



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

Date: July 14, 2015

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

Refer to: Council Member John Quincy, Chair, Ways & Means Committee

Subject: Glendale Housing Development Project Plan

Recommendation: Adopt the attached resolution approving the Glendale Housing Development Project Plan.

Previous Directives:

- On February 27, 2015, the City Council accepted a 2014 Metropolitan Council Livable Communities Demonstration Account – Transit Oriented Development (LCDA-TOD) Pre-Development Grant award in the amount of \$100,000.

Department Information

Prepared by: Carrie Flack, Senior Project Coordinator – CPED Residential Finance

Approved by: D. Craig Taylor, Executive Director, CPED_____

Charles T. Lutz, Deputy Director, CPED_____

Presenters in Committee: Carrie Flack, Senior Project Coordinator, 673-5240

Financial Impact

Approving the Glendale Housing Development Project Plan, and thereby establishing the Glendale Housing Development Project, has no immediate financial impact. The actions enable the City to carry out future public redevelopment activities which may involve City financial resources, subject to City Council approval.

Community Impact

- Neighborhood Notification – This project is located in Prospect Park. A copy of the proposed Glendale Housing Development Project Plan was sent to the Prospect Park East River Road Improvement Association (PPERRIA) as well as the Glendale residents on May 29, 2015. In addition, on July 9, 2015, City Staff attended a meeting with Glendale residents to receive comments regarding the plan.
- City Goals – The proposed Glendale Housing Development Project Plan supports Living Well and One Minneapolis.
- Comprehensive Plan – On June 18, 2015, the City Planning Commission Committee of the Whole found that the Glendale Housing Development Project Plan is consistent with *The Minneapolis Plan for Sustainable Growth*. The City Planning Commission is expected to make its finding on July 6, 2015.

- Zoning Code – The proposed project area is zoned R4 Multiple-Family District, with the University Area District Overlay. This is appropriate zoning to facilitate the objectives of the Glendale Housing Development Project and the *Stadium Village University Avenue Station Area Plan* with the development of primarily medium density housing. Specific development proposed for the project area will be subject to the City's development review process.

Supporting Information

The Glendale Housing Development Project Plan identifies the boundary, objectives, land use provisions and anticipated redevelopment activities of the Glendale Housing Development Project. Redevelopment activities will be carried out under a Joint Powers Agreement between the City of Minneapolis and the Minneapolis Public Housing Authority (MPHA).

Under the authority of Minnesota Statutes Sections 469.001 to 469.047 (the Housing and Redevelopment Authorities Act), approval of this Housing Development Project Plan establishes a new housing project as defined in Minnesota Statutes Section 469.002, Subdivision 13 and a housing development project as defined in Minnesota Statutes Section 469.002, Subdivision 15.

The Glendale Housing Development Project Plan has been prepared to facilitate the redevelopment of Glendale Townhomes, a traditional public housing townhome development, into a nationally recognized, culturally and economically diverse, sustainable, and amenity-rich mixed-income and mixed-use neighborhood. The 184 public housing units to be rebuilt were constructed in 1952 on 13 acres one block south of the intersection of 27th Avenue Southeast and University Avenue Southeast in the Prospect Park neighborhood of southeast Minneapolis.

Redevelopment of the site will include at least 184 new public housing units to replace the existing ones. It may also include a significant increase in total units, both affordable and market rate. This redevelopment may potentially involve reconfiguration of the streets within the 13-acre site, as well as additional green space. At this time, the site plan is still being developed.

It is the intent of MPHA and the City to proceed with a Request for Proposals for a master developer of the site after the approval of the Glendale Housing Development Project Plan. Staff will return to the City Council for approval of a selected master developer and for approval of individual phases once details are identified.

The proposed Glendale Housing Development Project Plan was made available for public review on May 29, 2015. Minor revisions were later made to section II.A. of the proposed plan, identifying the project as both a "housing project" and a "housing development project" as defined in Minnesota Statutes, Section 469.002, Subdivisions 13 and 15.

Three individuals have submitted comments as of the date of preparation of this report. Their comments and any others received by the July 13 deadline will be distributed to Council Members at the July 14 public hearing.

Attachments

- Glendale Housing Development Project Plan
- Resolution Approving Glendale Housing Development Project Plan

**RESOLUTION
OF THE
CITY OF MINNEAPOLIS**

By Goodman and Quincy

Approving the Glendale Housing Development Project Plan.

Resolved by the City Council of the City of Minneapolis:

Section 1. Recitals

1.1. Pursuant to Laws of Minnesota 2003, Chapter 127, Article 12, Sections 31-34, and Minneapolis Code of Ordinances, Chapter 415, the City of Minneapolis (the "City"), acting by and through its department of Community Planning and Economic Development, has been granted the authority to propose and implement city development districts, housing and redevelopment projects and tax increment financing districts, all pursuant to Minnesota Statutes, Sections 469.001 through 469.134, and 469.174 through 469.179, as amended, and other laws enumerated therein (collectively, the "Project Laws").

1.2. It has been proposed and the City has caused to be prepared, and this Council has investigated the facts with respect to, the Glendale Housing Development Project Plan (the "Plan"). The Plan creates a new housing development project area (the "Project Area"), states the City's objectives, describes proposed development activity, and describes proposed land uses, all pursuant to and in accordance with the Project Laws.

1.3. The City has performed all actions required by law to be performed prior to the adoption of the Plan, including, but not limited to, a review of the proposed Plan by the affected neighborhood group and the City Planning Commission, and the holding of a public hearing after published notice as required by law.

Section 2. Findings

2.1. The Council hereby finds, determines and declares that the objectives and actions authorized by the Plan are all pursuant to and in accordance with the Project Laws.

2.2. The Council further finds, determines and declares that the land in the Project Area would not be redeveloped by private enterprise or made available for redevelopment without the potential methods of financial aid and public assistance identified in the Plan or to be sought after approval of the Plan.

2.3. The Council further finds, determines and declares that the Plan will afford maximum opportunity, consistent with the sound needs of the city as a whole, for the redevelopment of the Project Area.

2.4. The Council further finds, determines and declares that the Plan conforms to the general plan for the development or redevelopment of the city as a whole. Written comments of the City Planning Commission with respect to the Plan were issued on July 6, 2015, are incorporated herein by reference, and are on file in the office of the City Clerk.

2.5. The Council further finds, determines and declares that there is a shortage of affordable housing in Minneapolis and in the metropolitan region as a whole, and that the project is necessary to alleviate a shortage of decent, safe, and sanitary housing for persons of low or moderate income and their families, as such need and incomes are determined in accordance with the City's adopted Unified Housing Policy and further described in the Plan.

2.6. The Council further finds, determines and declares that the Glendale Housing Development Project is a housing project pursuant to Minnesota Statutes, Section 469.002, Subdivision 13 and a housing development project pursuant to Minnesota Statutes, Section 469.002, Subdivision 15.

2.7. The Council further finds, determines and declares that the reasons and facts supporting the findings in this Resolution are described in the Plan.

2.8. The Council further finds, determines and declares that it is necessary and in the best interests of the City at this time to approve the Plan.

Section 3. Approval of the Plan

3.1. Based upon the findings set forth in Section 2 hereof, the Plan presented to the Council on this date is hereby approved and shall be placed on file in the office of the City Clerk.

Section 4. Implementation of the Plan

4.1. After passage and publication of this Resolution, the officers and staff of the City and the City's consultants and counsel are authorized and directed to proceed with the implementation of the Plan, and for this purpose to negotiate, draft, prepare and present to this Council for its consideration, as appropriate, all further modifications, plans, resolutions, documents and contracts necessary for this purpose.