. Although new, large-scale development is not likely in this station area, one possibility that would help create new housing is to promote accessory dwelling units, which are already allowed under Minneapolis's zoning code. Many of the blocks in the station area have alleys, which are ideal for accommodating accessory dwelling units. These units could either support extended families living together or be rented to boarders, which would help homeowners stay in their homes by providing a source of income to help cover housing costs.

Penn Avenue



Map 19: Penn Avenue – Multifamily Properties



Map 20: Penn Avenue – Senior Properties

STATISTIC	PENN AVE	HENNEPIN COUNTY
Total Population (1/2-mi radius)^{1,2}	6,246	1,197,776
Total Households (1/2-mi radius)^{1,2}	1,986	490,196
Median Age ^{1,2}	29	36.1
Population Age 18 and Younger ^{1,2}	31%	25%
Population Age 65 and Older ^{1,2}	9%	12%
Average Household Size ^{1,2}	2.7	2.4
Persons per Bedroom ^{1,2}	1.12	0.92
Median Household Income ^{1,2}	\$32,276	\$65,834
Homeownership Rate ^{1,2}	39.6%	49.0%
Households with Children ^{1,2}	40.5%	28.0%
Single-Person Households ^{1,2}	28.8%	33.0%
Persons of Color ^{1,2}	80.7%	26.0%
Households that are Housing Cost Burdened ^{1,6,7}	54.4%	36.2%
Total Housing Units (1/2-mi radius)^{1,2}	2,290	518,332
Units in Buildings with 5+ Units ^{1,2}	17.5%	29.9%
Units in Buildings with 2-4 Units ^{1,2}	26.2%	5.8%
Townhome Units ^{1,2}	7.5%	8.7%
Single-Family Units ^{1,2}	48.6%	55.3%
Median Year Built (Multifamily Units) ^{3,6,7}	1937	1973
Median Year Built (Single-Family Units) ^{5,6,7}	1933	1958
Median Home Sales Price ⁴	\$186,300	\$264,000
Average Monthly Rent - 1BR Units ^{3,6}	\$807	\$1,105
Average Monthly Rent - 2BR Units ^{3,6}	\$946	\$1,427
Average Monthly Rent - 3BR+ Units ^{3,6}	--	\$1,819

¹ US Census, American Community Survey 2011-2015 Five-Year Estimate
² Esri
³ CoStar
⁴ Minneapolis Area Association of Realtors, Multiple Listing Service
⁵ Hennepin County Assessor
⁶ Tangible Consulting Services
⁷ Perkins+Will

Station Area Plan

- Primarily maintain residential character of existing neighborhoods. Intersection of Penn and Highway 55 is envisioned to have higher density (up to 5 stories) in order to anchor the station and provide a mixture of commercial and higher density residential.

Housing Demand through 2040

- 200-400 units

New Housing Types Needed

- Mixed-income housing (properties inclusive of both market rate and affordable units)
- Affordable rental apartments (<30% AMI; 31-50% AMI; 51%-80% AMI)
- Affordable rental townhomes (<30% AMI; 31-50% AMI; 51%-80% AMI)
- Senior housing (market rate and affordable)

Housing Gaps Analysis

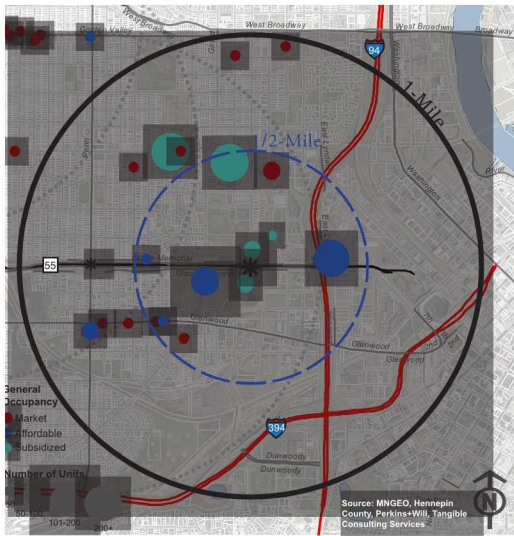
The Penn Avenue station area has the highest population and number of households of any station area along the Bottineau Corridor. This is attributable to the overwhelmingly residential character of the station area and its mix of all types of housing from single-family homes to small multifamily properties to large multifamily properties.

Housing cost burden is significant in the station area despite lower overall costs for housing. Due to the station area's proximity to downtown and Theodore Wirth Park, the area is highly susceptible to displacement of existing households due to rapidly rising prices for housing. Based on interviews with community stakeholders, there already is strong evidence of rising prices and concerns over displacement. Therefore, any new housing development should be seen as an opportunity to help retain existing residents. Mixed-income rental apartments is an obvious strategy. Per the station area plan, these could be located closest to the station. Other strategies could include helping existing households that rent their housing to access homeownership before pricing becomes too unobtainable.

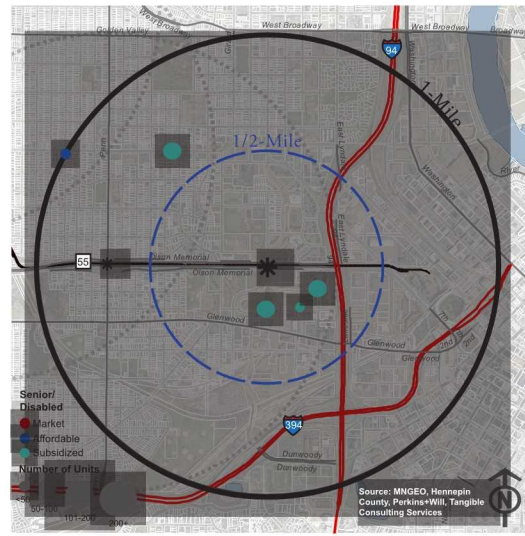
Given the rich diversity of housing options already in place, promoting accessory dwelling units may be a low impact path to maintaining affordability and helping existing residents remain in the community (also see discussion under Plymouth Avenue station area). Other possibilities to be explored may be co-housing arrangements. These are not common in the United States, but have been proven to help housing affordability issues in areas of rapid price increases in Europe.

The Penn Avenue station area has a lot of older housing stock, which can often be difficult for older residents to safely age-in-place. New senior housing options, or at least properties developed with principles of Universal Design, which allow persons of varying physical abilities to live safely and comfortably, should be considered for the station area.

Van White Boulevard



Map 21: Van White Boulevard – Multifamily Properties



Map 22: Van White Boulevard Senior Properties

STATISTIC	VAN WHITE BLVD	HENNEPIN COUNTY
Total Population (1/2-mi radius)^{1,2}	4,899	1,197,776
Total Households (1/2-mi radius)^{1,2}	1,828	490,196
Median Age ^{1,2}	26.7	36.1
Population Age 18 and Younger ^{1,2}	36%	25%
Population Age 65 and Older ^{1,2}	8%	12%
Average Household Size ^{1,2}	2.6	2.4
Persons per Bedroom ^{1,2}	1.14	0.92
Median Household Income ^{1,2}	\$20,186	\$65,834
Homeownership Rate ^{1,2}	18.2%	49.0%
Households with Children ^{1,2}	47.4%	28.0%
Single-Person Households ^{1,2}	34.5%	33.0%
Persons of Color ^{1,2}	84.1%	26.0%
Households that are Housing Cost Burdened ^{1,6,7}	56.7%	36.2%
Total Housing Units (1/2-mi radius)^{1,2}	1,857	518,332
Units in Buildings with 5+ Units ^{1,2}	63.5%	29.9%
Units in Buildings with 2-4 Units ^{1,2}	11.3%	5.8%
Townhome Units ^{1,2}	10.1%	8.7%
Single-Family Units ^{1,2}	15.1%	55.3%
Median Year Built (Multifamily Units) ^{3,6,7}	1978	1973
Median Year Built (Single-Family Units) ^{5,6,7}	1937	1958
Median Home Sales Price ⁴	\$260,000	\$264,000
Average Monthly Rent - 1BR Units ^{3,6}	\$794	\$1,105
Average Monthly Rent - 2BR Units ^{3,6}	\$977	\$1,427
Average Monthly Rent - 3BR+ Units ^{3,6}	--	\$1,819

¹ US Census, American Community Survey 2011-2015 Five-Year Estimate
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⁴ Minneapolis Area Association of Realtors, Multiple Listing Service
⁵ Hennepin County Assessor
⁶ Tangible Consulting Services
⁷ Perkins+Will

Station Area Plan

- Intensify land uses within 1-3 blocks of the station. Strong vision for TOD in this area with 5+ story buildings. Primary land uses would be residential with some commercial at the street level.

Housing Demand through 2040

- >500 units

Housing Types

- Mixed-income housing (properties inclusive of both market rate and affordable units)
- Owner-occupied townhomes (multiple price points)
- Multi-story condominiums (multiple price points)

Housing Gaps Analysis

The Van White station area has the largest concentration of income-restricted housing along the Corridor. Therefore, it is somewhat well positioned to preserve critical affordable housing when inevitable price increases begin to happen. The station area is too close to downtown Minneapolis to not be impacted by gentrification.

Although most of the income-restricted housing is preserved through the next 20 years, it will still be important to maintain these funding sources or find other strategies for preserving affordable housing. The station area plan envisions a significant amount of new, higher density housing. Making sure new development has a mixture of income requirements will be an important strategy for ensuring the station area will retain current residents.

Owner-occupied housing is limited in the station area. Therefore, by encouraging certain types of owner-occupied product this will help diversify the housing stock and provide opportunities for some households to access ownership who currently are not able to do so. Smaller unit types often found in townhomes and multifamily condominiums can often be source of more affordably priced owner-occupied housing. At the station area's periphery there have been examples of new multifamily condominium development in recent years. Thus, it is likely that when the LRT becomes operational the demand for this type of housing may increase.

APPENDICES

Community Stakeholder Interview Notes

African Career, Education and Resources Inc. (ACER)

Attending: Nelima Sitati Munene (ACER Inc.), Dan Edgerton (Zan), Faith Xiong (Zan)

1. **What communities do you work with in the Bottineau Corridor?** Identifying specific populations, geographies and station areas, if possible.

Organization and Background

- » African Career, Education, and Resource Inc. (ACER) is a grassroots organization. The mission of the organization is to create equitable communities by addressing health, education, housing, and community inequality.
- » Geographies and Population
- » ACER serves communities in the northwest suburbs (Brooklyn Center, Brooklyn Park, New Hope, Robbinsdale, and Crystal), and the communities ACER works with are primarily African-American and immigrant communities.
- » Immigrant communities includes both West African and East African (i.e., Somali, Uganda, Kenya, etc.). ACER also partner and work with other communities including the Latino community and Southeast Asian communities.

Organization Projects/Programs

- » Some of the projects ACER are working on focus around housing justice, immigration, transportation equity, and health equity.

2. What type of housing is abundant in the community you represent? What type of housing is most needed in the community you represent? This is intended to be very open ended. “Type” of housing, could mean any styles or arrangement. For example: rental vs. owned; townhomes vs single-family vs multi-story; large homes vs small homes; old homes vs new homes; homes affordable to low-income households; homes designed for children; homes designed for older adults or persons with disabilities; etc.

- » There is a lot of apartment housing and single-family rental. Most of the housing units tend to be old rentals and are “unhealthy housing.” Statistically there are a lot of affordable housing units, but they are really not affordable to the populations served by ACER. People are spending over 50% of their income on rent alone for both apartment and single-family housing and are therefore “housing cost burdened.”
- » Rental units are often small, 1-2 bedroom units. Eden Park and Park Haven are the two largest apartment rentals in the area. There are a few 3-bedroom apartments located at Park Haven. The rental units tend to be small for the families ACER serves.
- » It is not uncommon for a 1-bedroom unit to house a family of four people, a 2-bedroom unit can house six people, and a 3-bedroom unit can house larger families, however, there are very few 3-bedroom or larger units (mostly at Park Haven).
- » We need healthier housing, more affordable housing and more opportunities for homeownership/homeownership strategies. For example, the City of Brooklyn Park is among the cities with the highest level of homeownership in the metro, but also has the second highest racial disparity in homeownership.
- » Healthier housing means better-maintained housing. For example, the existing housing doesn’t have adequate lighting (indoor or outdoor), often has roof leakage, and there is not enough security at Park Haven and Eden Park Apartments. The doors to the apartment complexes are not secure, and sometimes there are people who don’t live in the apartments loitering inside the apartment complexes. There is also a lack of management.
- » Many apartments are old and dirty with bad refrigerators/other appliances that can cause food poisoning. The playgrounds are not well kept, which is an unhealthy environment for kids.

3. What barriers does the community you represent have in accessing housing?

For example cost; discrimination; physical accessibility; other barriers.

- » Available and adequate housing in the community does not exist. There are also discriminatory practices in housing, such as landlords refusing to accept Section 8 housing vouchers. The application screening is also discriminatory. People with immigrant status can't get housing or will have to pay more if they don't have a social security card.
- » Another barrier is having large families in small housing units, as the kind of housing needed (i.e., 3+ bedroom units) in these neighborhoods is not available.

4. Are there design issues with the type of housing available? Are there design features that are desired by the community you represent? For example, not enough bedrooms; bad layout/format; not designed to accommodate children; not designed to accommodate people with disabilities; other design issues.

- » See answers to questions #1, #2 and # 3.

5. What are the desirable neighborhood features in the communities you represent? Are there neighborhood location issues with the housing available? For example, too far from transit; too much crime; too far from essential goods and services; not in a walkable neighborhood; etc.

- » Park Haven Apartment is not a senior apartment, but there are a lot of seniors/elderly African population that live there. Access to transit, such as buses, is limited, and while it is within walking distance of a grocery store (i.e., Cub is approximately one-half mile), it is difficult for seniors carry more than two bags of grocery for that distance.
- » Another barrier is the application process for affordable housing. There are a lot of people that lack credit and some places require a credit check. Currently there are no policy strategies to address issue of displacement and gentrification.
- » Data is outdated, and existing trend analysis alone is not enough to address the issue of displacement and gentrification as well as racially

concentrated areas of poverty. We need analyses to forecast the supply of housing (and affordable housing, considering the gentrification likely to occur) into the future.

- » At the policy level, no one is talking about gentrification and affordable housing, and there is no action being taken to address the question: “Why are they poor”. We need to get to the root cause of the issue. We need to consider a private and public partnership strategy.
- » City policies and practices are also a barrier. For example, there is a monthly landlord crime and safety meeting. At these meetings they will look at a 911 call catalog, and if there are a lot of calls at a given complex, they assume it is a high crime area. But they never really look at the root cause. At Park Haven, there are a lot of seniors, and the high volume of 911 calls could be for medical purposes rather than a crime prevention concern.
- » There are intentional restrictions and discriminatory practices, such as parking restrictions to restrict certain types of people from accessing housing.

6. Other issues

- » Displacement and gentrification are a concern. There are currently no policies in place to prevent displacement. For example, ACER lost a senior housing complex in New Hope and seniors are being displaced. In Brooklyn Park, ACER almost lost a senior housing complex, but because of community action Aeon got involved and purchased the complex. Across the metro, we are losing 100 units every week, and this may not include some of the smaller buildings which are often not counted.
- » No analysis has been done to look at displacement and dealing with affordable housing.
- » The Hennepin County preliminary study (affordable housing study) assumes that people are choosing to rent rather than buy houses. This is a false assumption; people just can't afford to buy houses.

La Asamblea de Derechos Civiles

Attending: Sebastián Rivera (La Asamblea) Dan Edgerton (Zan), Faith Xiong (Zan)

1. What communities do you work with in the Bottineau Corridor?

Identifying specific populations, geographies and station areas, if possible.

Organization and Background

- » La Asamblea de Derechos Civiles is a faith-based organization that started 19 years ago with its core work focusing on social justice ministry and immigration issues. The organization was first established in Minneapolis. Today La Asamblea has several congregations located in Minneapolis, Brooklyn Park and St. Cloud.

Geographies and Population

- » La Asamblea primarily serves undocumented populations: Latino, African, and Southeast Asian immigrants. Most of their work is focused on immigrant families living in apartments and mobile homes.

Organization Projects/Programs

- » La Asamblea projects and programs seek to identify social justice for immigrant families.
- » La Asamblea and ACER are partner organizations working on housing and economic development efforts in both the Latino and East African communities – emphasizing that both Latino and East African communities are experiencing similar issues.
- » In Brooklyn Park and Brooklyn Center, La Asamblea's core work focuses on ensuring that immigrant communities thrive while still living in the shadow. With this focus, the organization provides services in housing and economic development, education on civil rights and immigrant rights, and education on landlord-tenant rights.
- » Some of the areas most impacted by inequality and injustice are the Grove Apartments, Park Haven Apartments, and Autumn Ridge Apartments.

Grove Apartments have a large population of Latino, Liberian, Somali, Vietnamese and Hmong population. This apartment complex has been targeted by Immigration and Customs Enforcement (ICE) many times, and a lot of breadwinners have been taken.

Park Haven Apartments have a huge senior African community.

Autumn Ridge Apartments was the first building to be focused on when the Blue Line LRT was being studied and planned. There are 970+ units, and many of these units were infested with bedbugs, rats and mice. The apartments primarily house African and African-American families who are on Section 8 vouchers. La Asamblea's role was to ensure the city provided code enforcement, which the city is currently working on. La Asamblea notices that as the Blue Line LRT is coming in, rent is also going up.

- » The organization also work towards minimizing the gap between the community and the cities. To do this, the organization educates the community about available resources and create various opportunities for cities to connect with the community. One example of this work is the creation of the Civil Rights Blue Print put together for the City of Brooklyn Center and Brooklyn Park by La Asamblea and ACER. In the process of designing the Civil Rights Blue Print, the organizations were able to engage the community, and connect community members with elected officials.
- » The blue print was created to help cities create policies that reflect the communities they serve. Under this blue print, La Asamblea and other organizations are working to get buy-ins from the cities for the following policies:
 - Just Clause Eviction
 - Section 8 Protection
 - Inclusionary Housing
 - Right of First Refusal Clause

2. What type of housing is abundant in the community you represent? What type of housing is most needed in the community you represent? This is intended to be very open ended. “Type” of housing, could mean any styles or arrangement. For example: rental vs. owned; townhomes vs single-family vs multi-story; large homes vs small homes; old homes vs new homes; homes affordable to low-income households; homes designed for children; homes designed for older adults or persons with disabilities; etc.

- » South of Brooklyn Park, there are more single-family homes and some duplexes. After the 2008 housing crash, bigger homes were transformed into duplexes and multi-family housing.
- » There is an abundance of older housing stock (mid-70s and mid-80s). These homes are affordable, but are in bad conditions – emphasizing that conditions are inhumane.
- » South of Crystal and Brooklyn Park, there are a few 15-20-unit housing renting out units at \$1000-\$1200/month. These are harder to find, but are easier to get into because of the high turnover rate.
- » Compared to Robbinsdale and Crystal, Brooklyn Park has larger apartment complexes.
- » La Asamblea emphasizes the need for more multi-family housing with more than 2-bedrooms. A 2-bedroom unit does not suffice for the communities they serve, particularly Latino and Southeast Asian communities, who often have larger households.
- » While some cities have first time homeowner resources, there is a great need here for homeownership resources and opportunities.
- » Park Haven has a few 3-bedroom units, all located on the top floor. Most of these larger units often house families with younger children, which is inconvenient for seniors.
- » Bigger housing tends to be more expensive, especially in Crystal, Robbinsdale, New Hope, and anywhere along the Blue Line LRT. There is not a chance for affordable housing along the Blue Line LRT.
- » There are some affordable starter homes in Robbinsdale.

3. What barriers does the community you represent have in accessing housing?

For example cost; discrimination; physical accessibility; other barriers.

- » Parking ordinances are a barrier. While the shift in parking time makes it easier for snow plowing, it gets difficult when residents' vehicles are being towed.
- » The assumption that everyone has a car is a false assumption.
- » Lack of sidewalk connections make it difficult for seniors to walk in the middle of winter. There is also a lack of sidewalk connection from the neighborhood area to the busy intersection.
- » The Blue Line LRT corridor's busy intersection discourages people from walking.
- » There are no bike lanes.
- » Gentrification is a barrier to accessing housing. There is a huge influx of immigrant and people of color (Hmong, Vietnamese, Liberian, etc.), and there is an old mentality of keeping the suburb the way it should be. However, this new form of gentrification is problematic because it pushes more people into the suburbs without any resources.
- » Discriminatory practices are also barriers to accessing housing. Undocumented immigrants usually pay \$75 to \$100 more in fees and rent than any other tenants. Landlords are now asking for car insurance to get a parking space, which targets undocumented immigrants. Often the extra money, advocated with the help of La Asamble, is used to pay for towing fees and not rental fees.
- » Accessing information and resources on the city websites is difficult for Spanish, Somali and Hmong speakers. It would be beneficial for cities to send yearly and/or quarterly newsletters about available resources provided at the city.

- » Identifying landlords is very difficult. When an apartment management company changes, La Asamblea goes door-to-door letting people know about what to expect from new management; frequently screening criteria changes.

4. Are there design issues with the type of housing available? Are there design features that are desired by the community you represent? For example, not enough bedrooms; bad layout/format; not designed to accommodate children; not designed to accommodate people with disabilities; other design issues.

- » See question #2

5. What are the desirable neighborhood features in the communities you represent? Are there neighborhood location issues with the housing available? For example, too far from transit; too much crime; too far from essential goods and services; not in a walkable neighborhood; etc.

- » See question #3

6. Other issues

- » There is an apparent disconnect between the cities and the county.
- » Hennepin County housing inventory is very helpful, and the organization would like the cities to also know about this document. The document is beneficial for the cities because it talks about housing cost burden, who is impacted, and what are the housing needs in the county and cities.
- » Homelessness is rising in the suburbs. La Asamblea want the cities and county to work together to prevent the increase of homelessness (i.e., loitering in the LRT) when the Blue Line LRT comes in.

Community Action Partnership of Hennepin County

Attending: Christine Hart (CAP-HC) Dan Edgerton (Zan), Faith Xiong (Zan)

1. What communities do you work with in the Bottineau Corridor?

Identifying specific populations, geographies and station areas, if possible.

Organization and Background

- » Community Action Partnership of Hennepin County (CAP-HC) is a service provider organization, and is the only CAP organization that services all of Hennepin County. A few of the programs established by the organization focus on homeownership, economic stability, and housing stability.

Geographies and Population

- » CAP-HC serves all communities along the Blue Line LRT. The organization primarily works with low-income families at 125%-200% of the federal poverty guideline.

Organization Projects/Programs

- » CAP-HC provide energy assistantship, financial services (i.e., financial literacy workshops, financial and employment counseling, etc.), and housing stabilization services. The housing stabilization program provides case management services for someone transitioning from shelter to affordable housing.
- » CAP-HC would like to increase and preserve affordable housing in Brooklyn Park.

2. What type of housing is abundant in the community you represent? What type of housing is most needed in the community you represent? This is intended to be very open ended. “Type” of housing, could mean any styles or arrangement. For example: rental vs. owned; townhomes vs single-family vs multi-story; large homes vs small homes; old homes vs new homes; homes affordable to low-income households; homes designed for children; homes designed for older adults or persons with disabilities; etc.

- » There is an abundance of affordable old housing stock in Robbinsdale, Crystal and New Hope.
- » There is less than a 2% vacancy rate for affordable housing (\$1,200 or less) in the county, which is a challenge because people will move out of the county to find affordable housing elsewhere. The vacancy rate is nearing 0%, and if people are terminated from their current rental, they basically have nowhere to go.
- » In the current market, there are a lot of families in rental units/housing because people can’t afford to own a home. There is also a lack of 3 or more-bedroom rentals. Frequently there are six people living in 1-2-bedroom unit housing, which gets tenants in trouble and creates an ongoing problem for tenants. Three or more-bedroom housing is needed across Hennepin County.
- » Senior housing is also needed. The rent for the New Hope senior apartment complex that was sold has gone up by \$200. In Golden Valley, there is a community housing team comprised of 3-4 seniors. These seniors are looking to move out of homeownership because they can no longer maintain their home; but they also face a challenge with finding affordable rental housing in the neighborhood. There is a shortage of affordable senior housing for rent.

3. What barriers does the community you represent have in accessing housing? For example cost; discrimination; physical accessibility; other barriers.

- » Low vacancy rates and discriminatory practices are barriers to accessible housing. People with housing subsidies (i.e., Section 8 vouchers) experience discrimination by landlords. Many landlords do not want to work with people with housing subsidies because they don’t want to take the extra step to fill out additional paperwork. In some cases, people with

housing subsidies are being discriminated by property managers because of their race.

- » Rent increases are also a challenge. For example, rent used to be \$800/month, now rents are going up to \$1,400/month. This barrier is not only a hurdle for accessible housing, but also impacts people's employment and where children are going to school.

4. Are there design issues with the type of housing available? Are there design features that are desired by the community you represent? For example, not enough bedrooms; bad layout/format; not designed to accommodate children; not designed to accommodate people with disabilities; other design issues.

- » While there are many issues with layout and design, at the end of the day these issues do not matter. As long as people have housing, they are satisfied with whatever housing layout they have. Layout and design are not a priority for many people.
- » There is no tenant protection. Tenants would prefer to not complain because of the fear of having nowhere to go if they get terminated for complaining about small things like plumbing.
- » There are four policies CAP-HC is pushing for city buy-in:
 - Just cost eviction or non-renewal
 - Landlords cannot terminate tenants unless there is a just cause.
 - Section 8 ordinances
 - Whether or not rent is being paid through housing subsidies, landlords cannot discriminate potential tenants by how their rent is being paid.
 - Right of First Refusal If the owner/landlord sells the property, they need to give 90-day notice to tenants. This allows the city or other agencies to get involved with rehab or making the property more affordable for the tenants.

- Inclusionary Housing
 - Requires any new development to contribute a percentage of the total units as permanently affordable housing.
 - Brooklyn Park and Golden Valley both have inclusionary housing ordinances, and the organization is working to get other cities on board.

5. What are the desirable neighborhood features in the communities you represent? Are there neighborhood location issues with the housing available? For example, too far from transit; too much crime; too far from essential goods and services; not in a walkable neighborhood; etc.

- » Walkability – having more sidewalks in neighborhood area.
- » Transit – always an issue in the suburbs. Seniors rely on Metro Mobility to get around, but this service is not enough.
- » Cities should prioritize community-building opportunities. In most cities, community building is not a priority for funding. CAP-HC emphasized that it is in the city’s best interest to prioritize community connection opportunities. While cities are aware of this need, there have been no action to build capacity in moving forward with community building in the neighborhood.

6. Other issues

- » There is a disconnect between the county and the cities; they are not working together. The county and cities don’t really have a clear understanding of what the other is doing.
- » CAP-HC would like to have county take a stronger leadership role to help guide cities with planning for equity.

City of Lakes Community Land Trust

Attending: Staci Howritz (CLCLT), Dan Edgerton (Zan), and Faith Xiong (Zan)

1. **What communities do you work with in the Bottineau Corridor?** *Identifying specific populations, geographies and station areas, if possible.*

Organization and Background

- » City of Lakes Community Land Trust is a business that focuses on homeownership opportunities in Minneapolis. The organization's mission is to "create community ownership that preserves affordability and inclusivity."
- » CLCLT began in 2002 as a non-profit organization. This year is CLCLT's second business year. They are projected to have 38 home closings in the following year. On average, CLCLT, on average, closes 25-30 houses per year, earning about \$2-4 million in capital.
- » CLCLT is marketed through homebuyer education courses, partnerships and lender referrals, and by word of mouth by current homeowners.

Geographies and Population

- » CLCLT serves populations with 80% or less of the median average income. Most of the people they serve have an average median income of 5% or lower.
- » 53% of CLCLT homeowners are communities of color (African-American, East African, Somali, Hmong, and Latino), and 54% of CLCLT homeowners are single.
- » CLCLT only serves the City of Minneapolis

Organization Projects/Programs

- » CLCLT's primary role is to invest in land and make it affordable for potential homeowners to own a home on the land. While CLCLT owns the land, the homeowner takes title of the home. Any changes to the net worth of the home are shared between homeowner and CLCLT.

- » CLCLT currently has 250 homes, ranging from single-family homes to duplexes, condos, and townhomes. The organization also has 50 resales. While the organization mostly focuses on homeownership, they also have rental properties near their business.

2. What type of housing is abundant in the community you represent? What type of housing is most needed in the community you represent? This is intended to be very open ended. “Type” of housing, could mean any styles or arrangement. For example: rental vs. owned; townhomes vs single-family vs multi-story; large homes vs small homes; old homes vs new homes; homes affordable to low-income households; homes designed for children; homes designed for older adults or persons with disabilities; etc.

- » CLCLT needs a range of housing, however their main concern is not about the type of housing they need, but about who gets to live in Minneapolis.
- » Minneapolis used to be against duplexes, but there is also a need for density. CLCLT emphasizes that when thinking about filling up empty city lots in Minneapolis, it is also important to think strategically about the need for density.
- » There is a decent stock of single-family and multi-family housing, and it is important for the city and county to create different housing options along LRT.

3. What barriers does the community you represent have in accessing housing? For example cost; discrimination; physical accessibility; other barriers.

- » Credit is the biggest barrier for homeownership.
- » There are a lot of rental properties in Minneapolis, but not enough homes for people to own in Minneapolis. The demand for homeownership is high, but home inventory is low.
- » There is still a traditional mindset that, in order to own a home, one must have \$20,000-\$30,000 for closing costs. CLCLT is modeling homeownership, but it is still difficult.

- » Cultural religious policy is also a barrier to homeownership. The idea of “owning” and “investing” in something is a difficult conversation to have with religious and cultural communities. For example, Sharia finance won’t allow Muslim communities to pay interest, but a conventional mortgage with interest is recommended for owning a home.
 - » Land ownership has always been a barrier towards homeownership for many of the cultural and religious communities CLCLT work with. However, homeownership is possible within these communities when people accept changes (i.e., Little Earth community).
4. **Are there design issues with the type of housing available? Are there design features that are desired by the community you represent?** For example, not enough bedrooms; bad layout/format; not designed to accommodate children; not designed to accommodate people with disabilities; other design issues.
- » There is a need for larger family homes with 4 to 6-bedrooms.
 - » There is also a need for accessible and visible homes, particularly for seniors and people with disabilities.
 - » CLCLT is interested in more transitional and smaller houses (1-bedroom and smaller footprint) with less maintenance for seniors to transition from their 3 to 4-bedroom homes.
 - » CLCLT is also interested in mixed-generational homes and mixed-income homes in Minneapolis.

5. What are the desirable neighborhood features in the communities you represent? Are there neighborhood location issues with the housing available? For example, too far from transit; too much crime; too far from essential goods and services; not in a walkable neighborhood; etc.

- » North Minneapolis is a great place, but it also has a very bad reputation for crime.
- » 97% of the people who live in Minneapolis live within a six-block radius to transit. While there is certainly transit accessibility, there is no accessibility to amenities (i.e., banks, grocery stores, coffee shop, restaurant options, etc.) where people live.
- » It is important to be mindful of creating an economic center where people can live, work, and play.

6. Other issues

- » CLCLT encourages the Blue Line LRT study to think creatively in the future about landownership and community ownership opportunities.

Northside Residents Redevelopment Council (NRRC)

Attending: Martine Smaller (NRRC), Gale (NRRC), Dan Edgerton (Zan), and Faith Xiong (Zan)

1. **What communities do you work with in the Bottineau Corridor?** Identifying specific populations, geographies and station areas, if possible.

Organization and Background

- » Northside Residents Redevelopment Council is non-profit neighborhood organization that serves both the Willard-Hay and Near North neighborhoods in North Minneapolis. Their role as a neighborhood organization is to empower residents to make changes in their community.

Geographies and Population

- » NRRC serves a range of communities. The residents they serve are African-American, Hmong, Latino, and European American with a wide range of income.

Organization Projects/Programs

- » Some of the programs and services NRRC provides include block grants, first time homebuyer loans, and reviewing/making recommendations on development proposals.

1. **What type of housing is abundant in the community you represent? What type of housing is most needed in the community you represent?** This is intended to be very open ended. “Type” of housing, could mean any styles or arrangement. For example: rental vs. owned; townhomes vs single-family vs multi-story; large homes vs small homes; old homes vs new homes; homes affordable to low-income households; homes designed for children; homes designed for older adults or persons with disabilities; etc.

- » There is a lot of quality housing (bricked homes) that should be preserved and respected, and there is also an increase in housing built using poor quality materials. The quality that housing developers are putting up does not fit the characteristic and aesthetic of the community. These poor-quality homes frequently, after a short period of ownership, are turned

into rental properties. When developers are putting resources in an old narrative (social service neighborhood), the community is losing income and the tax base that contributes to the wealth of our neighborhood. There is a need for more relevant details.

- » The definition of affordable housing is a challenge. While there is an abundance of extremely low-income housing, there is a lack of affordable housing for younger, talented people. Without any affordable housing stock, the community is losing young talented people who are choosing to live elsewhere in the city.

2. What barriers does the community you represent have in accessing housing?

For example cost; discrimination; physical accessibility; other barriers.

- » There are a lot of owner-occupied homes and there are also several rentals that are owned by slum lords. There is a lack of quality rentals in the neighborhood.
- » There are a lot of entities financially dependent on the old narrative (a community needing of social services resources), and it is not helping the community.
- » Data is also feeding the old narrative, so there is a need to collect new data and more relevant details to support the neighborhood's new narrative.
- » The disconnect within Hennepin County and the disconnect between the county and the city makes it difficult for NRRC to align its neighborhood small area plan with them.
- » NRRC's role is to gather data from residents and to share it with the city and the county. In the future, NRRC wants to work more with the city and the county in this aspect.

3. Are there design issues with the type of housing available? Are there design features that are desired by the community you represent? For example, not enough bedrooms; bad layout/format; not designed to accommodate children; not designed to accommodate people with disabilities; other design issues.

- » Most of the homes in the neighborhood are stucco and brick homes. New sidings do not fit in, and we would like to see strategies for preserving the character of neighborhood. If you look down Plymouth Avenue, there is a mix of housing/building types which is not cohesive.

4. What are the desirable neighborhood features in the communities you represent? Are there neighborhood location issues with the housing available? For example, too far from transit; too much crime; too far from essential goods and services; not in a walkable neighborhood; etc.

- » The organization expressed that zoning is the biggest problem. The current zoning codes have not been changed since the protest and burning of the small businesses along the corridor. Plymouth Avenue and Penn Avenue used to be commercial corridors, similar to 50th and France in South Minneapolis. However, when the city rezoned the neighborhood into residential zoning, it deprived the community of the opportunity to grow economically. There is a need for a more proactive approach to zoning and more commercial zoning in the neighborhood.
- » Zoning is also designed specifically for vehicles and not pedestrians, which is hindering people from getting to know each other.
- » Crime is not an issue, but the organization is concerned about the potential of crime when there is an increase in pedestrian traffic outside of walkshed.
- » Many essential goods are too far for people to walk to. NRRC want more pedestrian--friendly and walkable neighborhoods.
- » NRRC expressed that the Blue Line LRT was planned without seniors in mind. The organization would like to have more special bus services to serve senior citizens to get to the Blue Line LRT.

Redeemer Lutheran Church/Redeemer Center for Life

Attending: Pastor Kelly Chatman (Redeemer), Dan Edgerton (Zan), and Faith Xiong (Zan)

1. **What communities do you work with in the Bottineau Corridor?** Identifying specific populations, geographies and station areas, if possible.

Organization and Background

- » Redeemer Lutheran Church/Redeemer Center for Life is a church and non-profit organization in the Harrison Neighborhood. There are over 4,000 people in the community, in which 39% are African American and 60% rentals in the Harrison neighborhood.

Geographies and Population

- » Harrison Neighborhood is considered near-north due to its proximity to Downtown Minneapolis.

2. **What type of housing is abundant in the community you represent? What type of housing is most needed in the community you represent?** This is intended to be very open ended. “Type” of housing, could mean any styles or arrangement. For example: rental vs. owned; townhomes vs single-family vs multi-story; large homes vs small homes; old homes vs new homes; homes affordable to low-income households; homes designed for children; homes designed for older adults or persons with disabilities; etc.

- » The neighborhood is primarily industrial and single-family residential. A few of these single-family homes are Pride for Project Living (PPL) housing projects. There is also an abundance of single-family rentals, some apartment complexes, and vacant lots in the neighborhood.
- » There are more investors than there are foreclosures in the community.

- » There is an early sign of gentrification that is changing the neighborhood because there is a limited amount of affordable housing, which is pressuring people to move out. There is an increase of younger people in the community today.
- » As development is coming in, rents will most likely increase. Rent control is needed when LRT comes in.

3. What barriers does the community you represent have in accessing housing? For example cost; discrimination; physical accessibility; other barriers.

- » The Neighborhood Association wants to advocate more for homeowners and become a homeowner association.
- » Historically, there is a lack of attractive retail sites and a disparity in neighborhood investment. It would be beneficial to have more user-friendly community retail that has a stronger sense of community investment (i.e., Whole Foods, coffee shops, cooperatives, replace the smoke shop with other retails, etc.). The people in this neighborhood deserve amenities present in other neighborhoods too.
- » As gentrification comes in, it is likely that the impound lot and industrial sites will turn into retail locations. While adding more commercial sites is a positive thing, there is the risk of further gentrification.

4. Are there design issues with the type of housing available? Are there design features that are desired by the community you represent? For example, not enough bedrooms; bad layout/format; not designed to accommodate children; not designed to accommodate people with disabilities; other design issues.

- » There is a need to create healthy design to improve community health. The organization wants to see height limitations, as designs from the city do not fit the characteristic of the community. The organization doesn't want a "downtown/Grand Canyon" feel, but urges planning and design to maintain the "small town" feel.

5. What are the desirable neighborhood features in the communities you represent? Are there neighborhood location issues with the housing available? For example, too far from transit; too much crime; too far from essential goods and services; not in a walkable neighborhood; etc.

- » There is a need to expand mobility options (bike lanes, sidewalks, buses, etc.) to improve connectivity to amenities and facilities in the neighborhood. It is inaccessible for Minneapolis residents to get to Theodore Wirth Park, an urban park used for skiing and golfing.
- Theodore Wirth Park facility also needs to program and promote their facility as a part of the neighborhood. Today, Edina residents are using the park more than local residents.
- Harrison Neighborhood is a food desert. Access to healthy food is limited.

6. Other issues

- » Try to encourage more homeownership and longer-term leases.

Comments Received in Response to Presentation of Draft Findings to members of the Blue Line Coalition and Health Equity Engagement Cohort (December 13, 2017 – Brookdale Library)

Attendee #1:

- The number of new affordable units (as listed by the Met Council) seems small compared to the number of total new units
- Van White will be a busy station. Students coming and going, start of the corridor
- Like how universal design is being addressed
- Long term affordability
 - » This needs to be addressed--especially the fact that some developments are halfway thru their affordability period and will be close to finished by opening day
 - » NOAH--be clear on “relative” affordability. Be aware of the pushback by city officials....”We have NOAH, why do we need more”. Many NOAH units are substandard.
- Potentially creating homelessness because not producing housing stock that folks are looking for or need

Attendee #2:

- Much of the naturally-occurring affordable housing in the corridor is uninhabitable or significantly aged. Poor housing stock is bad for residents, obviously, but it also increases the risk that these buildings will be targets for redevelopment. I'd like the report to emphasize that NOAH is unlikely to remain naturally affordable as the corridor becomes a more attractive real estate market. The report should encourage cities to be proactive about preserving affordability either by adding new units or adding rent protections (and renovations) to current NOAH properties. Cities cannot rely on their current NOAH stock to continue meeting the affordability needs of their residents.

- Along this theme, a lot of the current rental housing of all types is aging and likely in need of capital investment. The increased costs of these improvements often push property owners to raise their rents. I'd like to see the report discuss this phenomenon and include recommendations about how cities can help landlords maintain quality housing stock while preserving affordability.
- Given the age of the corridor's housing stock, I would also like to see the report discuss whether any current affordable housing properties that were built under Section 42 or similar programs are nearing the end of their affordability term commitment. Again, this represents another threat to affordable housing in the corridor as property owners seek to take advantage of the rising rental market and/or can't afford capital investments in their properties without raising rents.
- The corridor's housing density is currently well under the recommended levels of density for TOD. I'd like to see the report emphasize that permitting higher-density development is one way to make affordable housing and commercial space more financially feasible.
- Concerns were raised about the shortage of 3+ bedroom units in the corridor, and I worry that pushback about developing larger units could be a smokescreen for discrimination against immigrant families who tend to be larger. The report should encourage cities to prioritize housing units of all sizes in both the ownership and rental markets.
- The report should discuss the current status of owner-occupied multifamily housing stock within the corridor and include recommendations for affordable homeownership as an important strategy. Density, homeownership, and affordability do not need to be mutually exclusive goals.

Attendee #3:

My apologies for being unable to attend this session but I'm confident that my fellow BLC members were a great representation. My comments are listed below and as indicated represent a context outside of being in attendance and outside of receiving or providing direct input from the presenters.

- a. I would have welcomed better identification of the areas being addressed at the beginning of the report
- b. My understanding of a Gap Analysis involves the "comparison of actual performance with potential or desired performance" and ways to bridge the "Gap".
- c. I was unable to match the "Purpose of a Gap Analysis" with many of the Takeaways. The first sentence can be said about most major cities but would have preferred to see Takeaways specific to the Blue Line corridor and its specific needs. In addition, other than "upgrading current limited stock" there was no need identified for new development in the "under 3 bdrm market."
- d. Without a Glossary, I'm unclear on the definition of an "owner-occupied MF unit" or where are the "Hennepin County and Twin Cities MSA areas might be located.
- e. I would like to see the source document indicating that affordable housing is available as stated in your document.
- f. In that same vein, I disagree and have seen reports that dispute the premise in this report that most housing along the corridor is owned and not rental, especially when the same report touts the large population of people of color along this same corridor.
- g. I am in disagreement with Page 16's premise that the median income of people on Golden Valley Rd. is \$80,000 and I would also challenge the amount attributed to Plymouth Ave too.
- h. Page 36 graph-2017 Household Size does not include "Oak Grove Parkway" or "Corridor 1-mile" (whatever that is) data.
- i. Page 41 does not reference any cost-burdened renters in Oak Grove Parkway or at 93rd Ave, is that correct?
- j. Page 46 Development Trends do not reference a specific area or areas.
- k. Page 51 I would suggest an increase in the Community Experts going forward. this group(s) do not mention government policies around density and zoning that impact housing. They failed to mention high construction costs, bias against those with criminal backgrounds and those with unlawful detainers. They did not mention red-lining by banks and lenders and many other factors impacting construction and rehab of affordable housing.
- l. Page 53, I'm unclear on who may have been asked a question and what was the question they were attempting to answer.
- m. There is no reference to gentrification and its related displacement of community members.
- n. There appears to be no Equity or Racial Disparity lens applied to any of the captured data and potential Takeaways.
- o. On the "Why Do A Gap Analysis" page, four items (or conclusions) are referenced but none of the Takeaway's offer alternatives or solutions to any of these items.

DATA TABLES

Housing Units by Units in Structure

	SF Homes	Attached (THs)	2-4 Unit Bldgs	5-19 Unit Bldgs	20+ Unit Bldgs	Other	All Housing Units
Oak Grove Pkwy	21	19	0	2	0	0	42
93rd Ave	219	36	3	0	6	0	265
85th Ave	705	436	59	17	46	0	1,263
Brooklyn Blvd	454	70	40	62	102	0	728
63rd Ave	633	90	21	421	894	0	2,058
Bass Lake Rd	524	7	40	126	253	0	951
Robbinsdale	841	212	46	178	598	4	1,879
Golden Valley Rd	1,020	25	28	72	6	0	1,152
Plymouth Ave	1,148	34	68	77	23	3	1,352
Penn Ave	1,113	172	601	184	217	2	2,290
Van White Blvd	281	188	209	423	757	0	1,857
Corridor - 1/2 Mile	11,703	1,585	1,199	1,936	3,392	12	19,827
Corridor - 1 Mile	24,071	3,229	2,234	3,141	9,792	47	42,515
Brooklyn Park	16,410	4,001	544	1,151	4,623	29	26,758
Crystal	7,113	159	236	495	1,345	0	9,348
Robbinsdale	4,066	414	150	503	1,014	14	6,161
Golden Valley	6,289	643	123	677	1,145	28	8,905
Minneapolis	75,287	6,533	22,052	19,183	44,989	341	168,385
Hennepin County	271,200	42,701	28,395	38,148	108,263	1,489	490,196
Twin Cities MSA	826,141	143,539	58,862	81,791	202,845	21,217	1,334,395

Source: US Census, ACS 2011-2015 Estimate

Rental Housing by Type and Year Built (1-mile Buffer)

Oak Grove Pkwy	Single Family	Town- homes	Duplex/ Triplex	Apt, 4-9 Units	Apts 10+ Units	Total
Before 1940	1					1
1940 to 1959						0
1960 to 1979						0
1980 to 1999						0
2000 and Later	2				279	281
Total	3	0	0	0	279	282
93rd Ave	Single Family	Town- homes	Duplex/ Triplex	Apt, 4-9 Units	Apts 10+ Units	Total
Before 1940						0
1940 to 1959						0
1960 to 1979	1					1
1980 to 1999	22					22
2000 and Later	1					1
Total	24	0	0	0	0	24
85th Ave	Single Family	Town- homes	Duplex/ Triplex	Apt, 4-9 Units	Apts 10+ Units	Total
Before 1940	2					2
1940 to 1959						0
1960 to 1979	38		42			80
1980 to 1999	23	93				116
2000 and Later	3	16				19
Total	66	109	42	0	0	217
Brooklyn Blvd	Single Family	Town- homes	Duplex/ Triplex	Apt, 4-9 Units	Apts 10+ Units	Total
Before 1940						0
1940 to 1959	2					2
1960 to 1979	31		46	14	268	359
1980 to 1999	25		2			27
2000 and Later	1					1
Total	59	0	48	14	268	389
63rd Ave	Single Family	Town- homes	Duplex/ Triplex	Apt, 4-9 Units	Apts 10+ Units	Total
Before 1940						0
1940 to 1959	56	28	27			111
1960 to 1979	9		19	56	1,445	1,529
1980 to 1999	3			7	73	83
2000 and Later	1			7	122	130
Total	69	28	46	70	1,640	1,853
Bass Lake Rd	Single Family	Town- homes	Duplex/ Triplex	Apt, 4-9 Units	Apts 10+ Units	Total
Before 1940	1		2			3
1940 to 1959	60		4	14		78
1960 to 1979	4			28	111	143
1980 to 1999	4				241	245
2000 and Later						0
Total	69	0	6	42	352	469

Robbinsdale	Single Family	Town- homes	Duplex/ Triplex	Apt, 4-9 Units	Apts 10+ Units	Total
Before 1940	41		30			71
1940 to 1959	38		71		55	164
1960 to 1979	8	11	20	14	185	238
1980 to 1999	11		4		331	346
2000 and Later	2	20		7	36	65
Total	100	31	125	21	607	884
Golden Valley Rd	Single Family	Town- homes	Duplex/ Triplex	Apt, 4-9 Units	Apts 10+ Units	Total
Before 1940	77		13	16	24	130
1940 to 1959	48		6	35		89
1960 to 1979	6		3		13	22
1980 to 1999	10					10
2000 and Later	4					4
Total	145	0	22	51	37	255
Plymouth Ave	Single Family	Town- homes	Duplex/ Triplex	Apt, 4-9 Units	Apts 10+ Units	Total
Before 1940	220	2	62	21	12	317
1940 to 1959	29	6	21	35		91
1960 to 1979	7		5	7	72	91
1980 to 1999	7					7
2000 and Later	7	7				14
Total	270	15	88	63	84	520
Penn Ave	Single Family	Town- homes	Duplex/ Triplex	Apt, 4-9 Units	Apts 10+ Units	Total
Before 1940	237		371	213	88	909
1940 to 1959	39	6	52	14		111
1960 to 1979	43	5	49	63	243	403
1980 to 1999	33	12	11	7		63
2000 and Later	14	7	11	14		46
Total	366	30	494	311	331	1,532
Van White Blvd	Single Family	Town- homes	Duplex/ Triplex	Apt, 4-9 Units	Apts 10+ Units	Total
Before 1940	28	19	83	90	12	232
1940 to 1959			2			2
1960 to 1979	15		8	28	703	754
1980 to 1999	7	6	7	14	88	122
2000 and Later	10	25	8	84	588	715
Total	60	50	108	216	1,391	1,825
Corridor	Single Family	Town- homes	Duplex/ Triplex	Apt, 4-9 Units	Apts 10+ Units	Total
Before 1940	1,531	290	1,132	666	147	3,766
1940 to 1959	1,054	23	362	174	172	1,785
1960 to 1979	444	449	534	757	5,152	7,336
1980 to 1999	289	271	52	123	834	1,569
2000 and Later	153	390	19	273	1,641	2,476
Total	3,471	1,423	2,099	1,993	7,946	16,932

Housing Cost-Burdened Status of Households (2015)

	Owner Households		Renter Households		Owner Households		Renter Households	
	Cost-Burdened	Not Cost-Burdened	Cost-Burdened	Not Cost-Burdened	Cost-Burdened	Not Cost-Burdened	Cost-Burdened	Not Cost-Burdened
Oak Grove Pkwy	7	28	0	32	10.4%	41.8%	0.0%	47.8%
93rd Ave	74	163	0	32	27.5%	60.6%	0.0%	11.9%
85th Ave	294	788	116	153	21.8%	58.3%	8.6%	11.3%
Brooklyn Blvd	104	332	656	308	7.4%	23.7%	46.9%	22.0%
63rd Ave	203	415	1,422	1,063	6.5%	13.4%	45.8%	34.3%
Bass Lake Rd	150	321	604	455	9.8%	21.0%	39.5%	29.7%
Robbinsdale	901	3,393	1,195	999	13.9%	52.3%	18.4%	15.4%
Golden Valley Rd	173	651	573	496	9.1%	34.4%	30.3%	26.2%
Plymouth Ave	201	587	708	461	10.3%	30.0%	36.2%	23.6%
Penn Ave	250	506	1,870	1,274	6.4%	13.0%	47.9%	32.7%
Van White Blvd	95	234	1,875	1,271	2.7%	6.7%	54.0%	36.6%
Brooklyn Park	4,195	10,248	4,477	3,239	18.9%	46.2%	20.2%	14.6%
Crystal	1,374	3,309	1,514	1,171	18.6%	44.9%	20.5%	15.9%
Golden Valley	1,121	3,506	924	997	15.4%	45.2%	20.4%	19.0%
Robbinsdale	786	2,306	1,041	967	17.1%	53.5%	14.1%	15.2%
Hennepin County	60,081	163,163	84,579	91,932	15.0%	40.8%	21.2%	23.0%
Twin Cities MSA	180,536	504,729	186,397	198,387	16.9%	47.2%	17.4%	18.5%
Sources: U.S. Census Bureau; Esri; Tangible Consulting Services; Perkins+Will								

Age Distribution 2015 (Numeric)

1/2 Mile Radius	0-18	19-24	25 to 34	35 to 44	45 to 54	55 to 64	65-74	75-84	85+	Total	Median
Oak Grove Pkwy	67	17	49	43	37	40	24	12	2	291	37.5
93rd Ave	298	69	152	156	140	102	49	26	8	1,000	33.9
85th Ave	931	240	585	505	446	427	266	142	47	3,589	35.7
Brooklyn Blvd	672	211	346	256	253	268	169	47	9	2,231	31.5
63rd Ave	1,298	493	755	599	453	402	291	197	161	4,649	32.0
Bass Lake Rd	531	191	345	345	332	300	180	82	58	2,364	38.2
Robbinsdale	871	330	618	635	530	518	337	181	161	4,181	38.9
Golden Valley Rd	637	226	333	398	383	403	258	97	43	2,778	39.7
Plymouth Ave	1,093	400	554	490	438	458	312	128	48	3,921	33.3
Penn Ave	1,929	775	951	775	702	594	345	128	47	6,246	29.0
Van White	1,755	521	932	581	382	340	259	93	36	4,899	26.7
Corridor (1/2-mile)	12,556	4,157	7,647	6,286	6,107	4,716	2,377	1,627	821	46,294	34.9
1 Mile Radius	0-18	19-24	25 to 34	35 to 44	45 to 54	55 to 64	65-74	75-84	85+	Total	Median
Oak Grove Pkwy	417	111	291	258	226	225	130	63	9	1,730	36.6
93rd Ave	1,521	384	911	821	773	641	354	243	105	5,753	35.7
85th Ave	2,930	861	1,706	1,460	1,343	1,266	782	354	126	10,828	34.5
Brooklyn Blvd	2,787	894	1,610	1,252	1,134	1,189	758	259	68	9,951	33.0
63rd Ave	3,979	1,516	2,433	1,983	1,638	1,439	996	559	329	14,872	32.9
Bass Lake Rd	2,427	858	1,602	1,627	1,511	1,421	880	434	255	11,015	38.6
Robbinsdale	3,267	1,121	2,251	2,210	1,985	1,954	1,244	665	489	15,186	39.1
Golden Valley Rd	4,139	1,600	2,027	1,960	1,758	1,702	1,032	419	166	14,803	33.1
Plymouth Ave	4,361	1,770	2,148	1,821	1,669	1,558	946	390	152	14,815	30.5
Penn Ave	5,732	2,062	2,919	2,335	1,969	1,780	1,133	408	147	18,485	29.6
Van White	5,218	2,494	4,724	2,859	2,360	2,037	1,115	387	127	21,321	30.5
Corridor	25,330	9,055	16,900	13,377	13,210	10,019	4,821	3,306	1,688	97,706	34.7
Cities & Region	0 to 19	20 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65-74	75-84	85+	Total	Median
Golden Valley	4,382	730	2,671	2,149	3,130	3,526	2,251	1,126	875	20,845	46.5
Robbinsdale	3,001	800	2,615	2,015	2,015	1,600	941	646	379	14,046	36.8
Crystal	5,471	746	3,662	3,459	3,233	2,916	1,513	1,084	497	22,584	38.9
Brooklyn Park	24,006	5,317	12,355	10,244	10,947	8,445	4,466	1,959	627	78,351	32.8
Hennepin County	297,048	79,053	203,622	158,106	166,491	148,524	79,053	43,120	22,758	1,197,776	36.1
Twin Cities MSA	930,415	217,904	508,442	460,019	508,442	425,431	224,821	121,058	58,799	3,458,790	36.6
Source: U.S. Census Bureau, ACS 2011-2015 Estimate; Esri; Tangible Consulting Services											

Age Distribution 2015 (Percentage)

1/2 Mile Radius	0 to 19	20 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65-74	75-84	85+	Total
Oak Grove Pkwy	23%	6%	17%	15%	13%	14%	8%	4%	1%	100%
93rd Ave	30%	7%	15%	16%	14%	10%	5%	3%	1%	100%
85th Ave	26%	7%	16%	14%	12%	12%	7%	4%	1%	100%
Brooklyn Blvd	30%	9%	16%	11%	11%	12%	8%	2%	0%	100%
63rd Ave	28%	11%	16%	13%	10%	9%	6%	4%	3%	100%
Bass Lake Rd	22%	8%	15%	15%	14%	13%	8%	3%	2%	100%
Robbinsdale	21%	8%	15%	15%	13%	12%	8%	4%	4%	100%
Golden Valley Rd	23%	8%	12%	14%	14%	15%	9%	3%	2%	100%
Plymouth Ave	28%	10%	14%	12%	11%	12%	8%	3%	1%	100%
Penn Ave	31%	12%	15%	12%	11%	10%	6%	2%	1%	100%
Van White	36%	11%	19%	12%	8%	7%	5%	2%	1%	100%
1 Mile Radius	0 to 19	20 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65-74	75-84	85+	Total
Oak Grove Pkwy	24%	6%	17%	15%	13%	13%	8%	4%	1%	100%
93rd Ave	26%	7%	16%	14%	13%	11%	6%	4%	2%	100%
85th Ave	27%	8%	16%	13%	12%	12%	7%	3%	1%	100%
Brooklyn Blvd	28%	9%	16%	13%	11%	12%	8%	3%	1%	100%
63rd Ave	27%	10%	16%	13%	11%	10%	7%	4%	2%	100%
Bass Lake Rd	22%	8%	15%	15%	14%	13%	8%	4%	2%	100%
Robbinsdale	22%	7%	15%	15%	13%	13%	8%	4%	3%	100%
Golden Valley Rd	28%	11%	14%	13%	12%	11%	7%	3%	1%	100%
Plymouth Ave	29%	12%	14%	12%	11%	11%	6%	3%	1%	100%
Penn Ave	31%	11%	16%	13%	11%	10%	6%	2%	1%	100%
Van White	24%	12%	22%	13%	11%	10%	5%	2%	1%	100%
Corridor										
Cities & Region	0 to 19	20 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65-74	75-84	85+	Total
Golden Valley	21%	4%	13%	10%	15%	17%	11%	5%	4%	100%
Robbinsdale	21%	6%	19%	14%	14%	11%	7%	5%	3%	100%
Crystal	24%	3%	16%	15%	14%	13%	7%	5%	2%	100%
Brooklyn Park	31%	7%	16%	13%	14%	11%	6%	3%	1%	100%
Hennepin County	25%	7%	17%	13%	14%	12%	7%	4%	2%	100%
Twin Cities MSA	27%	6%	15%	13%	15%	12%	7%	4%	2%	100%
Source: U.S. Census Bureau, ACS 2011-2015 Estimate; Esri; Tangible Consulting Services										

Median Age (2000-2022)

1/2 Mile Radius	2000	2010	2017	2022
Oak Grove Pkwy	39.0	36.4	37.5	38.2
93rd Ave	29.6	32.8	33.9	35.7
85th Ave	35.3	34.6	35.7	36.7
Brooklyn Blvd	31.9	30.2	31.5	32.1
63rd Ave	30.4	30.6	32.0	32.6
Bass Lake Rd	35.7	37.0	38.2	39.0
Robbinsdale	38.2	36.7	38.9	40.4
Golden Valley Rd	34.9	37.8	39.7	41.2
Plymouth Ave	29.5	31.3	33.3	34.8
Penn Ave	24.9	28.1	29.0	29.4
Van White	21.8	25.5	26.7	27.3
Golden Valley	42.7	45.7	47.4	47.9
Robbinsdale	37.6	36.9	38.7	39.9
Crystal	36.9	38.0	39.5	40.3
Brooklyn Park	32.0	32.6	33.6	34.6
Hennepin County	34.9	35.9	37.3	38.1
<i>Sources: U.S. Census Bureau; Esri; Tangible Consulting Services</i>				

Household Size 2015

1/2-Mile Radius	
Oak Grove Pkwy	3.3
93rd Ave	3.7
85th Ave	2.8
Brooklyn Blvd	3.0
63rd Ave	2.5
Bass Lake Rd	2.5
Robbinsdale	2.1
Golden Valley Rd	2.5
Plymouth Ave	3.1
Penn Ave	3.1
Van White	2.7
Corridor (1/2-mile)	2.5
Corridor (1-mile)	2.6
1- Mile Radius	
Oak Grove Pkwy	2.8
93rd Ave	2.8
85th Ave	2.9
Brooklyn Blvd	2.8
63rd Ave	2.6
Bass Lake Rd	2.4
Robbinsdale	2.3
Golden Valley Rd	2.7
Plymouth Ave	2.8
Penn Ave	2.7
Van White	2.2
Corridor	2.4
Cities & Region	
Brooklyn Park	2.9
Crystal	2.4
Robbinsdale	2.3
Golden Valley	2.3
Hennepin County	2.3
Twin Cities MSA	2.5
Source: U.S. Census Bureau 2015 5-year ACS, Esri, Tangible Consulting Services	

Household Type (2015)

Household Type	Married Couple w/ Children	Married Couple w/o Children	Other Family w/ Children	Other Family w/o Children	Non- family (2+ persons)	Living Alone
Half Mile Radius						
Oak Grove Pkwy	13	9	4	3	1	8
93rd Ave	91	62	61	17	7	39
85th Ave	354	335	114	36	36	329
Brooklyn Blvd	151	165	167	83	23	124
63rd Ave	362	400	428	132	115	538
Bass Lake Rd	174	157	89	57	86	357
Robbinsdale	154	325	185	120	209	790
Golden Valley Rd	174	342	133	64	89	288
Plymouth Ave	190	260	271	74	148	291
Penn Ave	264	254	594	180	214	610
Van White	176	124	658	76	118	607
Corridor (1/2-Mile)	3,329	3,920	3,417	1,247	1,488	5,486
One Mile Radius						
Oak Grove Pkwy	138	96	55	29	7	77
93rd Ave	564	480	251	99	42	456
85th Ave	984	872	611	157	128	827
Brooklyn Blvd	660	706	679	214	125	865
63rd Ave	1,175	1,025	1,148	417	297	1,664
Bass Lake Rd	938	889	504	257	372	1,352
Robbinsdale	1,021	1,501	769	494	622	2,056
Golden Valley Rd	887	978	959	361	424	1,276
Plymouth Ave	739	813	1,174	374	414	1,261
Penn Ave	858	887	1,716	433	613	1,851
Van White	729	1,133	1,628	387	841	3,706
Corridor	7,010	8,058	6,619	2,507	3,060	12,797
Cities & Region						
Brooklyn Park	6,543	6,694	4,436	1,776	1,107	6,202
Crystal	1,735	2,085	1,058	707	737	3,026
Robbinsdale	1,033	1,416	715	371	610	2,016
Golden Valley	1,578	2,844	707	542	514	2,720
Hennepin County	94,700	120,473	44,999	23,774	45,563	160,687
Twin Cities MSA	305,630	367,720	127,855	64,344	98,744	370,102
Source: U.S. Census Bureau, ACS 2011-2015 Estimate; Esri; Tangible Consulting Services						

Households by Number of Bedrooms

Owner-Occupied	Total	No Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total Bedrooms
Oak Grove	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
93rd Ave	649	0	10	170	161	254	54	2,130
85th Ave	2,407	12	29	576	626	1,008	156	7,914
Brooklyn Blvd	3,183	12	119	641	1,108	1,118	185	10,171
63rd Ave	2,552	0	112	495	1,352	486	107	7,658
Bass Lake Rd	2,334	0	24	418	1,417	397	78	7,105
Robbinsdale	2,609	14	122	502	1,457	427	87	7,671
Golden Valley Rd	3,357	0	35	533	1,771	831	187	10,710
Plymouth Ave	2,048	0	14	277	1,087	501	169	6,712
Penn Ave	2,502	0	50	602	1,155	519	176	7,710
Van White	1,871	7	105	385	743	438	193	5,867
Brooklyn Park	18,743	12	267	3,446	6,963	6,278	1,777	62,412
Crystal	6,594	0	107	1,134	3,794	1,345	214	20,250
Robbinsdale	4,083	14	105	791	2,312	732	129	12,236
Golden Valley	6,851	0	127	915	3,179	2,070	560	22,686
Hennepin County	307,395	595	12,504	67,039	118,634	81,659	26,964	969,928
Twin Cities MSA	932,769	1,449	23,571	185,911	371,780	268,897	81,161	3,009,807

Source: U.S. Census Bureau, Tangible Consulting Services

Households by Number of Bedrooms – Renter-Occupied 2015

Renter-Occupied	Total	No Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total Bedrooms
Oak Grove	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
93rd Ave	45	0	0	32	13	0	0	103
85th Ave	528	0	97	187	135	84	25	1,342
Brooklyn Blvd	964	0	293	306	216	124	25	2,179
63rd Ave	2,124	79	652	1,042	263	81	7	3,964
Bass Lake Rd	576	6	71	191	217	91	0	1,474
Robbinsdale	1,805	50	739	747	213	30	26	3,177
Golden Valley Rd	1,320	14	104	481	491	215	15	3,491
Plymouth Ave	1,194	39	233	426	305	176	15	2,821
Penn Ave	3,343	198	801	1,109	758	359	118	7,541
Van White	3,295	220	957	1,143	598	266	111	6,898
Brooklyn Park	8,015	250	2,749	3,116	1,063	597	240	16,056
Crystal	2,754	75	932	939	643	159	6	5,481
Robbinsdale	2,078	50	739	914	323	26	26	3,825
Golden Valley	2,054	42	698	821	391	85	17	3,983
Hennepin County	182,801	12,192	72,588	64,026	23,385	7,690	2,920	328,931
Twin Cities MSA	401,626	21,118	140,480	152,216	61,485	19,819	6,508	763,603
<i>Source: U.S. Census Bureau, Tangible Consulting Services</i>								

Households by Number of Bedrooms – All Occupied Households 2015

Total-Occupied	Total	No Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total Bedrooms
Oak Grove	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
93rd Ave	694	0	10	202	174	254	54	2,233
85th Ave	2,935	12	126	763	761	1,092	181	9,256
Brooklyn Blvd	4,147	12	412	947	1,324	1,242	210	12,350
63rd Ave	4,676	79	764	1,537	1,615	567	114	11,623
Bass Lake Rd	2,910	6	95	609	1,634	488	78	8,579
Robbinsdale	4,414	64	861	1,249	1,670	457	113	10,849
Golden Valley Rd	4,677	14	139	1,014	2,262	1,046	202	14,201
Plymouth Ave	3,242	39	247	703	1,392	677	184	9,533
Penn Ave	5,845	198	851	1,711	1,913	878	294	15,251
Van White	5,166	227	1,062	1,528	1,341	704	304	12,765
Brooklyn Park	26,758	262	3,016	6,562	8,026	6,875	2,017	78,468
Crystal	9,348	75	1,039	2,073	4,437	1,504	220	25,731
Robbinsdale	6,161	64	844	1,705	2,635	758	155	16,061
Golden Valley	8,905	42	825	1,736	3,570	2,155	577	26,669
Hennepin County	490,196	12,787	85,092	131,065	142,019	89,349	29,884	1,298,859
Twin Cities MSA	1,334,395	22,567	164,051	338,127	433,265	288,716	87,669	3,773,410

Source: U.S. Census Bureau, Tangible Consulting Services

Year Householder Moved Into Dwelling Unit (2015)

1/2 Mile Radius	Moved in 2010 or later	Moved in 2000 to 2009	Moved in 1990 to 1999	Moved in 1980 to 1989	Moved in 1979 and Earlier
Oak Grove Pkwy	113	195	47	22	26
93rd Ave	534	846	365	88	59
85th Ave	1,028	1,446	628	249	227
Brooklyn Blvd	960	1,256	532	216	285
63rd Ave	2,371	1,675	755	349	576
Bass Lake Rd	1,310	1,365	617	385	634
Robbinsdale	2,027	2,227	1,007	437	764
Golden Valley Rd	1,874	1,427	653	339	591
Plymouth Ave	2,189	1,165	557	307	557
Penn Ave	2,855	2,030	583	290	599
Van White Blvd	4,319	2,733	500	268	604
Corridor (1/2-mile)	14,819	13,304	5,255	2,602	4,071
Brooklyn Park	8,816	9,739	4,702	1,928	1,573
Crystal	2,693	2,803	1,513	954	1,385
Golden Valley	1,956	3,175	1,655	932	1,187
Minneapolis	74,762	52,112	20,714	10,650	10,147
Robbinsdale	2,027	2,251	939	358	586
Hennepin County	172,848	161,342	79,003	39,882	37,121
Twin Cities MSA	417,614	472,598	230,987	110,528	102,668
<i>Sources: US Census, ACS 2011-2015 Estimate; Esri</i>					

Number of Vehicles Available to Households

	All Occupied Housing Units			
	None	1	2	3 or More
Oak Grove Pkwy	1	111	212	70
93rd Ave	59	546	869	325
85th Ave	115	1,055	1,711	486
Brooklyn Blvd	338	1,055	1,261	366
63rd Ave	610	2,391	1,900	613
Bass Lake Rd	344	1,716	1,606	502
Robbinsdale	762	2,345	2,369	786
Golden Valley Rd	649	1,668	1,941	470
Plymouth Ave	895	1,733	1,540	426
Penn Ave	1,472	2,463	1,814	408
Van White Blvd	2,316	3,857	1,789	321
Corridor (1-mile)	5,345	15,505	13,930	3,962
Brooklyn Park	2,156	7,734	10,541	6,327
Crystal	747	3,403	3,836	1,362
Robbinsdale	727	2,196	2,367	871
Golden Valley	497	3,162	4,012	1,234
Minneapolis	30,549	70,851	52,200	14,785
Hennepin County	50,479	176,114	189,982	73,621
Twin Cities MSA	100,220	411,746	549,084	273,345

Source: Esri, Tangible Consulting Services

Race, Ethnicity, and Hispanic Origin (2015)

1/2 Mile Radius	White	African Amer.	Amer. Indian	Asian	Pacific Islander	Other Race	Two or More Races	Total	Hispanic*
Oak Grove Pkwy	198	44	1	33	1	4	8	289	7
93rd Ave	462	174	2	321	0	14	26	999	28
85th Ave	1,760	707	7	883	7	68	158	3,591	133
Brooklyn Blvd	814	818	18	421	0	49	107	2,229	143
63rd Ave	1,891	1,654	19	325	0	544	214	4,647	823
Bass Lake Rd	1,440	487	14	142	0	168	111	2,365	270
Robbinsdale	2,907	820	13	172	0	92	176	4,183	234
Golden Valley Rd	1,475	878	14	197	0	58	156	2,778	142
Plymouth Ave	968	2,137	43	416	0	125	227	3,921	227
Penn Ave	1,206	3,255	87	1,081	0	250	362	6,248	481
Van White	779	3,047	39	558	0	240	230	4,899	554
Corridor	24,951	15,304	354	5,505	0	2,020	2,374	50,508	3,889
1 Mile Radius									
Oak Grove Pkwy	1,114	273	5	263	5	24	43	1,730	40
93rd Ave	3,118	874	17	1,484	0	92	167	5,753	184
85th Ave	5,188	2,513	43	2,339	11	271	455	10,831	520
Brooklyn Blvd	4,109	3,254	60	1,711	10	338	468	9,950	687
63rd Ave	7,019	4,520	74	1,234	0	1,368	654	14,870	2,141
Bass Lake Rd	7,467	1,817	77	617	0	485	562	11,014	859
Robbinsdale	11,330	2,111	76	623	15	349	699	15,188	835
Golden Valley Rd	5,477	6,173	148	1,688	15	444	859	14,804	933
Plymouth Ave	3,601	7,557	193	2,045	15	489	919	14,817	978
Penn Ave	4,455	9,668	222	2,440	18	702	980	18,486	1,405
Van White	7,291	9,295	277	2,622	21	682	1,109	21,319	1,684
Corridor	55,610	30,489	859	11,272	107	3,972	5,046	107,356	7,944
Cities & Region									
Golden Valley	17,352	1,787	132	860	0	126	609	20,866	529
Robbinsdale	11,353	1,992	58	218	0	180	488	14,289	507
Crystal	18,429	2,337	161	804	0	312	564	22,607	1,858
Brooklyn Park	40,851	20,998	246	11,986	57	1,617	2,440	78,195	5,133
Hennepin County	889,634	145,718	8,273	81,406	475	30,305	41,965	1,197,776	81,719
Twin Cities MSA	2,790,735	262,209	20,834	211,862	1,192	64,386	107,572	3,458,790	192,461
* Persons of Hispanic origin can be of any race									
Sources: U.S. Census Bureau 2015 5-year ACS, Esri, Tangible Consulting Services									

Household Income 2015

1/2 Mile Radius	<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000 - \$199,999	\$200,000+	Total	Median
Oak Grove Pkwy	4	4	10	8	20	13	18	5	6	88	\$71,454
93rd Ave	6	13	18	20	49	52	79	26	12	275	\$88,134
85th Ave	52	66	97	153	270	172	227	161	102	1,300	\$76,323
Brooklyn Blvd	93	119	44	116	108	130	79	41	16	746	\$50,160
63rd Ave	183	316	255	342	401	156	140	39	16	1,848	\$41,101
Bass Lake Rd	97	131	111	103	256	118	101	10	21	948	\$51,914
Robbinsdale	218	321	160	307	407	181	230	96	34	1,954	\$48,121
Golden Valley Rd	69	97	77	116	185	108	235	115	90	1,092	\$75,360
Plymouth Ave	159	139	118	175	225	143	172	71	61	1,263	\$53,189
Penn Ave	451	352	243	330	300	142	116	36	15	1,985	\$32,276
Van White	703	338	242	237	153	66	53	15	21	1,828	\$20,186
Corridor (1/2-mile)	2,298	2,380	1,881	2,716	3,813	2,218	2,570	843	550	19,269	\$51,570
Corridor (1-mile)	4,351	4,520	4,114	5,547	7,922	5,045	6,140	2,137	1,768	41,544	\$55,170
1 Mile Radius	<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000 - \$199,999	\$200,000+	Total	Median
Oak Grove Pkwy	23	26	64	56	135	100	138	37	40	619	\$76,002
93rd Ave	78	115	161	233	374	293	437	197	116	2,004	\$77,670
85th Ave	171	226	341	462	762	570	691	328	170	3,721	\$70,407
Brooklyn Blvd	334	366	365	493	688	504	443	152	75	3,420	\$53,887
63rd Ave	568	853	757	958	1,162	594	521	145	79	5,637	\$43,841
Bass Lake Rd	359	445	473	543	1,077	669	655	156	124	4,501	\$57,408
Robbinsdale	489	761	555	950	1,488	822	1,079	330	137	6,611	\$56,833
Golden Valley Rd	512	562	521	643	872	562	776	261	202	4,911	\$54,553
Plymouth Ave	752	701	502	696	775	429	536	216	167	4,774	\$43,146
Penn Ave	1,413	942	762	926	893	493	458	239	193	6,319	\$35,492
Van White	1,744	1,099	866	1,056	1,154	819	1,080	451	655	8,924	\$44,753
Corridor	4,351	4,520	4,114	5,547	7,922	5,045	6,140	2,137	1,768	41,544	\$55,170
Cities & Region	<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000 - \$199,999	\$200,000+	Total	Median
Brooklyn Park	2,049	2,323	2,483	4,128	4,511	4,212	4,586	1,490	976	26,758	\$62,974
Crystal	710	882	965	1,311	2,266	1,275	1,435	371	133	9,348	\$59,188
Robbinsdale	795	530	463	935	1,066	911	1,098	262	101	6,161	\$57,357
Golden Valley	546	697	585	717	1,631	1,031	1,813	797	1,088	8,905	\$81,534
Hennepin County	49,098	41,037	40,528	58,734	83,304	63,792	78,453	34,052	41,198	490,196	\$65,834
Twin Cities MSA	111,789	104,137	105,671	158,769	242,392	191,985	234,382	95,089	90,181	1,334,395	\$68,778
Source: U.S. Census Bureau 2015 5-year ACS, Esri, Tangible Consulting Services											

Household Income by Age of Householder 2015 (1-mile Radius)

Age: Under 25	<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000 - \$199,999	\$200,000+	Total
Oak Grove Pkwy	1	2	1	2	3	2	1	0	0	12
93rd Ave	2	5	6	7	8	6	5	1	1	41
85th Ave	7	12	15	17	21	12	8	3	1	96
Brooklyn Blvd	32	30	22	23	26	15	5	2	1	156
63rd Ave	68	93	62	67	53	17	9	4	1	374
Bass Lake Rd	15	18	20	15	25	10	4	5	0	112
Robbinsdale	19	30	20	34	38	15	8	3	0	167
Golden Valley Rd	35	42	27	26	31	12	6	2	0	181
Plymouth Ave	50	51	28	33	31	12	6	4	0	215
Penn Ave	126	77	43	51	36	14	7	2	0	356
Van White	217	129	112	117	83	49	48	20	18	793
Corridor	403	359	286	312	296	137	96	40	22	1,951
Age: 25-44	<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000 - \$199,999	\$200,000+	Total
Oak Grove Pkwy	2	3	9	9	27	21	31	11	12	125
93rd Ave	10	12	26	40	70	68	107	62	30	425
85th Ave	21	24	48	76	147	127	162	100	47	752
Brooklyn Blvd	48	43	49	79	134	101	104	46	22	626
63rd Ave	78	92	102	149	212	120	112	42	25	932
Bass Lake Rd	54	53	65	90	227	146	151	47	41	874
Robbinsdale	56	85	76	152	277	165	240	96	39	1,186
Golden Valley Rd	80	72	80	110	171	111	175	78	54	931
Plymouth Ave	134	98	81	125	148	82	116	63	46	893
Penn Ave	207	119	115	165	172	95	102	81	60	1,116
Van White	231	129	113	168	197	128	176	95	144	1,381
Corridor	1395	1,394	1,588	2,096	3,245	2,231	2,860	906	738	16,453
Age: 45-64	<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000 - \$199,999	\$200,000+	Total
Oak Grove Pkwy	8	8	22	20	54	39	58	17	20	246
93rd Ave	30	31	57	79	145	121	187	94	55	799
85th Ave	63	64	113	155	300	241	302	162	86	1,486
Brooklyn Blvd	127	105	113	165	272	203	198	78	39	1,300
63rd Ave	174	195	197	284	395	221	209	67	44	1,786
Bass Lake Rd	133	125	142	180	432	269	289	77	70	1,717
Robbinsdale	156	213	165	309	555	320	469	161	65	2,413
Golden Valley Rd	194	167	166	222	331	225	339	140	111	1,895
Plymouth Ave	299	216	156	244	287	164	230	112	91	1,799
Penn Ave	462	259	222	312	327	184	192	131	113	2,202
Van White	561	291	213	309	366	231	316	150	255	2,692
Corridor	1460	1225	1,177	1,759	2,899	1,901	2,514	998	850	14,783

Age: 65+	<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000 - \$199,999	\$200,000+	Total
Oak Grove Pkwy	9	8	20	13	26	14	15	3	3	111
93rd Ave	28	50	47	71	77	40	36	15	13	377
85th Ave	53	91	101	134	135	77	72	22	16	701
Brooklyn Blvd	72	124	100	120	103	62	45	9	3	638
63rd Ave	144	246	201	222	233	97	63	20	2	1,228
Bass Lake Rd	114	190	162	189	217	118	74	14	11	1,089
Robbinsdale	213	341	186	293	311	154	127	29	15	1,669
Golden Valley Rd	121	177	128	152	169	91	98	37	37	1,010
Plymouth Ave	152	211	112	139	143	68	72	30	26	953
Penn Ave	264	270	133	151	135	70	50	20	16	1,109
Van White	312	289	105	116	103	61	64	19	33	1,102
Corridor	1094	1,542	1,062	1,380	1,483	776	668	193	159	8,357
Sources: U.S. Census Bureau 2015 5-year ACS; Esri; Tangible Consulting Services										

Household Income by Age of Householder 2015

Age: Under 25	<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000 - \$199,999	\$200,000+	Total
Golden Valley	546	697	585	717	1,631	1,031	1,813	797	1,088	8,905
Robbinsdale	795	530	463	935	1,066	911	1,098	262	101	6,161
Crystal	710	882	965	1,311	2,266	1,275	1,435	371	133	9,348
Brooklyn Park	2,049	2,323	2,483	4,128	4,511	4,212	4,586	1,490	976	26,758
Hennepin County	49,098	41,037	40,528	58,734	83,304	63,792	78,453	34,052	41,198	490,196
Twin Cities MSA	111,789	104,137	105,671	158,769	242,392	191,985	234,382	95,089	90,181	1,334,395
Age: 25-44	<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000 - \$199,999	\$200,000+	Total
Golden Valley	546	697	585	717	1,631	1,031	1,813	797	1,088	8,905
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Age: 65+	<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000 - \$199,999	\$200,000+	Total
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Sources: U.S. Census Bureau 2015 5-year ACS; Esri; Tangible Consulting Services										

DRAFT CHAPTER 4: Housing & Neighborhood





INTRODUCTION

This Chapter evaluates Brooklyn Center’s existing housing stock and plans for future housing needs based on household projections, population projections, and identified needs communicated through this planning process. As required in the City’s 2015 System Statement prepared by the Metropolitan Council, understanding and planning for the City’s housing stock is a critical part of the 2040 Comprehensive Plan (Plan). The City’s planned land use includes three residential categories and residential components of new mixed-use designations which together account for approximately half of the City’s land use area. Residential land use will continue to be the largest land use in the community. A diverse housing stock that offers neighborhood stability combined with access to open space, goods and services is essential to a healthy, sustainable, and resilient community. It protects the community’s tax base against market fluctuations; it builds community pride and engagement of existing residents; it helps the community’s economic competitiveness by assisting Brooklyn Center businesses with employee attraction and retention; it provides options for existing residents to remain in the community should their life circumstances (e.g., aging-in-place) change; and it offers future residents access to amenities and levels of service that support a stable and supportive housing and neighborhood environment.

4-1

The first part of this Chapter focuses on the existing housing stock. It summarizes important information regarding the overall number of housing units, the type of units, their affordability, and the profile of their residents. These sections are a summary of more detailed socio-economic data which is attached to this Plan as an Appendix and serves as a supporting resource to this Chapter. Understanding the existing housing stock is key to determining what types of housing products may be demanded over the next 10-20 years and where they should be located.

In conjunction to the statistical or inventory information collected, this Chapter includes a summary of community, stakeholder and policy-maker feedback related to housing and neighborhoods heard throughout this planning process. Additionally, this Chapter addresses the projected housing needs during the planning period and presents some neighborhood and housing aspirations as identified by the City’s residents and policy-makers. The final section of this Chapter links projected housing need to practical implementation tools to help the City achieve its housing goals and identified strategies. The list contained in this Chapter is not exhaustive but provides a starting place from which the City can continue to expand and consider opportunities to meet current and future resident needs.

2040 Housing & Neighborhood Goals

- » Promote a diverse housing stock that provides safe, stable, and accessible housing options to all of Brooklyn Center's residents.
- » Recognize and identify ways to match Brooklyn Center's housing with the City's changing demographics.
- » Explore opportunities to improve the City's housing policies and ordinances to make them more responsive to current and future residents.
- » Maintain the existing housing stock in primarily single-family neighborhoods through proper ordinances, incentive programs and enforcement.
- » Explore opportunities to incorporate new affordable housing into redevelopment areas that promote safe, secure and economically diverse neighborhoods.

** Supporting Strategies found in Chapter 2: Vision, Goals and Strategies*

ASSESSMENT OF EXISTING HOUSING SUPPLY

Overview of Brooklyn Center's Residential Neighborhoods

The City of Brooklyn Center's residential neighborhoods are diverse and include a variety of housing types from single-family neighborhoods to large-scale apartment complexes. Although the City originally incorporated as a village in 1911, it wasn't until the Post-World War II era that the City began to develop on a large scale in which entire blocks and neighborhoods were constructed with tract housing, suburban streets, and neighborhood parks. Like much of the region's first ring suburbs, Brooklyn Center took on the role of a typical bedroom community where residents could get to their jobs in the downtown, stop for groceries at the retail center, and go home and park their cars in their garages for the evening. This pattern of development can be seen throughout the region, but Brooklyn Center had one significant difference for many decades – the regional mall known as Brookdale. The prominence of the mall and its surrounding commercial district played a major role in how neighborhoods were built and developed, which influenced neighborhood patterns and housing types.

Even though the mall is now gone, it continues to have lasting effects on the existing housing types and neighborhoods and will influence future housing as described in subsequent sections of this Chapter. For example, in the decades that the mall and regional retail center was operational much of Brooklyn Center's multi-family and apartment development was concentrated near the mall and its surrounding commercial district and provided a transition to the surrounding single-family neighborhoods. Therefore, even though the mall no longer exists, the apartments developed around the periphery of its retail area in the 1960s continue to be in high demand and provide a critical source of housing for many households.



The following sections identify and inventory the existing housing stock in the community including single-family, attached and apartment uses. Each of these housing types serve a different role in the community, but each type is an important part of the City’s neighborhoods. A summary of the City’s existing residential types and neighborhoods are as follows:

Single-Family Residential

Single-family residential neighborhoods are the dominant land use within the City and single-family detached homes comprise nearly 63 percent of the City’s housing stock. The City’s single-family detached neighborhoods were developed surrounding higher density and higher intensity land uses that included the former regional retail center and the major freeway corridors of I-94 and Highway 100. Most of the single-family neighborhoods are developed on a grid system with traditional ‘urban’ size lots. Exceptions of some larger lots are interspersed within the traditional block pattern and along the Mississippi River where a pocket of residents have views and/or frontage of the river corridor.

The 1950s were the peak decade for housing construction in the City; a period in which owner-occupied housing predominated. While other housing types began to emerge post 1950s, the demand for single-family detached housing continued through 1980 as the remaining land in the community developed. Given the period in which the majority of Brooklyn Center’s housing stock was built, nearly the entire single-family detached housing stock is more than 40 years old. This is a major concern because at 40 years of age exterior components of a building including siding, windows, and roofs often need to be replaced to protect its structural integrity. Because the City became mostly built-out by the late 1970s, nearly all of the City’s housing stock falls into this category, which means the City must be cognizant of potential issues and proactively monitor the situation to ensure neighborhoods are sustainable into the future.



While related to housing age, the size or square footage of single-family homes also plays a significant role in the demographics of a community. Changes to family structure, technology, and other factors alter housing preferences over time, which can lead to functional obsolescence of homes and result in reduced home values because they no longer meet current buyers’ expectations. Brooklyn Center’s single-family housing stock is fairly homogeneous and the overwhelming majority of homes in every neighborhood are less than 1,500 square feet – and in many areas less than 1,000 square feet. This is a relatively modest single-family housing size, and, therefore, the single-family housing stock lacks diversity, which results in lack of choice for current and prospective residents. At the same time, these homes offer an option for small families, single and two-person households, and first time homebuyers.

Because the majority of the City’s single-family housing stock is relatively small, older, and of a homogeneous type as compared to newer larger homes or neighborhoods with more housing variety, housing prices in Brooklyn Center tend to be affordable. Also, given the similar age, size and styles of many of the homes, housing in the community has a fairly consistent price-per-square foot. Affordability in the existing housing stock can be a positive attribute that has the potential to provide long-term stability to residents and neighborhoods. However, as shown in the Background Report residents of Brooklyn Center also tend to have lower median household incomes, which can mean residents may struggle to pay for large-scale capital investments in their homes such as replacing windows or a roof.

Additionally, within the region some communities with similar single-family stock to Brooklyn Center have experienced pressure for tear-downs and major remodeling, and that market trend has yet to reach the City. While that trend may eventually impact the community, at the present time the change and growth impacting the single-family neighborhoods is mostly related to the evolving demographics within the community. This change presents different considerations and challenges because it is not necessarily physical growth or changes to homes and neighborhoods. Instead the community is challenged with how to manage larger numbers of people living within a household such as growing numbers of multi-generational households.



Existing Single-family Neighborhood Perspectives Described in this Planning Process

Throughout this planning process policy-makers and residents alike expressed the desire to maintain the affordability of the existing single-family neighborhoods but acknowledged the current challenges of helping residents maintain their structures, blocks and neighborhoods in the face of compounding maintenance due to the age of the City’s neighborhoods. In addition to the physical condition of the structures, residents and policy-makers also acknowledged that as the City’s population and demographics become increasingly more diverse new residents are changing how existing homes are being occupied and, therefore, it would be valuable for the City to evaluate it’s ordinances and policies to ensure they align with the needs of residents. The demographic considerations are identified in subsequent sections of this Chapter, but it is worth noting that the demographic changes can have a significant impact the character of existing single-family residential neighborhoods. Most recognized this as a positive change, but also acknowledged and stated that the City must figure out how to pro-actively address some of these changes to protect the existing neighborhood fabric. For example, multi-generational households are becoming increasingly more prevalent within the City’s single-family neighborhoods which can impact how rooms within a home are used, how many cars may be present at the home, and how outdoor spaces and yards may be used.

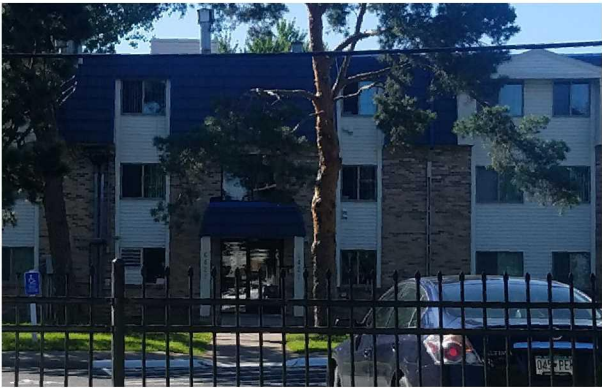
4-6

Closely related to the demographic changes in the community is the City’s aspiration to promote and maintain neighborhood stability. This objective emerged repeatedly throughout this planning process as residents and policy-makers expressed the desire to identify strategies to help promote and encourage sustainability, resiliency and accessibility within the single-family neighborhoods. In part this objective is the result of several years of turnover within the single-family neighborhoods as long-term residents begin to age and move onto other housing options, new residents and families are moving into the neighborhoods. This life-cycle of housing is common, but the City wants to find ways to ensure new residents want to stay in their homes, their neighborhoods, and the community long-term and invest in making the City a better place for generations to come.



Multi-family Residential

Nearly one third (29 percent) of the City’s housing units are in multi-family residential buildings located throughout the community. Nearly all of these buildings were constructed in the 1960s and 1970s, and are primarily located on major roadways or corridors, and surrounding the former regional retail areas. This means these buildings are nearly 50 years old or older. Just as noted within the single-family neighborhoods, the potential for deterioration and need for significant investment in these aging buildings can pose a threat to the quality of the City’s housing stock if the buildings are not properly maintained, managed and updated.



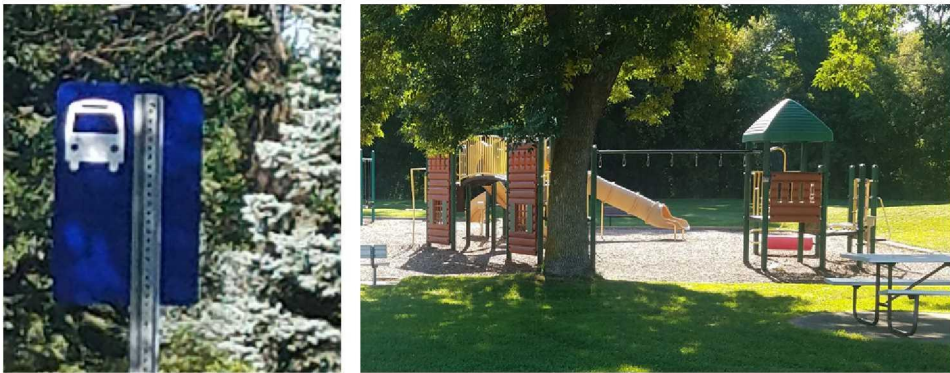
There has been some maintenance and management of the multi-family housing stock, and a few complexes have even incorporated modest upgrades to the interiors. In fact, the City has started one large-scale rehabilitation of a building that would bring higher-market rate rental options to the community once completed. However, this is one project and despite these improvements the City’s multi-family housing stock continues to be one of the most affordable in the region with some of the lowest rental rates in the metropolitan area.

4-7

Many of the multi-family areas are near major corridors and are adjacent to high intensity uses that do not necessarily support or serve the residential use with the current development and land use patterns. As a result, many of the multi-family areas do not feel like an incorporated part of the City’s neighborhoods. As discussed in subsequent sections of this Chapter, the City is planning for redevelopment in or adjacent to many of the existing multi-family areas that will hopefully reinvigorate and reconnect the existing multi-family uses into a larger neighborhood context.

Multifamily Neighborhood Perspectives Described in this Planning Process

Throughout this planning process the City’s residents were vocal about the existing multi-family options available in the community and the lack of diversity within the multi-family housing stock. Without a full inventory of all available multi-family units it is difficult to confirm some of the anecdotal comments heard throughout the process, but nevertheless it is important to consider since residents’ testimony provides valuable insight into the existing housing stock. Several residents indicated that there are few options available for larger multi-family units with at least three (3) bedrooms, making it difficult to find stable living options for families with more than two (2) children. Residents also communicated a desire to have housing options that were closer to supportive retail, commercial and services so that they could walk, bike or easily use transit to meet their needs. Despite these challenges, the City’s parks, trails and open spaces were viewed as an integral and important part of their quality of life.



Similarly, to the single-family neighborhoods, the community’s aspiration to create a stable, accessible, and economically diverse multi-family housing stock was established as a short and long-term priority. Though not discussed at length during this planning process, it is widely known and understood that resident turnover, including evictions, is a serious problem that is most concentrated within the multi-family neighborhoods of the City. While this Chapter does not attempt to fully evaluate the causes for turnover and eviction in these neighborhoods, it does acknowledge it as a significant challenge and issue which shapes the character of these areas of the community. Turnover, including evictions, changes how residents feel about the community whether the City is directly involved or not. It has lasting affects on how safe people feel within a community, how invested in an area they want to become and how willing they are to contribute and reinvest in the City. For these reasons, it is imperative that the City tackle these issues and create a more stable, and integrated living environment so all residents feel a part of a neighborhood, and the larger community.

Housing Stock Statistics

The following existing housing stock characteristics support the previous neighborhood descriptions through more detail. This information, coupled with the previous description, provides a valuable baseline from which the City can evaluate and plan for the future of its housing stock.

Total Housing Units

According to data from the Metropolitan Council and the City of Brooklyn Center, there are 11,603 housing units in Brooklyn Center as of 2017. As a fully developed community, new residential development in Brooklyn Center has been limited since the late 1980s. According to the Metropolitan Council, around 100 new housing units have been built since 2000 and these homes were primarily small infill locations or small redevelopment opportunities.



Housing Tenure (Owned and Rented Units)

Nearly 40 percent of the community’s residents rent, and the majority of those renters live in apartment buildings which are integrated throughout the community. The Background Report in the Appendix includes maps illustrating the location of rental housing and demographics of renters. Given that a significant portion of the City’s population lives in apartments, the age of such structures becomes critically important to the overall health of the housing supply. The majority of the apartments were constructed prior to 1979 with the bulk of the units being constructed between 1966 and 1969. This means that the majority of the apartments is more than 50 years old, and that structural deficiencies and major capital improvements may be required in the relatively near term in order for the structures to remain marketable.



Housing Type

Related to housing tenure is housing type. Due to Brooklyn Center’s peak time of housing development in the 1950s, the housing type is predominantly single-family detached homes. As of 2017, there are 8,270 units (71 percent) of single-family housing (attached and detached) and 3,333 (29 percent) classified as multi-family housing.

The type of housing structure can influence not only affordability but also overall livability. Having a range of housing structures can provide residents of a community options that best meet their needs as they shift from one life stage to another. For example, retirees often desire multi-family housing not only for the ease of maintenance, but also for security reasons. Multifamily residences are less susceptible to home maintenance issues or burglary concerns because of on-site management. For those with health concerns, multi-family residences often have neighbors that can also provide oversight should an acute health problem occur.

71% of housing units are single-family

- Sources: Metropolitan Council; US Census; SHC

Approximately 86 percent of Brooklyn Center’s housing stock (over 10,000 units) is more than 40 years old. This is an overwhelming portion of the City’s housing, and it is therefore important to track the condition of these older homes as they are at-risk of deferred maintenance. This can rapidly result in critical structural problems. At the same time, well-maintained older housing can be an important source of entry-level housing because of its relative affordability when compared to newer construction.

86% of housing stock is more than 40 years old

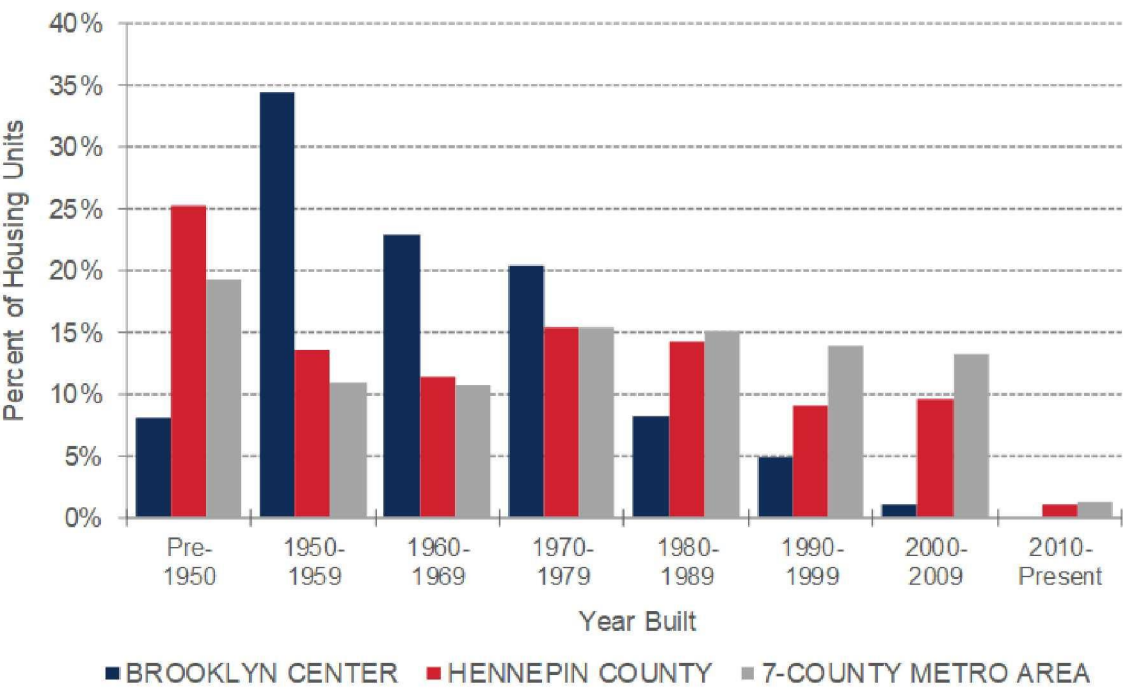
- Sources: US Census; SHC

4-10 The majority (63 percent) of Brooklyn Center’s housing stock consists of detached single-family homes. This is above the proportion found in Hennepin County (55 percent) or throughout the metropolitan area (59 percent). Nevertheless, the City’s housing stock is diversified, with many multi-family units in large structures, as well as a significant number of single-family attached units. More detailed data are included in the Background Report in the Appendix.

Year Built

The age of the housing stock is an important characteristic of the community particularly as it relates to potential structural obsolescence and other limiting factors which correlate to housing values. As described earlier, much of Brooklyn Center’s single-family housing stock was developed post-World War II between 1950 and 1963 and many of the homes in this age range were dominated by rambler architectural styles. As shown on Map 15, entire neighborhoods were all constructed in a relatively short period of time which strongly defines a neighborhood pattern. As shown, most of Brooklyn Center was developed on a fairly regular grid pattern and does not reflect a ‘suburban’ development pattern. This is positive from the perspective that transportation and transit connections should be easier to improve, where necessary, because of the relatively dense population of the neighborhoods. However, aging neighborhoods can present a challenge as major systems (i.e. roof, siding, windows, HVAC, etc.) reach the end of their useful life. This can be particularly difficult if residents are unable to reinvest and maintain their properties, which leads to deferred maintenance and the potential for more significant problems that would become widespread across entire neighborhoods.

Table 4-1. Year Built



Source: US Census: 2011-2015 American Community Survey

Housing Affordability

The Metropolitan Council considers housing affordable when low-income households are spending no more than 30 percent of their income on housing costs. Households are considered low-income if their income is at or below 80 percent of the metropolitan area’s median income (AMI).

The housing stock in Brooklyn Center is affordable relative to other communities in the Twin Cities region. According to the Metropolitan Council, 93 percent of the housing units in 2017 in Brooklyn Center were considered affordable. Moreover, only a small portion (5 percent) of this housing is publicly subsidized. Therefore, most housing is privately-owned and pricing is set by the market. According to the Minneapolis Area Association of Realtors, there were 480 home sales in Brooklyn Center in 2017 with a median sales price of \$186,125. This was roughly 25 percent lower than the Metro Area median sales price of \$247,900. For rental housing, according to CoStar, a national provider of real estate data, the average monthly rent for a market rate apartment in Brooklyn Center in 2017 was \$981 compared to the Metro Area average of \$1,190.



Map 4-1. Estimated Market Value of Owner-Occupied Housing

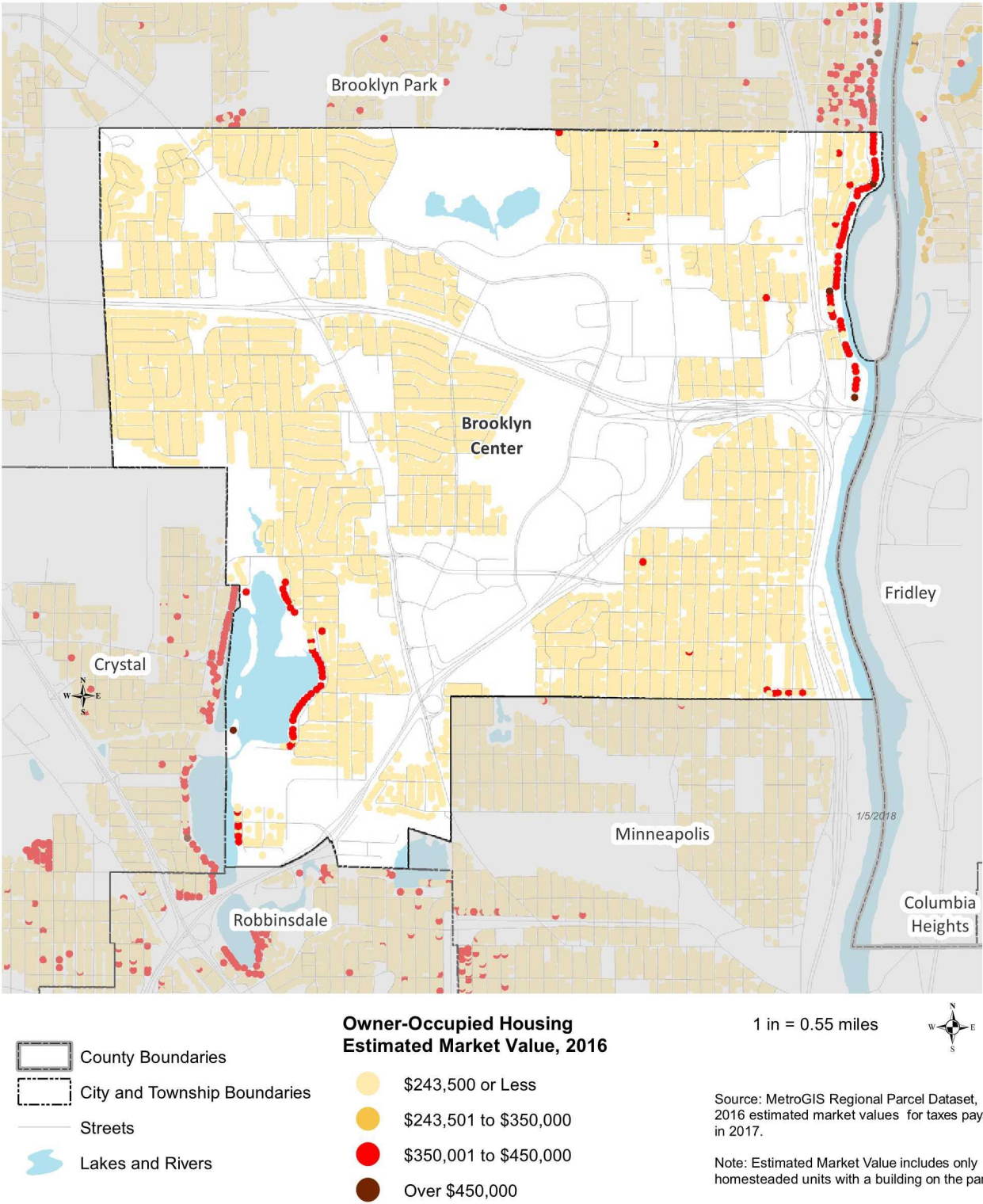


Table 4-2. Existing Housing Assessment

Total Housing Units ¹		11,608	
Affordability ²			
Units affordable to households with income at or below 30% of AMI	Units affordable to households with income 31% to 50% of AMI	Units affordable to households with income 51% to 80% of AMI	
460	4,451	6,029	
Tenure ³			
Ownership Units	Rental Units		
6,911	4,697		
Type ¹			
Single-family Units	Multifamily Units	Manufactured Homes	Other Housing Units
8,275	3,333	0	0
Publicly Subsidized Units ⁴			
All publicly subsidized units	Publicly subsidized senior units	Publicly subsidized units for people with disabilities	Publicly subsidized units: all others
553	22	0	531
Housing Cost Burdened Households ⁵			
Income at or below 30% of AMI	Income 31% to 50% of AMI	Income 51% to 80% AMI	
1,691	1,406	895	

¹ Metropolitan Council, 2016 housing sock estimate. Single-family units include single-family detached homes and townhomes. Multifamily units include units in duplex, triplex, and quadplex buildings as well as those in buildings with five or more units.

² Metropolitan Council staff estimates for 2016 based on 2016 and 2017 MetroGIS Regional Parcel Datasets (ownership units), 2010-2014 Comprehensive Housing Affordability Strategy data from HUD (rental units and household income), and the Council's 2016 Manufactured Housing Parks Survey (manufactured homes). Counts from these datasets were adjusted to better match the Council's estimates of housing units and households in 2016 as well as more current tenure, affordability, and income data from eh American Community Survey, home value data from the Federal Housing Finance Agency, and rents from HousingLink's Twin Cities Rental Revue data.

³ US Census Bureau, 2012-2016 American Community Survey five-year estimates; counts adjusted to better match the Council's 2016 housing stock estimates.

⁴ Source: HousingLink Streams data (covers projects whose financing closed by December 2016)

⁵ Housing cost burden refers to households whose housing costs are at least 30% of their income. Source: US Department of Housing and Urban Development, 2010-2014 Comprehensive Housing Affordability Strategy (CHAS) data, with counts adjusted to better match Metropolitan Council 2016 household estimates.

The high rate of affordability is largely due to the prevalence of smaller and older homes in the single-family neighborhoods, and the age and level of improvements within the multi-family rental neighborhoods. Such small sized properties are typically less expensive because they have significantly less living space than newer homes (average construction square footage has increased each decade since the 1950s). Age and level of update and improvements within the apartment stock, coupled with the average number of bedrooms in the rental units is impacting the relative affordability of the multi-family units. The condition in both the single-family and multi-family housing stock is what is known as Naturally Occurring Affordable Housing (NOAH), because the physical characteristics of the properties are what makes them affordable rather than the affordability being established through a legally binding contract. Although there is a high rate of affordability for existing units, the Metropolitan Council identifies a need for additional affordable units in any new housing construction added to the community through 2040. This condition would most likely be achieved by a legally binding contract, or some other financing mechanism as new affordable housing product would be difficult to achieve without some assistance given construction and land costs. Of the 2,258 projected new housing units, the Metropolitan Council establishes a need of 238 units to be affordable to households at or below 80 percent AMI to satisfy the regional share of affordable housing.

Although nearly all of Brooklyn Center's housing stock essentially fits within the criteria as naturally occurring affordable housing, there are some observable trends that would suggest the price of housing in Brooklyn Center could rise in the coming years. Most recently in 2018 the City's for-sale housing median home sales price surpassed the pre-bust pricing. While the median remains below the regional median, it does indicate growing demand and increased pricing. Significant areas of redevelopment identified on the Future Land Use Plan, including the former regional mall (Brookdale) location, present opportunities for higher-market rates for new housing added. These opportunities have the potential to create a more economically diverse housing stock within the City, which is relatively homogeneous at the time this Plan is written. Given these opportunities, it is important to continue to monitor the City's NOAH stock, and to evaluate and establish policies to incorporate legally binding and protected affordable housing as redevelopment occurs. This is a careful balancing act that requires concerted and direct monitoring, study, and evaluation in order to ensure an economically diverse, sustainable and resilient housing stock for the long-term success of the community.

KEY DEMOGRAPHICS

Age Profile of the Population

The age profile of a community has important ramifications on demand for housing, goods and services, and social cohesion. Tables and figures illustrating the City’s age distribution are presented in the Background Report in the Appendix. Unlike the broader region, in which the population continues to age rapidly, Brooklyn Center’s population grew younger between 2000 and 2010, and has stayed relatively stable since 2010. This is largely due to a significant increase in people age 25 to 34, many of which are starting families and having children. Increases in the number of young families place demands on schools, housing affordability, and the types of retail goods and services needed.

The median age of residents in Brooklyn Center in 2016 was 32.8, which is consistent with the 2010 median age of 32.6. This is younger than 2000 when the median ages was 35.3. With such a young population, it is expected housing units may turn over more frequently. But, as of 2016, more than 60 percent all households have been living in their homes for more than five (5) years. More data about geographic mobility of households is found in the Background Report in the Appendix.

4-16

Household & Family Type

Changing family and household structures can also have a profound effect on housing and other community needs. For example, decreasing household size has a direct impact on the amount of housing a household needs. As mentioned, the presence of children not only impacts local schools and parks, but also the types of retailers that can be supported and the nature of housing demanded.

Since 2010, the number of households with children in both single-parent and married couple households has been growing significantly. Meanwhile, the trend among households without children, especially married couples (i.e., empty-nesters) has been on the decline. The percentage of households with children is approaching 40 percent, which is well above the rate in the County and the metro area.



32.8 Median age of Brooklyn Center residents

- Sources: US Census, SHC

Cost Burdened Households

Cost burden is the proportion of household income spent toward housing and utilities. When lower income households spend more than 30 percent of their income toward housing and utilities this burden is considered excessive because it begins to limit the money available for other essentials such as food, clothing, transportation, and healthcare. According to data from the Metropolitan Council, 4,114 (35 percent) Brooklyn Center households at or below 80 percent average median income (AMI) are considered cost-burdened which means they spend more than 30 percent of household income on housing costs. This percentage is well above the metro area rate of 23 percent. Half of these Brooklyn Center households are lower income households who earn at or less than 30 percent AMI. The high incidence of cost burdened households is correlated with younger wage earners, lower-wage jobs, and a high proportion of older households, many of which are in retirement and no longer working.

FUTURE HOUSING OPPORTUNITIES

Projected Housing Need

As referenced in Chapter 3: Land Use & Redevelopment and the following Table 4-4, the Metropolitan Council’s 2015 System Statement forecasts that Brooklyn Center will add approximately 4,169 new residents and 2,258 new households through 2040 and identifies the following affordable housing allocation to be accommodated between 2020 and 2030.

4-17

Table 4-3. Affordable Housing Need Allocation

At or below 30% AMI	103
31 to 50% AMI	0
51 to 80% AMI	135
Total Units	238

Source: 2015 System Statement - Metropolitan Council

Housing Challenges Inform Housing Needs

The Metropolitan Council’s System Statement identifies approximately 10% of the planned housing units for some level of affordability as identified in Table 4-3. As described in other chapters of this Plan, for the first time since the post-World War II housing boom the City is expected to add a significant number of new households. These new households have the opportunity to provide a more diverse housing stock, and add to the options of available for existing and new residents in the community. Redevelopment can reinvigorate and revive

areas of the community with vibrant, experience-rich areas that will benefit everyone in the community. The City is excited for redevelopment to create a dynamic central hub of activity in the community, but also acknowledges that it must be balanced with strong assessment, planning and appropriate protection of its existing housing stock to ensure neighborhood sustainability and stability in all areas of the community.

New housing stock brings the possibility of adverse impacts to existing single-family and multi-family properties if proactive steps are not taken to protect existing naturally occurring affordable housing (NOAH), single-family neighborhoods, and multi-family properties. The City’s policy makers throughout this process discussed and acknowledged that bringing new market-rate, amenity rich housing products could have deleterious affects specifically on existing naturally occurring affordable housing if a plan to protect affordability is not implemented. This is a huge concern as resident stability through access to safe and healthy housing is one of the City’s adopted strategic priorities. If proper tools are not in place there are no protections to keep rents reasonable for residents and to maintain reasonably priced for-sale housing as redevelopment takes holds.

One of the positive aspects of the City’s identified redevelopment areas is that the land proposed for redevelopment does not contain existing housing. In a fully-development community this is unusual for a large redevelopment area, and is positive because no residents will be displaced as a result of the City’s redevelopment aspirations. However, even though residents will not be displaced directly, indirectly, redevelopment could increase the desirability of activities such as flipping single-family homes and converting NOAH multi-family properties for higher-rents.

To address some of these concerns an extensive list of high-level tools have been outlined in Table 4-5 of this Chapter. The City recognizes that this chapter is only the start of an ongoing conversation, and it is the City’s policy-makers intent to continue to be proactive, and to collaborate with non-profits and advocate for a broader regional approach to housing affordability. In addition to the tools identified in Table 4-5, the City is also continuing conversations about:

- Viability of a non-discrimination ordinance related to Section 8 acceptance. Adjacent Cities, including Minneapolis, have attempted to include ordinances in their tool-kit addressing this issue. While the issue is currently in court, Brooklyn Center will continue to monitor the process and may consider adoption of a similar ordinance depending on its outcome.

- The City has discussed developing a more formal housing action plan to better understand the needs of its residents. The plan would work to better understand cost-burdened households, eviction rates and policies, home-ownership racial disparities, and gaps in the housing stock.
- Continuing to revise, enhance and modify its policies and ordinance to respond to residents needs. This includes monitoring best-practices in the region, being agile and open to changes and enhancements. As an example of this type of ordinance or policy response the City recently adopted a Tenant Protection Ordinance that is aimed and protecting the City’s residents ability to maintain stable, safe housing.

The City’s projected housing needs are complex, and are likely to become more complicated as redevelopment occurs. However, the City intends to continue to prioritize discussion and action around creating safe and stable housing throughout the City. The following sections specifically address the new housing expected to be develop in this planning period. The new and redevelopment areas should be considered collectively with the City’s existing neighborhoods to ensure an incorporated, integrated approach to the City’s neighborhoods is achieved to create a dynamic community for generations to come.



New Housing Opportunities in this Planning Period

Recognizing that the land use plan for Brooklyn Center identifies several key areas that are envisioned for new development or redevelopment, this will result in an opportunity to accommodate more housing and increase the City’s number of households. Based on guided residential densities in the development opportunity areas, the City can accommodate the Metropolitan Council’s forecasted households as well as meet the allocated affordable units as shown in Table 4-3 above. As indicated in the Land Use Chapter, depending on how the market responds to these redevelopment areas the City could accommodate anywhere between 2,658 and 3,836 new households by 2040 (Chapter 3: Table 3-5, repeated in the following Table 4-4).

Table 4-4. Future Land Use Densities and Projected Acres, Households & Population

Future Land Use	Density (DU/A)	2020 Acres (Res) ^b	HH	Pop ^c	2030 Acres (Res) ^b	HH	Pop ^c
Transit Orient Development	31.01-130 DU/A	9	279	619	26	814	1,807
Neighborhood Mixed-Use	15.01-31 DU/A	13	195	433	19	285	632
Commercial Mixed Use	10.01 – 25 DU/A	8	80	178	15	150	333
High Density Residential	15.01-31 DU/A	212	3,180	7,060	212	3,180	7,060
TOTAL	--	--	3,734	8,290	--	4,429	9,832

Source: Metropolitan Council, Thrive 2040 Brooklyn Center 2015 System Statement, SHC.

^a Acreages assume that some recently redeveloped areas within these land use designations will not experience redevelopment until post-2040 and therefore households are not calculated. Please refer to Map 3-3 that identifies areas planned for change within this planning period.

^b Note, there are existing households in each of the designations today that would be re-guided for potential redevelopment in the future. This accounts for existing households and those that may potentially develop over the next two years.

^c Calculation multiplies households by 2.22 persons per household (According to the 2016 ACS (Census), for multi-family units (5+ units in structure))

There are three large districts identified in the City with guided land use that allows for significant potential of new development and redevelopment through 2040. These areas have the potential to greatly expand Brooklyn Center’s current housing numbers and choices. Moreover, each opportunity area has the potential to not only provide new forms and types of housing but to catalyze or rejuvenate investment into the City resulting in stronger linkages between neighborhoods and districts that are currently isolated from one another. The following section discusses these areas further.

Future Residential Uses in Planned [Re] Development Opportunity Areas

Transit-Oriented Development (TOD)

Transit-Oriented Development (TOD) is a new land use and redevelopment concept in the City that focuses on existing and planned transit as a major amenity and catalyst for redevelopment. While previous planning efforts have acknowledged the presence of transit in the community, none have embraced it as an opportunity for redevelopment. As this portion of the City redevelops, the location of future transit enhancements has the potential to attract significant new housing development. Therefore, this is where guided densities are the highest. This is purposeful because the area has exceptional visibility and access from Highway 100 and I-94, and will be served by two transit stops (one being a transit hub) for the C-Line Bus Rapid Transit (BRT) and the potential future D-Line BRT. The C-Line BRT is planned to open in 2019 and will mimic the operations of LRT (light rail transit), offering frequent transit service that will connect residents to the larger region. To best support the C-Line, and future D-Line, the City has planned to reinvigorate and re-imagine this central area of the community as a more livable, walkable, and connected neighborhood within the City. In addition, the potential for desirable views of Downtown Minneapolis could result in pressure to build taller structures in this area. Any development of this area should also be seen as an opportunity to support commercial users, improve multi-modal service and access, and allow safe, pleasant, and walkable connections to transit, parks, and other community destinations.

As this area evolves, the desirability of this area as an amenity-rich livable area is likely to improve. As change occurs, the housing within the area is likely to be at market rates adding to a more economically diverse housing stock than is currently available in the community. This would add more housing choices in Brooklyn Center, and it could also support a mix of both market rate and affordable units; provided proper policies are developed to ensure legally binding affordable housing is incorporated into development plans. Communities oftentimes explore policies such as inclusionary zoning as redevelopment accelerates which may become an appropriate consideration in the future, but is likely not to be the best approach given current market conditions. However, in the future if significant increases in the market occur it may warrant further discussion in the City. Regardless of the policy tool (whether regulatory or incentive based) selected, consideration will need to be given to working with any future developer in a possible partnership with the City to help deliver affordable units as part of redevelopment. As described within the Chapter 9: Implementation, the City will continue to explore proper methodology and policies to ensure an economically diverse housing stock is created as housing continues to evolve in the community.



Commercial Mixed-Use Areas

The Commercial Mixed-Use areas generally surround the TOD area and are contemplated for large-scale redevelopment but are equally as focused on supporting business and office users. These areas are generally within one mile of the transit station that serves as a major hub for regional and local transit services, and therefore new housing will still have opportunities to capitalize on this as an amenity. Slightly less dense than the TOD district, these areas may provide exceptional opportunities to introduce multi-family uses such as town homes, row homes, and small lot single-family uses that could cater to larger families and incorporate more units with three or more bedrooms. As indicated in previous sections of this Chapter, the City’s residents expressed a desire to have access to more rental units with more bedrooms and larger square footages. While a detailed market study would likely be needed to confirm the demand for these uses, if we can take the anecdotal information as true, this area has the potential to support those types of uses. As with the TOD district, affordability is likely to become a consideration in any redevelopment within these areas because new construction naturally costs more and as the area redevelops interest and demand is likely to escalate costs. It is therefore important, just as with the redevelopment of the TOD district, that the City evaluate and explore ways to incorporate a range of affordable and market rate opportunities in new developments.

4-22 Neighborhood Mixed-Use Areas

The Neighborhood Mixed-Use is a new land use designation that responds to resident and policy-makers desire to incorporate retail and services into the neighborhood fabric. One of the ways the City can accomplish that objective is to create ‘nodes’ of mixed-uses that include residential uses, but protect key corners for small retailers, shops, or restaurants that create a more vibrant streetscape. The City acknowledges that these areas are less likely to redevelop with any regularity. Therefore, the number of new housing units expected to come on-line in these areas is a little less tangible than in areas with large contiguous redevelopment acres. However, the nodes have the opportunity to provide yet another housing style and type, as these areas are not envisioned for large high-rises or extensive master plans. Instead, these areas are contemplated to have smaller footprints with living units above a small store front or restaurant for example.

HOUSING RESOURCES, STRATEGIES & TOOLS

Table 4-5 outlines a variety of resources, strategies, and tools to implement Brooklyn Center’s identified housing needs and stated housing goals. There is a wealth of resources available to assist communities in meeting their goals. The following table should be considered a starting point. As the City’s housing needs evolve or become clearer, this set of tools should expand with options.

Table 4-5. Housing Resources, Strategies & Tools

Housing Goal	Tool/ Resource/ Strategy	Description	Affordability Target
Promote a diverse stock that provides opportunities for all income levels	Housing Demand Market Study	Conduct a market study and gaps analysis to track housing demand. This study and report could double as a marketing and promotional piece about housing opportunities.	<30% AMI 51-80% AMI
	HRA/CDA/ EDA	Work with the County HRA and City EDA to protect and enhance existing NOAH in the City. Use Market Studies to help identify opportunities to meet housing needs in the City and evaluate ways to partner with the County and other program providers.	<30% AMI 30-50% AMI 51-80%
	Site Assembly	Consider strategies for assembling sites in high-density or mixed-use districts that would increase appeal to developers.	<30% AMI 51-80% AMI
	CDBG	Work with Hennepin County to use CDBG funds to help low-and moderate-income homeowners with rehabilitation assistance. CDBG funds will also be explored for use to support redevelopment efforts that meet the City’s goals towards a diverse housing stock (units and market/ affordable diversity).	<30% AMI 51-80% AMI
	Tax Abatement	Consider tax abatement for large rental project proposals that provide unit and income-mix within a single project. The City is particularly interested in projects with market diversity and units of different size to cater to a larger market (singles, families, multi-generational, etc).	<30% AMI 51-80% AMI
	HOME and Affordable Housing Incentive Fund	Consider application, and utilization, of HOME and Affordable Housing Incentive fund grants to support a diverse housing stock. The City will prioritize projects that include a unit size and income mix that meets the needs of single-person and families in the City.	<30% AMI 30-50% AMI
	Housing Bonds	The City would consider issuing Housing Bonds for projects that include units for large families, particularly in projects with a mix of unit sizes and incomes. However, it should be noted that there are limitations to the city bonding authority and other programs may be more suitable	<30% AMI 51-80% AMI
	Brownfield Clean-up	In potential redevelopment areas, explore EPA and MN DEED grant programs that provide funding and assistance with planning, assessment, and site clean-up.	<30% AMI 30-50% AMI 51-80%
	4D for NOAH Properties	The City will continue use of 4D classification for the purpose of protecting its Naturally Occurring Affordable Housing (NOAH) uses throughout the City.	<30% AMI 30-50% AMI
	Pooled TIF Funds	Explore the use of TIF housing funds to create a revolving loan program to support the rehabilitation of existing single-family and multi-family NOAH properties.	<30% AMI 30-50% AMI 51-80%



Housing Goal	Tool/ Resource/ Strategy	Description	Affordability Target
Identify ways to match housing stock with changing demographic	Housing Coordinator Position	The City would create a position that would serve as a liaison to existing landlords to help them respond to shifting demographics through training and access to city resources. The position could also serve as a resource for tenants to connect to support services in the event of eviction notices, discriminatory practices, and other issues related to housing access. The position would include coordinating housing programs, including home ownership programs, resident financial literacy programs, with the intent to convert Brooklyn Center renters to successful home owners.	<30% AMI 30-50% AMI 51-80%
	Referrals	Review and update reference procedures and training for applicable staff including a plan to maintain our ability to refer residents to any applicable housing programs outside the scope of local services.	<30% AMI 30-50% AMI 51-80%
	Preserve LIHTC properties	The City will monitor expiring LIHTC properties and work to find solutions to protect and preserve these affordable units to meet the needs and demands of the City's residents. The City will approach owners with expiring properties to discuss the possibility of 4d program tax breaks	<30% AMI 30-50% AMI
Explore opportunities to improve City housing policies and ordinance to make more responsive	Expedited Application Process	Streamline the pre-application process in order to minimize unnecessary delay for projects that address our stated housing needs, prior to a formal application submittal	<30% AMI 30-50% AMI 51-80%
	Fair Housing Policy	The City will work to incorporate a Fair Housing policy into its ordinances and policies.	<30% AMI 30-50% AMI 51-80%
	Existing ordinances	The City will continue to operate its Rental Licensing Program, and will periodically review and make enhancements to support the City's residents.	<30% AMI 30-50% AMI 51-80%
	Update the City's Zoning to support new land uses	The City's future land use plan provides opportunities to include high density residential uses in the areas identified for redevelopment. The City will update its zoning ordinance, including prepare new zoning districts, to support the housing needs identified in this Housing chapter.	<30% AMI 51-80%

Maintain existing housing stock in single-family neighborhoods through proper ordinances, incentives and enforcement	Foreclosure Prevention	In established neighborhoods, a rash of foreclosures, especially in close proximity to one another, can have a deleterious effect on the surrounding neighborhood. Be aware of foreclosures and be able to direct homeowners at-risk of foreclosure to resources that can help prevent foreclosures. http://www.hocmn.org/	<30% AMI 30-50% AMI 51-80%
	Low or No Cost Home Loans	Providing low-or no-cost loans to help homeowners repair heating, plumbing, or electrical systems helps preserve existing housing. For example, Minnesota Housing's Rehabilitation Loan and Emergency Loan programs make zero percent, deferred loans that are forgivable if the borrower lives in the home for 30 years. Minnesota Housing's Community Fix Up Program offers lower-cost home improvement loans, often with discounted interest rates, remodeling advising, or home energy services, through a trained lender network.	<30% AMI 30-50% AMI 51-80%
	Home Ownership Program	Work with residents to provide education and programs to make home ownership possible, particularly converting existing renters to home owners through supporting down-payment assistance programs.	30-50% AMI 51-80%
	Code Enforcement	The City will continue to operate a robust code enforcement program that includes both complaint-based enforcement and proactive sweeps.	<30% AMI 30-50% AMI 51-80%
	Vacant Building Program	The City will continue to operate its Vacant Building Program that tracks and monitors vacant properties in the City to ensure adequate upkeep and maintenance.	<30% AMI 30-50% AMI 51-80%
Explore opportunities to incorporate new affordable housing into redevelopment areas	Inclusionary Housing Ordinance	<u>If</u> the market strengthens in redevelopment areas to the extent that policies would not deter investment, the City could consider an inclusionary housing ordinance to ensure that affordable housing is a component of any new housing development. Since current market conditions in the City are well below those of adjacent communities, an inclusionary policy may deter short-term investment. The City may want to explore this policy in the future if the market rents rise to levels of at least 80% AMI.	<30% AMI 30-50% AMI 51-80%
	Livable Communities (LCA and LCA LCDA-TOD)	Consider supporting/sponsoring an application to LCDA programs for multi-family rental proposals in areas guided for high density residential and targeted to households of all income levels.	<30% AMI 30-50% AMI 51-80%
	Tax Increment Financing (TIF)	To help meet the need for low-income housing, the City will establish a TIF district in an area guided for TOD and mixed uses.	<30% AMI 30-50% AMI 51-80%



DRAFT Chapter 9: Implementation





INTRODUCTION

This chapter is a critical part of the Comprehensive Plan Update process providing a roadmap for the City of next steps and implementation strategies to help bring this Plan to reality. The implementation strategies contained in subsequent sections of this Plan are specific to the chapters, goals and strategies, and feedback heard throughout this planning process.

Throughout this planning process consistent themes and messaging emerged that became the foundation for plan development, including the implementation strategies found in this chapter. At key milestones in this process the City solicited targeted feedback from residents, stakeholders, commission members and the City Council in an effort to establish Brooklyn Center's top priorities for the next 10–20 years. The following top priorities, including those characteristics of the community that are important to maintain, emerged from the planning process (unordered):

- Our location is exceptional but a consistent brand for the community has yet to be recognizable in the region since Brookdale closed. We have an opportunity to reimagine and redevelop this area—we have to design and implement a plan that is innovative, forward thinking and creative.
- Brooklyn Center's population is diverse and will be into the future. The City should embrace its diversity and use it as a differentiator that makes the City a desirable, exciting and vibrant place to live, work, and recreate.
- Creating an economically competitive, accessible and stable business climate is important to developing a stable, vibrant and sustainable community long-term.
- Brooklyn Center's accessible regional location in conjunction with the available redevelopment areas in the center city provide an opportunity to create a dynamic and vibrant sub-regional job center that provides employment opportunities to the City's residents and the larger region.
- Our youth is our future and we need to focus on their needs today, and in the future. We should partner with schools, work-programs, public and private post-secondary institutions to ensure kids have opportunities to work and live in the City as they become adults.
- The City's housing stock is aging and lacks economic diversity. We need to find ways to integrate a range of housing types, sizes, affordability, and market rate into redevelopment to expand the choices available to new and existing residents.

1

- We need to establish clear standards and regulations for areas designated or identified for redevelopment. It is important to consider massing, setbacks, relationship with existing homes, open spaces, trails, and natural resources.
- We should capitalize on the transit improvements, particularly the C-Line, that could be an amenity to any new development in the center city if designed and planned for appropriately.
- The City should establish and enhance key relationships with partner agencies such as Metropolitan Council, DEED, MnDNR, Three Rivers Park District and Hennepin County to create a more integrated region that provides improved connections within the City and to the region.
- Safety of transit users was repeatedly mentioned particularly for users that would like to use the main transit station in the community. Community members identified concerns such as loitering, lighting, accessibility, and lack of consistency with routes as concerns. This transit ‘hub’ will likely become busier as the C-Line opens, and it is important for the City to partner with Metro Transit to plan for this station to ensure residents feel comfortable and safe at the station.

2

Based on these guiding priorities and principles the following implementation strategies were derived. Most chapters’ implementation strategies can be found in the following sections with the exception of some the Housing Implementation Strategies that are partially included within the individual chapter for consistency with the Metropolitan Council’s checklist.

The following implementation strategies are meant to identify a set of high-level steps and considerations that will help guide the City to achieve the goals and objectives of this Plan. The strategies are not all encompassing, but instead are meant to serve as a guide and roadmap to describe the methods, steps and types of questions the City will tackle throughout this planning period. Just as this list may not include every strategy, Brooklyn Center may not complete every strategy on this list based on market dynamics or other external factors. But generally the City will use the following strategies as a guide to work towards implementing the Vision and Goals that this Plan has established for the City as it continues to evolve and change into 2040.



CAPITAL IMPROVEMENT PLAN

The Capital Improvement Program is a flexible plan based upon long-range physical planning and financial projections, which schedules the major public improvements that may be incurred by the City over the next five years. Flexibility of the Capital Improvement Plan is established through annual review, and revision if necessary. The annual review assures that the program will become a continuing part of the budgetary process and that it will be consistent with changing demands as well as changing patterns in cost and financial resources. Funds are appropriated only for the first year of the program, which is then included in the annual budget. The Capital Improvement Plan serves as a tool for implementing certain aspects of the City's comprehensive plan; therefore, the program describes the overall objectives of City development, the relationship between projects with respect to timing and need, and the City's fiscal capabilities.

The full Capital Improvement Plan is available at Brooklyn Center City Hall and on the City's website. It is also included as an appendix to the Comprehensive Plan. Specific implementation strategies for water, sewer and transportation infrastructure are also described in those chapters.

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CHAPTER 3: LAND USE & REDEVELOPMENT

The following list of Implementation Strategies is provided as a guide to implement the goals and strategies identified in Chapter 2 of this Comprehensive Plan Update.

Land Use

1. The City will complete a full update of its zoning ordinance to support the modified land use designations identified on the Future Land Use Plan.
 - a. The update at a minimum will include a full review of all residential, commercial, and industrial zoning classifications that consider the following:
 - i. Setbacks
 - ii. Parking
 - iii. Height Restrictions
 - iv. Coverage
 - v. Performance Standards
 - vi. Permitted/Un-permitted Uses
 - vii. Conditional Uses
 - viii. Accessory Structures/Uses
 - ix. Fencing/Screening

- b. To support the individual zoning district update process, a full review of the City Code as it may pertain to the administration of the Zoning Code will be completed. This process may result in changes and updates or may find that the existing ordinances are adequate. At a minimum, the review will consider the following:
 - i. Sign Standards
 - ii. Public Nuisances
 - iii. Special Use Permit (SUP) will be brought into Compliance with Minnesota State Statute requirements for Conditional Use Permits
 - iv. Variance process and language will be updated and revised to reflect 'Practical Difficulties' if not already completed.
 - v. Platting ordinance will be reviewed for platting process compliance and proper reference to revised zoning ordinance.
 - vi. PUD process and procedures will be reviewed for consistency with the City's stated goals and objectives, particularly as it relates to redevelopment areas identified within this Plan.
 - vii. Addition of a Shoreland Ordinance to comply with MRCCA requirements.

- c. The process to prepare the zoning ordinance update will be led by the City's staff, with support and assistance from a Consultant and input and direction from the City Council.
 - i. The City may establish a community engagement plan for the Zoning Code update process. This may include a sub-committee or task force to provide feedback and input on key issues throughout the update process to ensure a broad spectrum of perspectives is represented and addressed within the process.

2. The City will continue to support and explore incorporating policies within ordinance updates that address community resiliency and long-term sustainability.

- a. As ordinances are updated, the City will explore opportunities to encourage through incentives or regulations energy efficiency in redevelopment and site design.
- b. Addressing resiliency with respect to the City infrastructure and PTOS systems can be cost-effective when incorporated into initial site design requirements. The City will explore opportunities to address and incorporate such site design standards into its ordinances, particularly within new zoning districts.



Redevelopment

1. The City will create zoning districts to support the new land use designations identified on the Future Land Use Plan.
 - a. At a minimum seven new zoning districts will be developed for consistency with the Transit Oriented Development (TOD), Neighborhood Mixed-Use (N-MU), Commercial Mixed-Use (C-MU), and Business Mixed Use (B-MU) land use designations.
 - b. The process to prepare the new zoning districts will be led by Staff and a Consultant with direction from the City Council and City Commissions. The process should be initiated immediately upon adoption of this Comprehensive Plan and should be completed within nine (9) months of its adoption. Each zoning district will address, at a minimum:
 - i. Massing and architectural design
 - ii. Setbacks
 - iii. Height restrictions
 - iv. Site design/landscape standards
 - v. Permitted, conditionally permitted and not permitted uses
 - vi. Accessory structures/uses
 - vii. Transition of uses
 - viii. Mix of uses
 - ix. PUD process or other incentive process
 - x. Establishment of how mixed-use will be applied (i.e. through a master plan approach, parcel-by-parcel basis, etc.)
2. The City will develop a process and methodology for tracking the mixed-use and redevelopment projects to achieve the mix of uses as contemplated within this Comprehensive Plan. The ordinances should be developed with graphic representations of the standards to be more user friendly. The process may include exploration of ghost-platting, development of a database/tracking spreadsheet, and the development of 'cheat-sheet' or development reference guides for developers and land owners that describe the mix of uses contemplated and the process to ensure compliance with the ordinance and this Plan.
3. The City will establish guidelines and procedures for the sale of EDA-owned property. This may include creating marketing materials and promoting revised ordinances that highlight the ease of developing in the community.
4. The City will continue to evaluate opportunities for additional land acquisition particularly within proximity to land holdings in the center city that may offer larger redevelopment opportunities.

5. The City will participate as an active partner in any redevelopment effort that includes City financial participation including as the land owner, or TIF, tax abatement, grant partner, etc.
 6. What has historically been known as the “Opportunity Site” is re-guided in this Plan to allow for mixed-use development of the site. At the time of this Plan the City is working with a developer on a master plan for the redevelopment that will add a significant number of new households to the community. Understanding that this redevelopment effort is in-progress, the new zoning districts that are created to support the land use designation must be prepared for consistency with the anticipated development. In an effort to minimize duplication of the process, the City will create a minimum of one supporting zoning district that is consistent with the known redevelopment plans. The zoning district will address, at a minimum, the following:
 - a. A minimum percentage of a project that must contain commercial, office or retail uses that support and are consistent with any developed housing.
 - b. The ordinance development process should consider how to incorporate a range of housing types, including considering incentives and/or standards that encourage the construction of new affordable housing
- 6
- c. The ordinance will incorporate architectural and landscape design standards that support the goals and strategies contained within Chapter 2 of this Plan.
 - d. The ordinance will incorporate incentives, and where applicable standards, that are focus on sustainable site improvements and resilient infrastructure improvements such as: transit, trail and sidewalk connections, pervious pavers and other innovate landscape products, localized surface water management and other low impact development techniques.
 - e. The ordinance will require development that incorporates best practices for creating transit oriented places, including density minimums, parking maximums, pedestrian-oriented design, and accommodates a mix of uses.



CHAPTER 4: HOUSING

The Implementation Strategies that support the Metropolitan Council's checklist to achieve the City's Housing goals and objectives can be found in Chapter 4 of this Plan. The following implementation strategies support those contained within Chapter 4.

1. As part of the zoning ordinance update process the City will evaluate the rules and regulations to ensure that they allow existing and future residents to improve their homes in ways that add value and are desirable, and allow for infill housing that offers a range of housing types and products.
 - a. Residential zoning districts should be written to allow for a mix of housing types, with various setbacks and massing standards to allow for diversity within an individual development.
 - b. Ordinances should be written to define 'family' consistently with current demographics. This may require additional study to fully understand the greatest needs anticipated in the community over the next planning period.
 - c. Setback requirements should reflect existing conditions and allow reasonable expansions and additions to homes.
2. The City will evaluate the housing stock for consistency with current and projected demographics. This includes understanding appropriate mix of bedrooms, unit types, etc., that match the changing needs of the City's residents. The following examples may require additional study:
 - a. Unit mix, such as studios, 1-bedrooms, 2-bedrooms, 3 and 3+ Bedrooms
 - b. Private entry rental opportunities such as town homes, row homes, etc., versus standard multi-family apartments and condominium development.
3. The City will continue to operate its Rental Licensing Program, which has proven to be highly effective in maintaining the City's rental housing stock.
4. The City will continue to operate a robust code enforcement program that incorporates both complaint-based enforcement and proactive sweeps. The City will continue to engage residents and business owners to ensure code compliance and to provide information in a way that is understandable and clear.
5. The City will continue to operate its Vacant Building Program, which tracts and monitors vacant properties in the City, as well as ensuring adequate upkeep and maintenance.

6. The City will explore programs and policies that promote home ownership in the City.
7. The City will explore programs and policies that provide assistance with single-family housing rehabilitation and maintenance, including low and no-cost loans and grants, project consultation, and other resources. This may include partnerships with outside agencies as well as programs administered by the City.
8. The City will explore polices and ordinances, including incentives and standards, that encourage the construction of new affordable housing.
9. The City will explore partnerships that provide sources of financing and incentives to preserve existing multi-family housing, particularly ways to preserve naturally occurring affordable housing that maintains its affordability.
10. The City will explore programs and policies that encourage landlords to invest in their rental properties.
11. The City will consider creating a housing coordinator position to build relationships with existing landlords and tenants, administer programs, seek funding opportunities, and promote the City's housing goals.
12. The City will consider adopting policies that promote further the goal of providing safe, secure, and stable housing for renters. This may include adopting ordinances and/or policies that protect the rights of renters.
13. The City will consider inclusionary housing policies that ensure that affordable housing is a component of new housing development when the market strengthens to the extent that it would not deter investment.
 - a. For example, if market rents rise to levels that are affordable to those making 80% AMI then the City would consider adopting an inclusionary housing policy.
14. The City will consider adopting a public subsidy policy that gives greater consideration to projects that forward the City's housing goals. This includes the option of TIF Housing Set-Aside funds or new TIF Districts that support mixed-income and affordable housing. The City will support grant applications to outside agencies to benefit projects that forward the City's housing goals.



CHAPTER 5: COMMUNITY IMAGE, BUSINESS STABILITY & ECONOMIC COMPETITIVENESS

The following list of Implementation Strategies is provided as a guide to implement the goals and strategies identified in Chapter 2 of this Comprehensive Plan Update.

1. The City will work to create strategies and supporting resources to incorporate affordable commercial, retail and office space into new redevelopment areas.
2. The City will actively pursue a branding and marketing strategy that leverages the community's diversity as a key asset from which new businesses can be developed.
3. To promote and support local businesses the City will explore the development of a local procurement policy.
4. The City will form a task force or steering committee to study local entrepreneurial needs, gaps and opportunities of residents. Study and research will focus on:
 - a. Identification of barriers to growing or starting a business in the City.
 - b. Review of existing ordinances and policies to ensure they support small, start-up and pop-up businesses.
 - c. Understand what opportunities exist locally and regionally, and what strategies the City might employ to further support local entrepreneurs.
5. The City will explore the feasibility of a commercial land trust model that promotes perpetually affordable commercial space.
6. The City will review its existing business and industrial zoning district designations and revise and update, as necessary, language and policies to ensure regulations support and incentivize:
 - a. Local businesses to stay and grown in the City
 - b. New businesses to locate in the community
 - c. A mix of land uses that reflect current market needs and desires
7. The City will explore opportunities to enhance partnerships with local secondary and post-secondary education institutions that support school-work opportunities, skills and job training, and matching local companies with young talent.
8. The City will partner with DEED and Hennepin County to offer entrepreneurial resource and support programs such as WomenVenture and Open to Business.

9. The City will create a Business Retention & Expansion Program to work directly with the businesses within the community to ensure that their needs are being met.
10. The City will amend its Business Subsidy Policy to prioritize the creation of livable and high wage jobs.
11. The City will create and fund a revolving loan/grant program to assist property and business owners with expansions, interior buildouts, equipment purchasing, and exterior enhancements.
12. The City will explore other economic development programs, including with outside agencies, which would incentivize business expansion and attraction.
13. The City will explore job training and career pathways programs and policies that would benefit residents.
14. The City will explore options to connect the local workforce to employers.
15. The City will continue to support partnerships that promote workforce readiness and removing barriers for existing residents to access education and workforce training, such as the Brooklynk partnership with Brooklyn Park.
16. The City will explore partnerships and programs that promote financial literacy and wealth creation amongst residents.
17. The City will continue to explore ways to reduce racial disparities that exist as they relate the economic stability of its residents, including access to livable wage jobs, home ownership opportunities, financial literacy and wealth creation, and job pathways training.

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CHAPTER 6: PARKS, TRAILS AND OPEN SPACE (PTOS)

The following list of Implementation Strategies is provided as a guide to implement the goals and strategies identified in Chapter 6 of this Comprehensive Plan Update.

1. The City will continue to prioritize the completion of the PTOS system within redevelopment areas and will work with developers to identify appropriate and reasonable opportunities to enhance and improve access to the system by all residents.
2. Redevelopment projects will be required to provide trail connections that align with the surrounding local and regional trail system that are existing or planned within this Plan.
3. Redevelopment projects will be required to plan for parks and open spaces consistent with this Plan, and the City will work with developers to identify and prioritize improvements to the PTOS system.
4. The City will continue to maintain and manage the existing parks, trails and open space plan consistent with past and current practices. Current management includes:
 - a. Annual CIP budgeting and planning to support current park, trail, and open space function.
 - b. Continue to support the City's Community Activities, Recreation and Services (CARS) division through appropriate capital investments.
 - c. Periodic survey of residents and stakeholders to understand appropriate and needed parks, trails, and open space programming within the system.
 - d. Prepare and plan for system improvements that respond to the needs of the community. This includes improvements such as park system component conversions including transitioning baseball fields to multi-purpose fields (example)
5. Brooklyn Center will continue to support opportunities for community gatherings at each of its parks, including, but not limited to the summer markets, pavilion rentals, Brooklyn Center's movie in the parks, and Central Park events that unite the community.
6. The City will continue to complete the sidewalk and trail network consistent with previous planning efforts. This plan acknowledges that trails and sidewalks are a critical component of the Park and Recreation system but are equally as important to the transportation system.

11

CHAPTER 7: TRANSPORTATION

The following list of Implementation Strategies is provided as a guide to implement the goals and strategies identified in Chapter 2 of this Comprehensive Plan Update.

1. The City's accessibility to the region, and within the region, is an important differentiator and asset to the community. The City will continue to prioritize roadways as an important part of the transportation network.
2. The City will continue to partner with Hennepin County and MnDOT on planned road reconstruction projects to ensure safety and accessibility of the road system within the City are prioritized.
3. Any roadway reconstruction or improvement will consider the incorporation of a stormwater assessment, and any plans should incorporate and implement the Minnesota Pollution Control Agency's Best Management Practices to improve stormwater quality, recharge local aquifers, and reuse and conserve stormwater where possible.
4. The City will continue to budget for regular maintenance of roadways approximately every five to eight years and include such plan within the City's Capital Improvement Program.
5. Brooklyn Center will plan for completing the Regional Bicycle Transportation Network (RBTN) that is currently planned within the City to connect to other regional and sub-regional job centers. As redevelopment and reconstruction of roadways occurs RBTN segments or gaps will be constructed to help complete the system.
6. Many of the City's residents use Transit, and many more could if service were improved in the City. Currently the City is divided into Transit Market II and Transit Market II, which provides varying levels of services. The following summary of considerations is provided:
 - a. The City will work with Metro Transit over this planning period to evaluate the appropriate Transit Market areas for the City per the Metropolitan Council.
 - i. The mapping completed for this Plan demonstrates that some of the residents that may benefit most from frequent and reliable transit may be underserved.
 - ii. The City is developed with a similar urban grid pattern for the majority of its neighborhoods without much distinction. Therefore, it seems inaccurate to identify some areas as more typical "suburban" development.
 - b. The City's Future Land Use Plan has identified the 'central spine' for possible redevelopment in this planning period. The redevelopment pattern contemplated embraces the Transit Station and uses it as an organizing feature.

CHAPTER 8: INFRASTRUCTURE (UTILITIES)

The following list of Implementation Strategies is provided as a guide to implement the goals and strategies identified in Chapter 2 of this Comprehensive Plan Update.

1. The City will continue to plan for water and sewer infrastructure improvements to occur concurrently with any planned roadway improvements and reconstruction projects.
2. The City prepared a full sanitary sewer plan and supportive modeling in conjunction with this Plan update. As redevelopment occurs, the sewer plan will be used to guide proper infrastructure improvements including sizing and capacity recommendations, timing and consideration for future phases of redevelopment.
3. The City prepared an update to its water plan and supportive modeling in conjunction with this Plan update. As redevelopment occurs the water plan will be used to guide proper/necessary infrastructure improvements.
 - a. The water supply permit from the DNR will be updated once this Plan and Future Land Use Plan are adopted to reflect projected housing and employment forecasts contained in this Plan.
4. The LSWMP identifies several capital and administrative projects that are incorporated into this implementation plan by reference. The City will properly manage and schedule such improvements to be included within its CIP for on-going planning and action.
5. The City will continue to work with its regional partners, including the Metropolitan Council, on sewer and water infrastructure planning and development so that regional coordination is maintained throughout this planning period.
6. Consideration for how to incorporate sustainable and resilient infrastructure through new development will be addressed at the specific site redevelopment level. This will first be accomplished through the ordinance review, creation and update process and described within previous sections; and will then be implemented through site and redevelopment plan sets and engineering.
 - a. The City's Public Works Department and its staff will work collaboratively with the Community Development department to identify potential ordinance revisions that would support the development of an integrated green network that not only supports the PTOS system but the City's infrastructure.

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APPENDIX: MISSISSIPPI RIVER CRITICAL CORRIDOR AREA PLAN

The following list of Implementation Strategies is provided as a guide to implement the MRCCA Plan contained within Appendix B of this Plan.

1. The City will develop ordinances to support the Minnesota Department of Natural Resources (MnDNR) requirements to regulate property contained within the MRCCA overlay designations.
 - a. At a minimum the City will develop a shoreland ordinance for properties that abut the Mississippi River and will structure the ordinance to comply with MnDNR requirements.
 - b. The City will work collaboratively with the MnDNR to establish appropriate setback and height standards based on specific parcel locations and potential redevelopment.
 - i. The City may seek flexibility from the MnDNR's standard requirements, particularly on sites identified for redevelopment. The City will work with the MnDNR to identify appropriate standards.
 - c. The City will engage residents during the ordinance development to provide education about the MRCCA standard requirements and ordinance development process.
 - i. The public engagement process will also solicit feedback regarding specific standards development include appropriate setbacks, height, coverage requirements, etc.





Fair Housing Policy

1. Purpose and Vision

Title VIII of the Civil Rights Act establishes federal policy for providing fair housing throughout the United States. The intent of Title VIII is to assure equal housing opportunities for all citizens. Furthermore, the City of Bloomington, as a recipient of federal community development funds under Title I of the Housing and Community Development Act of 1974, is obligated to certify that it will affirmatively further fair housing.

The City of Bloomington strives to advance its commitment to inclusion and equity by developing this Fair Housing Policy to further the goal of creating a vibrant, safe, and healthy community where all residents will thrive.

2. Policy Statement

It is the policy and commitment of the City of Bloomington to ensure that fair and equal housing opportunities are available to all persons in all housing opportunities and development activities funded by the City regardless of race, color, religion, sex, sexual orientation, marital status, status with regard to public assistance, creed, familial status, national origin, or disability. This is done through external policies to provide meaningful access to all constituents as well as fair housing information and referral services; and through internal practices and procedures that promote fair housing and support the City's equity and inclusion goals.

3. External Practices

a. Intake and Referral

The City of Bloomington has designated the Staff Liaison to the Human Rights Commission as the responsible authority for the intake and referral of all fair housing complaints. At a minimum the Staff Liaison will be trained in state and federal fair housing laws, the complaint process for filing discrimination complaints, and the state and federal agencies that handle complaints. The date, time, and nature of the fair housing complaint and the referrals and information given will be fully documented. The Human Rights Commission will advise the City Council on City programs and policies affecting fair housing and raise issues and concerns where appropriate.

b. Meaningful Access

- i. **Online Information.** The City of Bloomington will continue to display information about fair housing prominently on its website. The website will continue to include links to various fair housing resources, including the Department of Housing and Urban Development, Minnesota Department of Human Rights, Mid-Minnesota Legal Aid, and others as well as links to state and federal fair housing complaint forms. In addition, the City will post the following documents on its website:
 1. Reasonable Accommodation Policy;
 2. Limited English Proficiency (LEP) Policy;
 3. Americans with Disabilities Act (ADA) Policy regarding access to City services; and
 4. The State of Minnesota's Olmstead Plan.
- ii. **In-Person Information.** The City of Bloomington will provide in-person fair housing information including:
 1. A list of fair housing enforcement agencies;
 2. Frequently asked questions regarding fair housing law; and
 3. Fair housing complaint forms for enforcement agencies

- c. **Languages.** The City of Bloomington is committed to providing information in the native language of its residents. The City of Bloomington will provide information in languages other than English as described in its LEP Policy.

4. Internal Practices

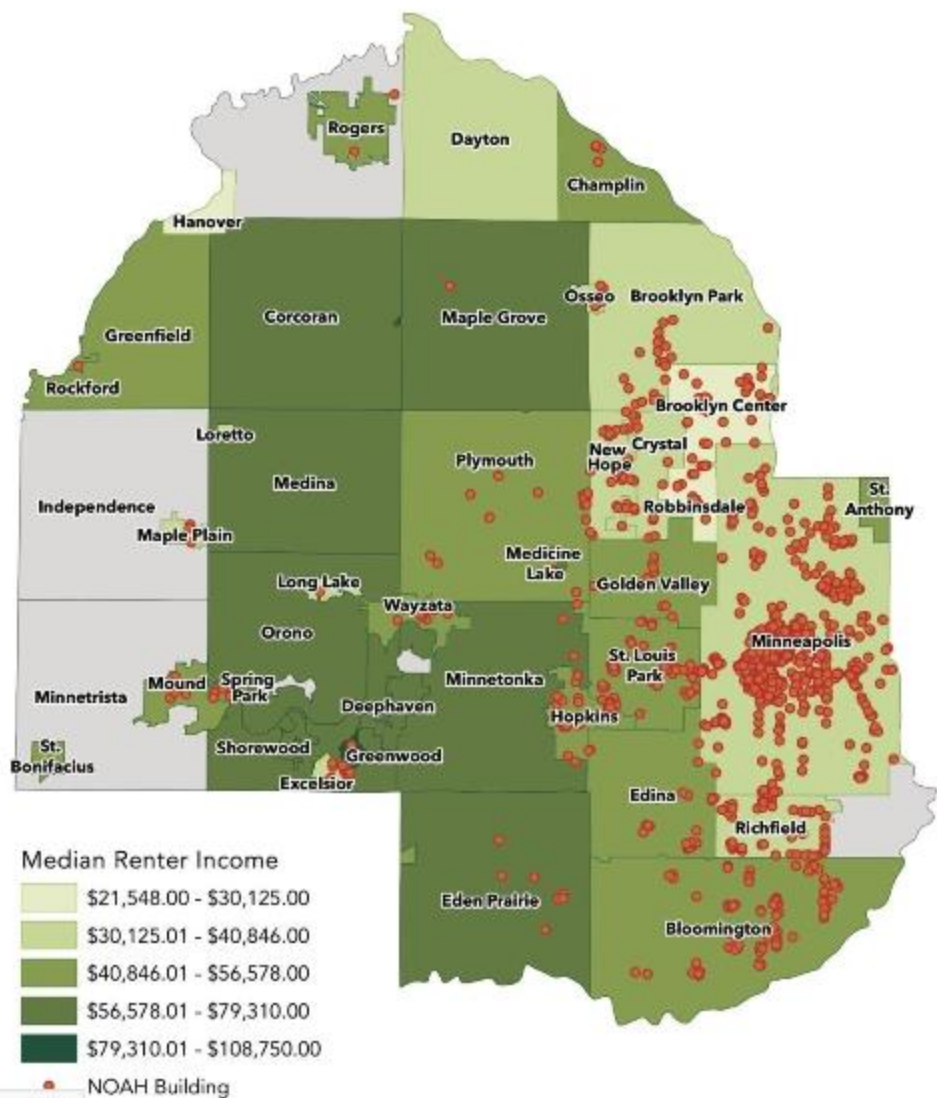
The City of Bloomington commits to the following steps to promote awareness and competency regarding fair housing issues in all of its government functions.

- a. **Staff and Officials Training.** The City will continue to train its staff and officials on fair housing considerations.
- b. **Housing Analysis.** The City will review its housing periodically to examine the affordability of both rental and owner-occupied housing to inform future City actions.
- c. **Code Analysis.** The City will review its municipal code periodically, with specific focus on ordinances related to zoning, building, and occupancy standards, to identify any potential for disparate impact or treatment.
- d. **Project Planning and Analysis.** City planning functions and development review will consider housing issues, including whether potential projects may perpetuate segregation or lead to displacement of protected classes.
- e. **Community Engagement.** The City will seek input from underrepresented populations in the community. Conversations regarding fair housing, development, zoning, and land use changes may be facilitated by the City.
- f. **Affirmatively Furthering Fair Housing.** As a recipient of federal funds, the City agrees to participate in the Regional Analysis of Impediments, as organized by the regional Fair Housing Implementation Council (FHIC), an ad hoc coalition of Community Development Block Grant (CDBG) entitlement jurisdictions and

others working together to affirmatively further fair housing. The City will review the recommendations from the analysis for potential integration into City planning documents, including the Consolidated Plan, the Comprehensive Plan, and other related documents.

Adopted by the City Council on August 6, 2018

BUILDINGS WITH UNITS AFFORDABLE TO HOUSEHOLDS EARNING UNDER 60% OF AMI



MEMORANDUM - COUNCIL WORK SESSION

DATE: 1/27/2020

TO: City Council

FROM: Curt Boganey, City Manager

THROUGH: N/A

BY: Meg Beekman, Community Development Director

SUBJECT: Opportunity Site Update (30 minutes)

Background:

In accordance with the proposed timeline, a draft plan has been prepared for the Opportunity Site, incorporating community input from the first phase of engagement as well as ongoing conversations and input from the Working Committee.

The Working Committee has not reviewed this draft, but will do so at their next meeting. The purpose of this update and discussion is to provide the City Council with an opportunity to review the direction of the master plan draft and to provide any feedback and comments ahead of the next phase of community engagement work.

Attached to the memo is an executive summary of the draft master plan. A full copy of the draft master plan is being compiled and will be emailed out to the City Council ahead of the meeting. At the work session staff and the consultant team will go over highlights from the draft master plan and discuss any changes from the past version. City Council will have an opportunity to provide feedback on the work that has been done to date and direction on next steps for the roll out of the draft plan for community engagement.

The draft master plan contains significantly more content than previous versions of the plan. It breaks the plan into five categories or chapters; Vision; Public Realm; Access and Connectivity; Buildings and Development; and Implementation. Some elements are identified as placeholders since additional technical analysis and community input are needed in order to understand greater detail.

For example, the implementation section identifies targets, or goals, for the development. These include among others, affordable housing targets which are described as a range of overall affordability for the entire development. The implementation section identifies a path for developing a more detailed housing implementation plan, which will require more community input, a housing study, as well as a financial feasibility analysis to determine the final target percentage and specific affordability bands (ie; 30% AMI, 50% AMI, and 60% AMI). The final version of the master plan will contain the final target numbers, while this draft version contains placeholders and language which describes how the final targets will be identified.

Internally, staff and the consultant team debated if more technical and feasibility analysis should be completed before a draft master plan was made public. In the end it was decided that it was better to move forward with creating a draft plan with the information that was available in order to allow more community input into the process and to shape the feasibility work, rather than to wait until the plan was more fully formed to gather community input.

The next steps will be to present the draft master plan to the Working Committee for feedback and review. This input will assist with completing the community engagement products, such as the Meeting-in-a-Box tool, posters, and other handouts which are being prepared. The City has entered into contracts to assist with this next phase of engagement with ACER, Jude Nnadi, and the Organization for Liberians in Minnesota (OLM), and is negotiating a second contract for engagement with the Brooklyn Bridge Alliance. The focus of these contracts is to assist with reaching historically underrepresented and difficult to reach groups in the community, such as renters, youth, immigrant communities, West African communities, and African American communities. Staff is also reaching out to organizations to assist with engaging Lao/Hmong communities as well as Latinx communities. In addition, once the engagement tools are completed, community facilitators will be enrolled to conduct community conversations throughout the community on the topic of the draft plan and to solicit discussions and collect survey information on behalf of the city.

With the draft plan, Ehlers will begin work on a high level financial analysis which will look at the financial feasibility of the plan, along with identifying any funding gaps. Staff has asked them to provide high level analysis that will include reviewing the impact of including a certain percentage of mixed income housing as part of the development as well to see the affect that may have on the feasibility. A traffic study and stormwater analysis will also begin to identify any issues or impacts associated with the plan related to these items.

The input from the community engagement, along with the technical analysis work will be used to revise and shape the plan to ensure that it minimizes impacts and maximizes benefits to the community, infrastructure, and environment.

Policy Issues:

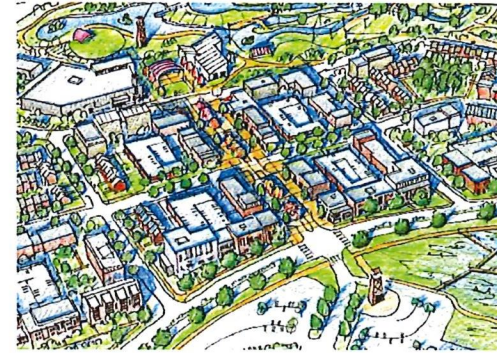
- Is the City Council comfortable with the direction the draft master plan is heading?
- Are there areas or elements of the draft master plan which the City Council has concerns about, or would like to see altered?
- Is the City Council comfortable with staff proceeding with the roll out of the draft master plan for community engagement and input?

Strategic Priorities and Values:

Targeted Redevelopment

ATTACHMENTS:

Description	Upload Date	Type
Executive Summary	1/8/2020	Executive Summary



Executive Summary

Background

Purpose

Brooklyn Center is a **city of the future**. The population is rich with diversity from around the world.

Brooklyn Center also brings strengths from its past. Its location is accessible and connected. And people still value its stock of affordable housing with convenient access to shopping and services.

Transitioning from the past to the future means transitioning spaces and places built for a previous era, that no longer meet current needs. It also means addressing past and current practices that excluded some people from benefitting from progress and opportunity, particularly people of color.

Redevelopment of the Opportunity Site is a **once in a generation opportunity** for Brooklyn Center to seize control of its future - to grow and change on its own terms; and to celebrate all that is special about the community. Rather than re-branding a community through redevelopment, Brooklyn Center wants to grow in such a way that the existing character is strengthened, not pushed aside for the sake of attracting new development.

Brooklyn Center is a fully built out city. As such it relies heavily on redevelopment to grow, to enhance its revenues, which enables it to invest in necessary services, infrastructure, and amenities which are essential to improving the quality of life of its residents.

This project is also important because it presents an opportunity for the City to **change the way** it has done development in the past. With land control and a strong position in the market, Brooklyn Center can define the public benefits of redevelopment - **on its own terms**.

The Opportunity Site



Planning Process Goals

- » Defined timeline to take advantage of development opportunity
- » Consistent with city goals and principles
- » Process is grounded in data and best practices
- » Provides direct access and benefits for city residents
- » Authentic engagement to connect people with decision making
- » Meaningful opportunities for the public to influence outcomes
- » Transparency in decision making

Community Values Expressed in the Plan



Public Engagement and Community Input

Throughout 2019, the project had over 1000 direct engagements with residents and community stakeholders. While participants were not asked to identify themselves directly, around 40% of participants were estimated to be people of color. By comparison, approximately 57% of the total population in Brooklyn Center, and 45% of the adult (18+) population, are people of color.

The Plan for a New Downtown Brooklyn Center

Concepts that Organize The Site

- 1 Trail and park connections to the expansive regional system



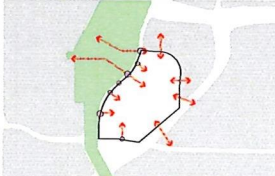
- 2 A spine to organize neighborhoods



- 3 Community Anchors to create a core to Brooklyn Center

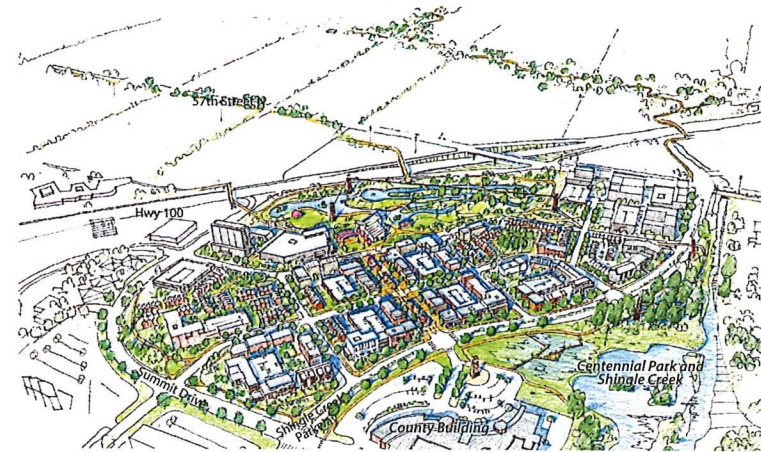


- 4 Local connections to make it easy to get to Downtown



Downtown Brooklyn Center...

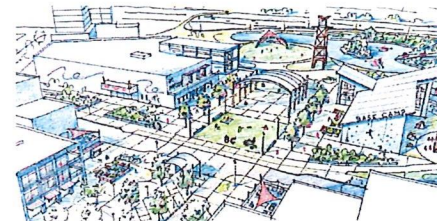
- Will be a place that represents *all of what Brooklyn Center is and can become.*
- People will choose to invest their time and energies in Downtown Brooklyn Center as much *for what it is* as for what it is near.
- Will contain a *mix of uses* that appeal to both current and future residents, entrepreneurs, and visitors of Brooklyn Center.
- Will have a significant amount of new medium and high density housing that helps diversify the City's housing stock - *allowing residents to stay* in Brooklyn Center and also attracting new residents.
- Will be a place that *nurtures local businesses* while also attracting new businesses that appeal locally and regionally.
- Will *generate value to the City* by leveraging its irreplaceable assets - proximity to the Park and civic buildings, centrality to the City and it's people, and access to the region.



Main Street



Three Rivers Mini Park and an integrated Centennial Park



BC Plaza



Garden Street

Expected Outcomes of the Plan

Public Realm

Downtown Brooklyn Center will feature a system of open spaces, streets, trails and pedestrian areas that promotes healthy living, gathering, social mixing, and environmental responsibility

- » An inclusive, accessible, welcoming and dynamic public realm that becomes a social and gathering center for the entire City.
- » An “inside out” City that attracts people to spend time outside together throughout all seasons of the year.
- » Recreational and leisure activities for all ages and abilities
- » Connecting to and leveraging the potential of Centennial Park
- » A green and active stormwater system that provides health, recreational, and environmental benefits to all

Shingle Creek, Centennial Park and a new Three Rivers Mini Park



Access and Connectivity

Downtown Brooklyn Center will have a transportation system that encourages walking and biking, is well connected to the region and reduces the need to own a car by providing safe, affordable, convenient and accessible options.

- » Prioritizing pedestrians to create a walkable community
- » Creating a safe and connected bicycle network
- » Ensuring vehicular access to Downtown from throughout the City and the region.
- » Establishing a network of streets that enables people to get round easily without the use of a car if they choose.

Earle Brown Parkway and a new recreational attraction



Housing & Economic Development

Downtown Brooklyn Center will feature building and development patterns that are compact, sustainable, and mixed - creating nodes and neighborhoods for people to live and enjoy at any stage of life

- » Life-long neighborhoods for new and existing residents of Brooklyn Center to call home.
- » Centers and Nodes that combine uses to become places to gather, a focus for local economic development and designed to evolve over time
- » Spaces that create opportunities for local entrepreneurs and small businesses in the Downtown
- » A range of buildings, development types, and land uses on a simple block pattern

Neighborhoods for new and existing residents of Brooklyn Center



Next Steps

FOCUS AREA 1 | Complete Environmental and Systems Planning

Private Sector

- » City and lender required reports – environmental, survey, traffic, and geotechnical
- » Plan development for submittal

Public Sector

- » Report and analysis over and above developer baseline – AUAR

- » TIF district determination

Community Partnership

- » Traffic analysis related to Highway 100 ramps
- » District stormwater approach with Shingle Creek
- » Regional park and trail connectivity
- » City Hall determination
- » District energy/on-site generation concept

FOCUS AREA 2 | Establish Developer Agreement for Opportunity Site (Phase 1)

Private Sector

- » City and lender required reports – environmental, survey, traffic, and geotechnical
- » Construction for phase one development

Public Sector

- » Public finance strategy
- » Developer Agreement

- » Infrastructure plans and construction for phase one needs – roads, utilities, lighting, public realm

Community Partnership

- » District systems planning and improvements – stormwater, trails, transit
- » Sustainable energy systems development – scope dependent on earlier planning

MEMORANDUM - COUNCIL WORK SESSION

DATE: 1/27/2020

TO: City Council

FROM: Curt Boganey, City Manager

THROUGH: Dr. Reggie Edwards, Deputy City Manager

BY: Barb Suciu, City Clerk

SUBJECT: Pending Items

Recommendation:

- Metro Transit Bus Hub - *(upcoming CC presentation)*
- Census Update - 2/10
- Commemoration of 400 years of Slavery Activities - 2/10
- Livable Wages - 2/10
- Use of EDA Owned Property - 2/24
- Food Trucks - 3/9
- Options for Use of Adjacent Space to Liquor Store - 3/9
- Discussion of Mayor/City Council roles & responsibilities
(CommonSense Inc.)

Background:

Strategic Priorities and Values:

Operational Excellence