



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

Date: November 3, 2014

To: Council Member Lisa Goodman, Chair, Community Development and Regulatory Services Committee

Subject: Authorize the Hennepin County Housing and Redevelopment Authority to conduct business within the City of Minneapolis for the purpose of maintaining four Adult Foster Care facilities.

Recommendation: It is recommended that the City Council authorizes Hennepin County Housing and Redevelopment Authority to conduct business within the City of Minneapolis for the purpose of the sale of four properties to be operated as Adult Foster Care facilities.

Previous Directives: None

Department Information

Prepared by: Edie Oliveto-Oates, Senior Project Coordinator, 612-673-5229

Approved by: Charles T. Lutz, Deputy CPED Director _____

Catherine Polasky, Director, Economic Policy and Development _____

Presenters in Committee: Edie Oliveto-Oates, Senior Project Coordinator

Financial Impact

- No financial impact

Community Impact

- Neighborhood Notification: NA
- City Goals: Livable Communities, Healthy Lives
 - Our built and natural environment adds character to our city, enhances our health and enriches our lives
 - High-quality, affordable housing for all ages and stages in every neighborhood.

Supporting Information

Hennepin County Resident and Real Estate Services (RRES) leased four tax forfeit properties to the Hennepin County Human Services and Public Health Department (HSPHD) which then leased the properties to providers of Corporate Adult Foster Care.

Adult Foster Care (AFC) is a licensed housing option for vulnerable adults, with definitions and regulations governed by the State of Minnesota Department of Human Services

(DHS). Corporate AFC consists of qualified caregivers who offer services outside of their own home for up to four carefully-matched individuals with disabilities, providing a bedroom, meals, and overnight supervision. There are certain situations that allow a home to be licensed for five individuals, but the norm is to have one to four individuals placed in a home. Corporate foster homes typically are single-family dwellings located in residential neighborhoods. Persons living in corporate foster care have teams of professionals who assist them in meeting individual goals in areas which can include personal hygiene, emotional stability, community participation, independent living skills, socialization and physical health and well-being. Adult Foster Care allows a vulnerable adult to live and participate in the community within a supervised setting. Adult foster care is a voluntary housing option. Persons appropriate for Adult foster care need 24-hour care and assistance with activities of daily living and supervision to prevent institutionalization. *(Taken from the MN DHS website)*

This was a pilot program and RRES now wishes to sell the properties to the current program providers. Because these properties are tax forfeit properties, RRES is not able to sell the property directly to the providers; therefore RRES will work with the Hennepin County Housing and Redevelopment Authority (HCHRA) as the pass-through organization to complete the sale. The City of Minneapolis must authorize the HCHRA to perform such activity when the property is located in the City of Minneapolis.

The properties involved are:

Community Involvement Program (CIP) (<http://cipmn.org/>) CIP has two provider contracts and is interested in acquiring two houses:

- **5337 30th Ave. S.** (Ward 11, Keewaydin, zoned R1) was previously leased by a different provider which vacated and moved to the suburbs. CIP is interested in acquiring the building and operating a facility.
- **3849 Oakland Ave. S.** (Ward 8, Bryant, zoned R1) is currently leased by CIP.

Culture Homes, Inc. is interested in acquiring one of the two homes:

- **4217 Park Ave. S.** (Ward 8, Regina, zoned R1) is currently leased by CIP. CIP would leave this home to purchase 5337 30th. Culture Homes, Inc. is interested in acquiring this property to operate a facility.
- **3216 Garfield Ave. S.** (Ward 8, Lyndale, zoned R4) is currently operated by Culture Homes.

CPED supports and recommends that the City of Minneapolis authorizes Hennepin County Housing and Redevelopment Authority to work in the City of Minneapolis for the purpose of acting as a pass through for the sale of four properties at 5337–30th Ave. S., 3849 Oakland Ave. S., 4217 Park Ave. S. and 3216 Garfield Ave. S. to be operated as Adult Foster Care facilities.